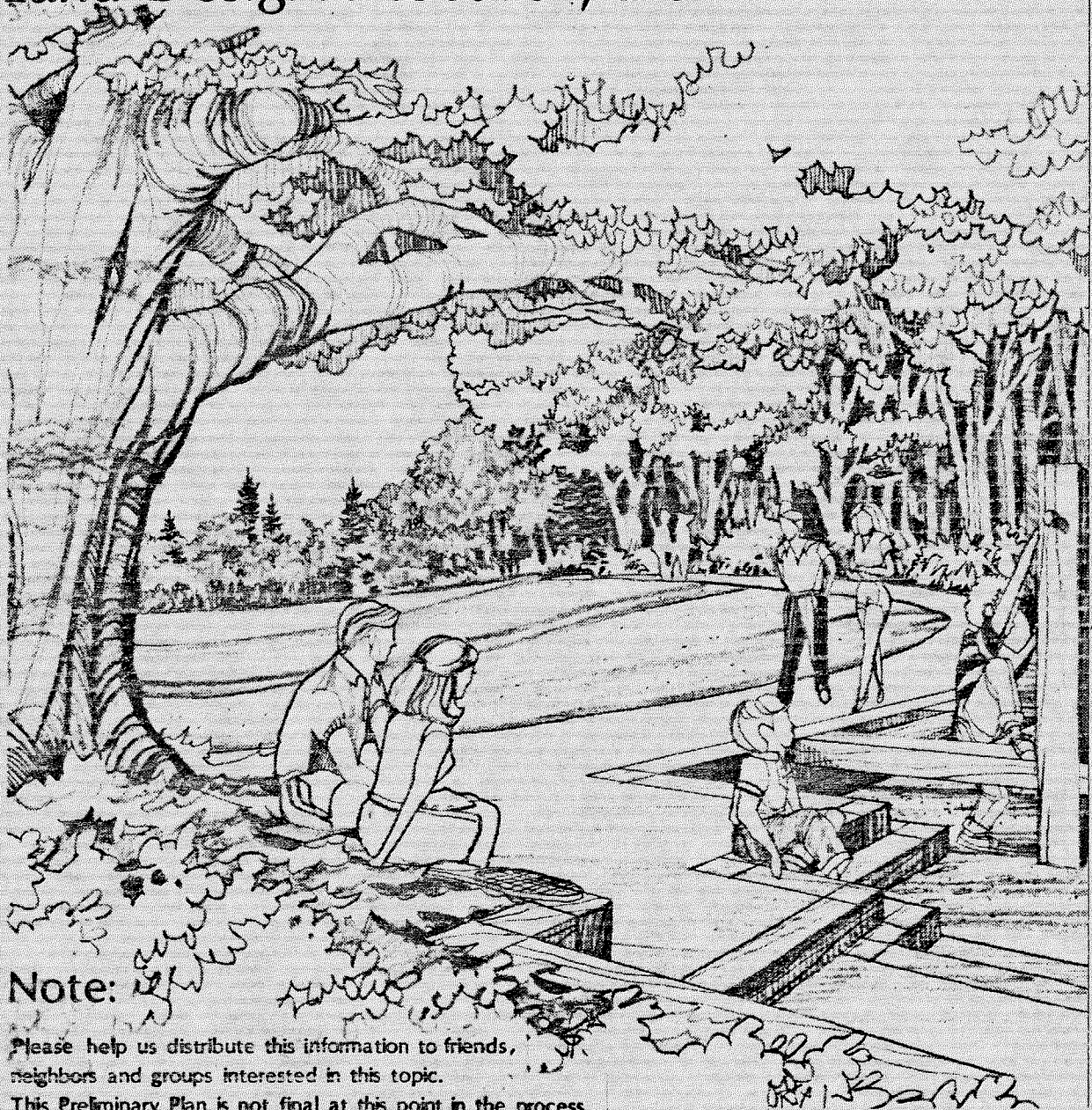


Peterson Lane Park

Fairfax
County,
Virginia

Land Design/Research, Inc.



Note:

Please help us distribute this information to friends, neighbors and groups interested in this topic. This Preliminary Plan is not final at this point in the process. We urge you to comment. All area residents are invited to attend the Public Hearing for this Park on at 8:00pm at school. Help us Plan your park.

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Fairfax County Park Authority

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Preliminary
Master Plan Report
for
Peterson Lane Park
November 1, 1982

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Introduction

A. Identification and Purpose

This report presents the preliminary master plan recommendations for development of Peterson Lane Park, a five acre community park located in the Town of Vienna.

(Figure 1)

B. Master Plan Process

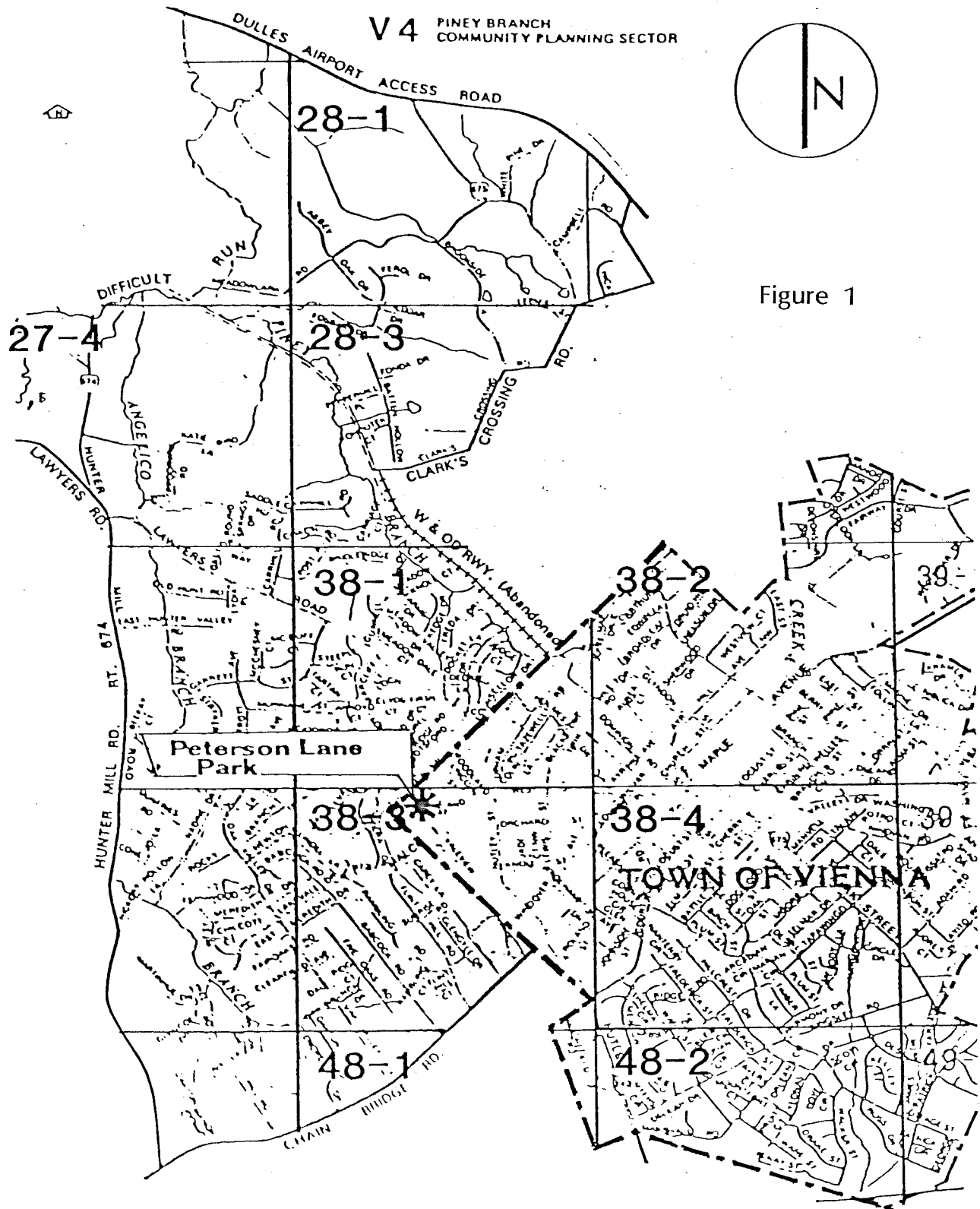
Master Planning is the process of arranging manmade and natural objects on the land in an orderly fashion so as to create an orderly and functional park. Master plans are made for each park before any construction is done. Development of the facilities on the Master Plan may take place over an extended period of time, (five, ten, or more years), depending on the size of the park.*

The Preliminary Master Plan for Peterson Lane Park is based on a thorough analysis of site conditions and evaluation of the recreational needs and preferences of residents in the surrounding area. This report outlines the

* Definition from FCPA Manual, Sept. 1975

Regional Plan

Peterson Lane Park Fairfax County, Virginia



information and conclusions
utilized in preparation of the
Master Plan, including:

- background information
- existing site conditions
- user requirements
- analysis and recommendations
- concept plan development

The Preliminary Master Plan is
accompanied by construction and
maintenance cost estimates, a cost
benefit study, and phasing
recommendations.

C. Park Classification

Under the Fairfax Park Authority
system, Peterson Lane Park is
classified as a COMMUNITY PARK.
Community parks serve the county's
numerous neighborhoods, and are
oriented toward short visits for
active or passive recreation.
They are generally small (up to 25
acres) and conveniently located.
Pedestrian and bicycle access is
encouraged, with little or no pro-
vision for on-site parking.

Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with no or limited parking. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are the smaller ones serving the county's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/ concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses.

The Park Classification System and the full definition of community parks from the Fairfax County Park Authority Policy Manual, are quoted below:

Park Classification System

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the categories listed below. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed below. It is also true that the typical types of facilities listed under each park category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

1. Community Park
A community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting.

A. Location

Peterson Lane Park is located at 575 Malcolm Road, Vienna, Virginia; in Planning District II, Sector VC.

Most of the park is within the corporate limits of the Town of Vienna; however, a small area on the northwest is under Fairfax County jurisdiction (Figure 2).

The park is bordered by Malcolm Road on the west, and by single family homes to the north, east, and south.

B. Service Area and Population Data

The service area for Peterson Lane Park is defined by a 3/4 mile radius. In 1980, the population within this area was 6778. Since the entire service area is fully developed, population growth over the next twenty years is expected to be minimal; the projected population for the year 2000 is 7000 (Figure 3).

C. Adjacent Land Use

The land adjacent to the park is occupied by single family homes.

Location Map

Peterson Lane Park

Fairfax County,
Virginia

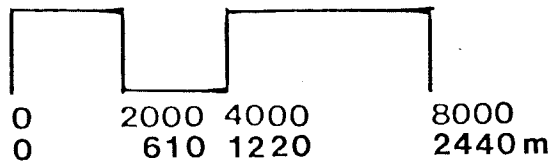
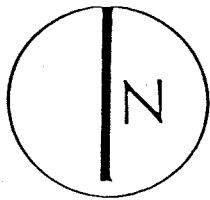
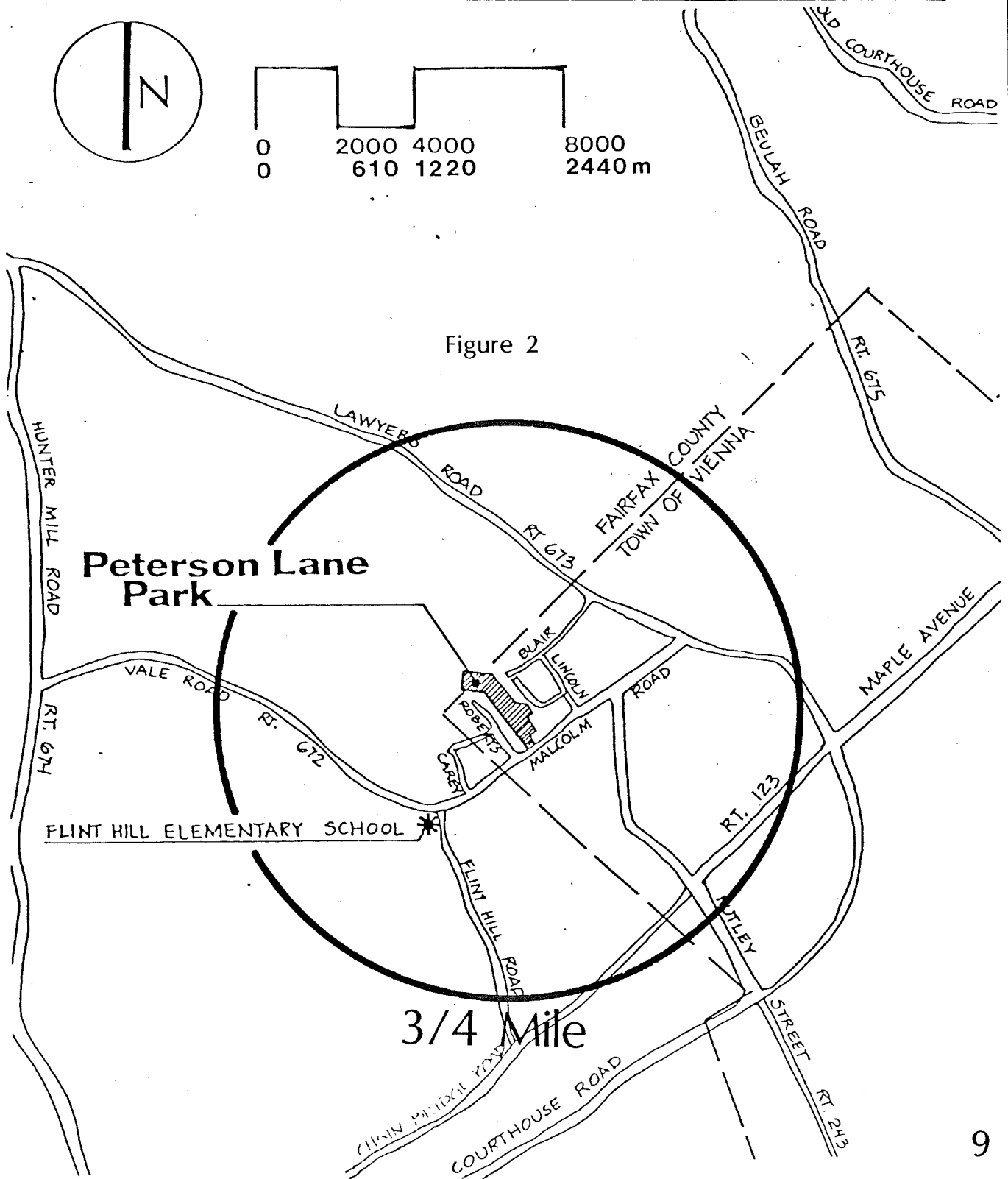
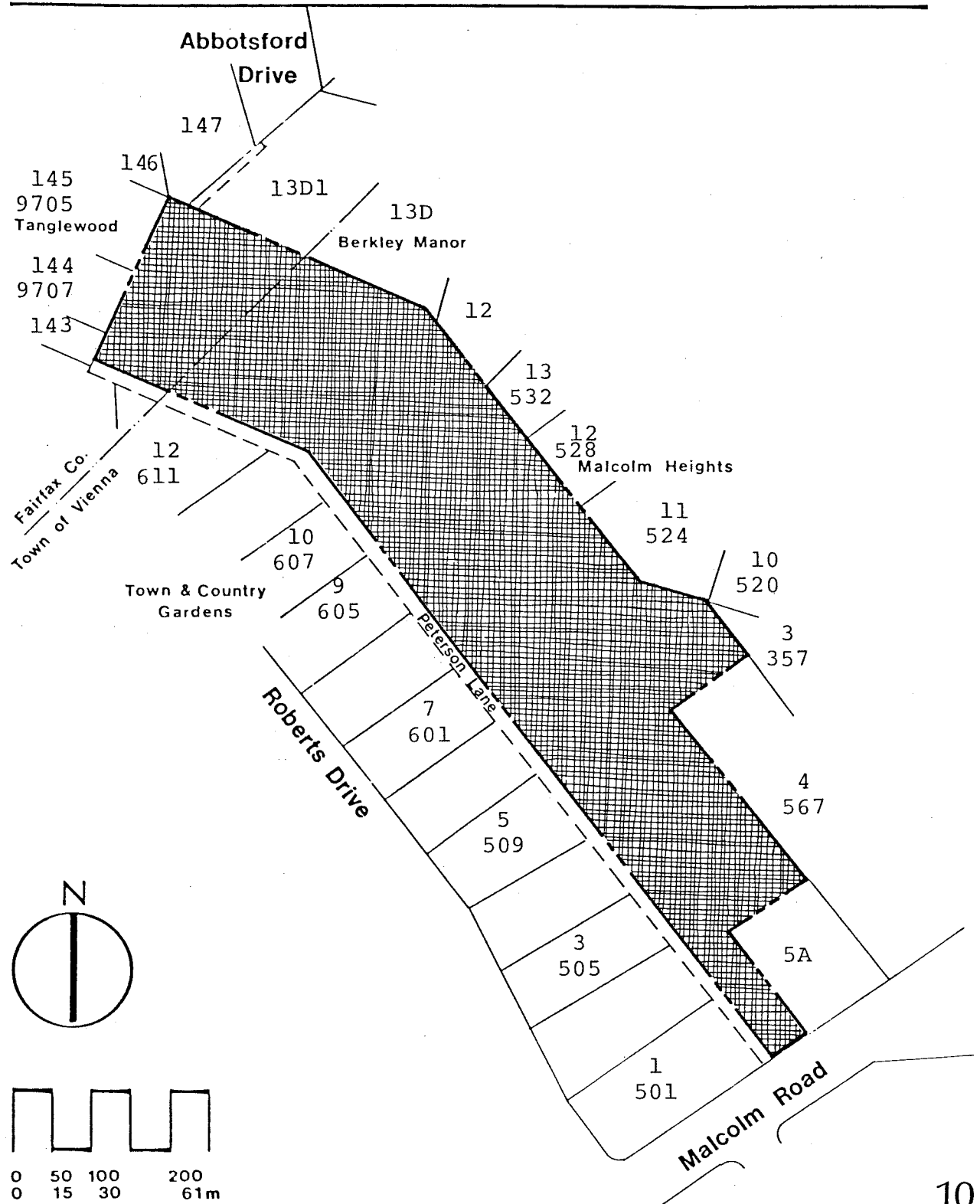


Figure 2



Context Map

Peterson Lane Park
Fairfax County,
Virginia



The area is zoned R-2, Residential with 2-3 dwelling units per acre (Figure 4).

D. Existing Site Conditions (Figure 5)

1. Configuration and Current Use

The five-acre site is presently used as a community park. There are no existing structures.

Existing playground equipment includes climbing apparatus and swings.

The park is long and narrow, approximately 270' x 1280', with houses visible on all sides. Peterson Lane, an existing gravel road, extends from the park's 70' frontage on Malcolm Road to the northwestern end of the park.

2. Topography

The overall topography of the site is gently sloping (9-10%). High points are located at the Malcolm Road entrance and midway along the southwestern boundary; some

Zoning

Peterson Lane Park

Fairfax County,
Virginia

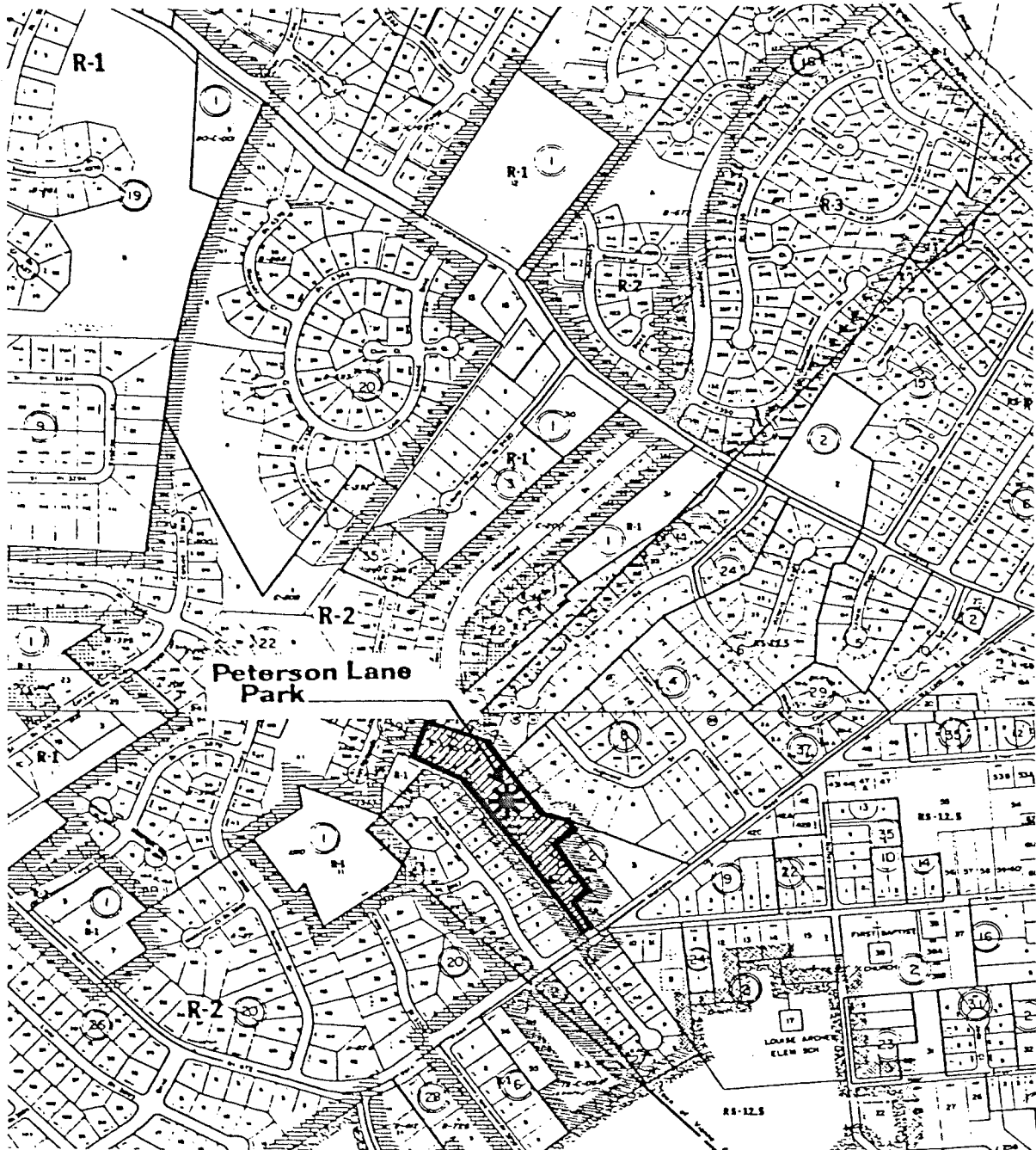
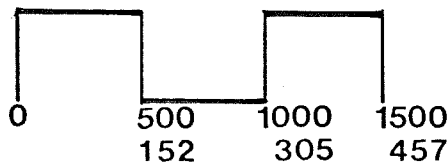
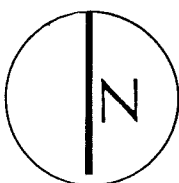
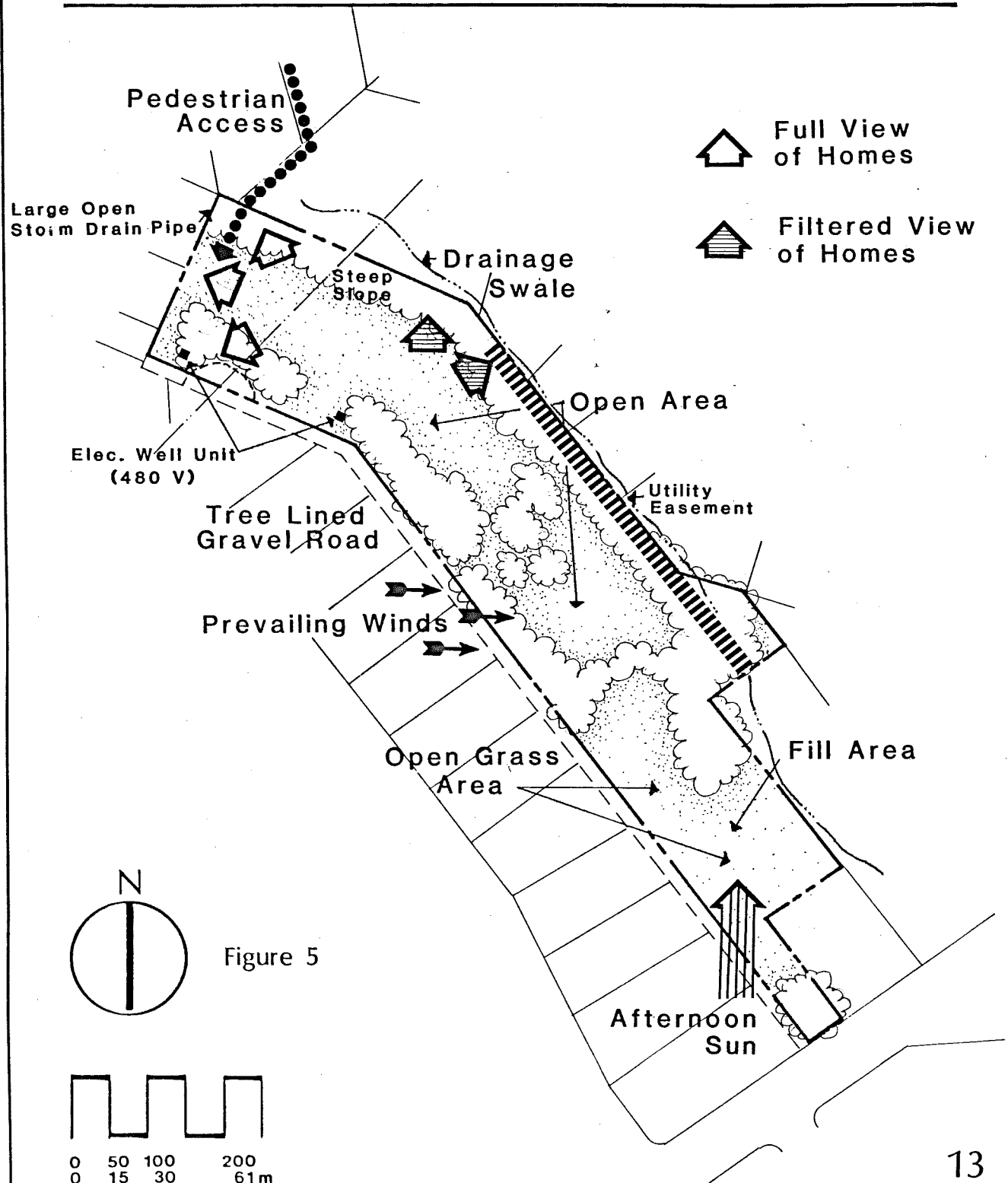


Figure 4



Existing Conditions

Peterson Lane Park
Fairfax County,
Virginia



steep slopes (10-15%) are found in this area. The lowest point is at the north corner. A drainage swale extends along the northeastern boundary in a north westerly direction.

(Figure 6)

3. Soils

Site soils include Worsham, Glenville, and Manor. Worsham soils are suitable for active recreation, but are rated poor for roads and building support. Glenville soils, with a seasonally high water table, are rated fair for recreation use, but may require drainage. Manor soils are rated excellent for recreation. Fill areas, 2'-10' in depth, are located near the Malcolm Road entrance and at the northern end of the park. (Figure 7)

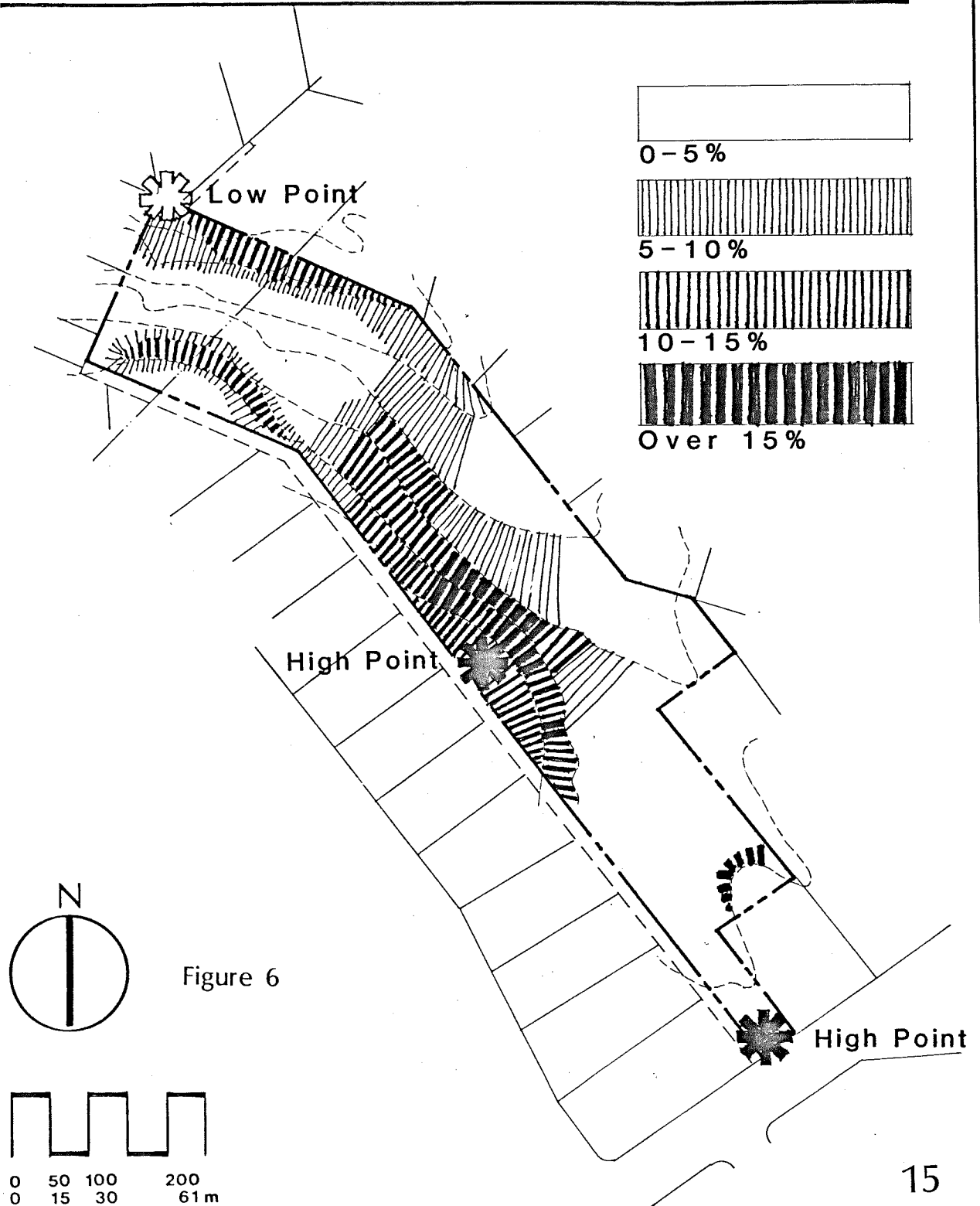
4. Vegetation

Approximately 30% of the site is lowland, hardwood forest with red maples and dense understory. The wooded areas are located along the edges of the park, providing some

Slopes

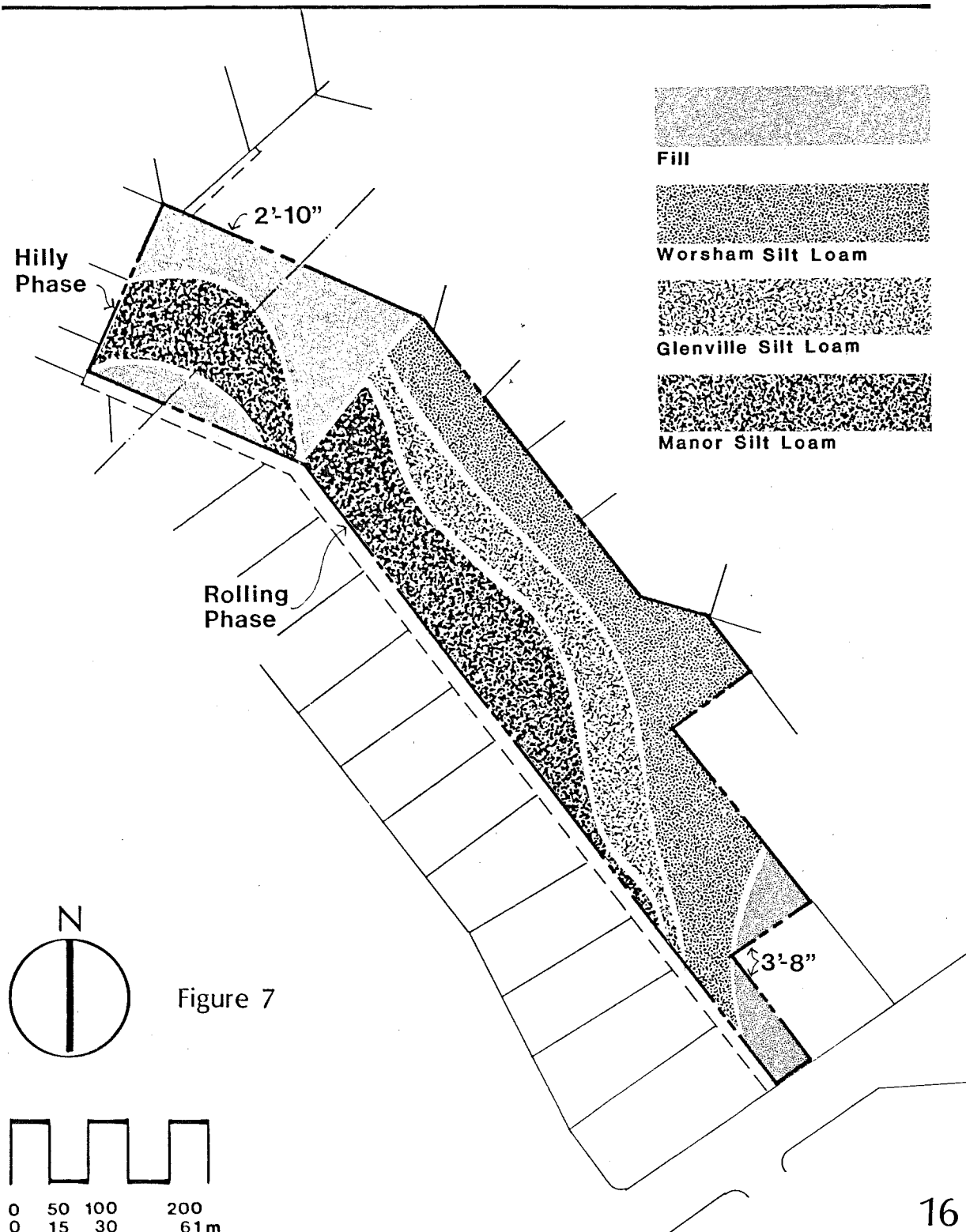
Peterson Lane Park

Fairfax County,
Virginia



Soils

Peterson
Lane Park
Fairfax County,
Virginia



buffer for nearby houses. Scattered hardwood trees are found in the park's open areas.

Nearly 50% of the site is maintained open field. The unmowed edges provide shelter for small mammals and birds.

The full text of the Naturalist's report on the park is given in Appendix B.

5. Utilities

Two 480 volt electric well units belonging to the Town of Vienna are located in the northwest corner of the park and must remain accessible for service.

Three-phase electric service is available from an overhead line opposite the Malcolm Road entrance. An underground line extends from Malcolm Road to the well pumps.

A 12" water main connects the two wells and extends to Malcolm Road under Peterson Lane.

A 25' wide utility easement traverses the northeastern border of

the park.

A sanitary sewer line is located within this easement.

An open storm drain pipe empties onto the park at the north corner.

6. Vehicle and Pedestrian Access

A gravel road (Peterson Lane) extends along the park's southwestern boundary from Malcolm Road to a turnaround and small parking area located in the northwestern corner of the site. An easement for pedestrian access links Abbotsford Drive to the north corner of the park. The Malcolm Road entrance to the park is on an existing trail which is part of the county-wide system.

E. User Requirements

1. Area Recreation Facilities

Two elementary schools and one high school are located within a 3/4 mile radius of Peterson Lane Park. (Figure 8) The recreational facilities available at these schools are shown in Figure 9.

Nearby Schools

Peterson Lane Park

Fairfax County,
Virginia

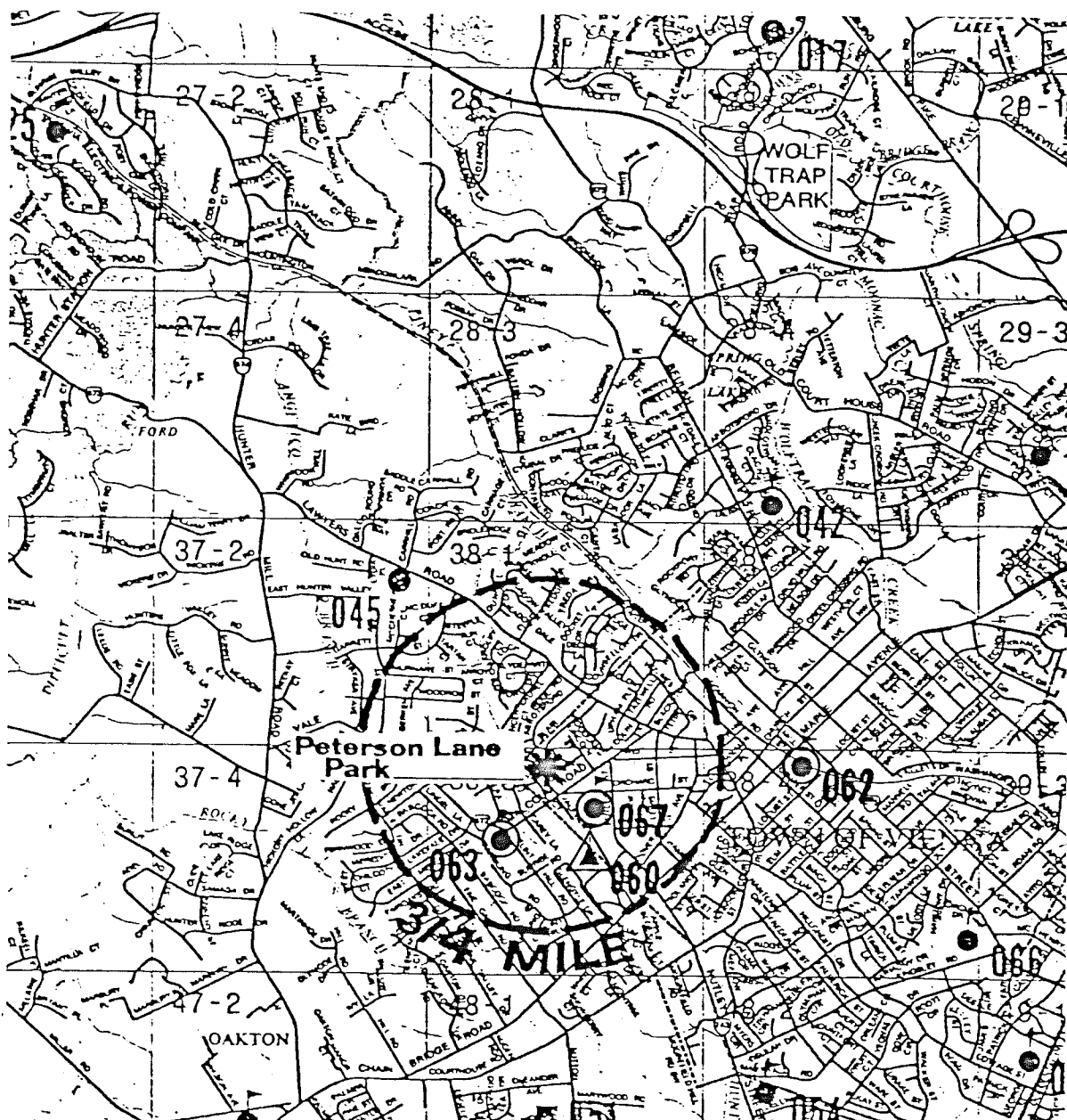
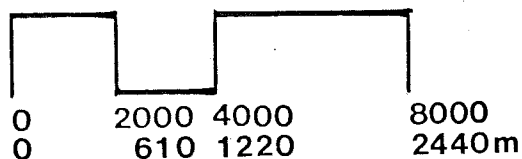
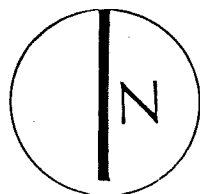


Figure 8



063 Flint Hill Elem.

067 Louise Archer
Elem

060 Madison High

062 Vienna Elem.

There are no other recreational facilities or parks located within the 3/4 mile service area. (Figure 10)

2. Current and Projected Recreational Needs

Recreational needs for the service area's population of 6778 have been determined on the basis of Fairfax County Park Authority Standards. (Figure 11) Projections for the year 2000 are not shown, since the population is expected to remain stable.

3. Community Input

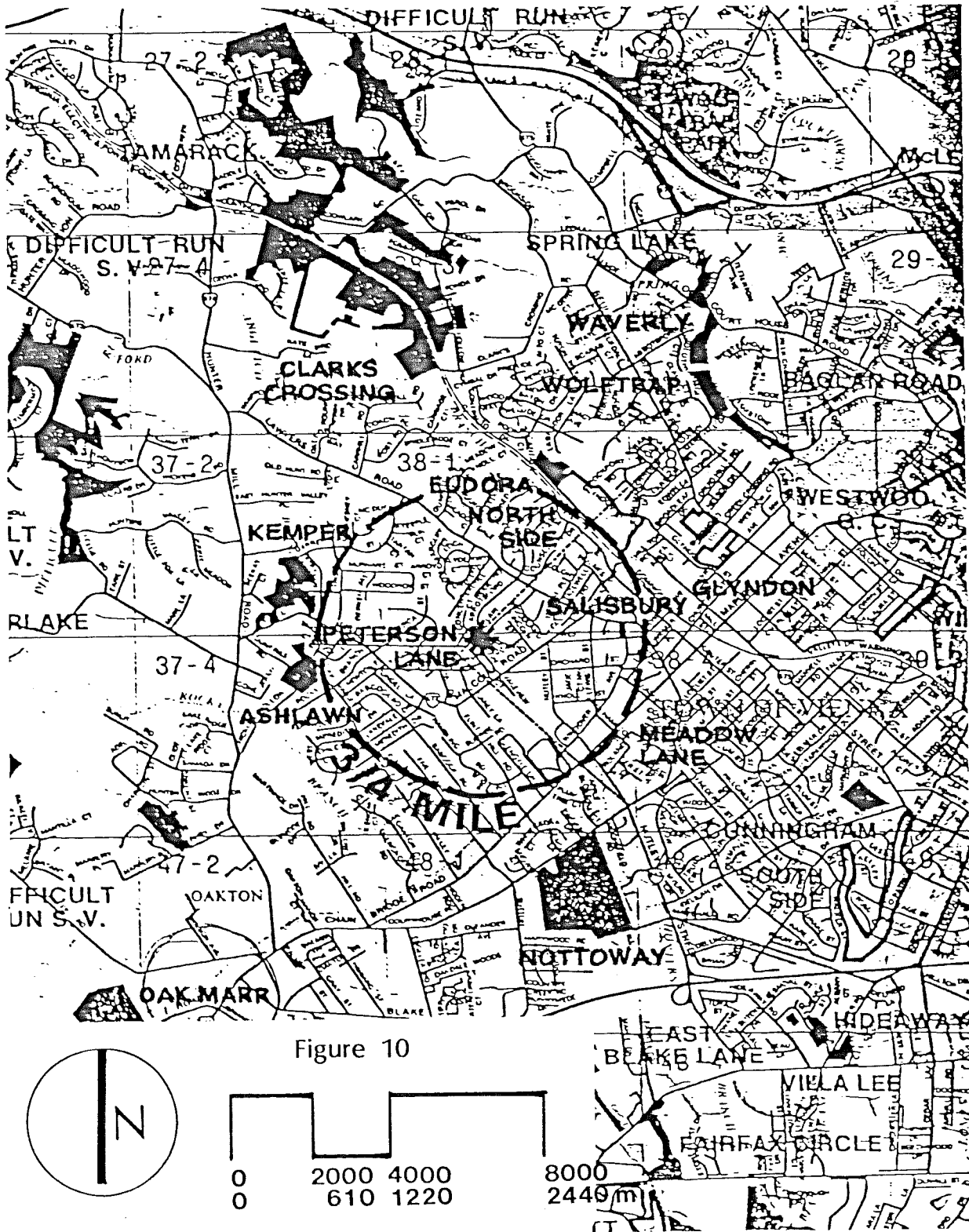
The Community Information Forum, held December 10, 1981, elicited strong opinions from area residents regarding the proposed development of Peterson Lane Park. Participants indicated their desire to ensure that park development is compatible with the homes located nearby.

Resident concerns focused on resolution of existing problems: vehicular traffic, litter,

Nearby Parks

Peterson Lane Park

Fairfax County,
Virginia



Recreational Facilities

<u>School Facilities</u>	<u>Size</u>	<u>Type</u>	<u>Facilities</u>
Flint Hill Elementary School			(2) Apparatus areas Baseball Field (2) Basketball Courts Soccer Field Water Fountain
Louise Archer Elementary School			(2) Apparatus Areas Baseball Field Basketball Court Water Fountain
Madison High School			(4) Baseball Fields Football Field (4) Tennis Courts Track
* <u>Park Facilities</u> (projected)			<u>Proposed Facilities</u>
Ashlawn Park	16.2 acres	Community	Basketball Court Picnic Tot Lot Trail (Hiking)
Kemper Park	26.9 acres	Community	Basketball Court Conservation Area Open Play Picnic Playground (2) Tennis Courts Tot Lot Trail Hiking

* No parks are located within the recommended 3/4 mile radius.

Facility Standards

Figure 11

Fairfax County Facility Standards as related to study area¹

<u>Facility</u>	<u>Facility Standard</u>	<u>Needed** Facility</u>	<u>Existing Parks</u>	<u>School Facility</u>	<u>+Surplus -Deficiency</u>
Tot Lot	1 - 500	13	-	-	-13
Baseball	1 - 6000	1	-	3	+ 2
Softball	1 - 3000	2	-	3	+ 1
Tennis	1 - 1200	6	-	4	- 2
Basketball/ multi-use	1 - 500	13	-	3	-10
Swim Pool	1 - 15,000	-	-	-	-
Golf Course	1 - 25,000	-	-	-	-
Soccer*	1 - 1500	5	-	2	- 3

¹ Adopted from NRPA Standard (National Recreation and Parks Association)

*Not NPPA Standard

**Based on a Study Area Projected Population of 7000

Figure 3: Population

	1980 Population	Projected - 2000 pop.
3/4 mile radius service area	6778	7000 _±

noise and nighttime activity.

New facilities proposed by the community forum participants included tot lots, play equipment, tennis courts, multi-purpose courts, open play fields, and natural areas with trails and picnic areas.

The need for additional buffer planting was mentioned by several participants. There was strong opposition to vehicular access and nighttime activity. The complete report of the Community Information Forum is given in Appendix C.

- Peterson Lane Park is an attractive, partially wooded site which is currently used for active and passive recreation. Although well adapted to this use, park development is limited by the small size and narrow configuration of the site.
- The adjacent park service area is a fully developed residential neighborhood; no significant change in population size or character is anticipated. The small size of the park limits the service area to a 3/4 mile radius.
- The topography and soil types found on the site are well suited for recreational use; no severe development constraints exist. Open play fields and surfaced courts should be located away from the poorly drained portions of the site. Low areas should be left in their natural state to provide absorption of storm runoff.

Analysis and Conclusions

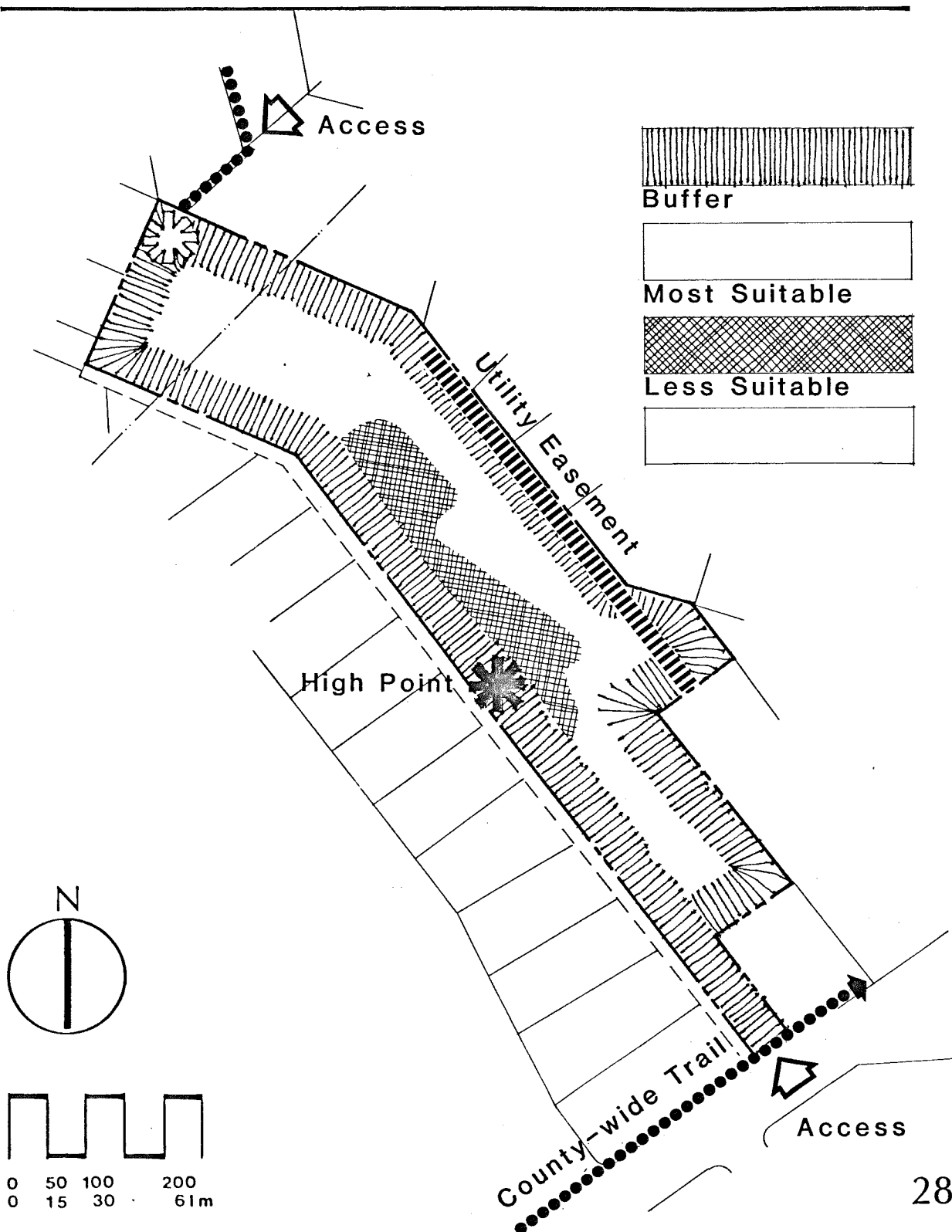
- Existing trees and understory vegetation provide a buffer zone on the park boundaries. Additional planting is needed where this buffer zone is interrupted or sparsely wooded. Any new planting should complement existing site vegetation to enhance the natural character of the park.
- All utilities are available on the site. However, since residents wish to discourage nighttime and long-term use, no lighting or restroom facilities are recommended.
- To preserve the park's neighborhood character, and to maximize its recreational potential, vehicle access and on-site parking should be eliminated on this small site. The two existing park access points can be integrated into a trail system for fitness, bicycles, and general circulation. Pedestrian and bicycle access to the park are further encouraged by its location on the existing county-wide trail system; appropriate signs should be posted at the Malcolm Road access point.

- Although vehicle access will be required to service the existing wells, strong control measures should be taken to prevent public vehicle use and illegal dumping.
- The existing playground equipment is in useable condition and will be relocated to another site by FCPA. New, more compatible apparatus will be designed for Peterson Lane Park.

Summary Analysis

Peterson Lane Park

Fairfax County,
Virginia



The components of the program for Peterson Lane Park are:

- Intensive activity areas
- Open play areas
- Planted buffer/passive use area
- Circulation/fitness trail system

Alternative concept plans tested the possible locations and functional relationships of the program components.

The concept plan selected for further development is shown in Figure 13.

Bubble Diagram 'A'

1. Provides visibility of court areas from road
2. Linear free-form open play area allowing flexibility of uses for more than one user at a time.
3. Exterior planted buffer

Bubble Diagram 'B'

1. Provides visibility of court areas from road
2. Two separate open play areas
3. Tot lot located for maximum visibility from both tennis courts and open play area.

Bubble Diagram 'C'

1. Provides through and internal circulation patterns
2. Remote and separate court areas
3. A central, defined open play area

Park Program and Concept Plan

Bubble Diagrams

Peterson
Lane Park
Fairfax County,
Virginia

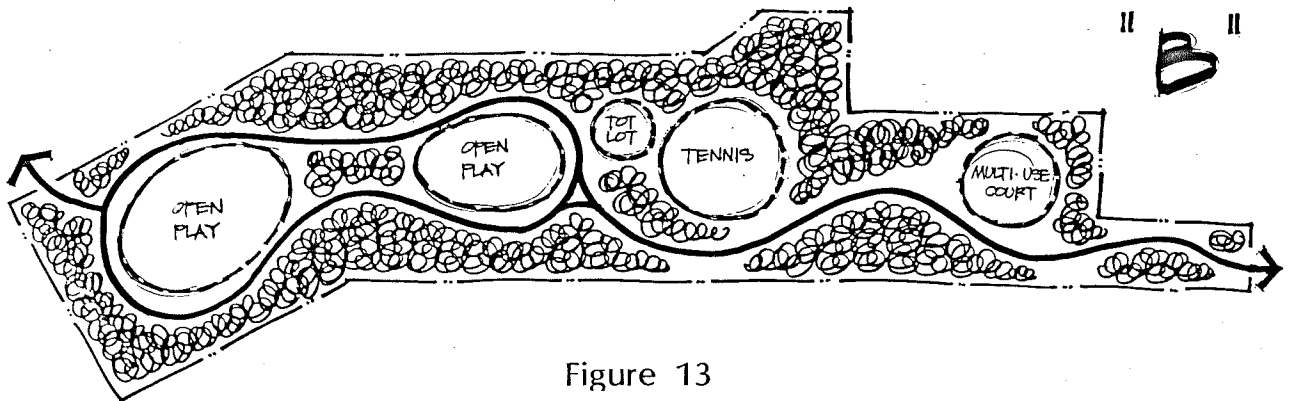
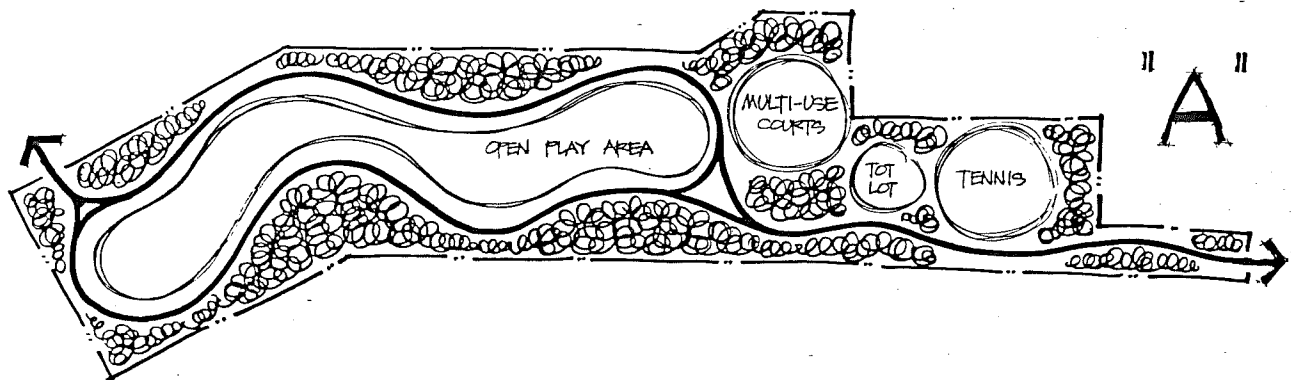
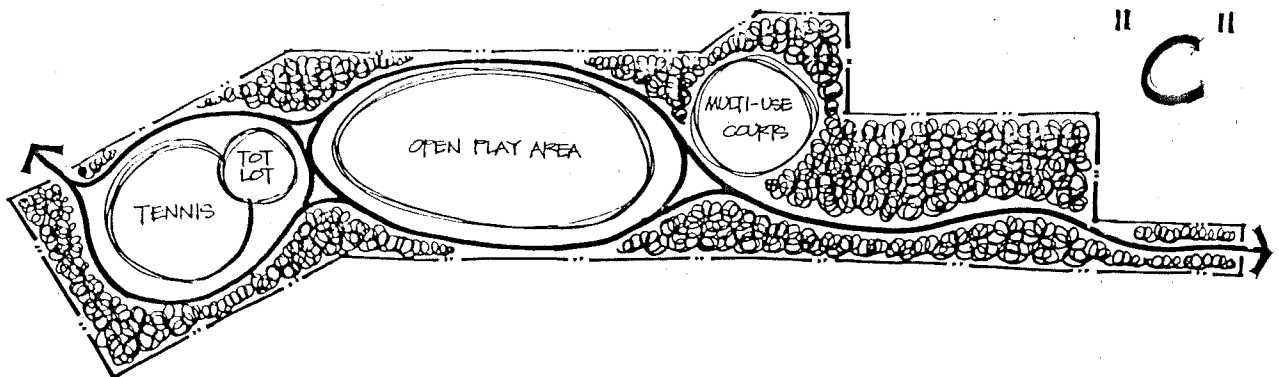
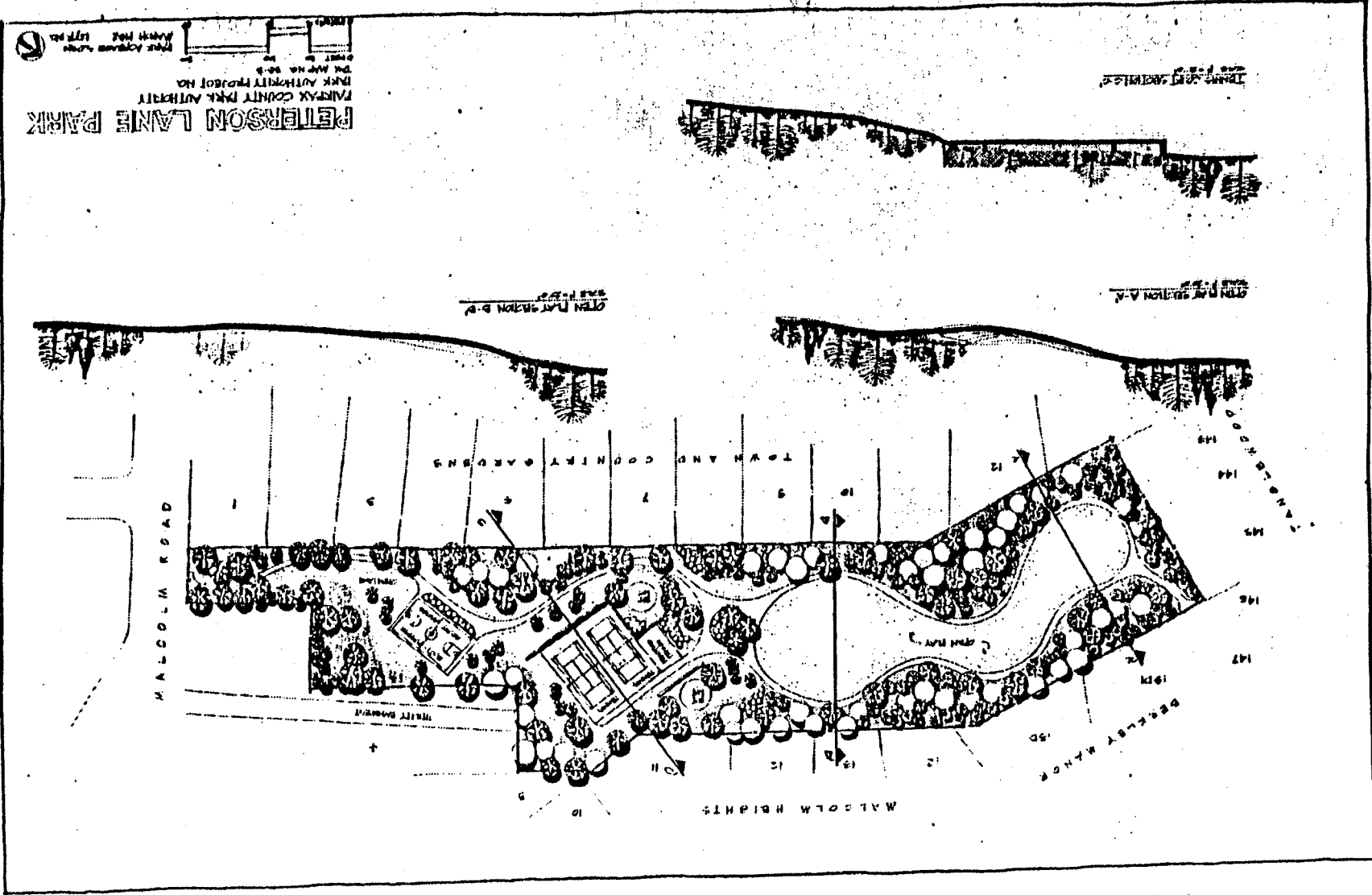


Figure 13



Stake Out Plan



After discussing the three alternative diagrams and evaluating the opportunities and constraints, diagram 'B' was selected. Providing two separate open play areas fit the existing condition of two open lawn areas. Visibility of the court areas was desired to allow police surveillance and residents the ability to see if courts were in use. The central location of the tot lot provides high visibility of children from those areas which would be used more often by adults. These features corresponded best with the interests of the surrounding neighborhoods.

The types of activities to be incorporated within each area have been selected to meet citizen needs and preferences.

A. Intensive Activity Areas

These areas will include two tennis courts with adjacent practice court, a play apparatus area, a tot lot, a multi-purpose court, horseshoe pits, benches and game/picnic tables. For ease of access and maximum visibility, they will be located near the Malcolm Road entrance to the park.

B. Open Play Areas

The maintained playing fields will be large enough to accommodate various games and activities, but will not have permanent equipment or markings. The long configuration of this area will permit simultaneous use by several groups.

C. Planted Buffer/Passive Use Area

A continuous wooded buffer zone will extend around the park perimeter. This zone will provide a sense of enclosure within the park and privacy for the adjacent homes.

D. Circulation/Fitness Trail System

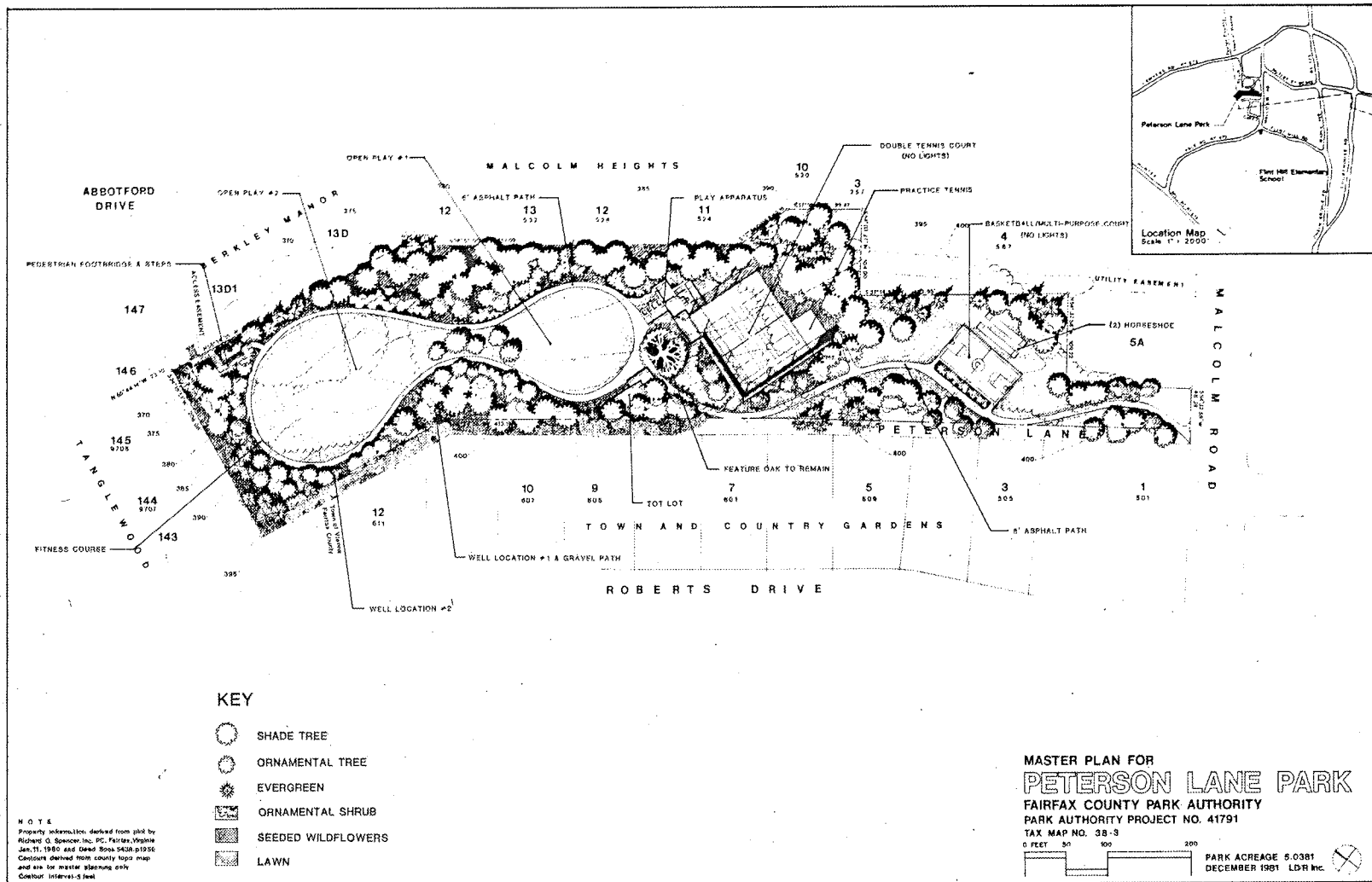
A fitness trail will provide circulation through the park, connecting both access points with all park components. Fitness stations will be located along the trail. The 8' wide blacktop or gravel trail will permit access by service vehicles; a standard FCPA gate will prevent public vehicle use.

E. Planting

Existing shade trees will be supplemented with additional plantings to

add visual interest and increase user comfort during the summer months. A canopy of high-pruned trees will define the Malcolm Road entrance and permit a view of the court areas. Pine trees will be strategically placed within the buffer zone to screen adjacent homes. Small flowering trees will be planted in natural groupings along the trails.

Master Plan



Estimated User Levels

Open Play

Due to random use, accurate figures are difficult to determine; assume 2 persons x 365 days = 730.

Physical Fitness Trail

The number of users for the fit-trail is estimated at 5 persons per day for a 275 day season; 5 persons x 275 days = 1375.

Tennis Court

Based n 15 players per court per day for 175 day season (3 persons/court x 5 hours/day); 15 persons x 2 courts x 175 days = 5250.

Tennis Practice Court

Based on 5 players per court per day for 175 day season (1 person/court x 5 hours/day); 5 persons x 1 court x 175 days = 875.

Basketball/Multi-Use Court

Primary use is for non-organized play and is based on a nine month season with ten persons per day; 10 persons x 275 days = 2750.

Play Apparatus Area

Due to randomness of use, accurate figures are difficult to determine; assume 1000 children/year.

Tot Lot

Due to random use, accurate figures are difficult to determine; assume 1000 children/year.

Horseshoe Courts

Based on 2 persons per court 2 times per day for 6 month (180 days) season; 4 persons x 2 courts x 180 days = 1440.

Summary

Activity/Facility

Open Play	730
Physical Fitness Trail	1,375
Tennis Court	5,250
Tennis Practice Court	875
Basketball/Multi-Use Court	2,700
Play Apparatus Area	1,000
Tot Lot	1,000
Horseshoe Courts	<u>1,440</u>

Annual Total 14,330

Annual Maintenance Cost

Annual Maintenance Cost of Park Improvements for
Class A Park*

<u>Improvement</u>		<u>October 1982 Annual Cost</u>
Tennis Court Area	2 courts and practice court	\$1,321
Tot Lot	Play equipment	934
Play Apparatus	Play Equipment	934
Basketball/Multi-Use Court	One Court	480
Horseshoe Courts	Two Courts	100
Path-Asphalt	1475 feet	486
Open Play Area	1 Acre	450
Landscape Areas	1 Acre	232
Pedestrian Footbridge	Wood Steps	100
	Total	\$5,037

Source: Fairfax County Park Authority Maintenance and
operating costs of Park Improvement, December 1981;
updated to October 1982 by %.

* Class A facilities are mowed once every 10-14 days.

Preliminary Cost Estimate

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Open Play Area				
Clearing	.1	Acre	\$1,750	\$ 175
Grading	750	c.y.	\$6/c.y.	4,500
Seeding	5250	s.y.	.65/s.y.	3,400
Planting	LS	LS	LS	15,000
			Total	\$23,075
Pathway/Service Road - Bituminous Concrete 8' width				
Gravel base 8"	525	l.f.	\$3/l.f.	\$ 1,575
Surfacing 3"	525	l.f.	\$7.80/l.f.	4,100
Site preparation clearing & grading	525	l.f.	\$4.50/l.f.	2,375
			Total	\$ 8,050
Pathway, Bituminous Concrete, 6' width				
Surfacing 3"	1200	l.f.	\$7.80/l.f.	\$ 9,350
Site preparation	1200	l.f.	\$2.50/l.f.	3,000
Grading	100	c.y.	\$6/c.y.	600
Clearing	.2	Acre	\$1,750	350
			Total	\$13,310
Tennis Courts/Practice Court				
Clearing	1	Acre	\$1,750	\$ 1,750
Grading	1000	c.y.	\$6/c.y.	6,000
Tennis Court	2 ea.	LS	\$30,000	60,000
Retaining wall 6 x 220 l.f.	50	c.y.	\$450/c.y.	22,500
Fencing 4'-10'	480	l.f.	\$18/l.f.	8,640
Landscaping	LS	LS	LS	2,000
			Total	\$100,390
Basketball/Multi-Purpose Court				
Court	1 ea.	LS	\$8,000	\$ 8,000
Grading/Clearing	200	c.y.	\$6/c.y.	1,200
Fencing 6'	80	l.f.	\$18/l.f.	1,440
Landscaping	LS	LS	LS	2,000
			Total	\$12,640

PETERSON LANE PARK
PRELIMINARY COST ESTIMATE
Page 2

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Tot Lot Area				
Play Structure	1	LS	LS	\$7,500
Grading	100	CY	\$6/CY	600
Landscaping	LS	LS	LS	1,500
			TOTAL	\$9,100
Play Apparatus Area				
Play Structure	2	LS	\$7,500	\$15,000
Grading	100	CY	\$6/CY	600
Landscaping	LS	LS	LS	4,000
			TOTAL	\$19,600
Fitness Par Course				
10 stations	LS	LS	LS	\$3,000
			TOTAL	\$3,000
Horseshoe Courts				
2 courts	2	LS	\$750	\$1,500
			TOTAL	\$1,500
Footbridge				
Structure	50	LF	\$50/LF	\$2,500
Clearing/Grading	50	CY	\$6/CY	300
			TOTAL	\$2,800
Protection of Existing Oak Tree				
Protective Fencing	LS	LS	LS	250
Pruning and feeding	LS	LS	LS	500
			TOTAL	\$750

Preliminary Cost Estimate Continued

Subtotal	\$194,465
+ 20% Contingency	38,893
Subtotal	233,358
+ 10% Design/ Engineering	<u>23,335</u>
TOTAL	\$256,693

CONTRACT ADMINISTRATION

+1% Plan Review	2,566
+8% Inspection	20,535
Site Plan Review	2,000
+2% Contract Administration	5,133
As-built Survey	<u>5,000</u>
TOTAL COST ESTIMATE	\$291,927

Cost vs. Benefit

Total cost for park development is estimated at \$256,693. With an estimated 7000 people living within a 3/4 mile radius of the park, the estimated cost per person is \$36.67. During the first twenty years of the park's operation the cost per person per year will be \$1.83.

Phasing Schedule

The FY 1982 FCPA Budget for improvement of Peterson Lane Park is \$89,965. A total of \$50,000 was approved in the 1983-89 Park Bond Referendum for the fiscal year 1987. Since the total development cost is estimated at \$256,693, construction of facilities should be phased.

Recommended Phase I - FY 1982-83.

Budget

Pathway/Service Road 8'	\$ 8,050
Pathway 6'	13,310
Basketball/multi-purpose court	12,640
Tot lot area	9,100
Play apparatus area	19,600
Fitness par course	3,000
Footbridge	<u>2,800</u>
Subtotal	\$68,500
20% Contingency	13,700
Subtotal	82,200
Design Fee (LS)	<u>8,220</u>
TOTAL PHASE I	\$90,420

Recommended Phase II - FY 1987

Open Play Area	\$23,075
Horseshoe Courts	1,500
Tree protection	750
Plantings	3,745
Subtotal	29,070
20% Contingency	5,814
Subtotal	34,884
Design Fee	<u>15,116</u>
TOTAL	\$50,000

Recommended Phase III

Tennis Courts with Practice	\$100,390
20% Contingency	<u>20,078</u>
TOTAL PHASE III	\$120,468



Discover your parks...

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR PETERSON LANE PARK
FROM: JOE SICENAVAGE, ^{ES}LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE PETERSON LANE PARK INFORMATION
EXCHANGE/FORUM!

The following pages reflect what information has been gathered from the community to date. If any of our notes appear out of order, please call or write us to correct the record.

We have much work to do before a preliminary master plan will be aired later this year for further review and comment by the community at large.

Thanks for your interest and ideas; we'll keep you informed.

HELD: December 10, 1981 at 8:00 p.m. in the Flint Hill Elementary School cafeteria.

ATTENDEES: Fred Crabtree and John Mastenbrook from the FCPA Board; Louis Cable, Paul Engman, Gil Aldridge, Ed Nenstiel, Chris Hoppe, Don Clark, Don Lederer, Marilyn Bartel, David Jillson, Daryl DePrenger, Joe Sicenavage, and Lauren Bisbee from FCPA staff; Tom Eckert and Constance Dimond from Land Design/Research, Inc., consultants; Supervisor Suzanne Lambert from the Park Police; and approximately 30 citizens.

Mr. Cable welcomed the citizens and then introduced Mr. Crabtree who touched on the following topics: other park development in the surrounding area; first FCPA park in Town of Vienna; new forum process. He also introduced Messrs. Jpchurch, Robinson, and Black, Town Council, Mayor, and Recreation Director, (respectively).

Using transparencies, Joe gave a brief overview of the site and planning information, including: location, process, acquisition, planning area and service area, community park definition, classes of parks, access, soils, slopes, existing conditions, summary analysis, activity potential (passive and active). Accompanying slides showed views off Malcom Road, play equipment, open area, slopes, existing vegetation, gravel area off Peterson Lane.

Mr. Cable mentioned that this park will be a cooperative venture between the FCPA and the town of Vienna, (FCPA acquired and Vienna maintains). After he explained the forum procedure, the citizens broke down into the four smaller groups.

At the close of the meeting Mr. Cable explained that we will send out a summarization of the facts we gathered tonite. Also, everyone

was reminded that those in attendance and unable to attend could still write in their views 30 days after the forum. If changes are needed, please write or call in.

Mr. Crabtree asked the citizens what they thought of the new process. Answers of "great" and "good" were heard. Mr. Crabtree thanked the citizens for the good turnout.

The following sheets summarize the results of the discussions within each group.

GREEN TEAM

Facilitator: Paul Engman
Recorder: Citizen

YES LIST - TOP FIVE

1. INFORMAL PLAY AREAS
2. PLAYGROUND (LIMITED EQUIPMENT)
3. NATURAL AREAS
4. PICNICKING
5. TRAILS (BIKE, JOG, EXERCISE)

Yes List - Complete Listing and Voting Count

- A. Playground (limited equipment) - 24
- B. Informal play areas - 30
- C. Natural areas - 22
- D. Picnicking - 19
- E. Swimming - 0
- F. Tennis - 6
- G. Trails (bike, jog, exercise) - 10

NO LIST

1. LOITERING
2. PARKING
3. ALL NIGHT CAMPING
4. FORMAL BASEBALL
5. REST ROOMS
6. GAMBLING
7. ALCOHOLIC BEVERAGES
8. OPEN FIRES
9. LOUD MUSIC
10. LIGHTING (ATHLETIC FIELDS)
11. SHELTER AREAS
12. FIRE ARMS
13. LOOSE DOGS
14. MOTORIZED VEHICLES

Special Concerns

- A. Illegal activities
- B. Gateing access
- C. Policing area (jurisdictional)
- D. Lighting (security)
- E. Noise (buffer) (landscaping)
- F. Motorized vehicles

Recorder's Presentation

Group somewhat swayed by neighbor who bordered park.

Concerns: Cars - current problem, creates trash.
Police - which jurisdiction covers?
Want street lighting to deter loitering.
Noise buffer - if need arises.

YELLOW TEAM

Facilitator: Chris Hoppe

Recorder: Citizen

YES LIST - TOP FIVE

1. VOLLEYBALL
2. JOGGING
3. TENNIS COURTS WITHOUT LIGHTS
4. BASKETBALL
5. PLAYGROUND EQUIPMENT (TOTS)

Yes List - Complete Listing and Voting Count

- A. Tennis court without lights - 12
- B. Tennis court with lights - 4
- C. Par course - 2
- D. Dirt lane - 7
- E. Volleyball court - 17
- F. Basketball - 10
- G. Jogging trail - 15
- H. Playground equipment (slides/swings, monkey bars, climbing pole, crawling pipes, merry-go-round) - 9
- I. Racquetball - outdoor, four sides - 5
- J. Platform tennis - 4
- K. Horseshoes - 2
- L. Fence perimeter, limit access via private property - 2
- M. Proper access notice - 0
- N. Tennis practice wall - 1

NO LIST - TOP FIVE

1. TIE - NIGHTTIME ACTIVITIES AND NO CARS AT ALL
2. MOTORIZED VEHICLES
3. LARGE GROUP FACILITIES
4. NO CARS AFTER HOURS

No List - Complete Listing and Voting Count

- A. Nighttime activities - 21
- B. No cars after hours - 13
- C. No cars at all - 21
- D. Large group facilities - 15
- E. Motorized vehicles - 20

Special Concerns

Policing

Recorder's Presentation

- Want neighborhood daylight park
- Basketball and volleyball could be combined
- Tot lot for young children
- Concerns: Police jurisdictions
- Don't want trail bikes

RED TEAM

Facilitator: Gil Aldridge
Recorder: Citizen

YES LIST - TOP FIVE

1. SMALL CHILDREN PLAY AREA
2. OPEN PLAY AREA (INFORMAL)
3. TENNIS COURTS
4. BASKETBALL COURT (MULTI-USE)
5. NATURAL AREA

Yes List - Complete Listing and Voting Count

- A. Tennis courts - 20
- B. Basketball court (multi-use) - 14
- C. Small children play area - 24
- D. Fitness trail - 5
- E. Picnic area - 5
- F. Volleyball court - 11
- G. Soccer field - 0
- H. Natural area - 13
- I. Picnic shelter - 0
- J. Horseshoes - 1
- K. Lights - 0
- L. Bike trail - 1
- M. Open play area (informal) - 21
- N. Combination walk, jog, bike - 5
- O. Limited parking - 0
- P. Soccer/football goals (posts) - 0

NO LIST - TOP FIVE

1. VEHICULAR ACCESS
2. PARKING
3. ATHLETIC LIGHTS
4. NIGHT ACTIVITIES
5. FORMAL ATHLETIC FIELD

No List - Complete Listing and Voting Count

- A. Formal athletic field - 5
- B. Vehicular access - 20
- C. Athletic lights - 6
- D. Parking - 11
- E. Tennis courts - 0
- F. Night activities - 6

Special Concerns

- Loitering
- Dumping
- Overnight use
- Vandalism
- Hunting

BLUE TEAM

Facilitator: Joe Sicenavage
Recorder: Citizen

YES LIST - TOP FIVE

1. TENNIS
2. PLAY EQUIPMENT
3. GATE
4. TIE - FITNESS TRAIL AND OPEN PLAY AREA
5. PLANTING SCREEN

Yes List - Complete Listing and Voting Count

- A. Tennis - 22
- B. Play equipment - 16
- C. Basketball - 1
- D. Open play field - 12
- E. Practice wall - 8
- F. Improved access - 8
- G. Picnic - no grills - 2
- H. Lighting - security minimum - 3
- I. Gate - 15
- J. Fitness trail - 12
- K. Parking - 11
- L. Planting screen - 10
- M. Horseshoes - 0
- N. Water fountains - 0
- O. Save trees - 0

Special Concerns

- Illegal activities after hours

Recorder's Presentation

Gate (off entrance at Malcom) - shows their concern over limited access (perhaps lights).

Planting screen - noise buffer, natural look, screen for bordering owners.

LETTER WE RECEIVED

- Received a letter from the Town of Vienna suggesting the following be considered: Two tennis courts, a multi-purpose court, picnic facilities and children play equipment.

CLOSING

Mr. Cable explained that the record will be open for the next 30 days. At that time, we will gather and assemble the information (6-9 months), then come back here with the preliminary master plan.

Please send us your comments on the process.

There will be a summary mailout in 45 days - two months.

Comments from citizens on process: excellent, very good, productive.

Mr. Robinson asked if Fairfax County Park Authority will be guided by the ideas given tonight as we develop the park? (general consensus - low density, neighborhood park)?

Re. Fire access to road - can this be done before park is developed?
Louis Cable - Yes within 3-4 months, (gate, post or chain.)

Mr. Cable indicated that the thoughts received this evening and through other avenues, will all be taken into consideration prior to preparing preliminary master plan idea(s).

Appendix



Discover your parks...

11- 31
PA 556

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

PRELIMINARY MASTER PLAN CYCLE: INFORMATION EXCHANGE/FORUM ON PETERSON LANE
COMMUNITY PARK

The Fairfax County Park Authority is holding a public information exchange/forum pertaining to the preliminary master plan cycle of Peterson Lane Park on Thursday, December 10, 1981 at 8:00 p.m. at the Flint Hill Elementary School cafeteria, 2444 Flint Hill Road, Vienna, VA. Travel west on Rt. 123 through Vienna to traffic light at Flint Hill Road. Turn right onto Flint Hill Road (Rt. 2435) and proceed to Flint Hill Elementary School on left hand side of road just before intersection with Vale Road. Come help us plan your park.

This information exchange/forum is being scheduled in place of questionnaires that are normally distributed to households, in an effort to explore the community needs and priorities for use of this park site. This approach is being taken to encourage all individuals and/or groups to speak or write out expressing their opinions concerning the use of this land for future park and recreation purposes.

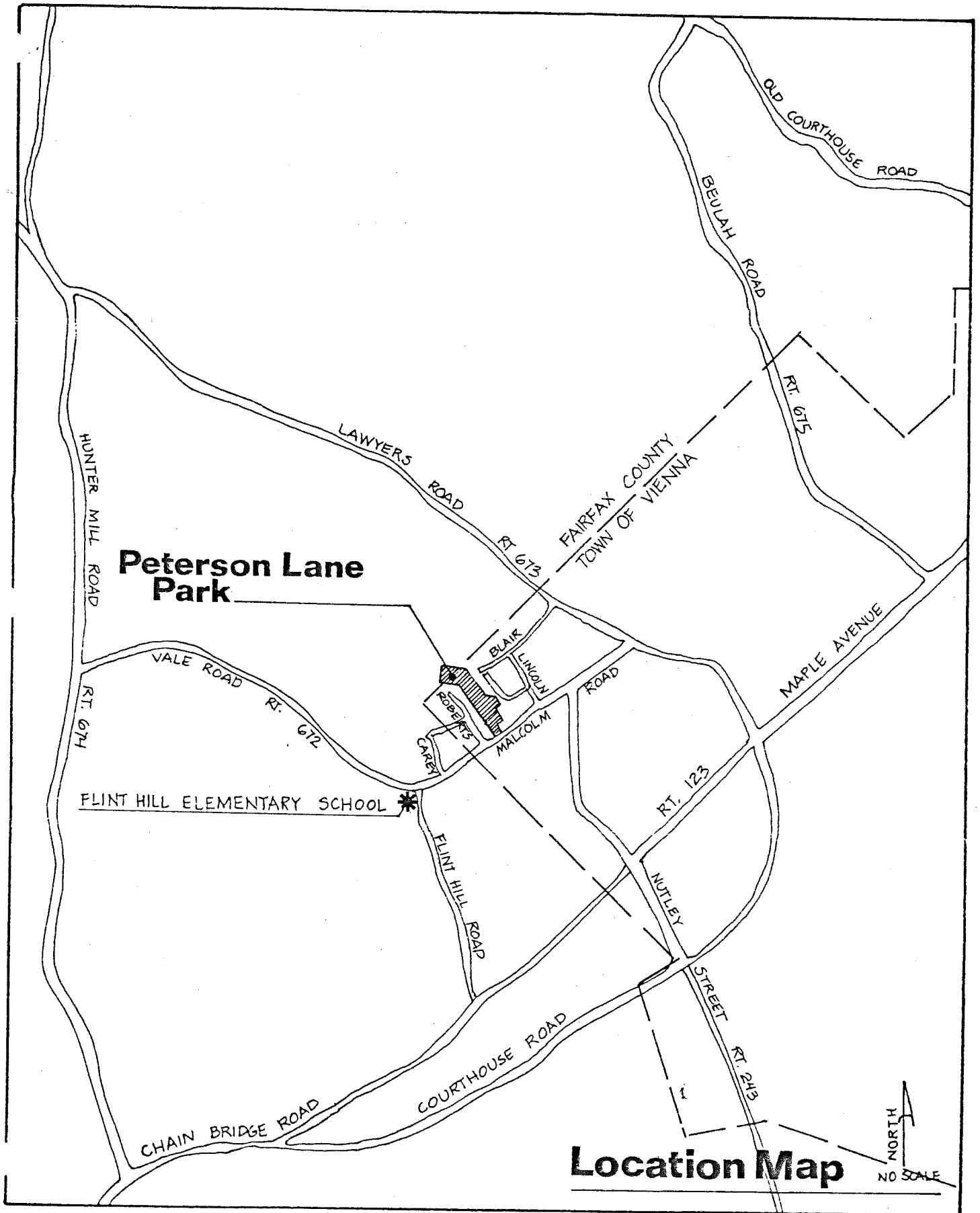
Peterson Lane Park is a 5 acre parcel located in the Centreville Magisterial District and situated at 575 Malcolm Road, Vienna, VA. The site is made up of hardwood trees spotted with open areas on rolling terrain. Some play equipment and a gravel parking area exist on the site. Access for both vehicles and pedestrians is available from adjacent Peterson Lane. Capital Improvement Funds are available through the 1977 Bond Referendum for improvement, if deemed appropriate at the conclusion of this planning process.

Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary, a follow-up session with community representatives may be scheduled depending on the information gathered at this information exchange/forum. All responses will be considered in the preparation of the preliminary master plan for Peterson Lane Community Park. The preliminary master plan will be presented at a public hearing in Vienna to be schedule in mid-1982, as a result of this community involvement effort.

The project coordinator for this park is Joseph Sicenavage, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 220.

Louis A. Cable, Assistant Director
Donald F. Lederer, Superintendent of Design





DATE May 28, 1982

MEMO TO Don Lederer
Design Division
F.C.P.A.

In response to the stake-out announcement of May 11, 1982, an archaeological survey was conducted of Peterson Lane Park. No evidence of potentially significant archaeological sites was located. Therefore, no further work is recommended.

Ed Chatelain 
Fairfax County Archaeological Survey

IV. OTHER: Indicate by checkmark those items which apply to the site/area

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u> <small>NOT SURE</small>	
Roads <input checked="" type="checkbox"/>	Open space <input type="checkbox"/>	Tennis <input type="checkbox"/>	Trails <input type="checkbox"/>
Trails <input type="checkbox"/>	Sing. Fam. Homes <input checked="" type="checkbox"/>	Ballfields <input type="checkbox"/>	Walkways <input type="checkbox"/>
Public Easement <input checked="" type="checkbox"/>	Townhouses <input type="checkbox"/>	Playground <input type="checkbox"/>	Swimming <input type="checkbox"/>
Houses <input type="checkbox"/>	Apartments <input type="checkbox"/>	Tot Lot <input type="checkbox"/>	Nature Trails <input type="checkbox"/>
Other Buildings <input type="checkbox"/>	Business <input type="checkbox"/>	Picnic <input type="checkbox"/>	Cons. Area <input type="checkbox"/>
Private Dump <input checked="" type="checkbox"/>	School <input type="checkbox"/>	Multi-Use Ct. <input type="checkbox"/>	Other <input type="checkbox"/>
Play Equip. <input checked="" type="checkbox"/>		Shelter <input type="checkbox"/>	
Electrical units <input checked="" type="checkbox"/>		Restrooms <input type="checkbox"/>	
		Parking Lot <input type="checkbox"/>	
		Fishing <input type="checkbox"/>	
		Boating <input type="checkbox"/>	

Briefly describe initial impressions of the site:

Small linear site with access problems.

Briefly describe any special features of the site:

Recommended public use (recreational/interpretive):

Moderate community based recreational development

Recommended further actions (Conservation Division):

None ☒
 Baseline Survey ☐
 Interpretive Plan ☐
 Managed Cons. Area ☐

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the: Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed

12/1/81

DATE

BY Paul Engman

II. Cont.

B. Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 MANOR, 2 Worsham, 3 Glenville
4 _____, 5 _____, 6 _____

Description: Worsham and Glenville are poorly drained soils associated with high water tables and are unsuitable for development. Manor is a well drained soil, somewhat erodable but developable. There is also fill material on site.

C. Topography: Provide a brief description of the topography of the site.

Rolling terrain, dropping from fill area into small stream drainage

III. Environmental Problems

On a scale of 0-4 (4 indicating major problem), rate the following environmental conditions (problems).

Condition	Known	Suspected	Unknown
Erosion	✓		
Water Quality		✓	
Impact (Human)	✓		
Litter	✓		
Vandalism			
Illegal Use	✓		
Other			

Note any particular information deemed important regarding III.

The following information is to be obtained by assigned personnel in the preparation of requested reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

I. GENERAL INFORMATION

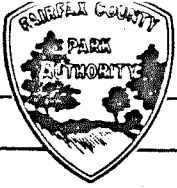
Site Name Peterson Lane Tax Map # 38-3 Acres 5.04 Mag. District Contreville
 Street Location/Access 575 Malcolm Road, Vienna
 Naturalist District IV Planner Assigned Siciliano

II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale %	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	30	3.5	2.5	2.0	2.5
Mixed Forest					
Open Field					
Managed Field	50	3.0	1.0	1.0	3.5
Reverting Field	10	2.0	3.5	2.0	1.5
Stream Valley	10	2.0	3.0	2.0	1.0
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.



M E M O R A N D U M

To: Bill Beckner, Chief Naturalist

Date: 12/7/81

From: Paul Engman, District Naturalist

Subject: Peterson Lane Park - Site Survey

Peterson Lane Park is a 5 acre tract located at 575 Malcolm Road in Vienna. Access off Malcom is via a gravel road running along the entire western boundary. This terminates in a small gravel parking area. The site is completely surrounded by single family units. There is presently very little buffer for these homes. Several pieces of play equipment are located just off the parking area sighted near electrical boxes equipped with appropriate warning signs. Boundary areas of the park have been used for deposition of trash and junk.

The park is basically open on rolling terrain with scattered hardwood trees throughout. Portions of the site are poorly drained including an area adjacent to the play equipment. A small drainage runs on the site from the northwestern boundary. This section of the park is a lowland forest type comprised of red maples and a dense understory. Edge areas along the mowed areas are utilized by songbirds, squirrels and rabbits.

Site development is somewhat restricted by the linear nature of the park. In some areas it is very narrow. This causes problems both for fitting activities on site and providing adequate buffer.

The site has some active recreational potential but is restricted by problems of access and on-site alignments.

met

cc: Aldridge
Sicenavage
Dist. IV files

- 2 -

Oak Marr - phase 1 construction to be bid shortly

- 2 soccer fields, 1 practice field
- 1 baseball field
- 100 car parking lot

PETERSON LANE FACT SHEET

1. Acquisition 1979-1980

private acquisition - 3.5 acres - \$125,000

* Town of Vienna - 1.5 acres - dedication

* Note - As a result of Town of Vienna commitment to Department of Health, they retain ownership of 2 well sites and 18 ft. wide access road (Peterson Lane) leading to those sites.

2. Master Plan consultants - Land Design/Research, Columbia, MD

3. Budget FY 82 \$99,830 on hand

4. Total estimated population within 3/4 mile service radius.

→ 6,778 persons.

*primary service area within 3/4 mile radius
 and secondary service area within 1 1/2 mi.*

5. Soils:

Worsham - suitable for pasture, forests
 - poor for road subgrade material, septic fields, building support

Glenville - restricted use - seasonal hi water table
 - poor for road subgrade material, septic fields, building support
 - fair for recreation areas but will require underdrains

Manor - excellent for recreation

Fill - fair for recreation but will require further testing

6. Slope information:

0-5% flat to slight slope - excellent for recreation

5-10% medium slope - good for recreation, grading required

10-15% moderate slope - poor for recreation, extensive grading

15% + steep slope - prohibitive for recreation

7. Nearby Schools:

✓ Flint Hill Elementary - 1 baseball field, 2 basketball courts, 1 soccer field

Louise Archer Elem. - 1 baseball field, 1 basketball court

Madison H.S. - 4 baseball fields (one lighted), 2 football fields (1 lighted), 4 tennis courts (lighted) and 1 track.

8. Nearby Parks:

Clarks Crossing - 12-15-81 meeting for MP adoption