

Poe Terrace Park

Fairfax
County,
Virginia

Land Design / Research, Inc.



Note:

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

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Fairfax County Park Authority

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Preliminary
Master Plan Report
for Poe Terrace
Park

April, 1983

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Introduction

A. Identification and Purpose

This report presents the preliminary master plan recommendations for development of Poe Terrace Park, a 3.37 acre community park located in Annandale. (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. A master plan is a guide and can be changed 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 and funds available for development.

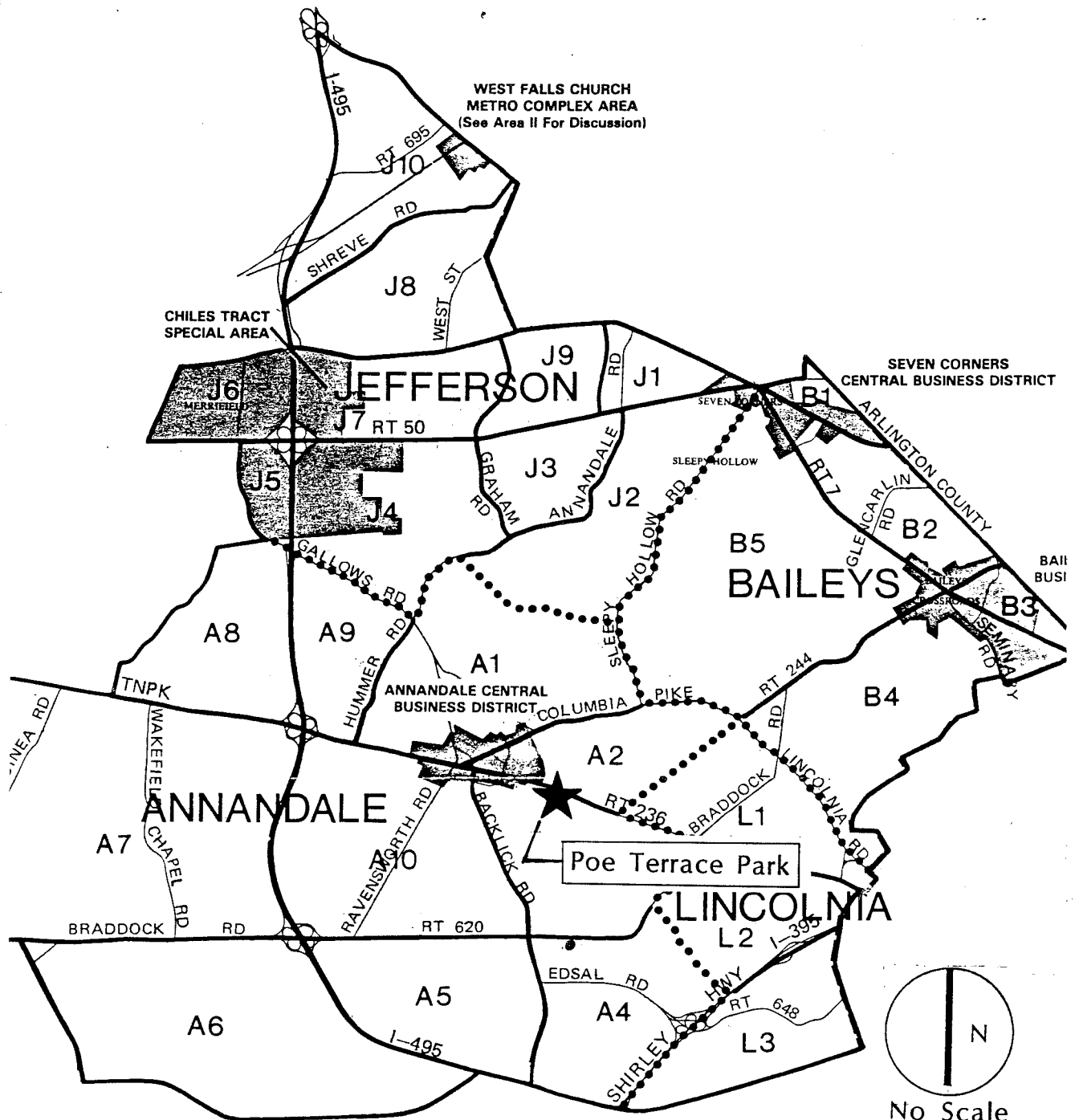
The Preliminary Master Plan for Poe Terrace Park is based on a thorough analysis of site conditions and evaluation of the

Regional Plan

Poe Terrace Park

Fairfax County,
Virginia

Figure 1



recreational needs and preferences of residents in the surrounding area. This report outlines the 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

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 as community park, district park, county park, natural and passive park, stream valley park, and historical park. 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. 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.

A. Location

Poe Terrace Park is located in the Mason Supervisory District, at 6925 Little River Turnpike, Annandale, Virginia. (Figure 2) The park is bordered by Little River Turnpike on the north, Hillbrook Drive on the west, and single family residences to the south and east.

B. Service Area and Population Data

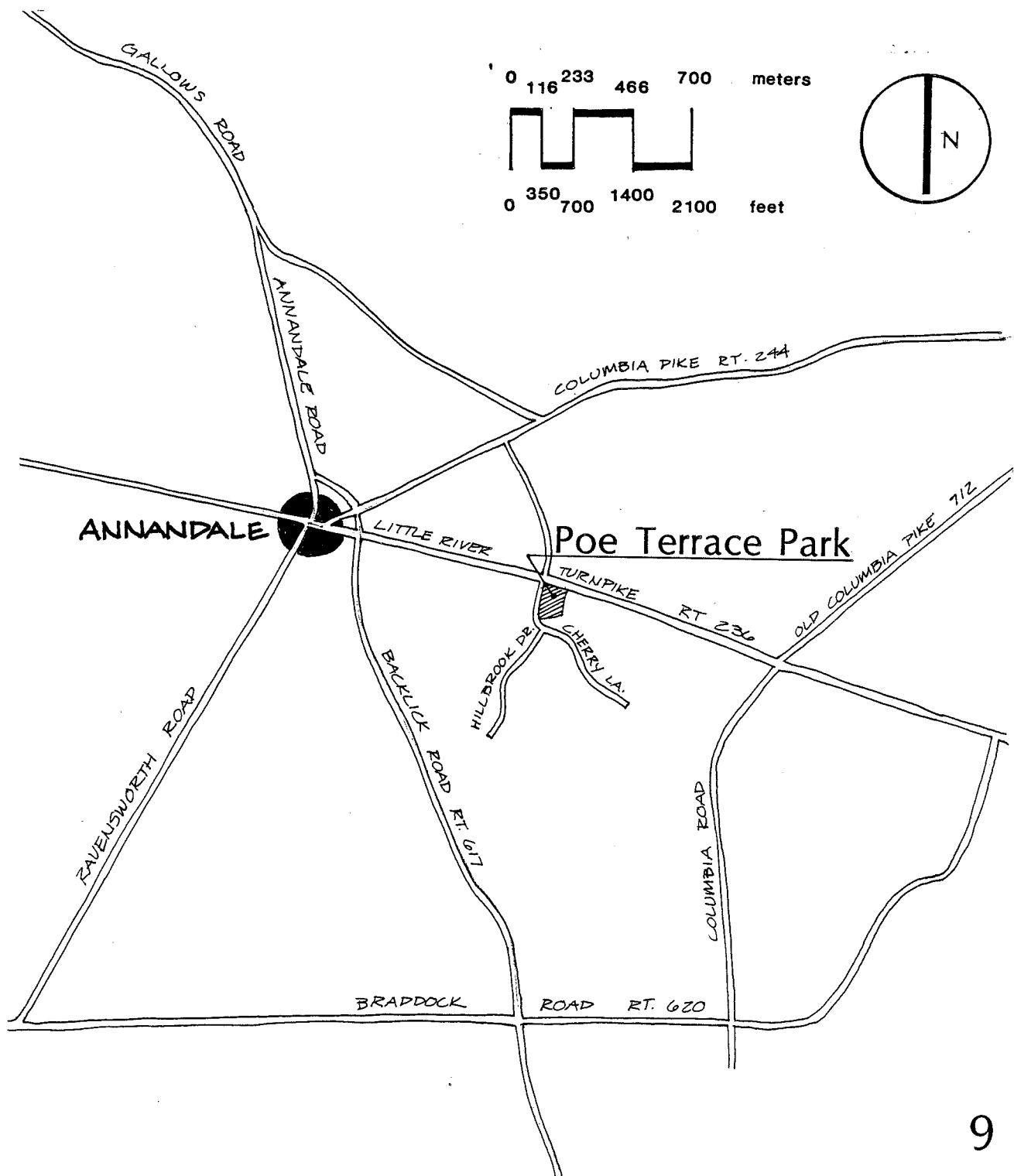
The primary service area is the general area where most of the park's frequent users live. For a community park, the radial distance is about 3/4 mile from the center of the park. This distance is considered a maximum for convenient pedestrian or bicycle access. It is further defined by physical constraints or barriers preventing a person from conveniently reaching the park, such as highways or impassable streams. In 1980, the population within this area was 7224. Since the entire service

Location Map

Poe Terrace Park

Fairfax County,
Virginia

Figure 2



area is fully developed, population growth over the next twenty years is expected to be minimal; the projected population for the year 2000 is 7500 (Figure #3).

C. Adjacent Land Use

The land adjacent to the southern and eastern edges of the park is occupied by single family homes, Zoned R-2. The George Mason Regional Library is located west of the park on Hillbrook Drive. The properties on Little River Turnpike across from the park site are occupied by single family residences, zoned R-8 (Figure #4).

Acquisition of the 2 parcels now comprising the park was approved by the Planning Commission in April 1978. The Park Authority purchased both parcels in October 1978 and acquired title to each in November 1978.

D. Existing Site Conditions (Figure #5)

1. Configuration and Current Use

The 3.37 acre site shows minimal evidence of passive

Context Map

Poe Terrace Park

Fairfax County,
Virginia

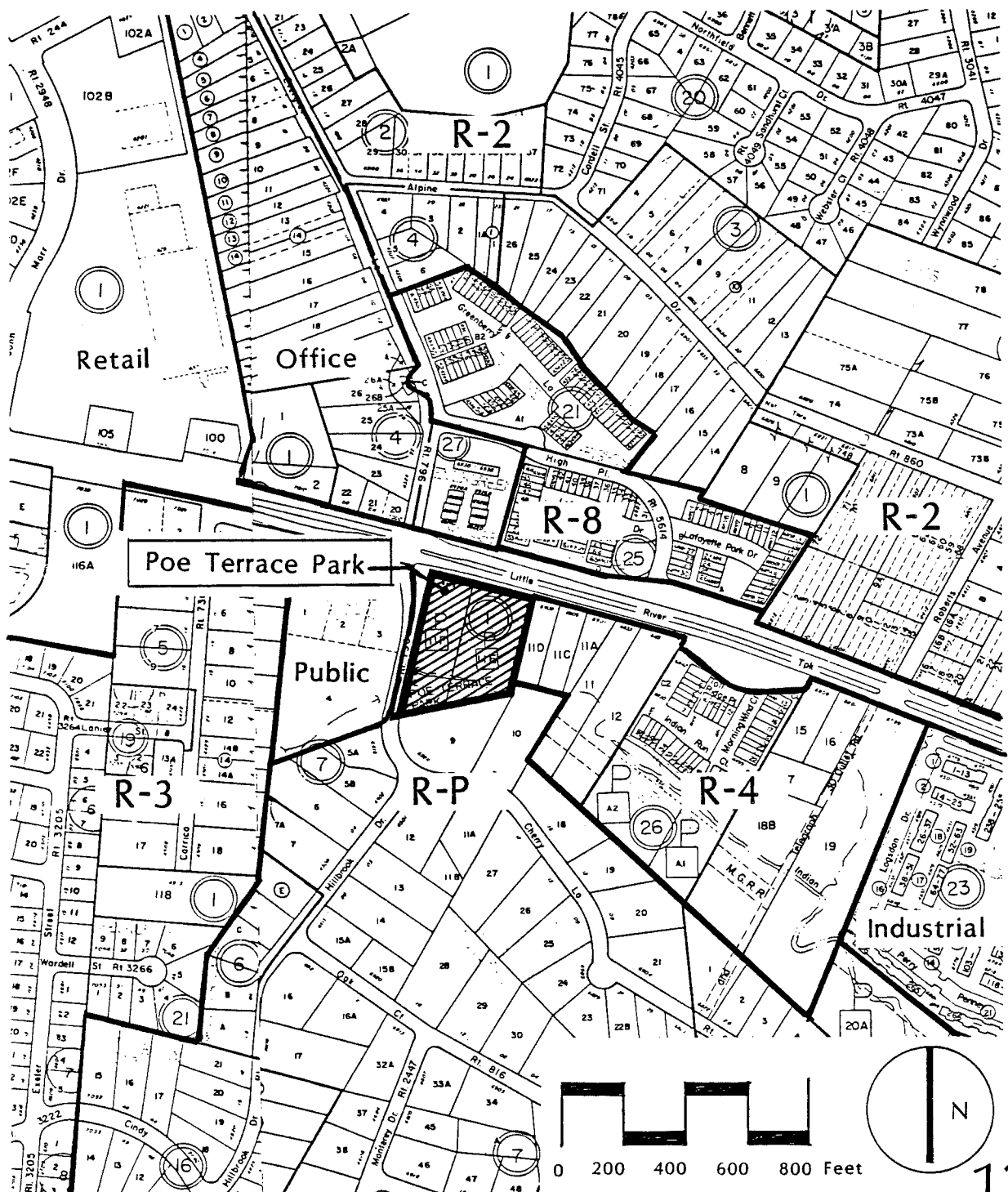
Figure 3



Zoning

Poe Terrace Park

Fairfax County,
Virginia

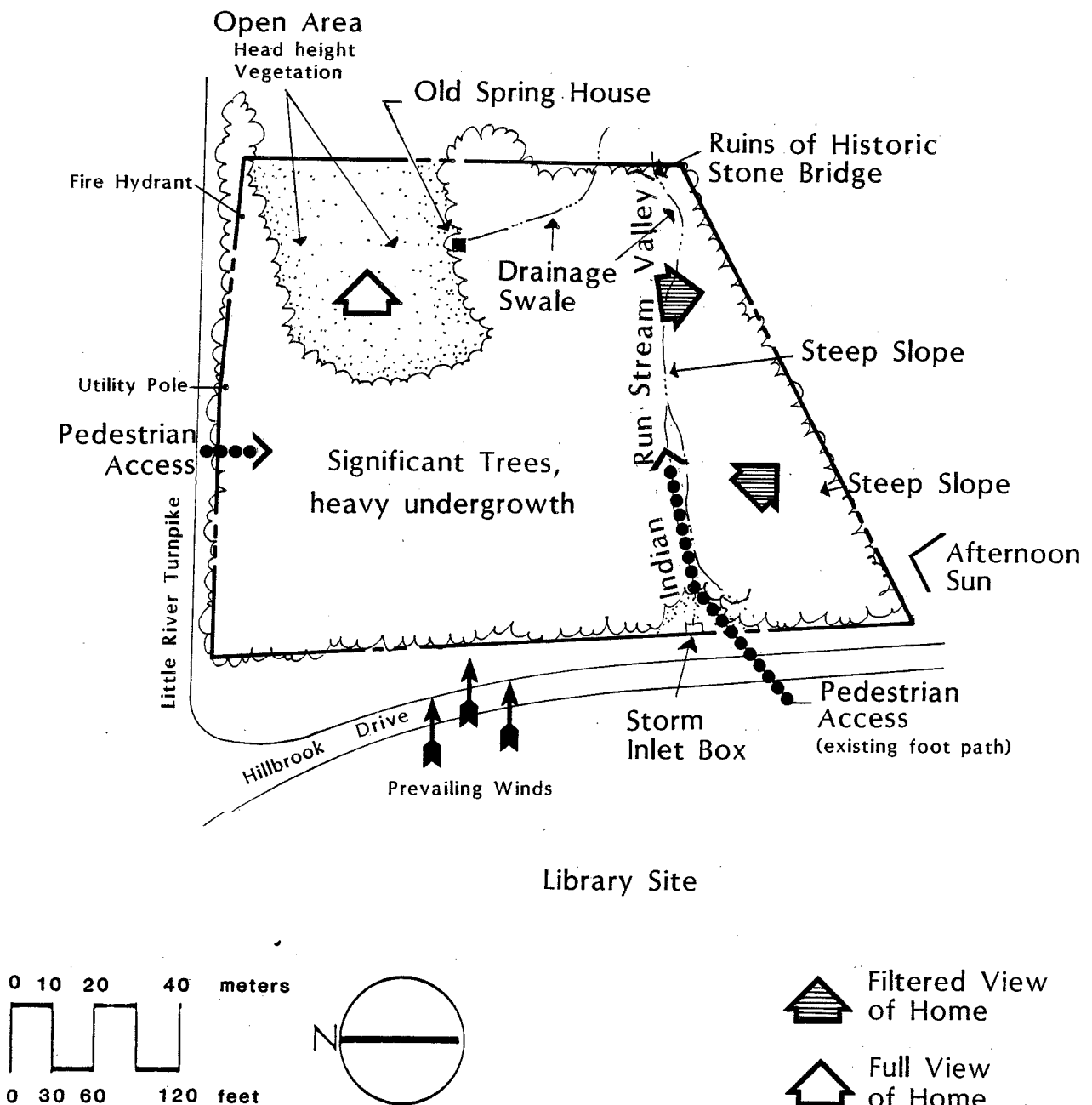


Existing Conditions

Poe Terrace Park

Fairfax County,
Virginia

Figure 5



recreational use. There are no existing park structures or equipment. The ruins of a stone bridge consisting of its old foundation exist in the southeast corner of the site.

The boundaries form an irregular quadrangle approximately 450'x360'.

2. Topography (Figure #6)

The topography of the site is gently sloping (0-10%) from the Little River Turnpike south towards Indian Run Stream Valley. The stream banks are steep (slopes of 15% or more), and deeply eroded. Along the southern boundary the land slopes steeply (10-15% and over 15%) up to the adjacent properties.

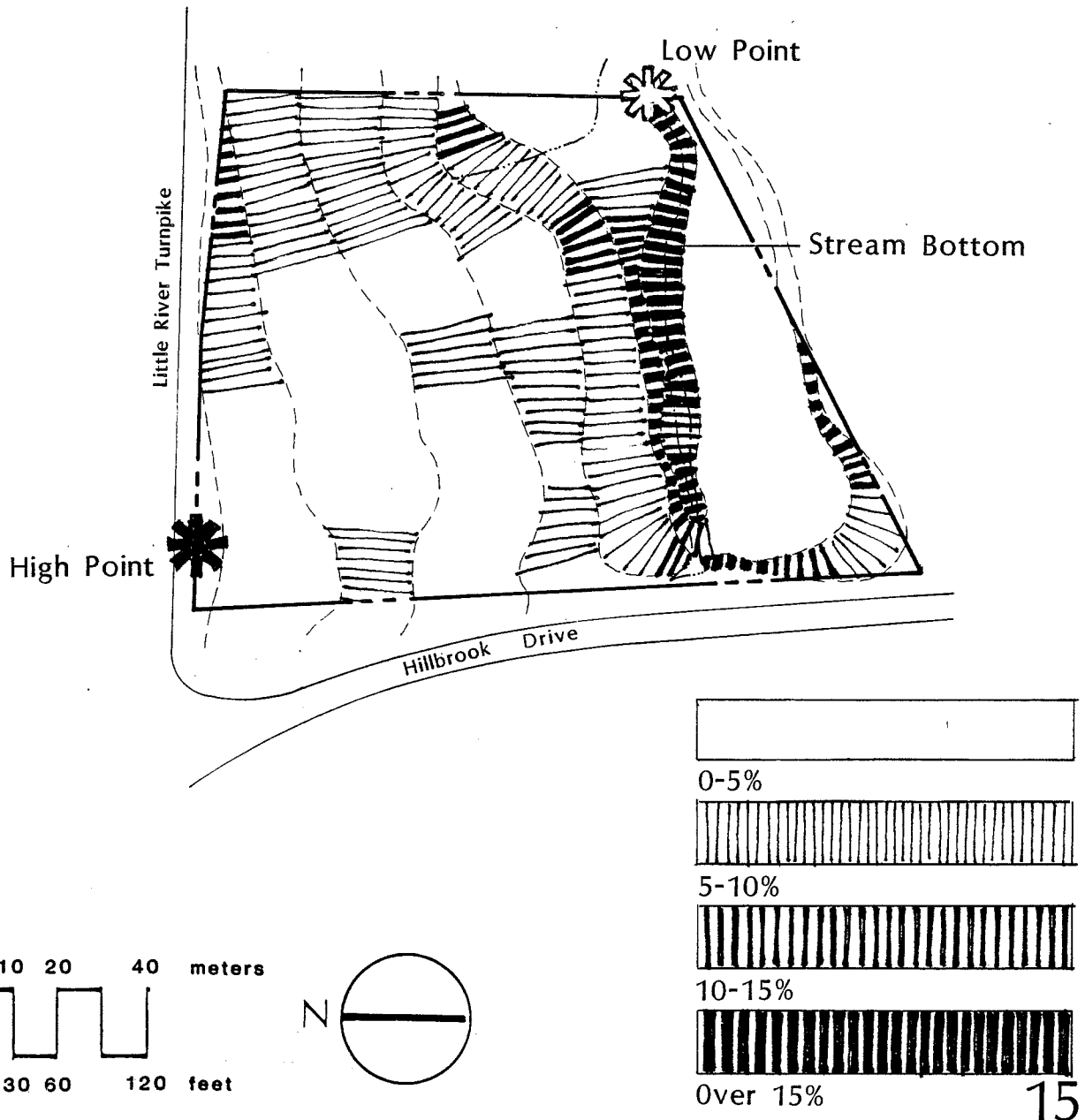
The highest point on the site is at the northwestern corner, at the intersection of Little River Turnpike and Hillbrook Drive. The low point is at the juncture of Indian Run Stream

Slopes

Figure 6

Poe Terrace Park

Fairfax County,
Virginia



Valley and the eastern boundary of the site.

3. Soils (Figure #7)

Approximately one acre of the site, from the Indian Run Stream Valley to the southern boundary consists of mixed alluvial land (flood plain), which is unsuitable for intensive recreational use. The balance of the site is Fairfax gravelly silt loam, rated good for intensive park use (1.5 acres); and randomly dumped non-compacted fill ranging in depth from one to five feet (.9 acre).

4. Vegetation (Figure #5)

The site is primarily wooded, with an open area of abandoned pastureland in the north-eastern quadrant.

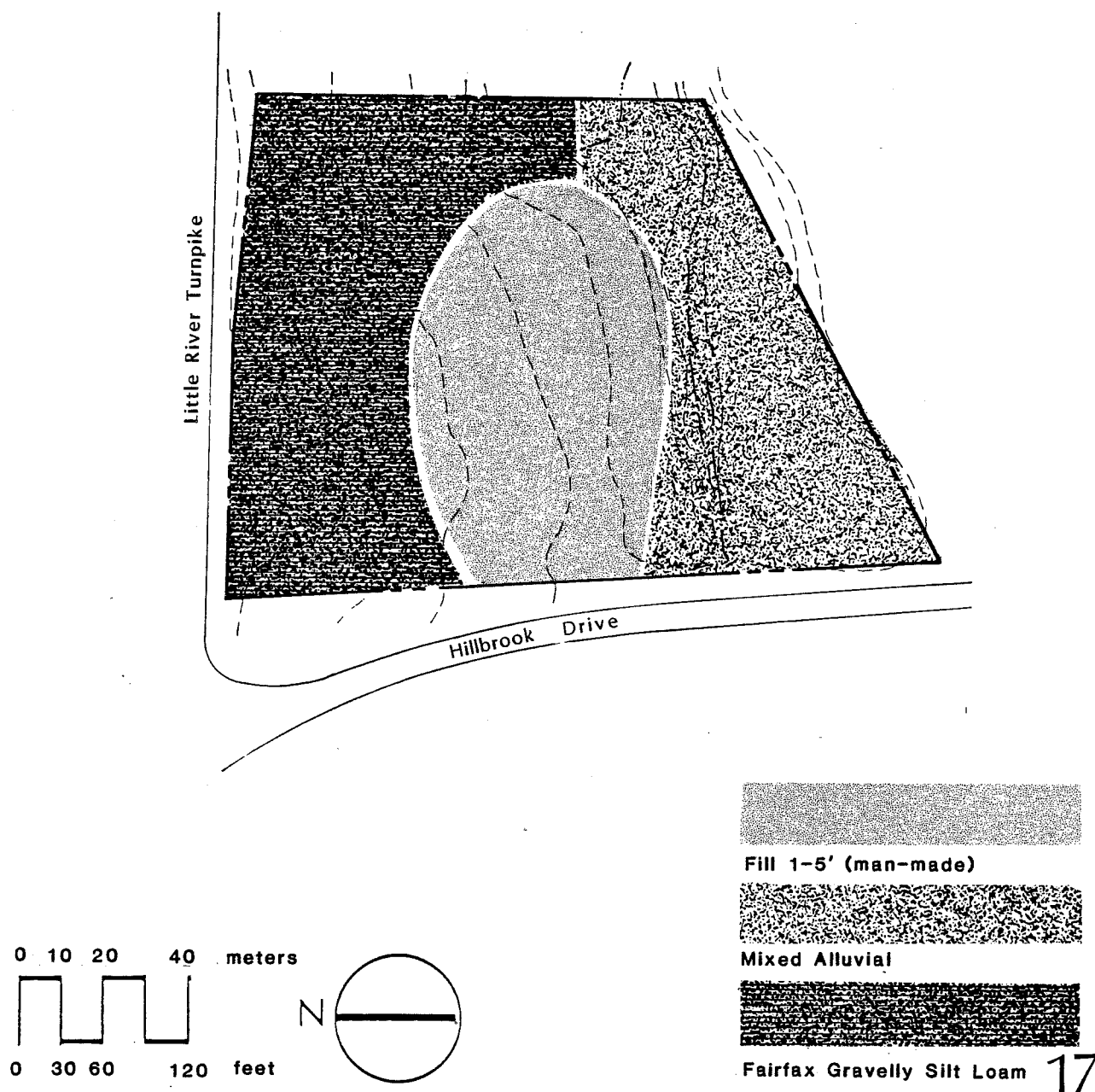
The flood plain area is basically a hardwood forest with red maple, white ash, cherry, hickory, and sycamore.

Soils

Figure 7

Poe Terrace Park

Fairfax County,
Virginia



Erosion along the stream banks has felled or seriously undermined numerous trees. The understory consists of young red maple and American beech along with wild rose, brambles, and honeysuckle. Ground cover species are typical of flood plain flora, including wild onion, gill-over-the-ground, and Pennsylvania bittercress.

The reverting field area contains typical wild flowers, such as goldenrod, aster, and honeysuckles and maple, cherry, and aspen saplings. The more mature woods include large red maples, white ash, and one very large sycamore which is hollow and in poor condition. In some areas of the site brambles, honeysuckle, and young trees form impenetrable barriers.

Songbirds, small mammals, and insects find shelter in the dense understory and reverting field areas. (Appendix)

5. Utilities

There are no utilities currently in use on the site. Three phase electric service is available along the road edges. A sanitary sewer easement extends along the Indian Run Stream Valley and crosses the southern area of the site.

6. Vehicle and Pedestrian Access

There is no existing vehicular access in to the site. Road frontage on Hillbrook Drive and Little River Turnpike provide opportunities for vehicle pullover.

Pedestrian access is available from Little River Turnpike and Hillbrook Drive. The existing footpath along the stream bed is accessible from Hillbrook Drive, opposite the library

entrances. A future countywide trail link along the north side of Route 236 will tie into the parks path system. See Appendix Re: Manassas gap Railroad (Handwritten).

E. User Requirements

1. Area Recreation Facilities

One elementary school and one intermediate school are located within the primary service area of Poe Terrace Park. (Figure #9).

Larchmont Park, Mason District Park, Indian Run Stream Valley Conservation Area, and Backlick Park are located within the primary service area.

2. Current and Projected Recreational Needs

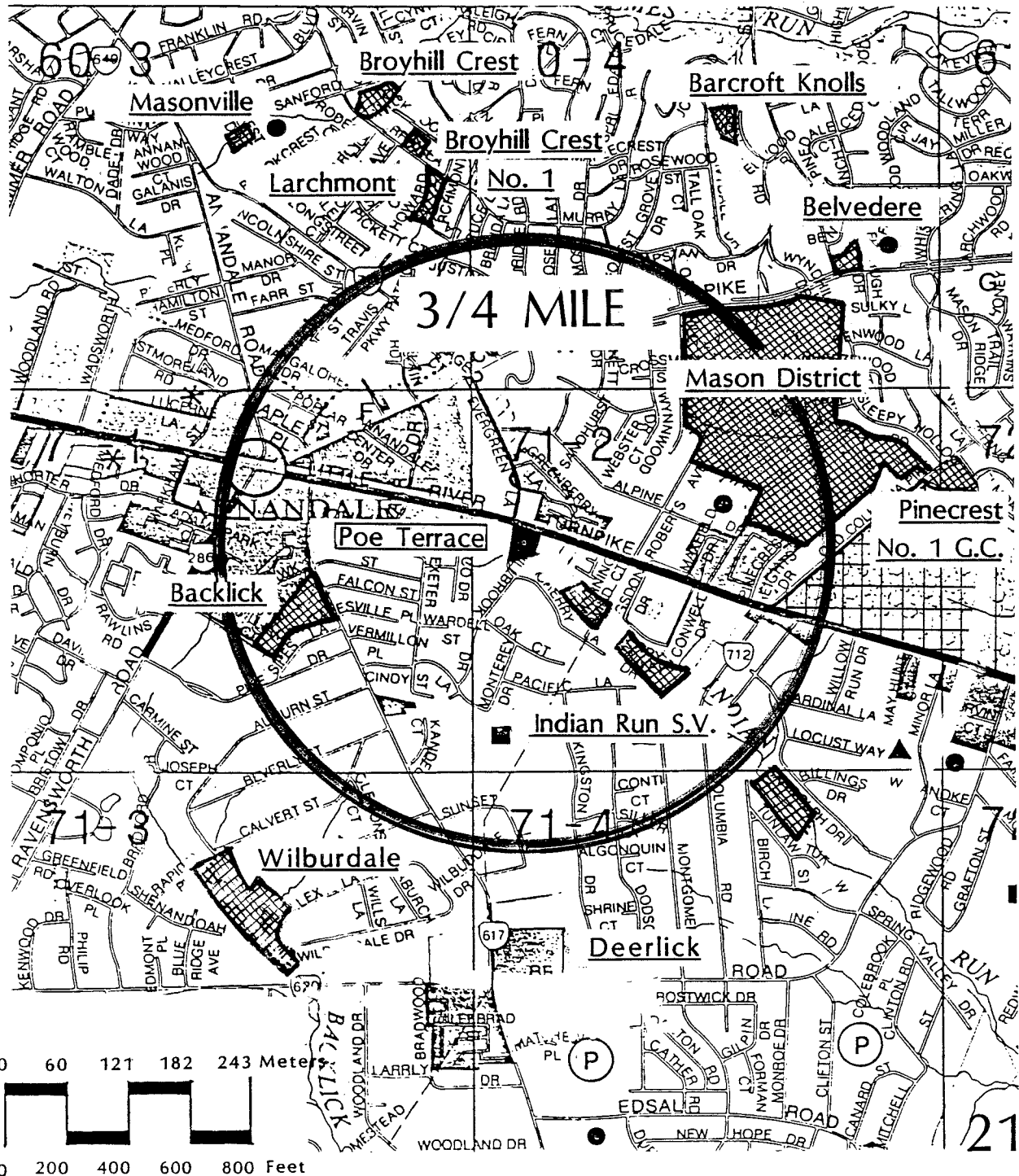
Recreational needs for the primary service area's current population of 7224 have been determined on the basis of Fairfax County Park Authority

Nearby Parks

Figure 8

Poe Terrace Park

Fairfax County,
Virginia

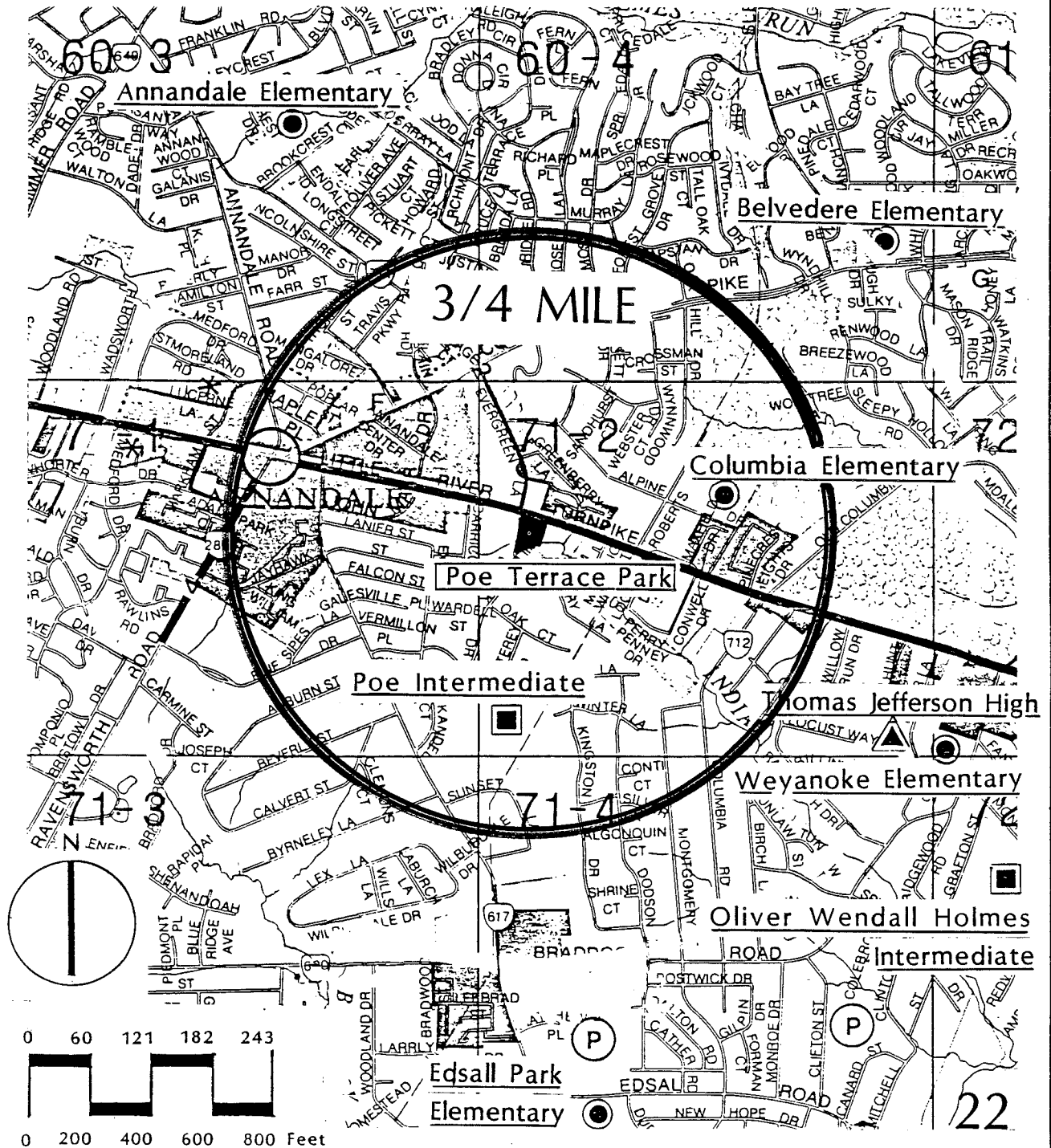


Nearby Schools

Figure 9

Poe Terrace Park

Fairfax County, Virginia



Standards. (Figure #10)

Projections for the year 2000 are 7500. The population is expected to remain stable.

3. Community Input

The Community Information Forum, held May 13, 1982, elicited opinions from area residents regarding improvements to Poe Terrace Park. Participants indicated their desire to ensure that park development is compatible with the surrounding community.

Forum participants favored a naturalistic park, retaining the existing trees on the site. They recommended picnic areas, nature trails, tot lot removing rubble from creek and outdoor seating possibly relating to programs conducted by the library.

Participants generally opposed nighttime lighting of the park and provision of on-site parking. They were concerned about pedestrian safety on Hillbrook Drive.

The need for improved maintenance was mentioned by several participants; removal of rubble from the stream bed was given high priority.

A complete report of the Community Information Forum is given in Appendix .

Recreational Facilities

AREA RECREATIONAL FACILITIES

<u>Park Facilities</u>	<u>Size</u>	<u>Type</u>	<u>Facilities</u>
Mason District	121.3 Acres	District	(2) Baseball Fields (2) Basketball Courts Bicycle Trail Conservation Area (2) Football Fields Ice Skating Nature Trail Open Play Picnic Playground (2) Shuffleboards (2) Soccer (2) Softball (6) Tennis Tot Lot
Backlick	8.9 Acres	Community	Basketball Court Bicycle Trail Conservation Area Horse Shoe Pits Nature Trail Open Play Picnic Playground (2) Tennis Courts (2) Practice Tennis Fitness Trail Hiking Trail
<u>School Facilities</u>	<u>Size</u>	<u>Type</u>	<u>Facilities</u>
Columbia Elementary			(1) Apparatus Area Baseball/Softball Field Basketball Court (3) Soccer Fields
Poe Intermediate			(5) Softball/Baseball Fields (2) Basketball Courts Soccer Field

Facility Standards

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	14	2	2	-10
Baseball	1 - 6000	1	2	1	
Softball	1 - 3000	2	2	5	+ 3
Tennis	1 - 1200	6	8		+ 2
Basketball/ multi-use	1 - 500	14	3	3	- 8
Swim Pool	1 - 15,000	-	-	-	-
Golf Course	1 - 25,000	-	-	-	-
Soccer*	1 - 1500	5	2	4	+ 1

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

*Not NRPA Standard

Based on a Study Area Projected Population of 7224

- o Poe Terrace Park is a small, wooded site traversed by a small stream. It is well suited to passive and limited active recreational use.
- o The park is located in a residential neighborhood; the population and character of the area are expected to remain stable. Because of the park's small size and other recreational facilities in the vicinity, the park's primary service area is within a 3/4 mile radius.

The picturesque stream and surrounding woods are passive recreation resources which require little modification. Open areas of the site are suited for active play, although the limited size will probably discourage organized sports use. Selective clearing, poison-ivy removal, and trash clean-up would greatly improve the site.

The topography and soils are suited for passive recreational use; areas

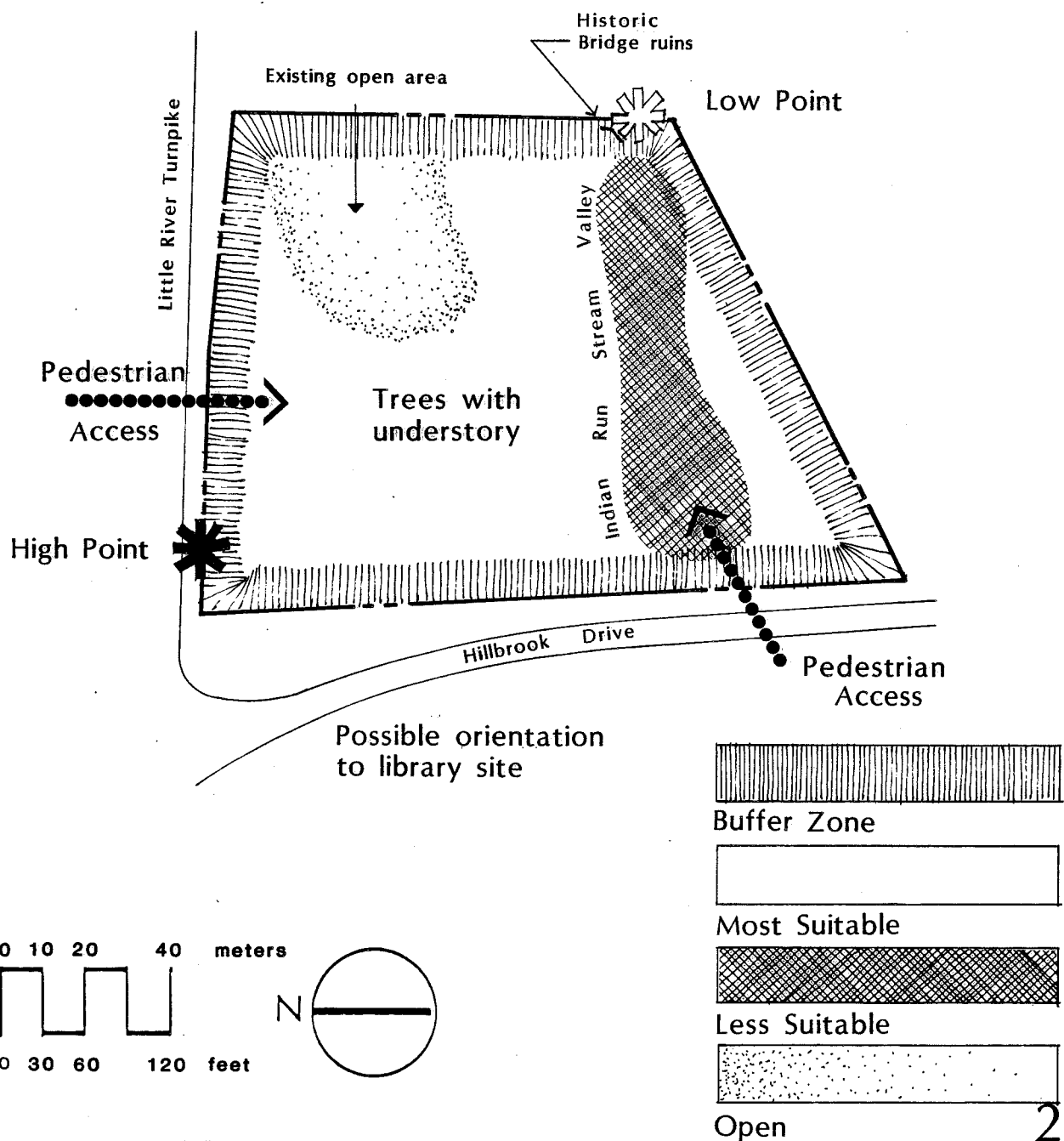
Analysis and Conclusions

Summary Analysis

Poe Terrace Park

Fairfax County,
Virginia

Figure 10



of non-compacted fill and mixed alluvial land indicate poor conditions for intensive recreational development. The stream bed area should be left in its natural state to permit drainage. 1.5 acres of the site, including the existing open areas, are suitable for intensive recreational use.

Utilities are available to the site, but resident consensus indicates that lighting and restroom facilities should not be provided on the site.

A 20' service road parallel to Little River Turnpike will be provided.

(Appendix). Pedestrian access to the park will be from Hillbrook Drive and provide access from the library and the intersection of Little River Turnpike. Appropriately marked crossings should be provided. Trees at the southwestern corner of the site along Hillbrook Drive should be cleared to improve visibility of pedestrians crossing Hillbrook Drive from the library. Since users of the library may also reasonably be expected to use the park, library parking facilities may be occupied by park visitors.

The components of the program for Poe Terrace Park are:

- o Open play area
- o Tot lot/Play apparatus area
- o Outdoor seating and picnic areas
- o Wooded passive use/buffer areas
- o Circulation/nature trail system

Though neither is presently part of the adopted Countywide Trail Plan nor entirely under Park Authority control, Indian Run Stream Valley could provide a future trail connection between the Countywide Trail in the Rte. 236 corridor to the north and Backlick Stream Valley in the south. Poe Terrace Park could serve as a point of entry for trail access to this Stream Valley.

- o Future service road

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

Bubble Diagram A:

Trails - Good access throughout park,
one entry to park

Picnic - Good location, separation
from activity area

Park Program and Concept Plan

Open Play - Good location

No outdoor seating.

No tot lot/Play apparatus area.

Bubble Diagram B:

No Open Play, just natural area

Trails - good access throughout park;
two entrances to park; no
connection to stream valley.

Picnic - Fair location; no special
appeal.

No outdoor seating.

No tot lot/play apparatus area.

Bubble Diagram C:

Open Play - too large; excessive
clearing

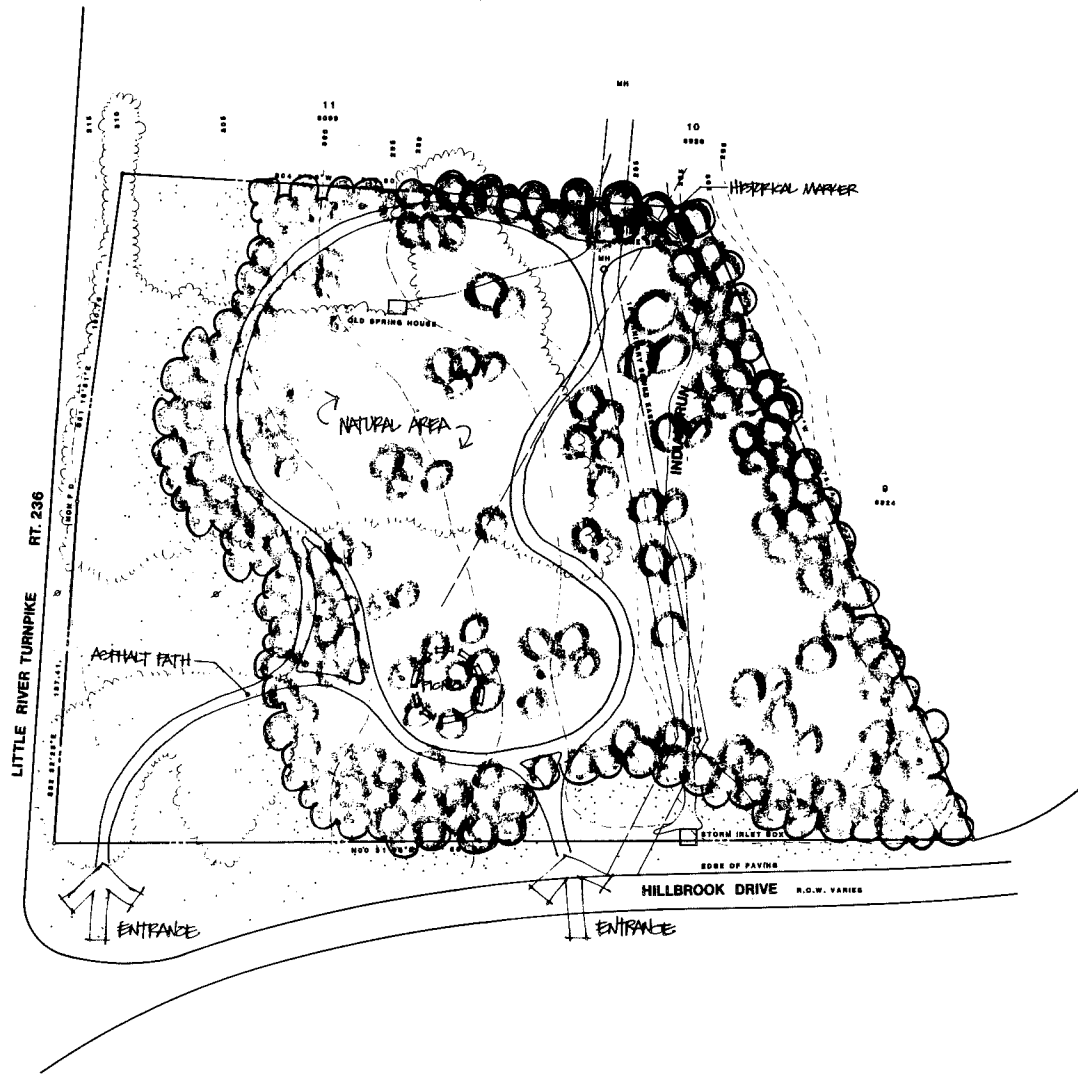
Trails - good access throughout park;
nature trail on south bank
inappropriate for small
area; only one entrance to
park; no connection to
stream valley.

Picnic - Two areas but same location
with no variety; isolated
from activity areas.

Outdoor seating - good relation to
library; larger than desired.

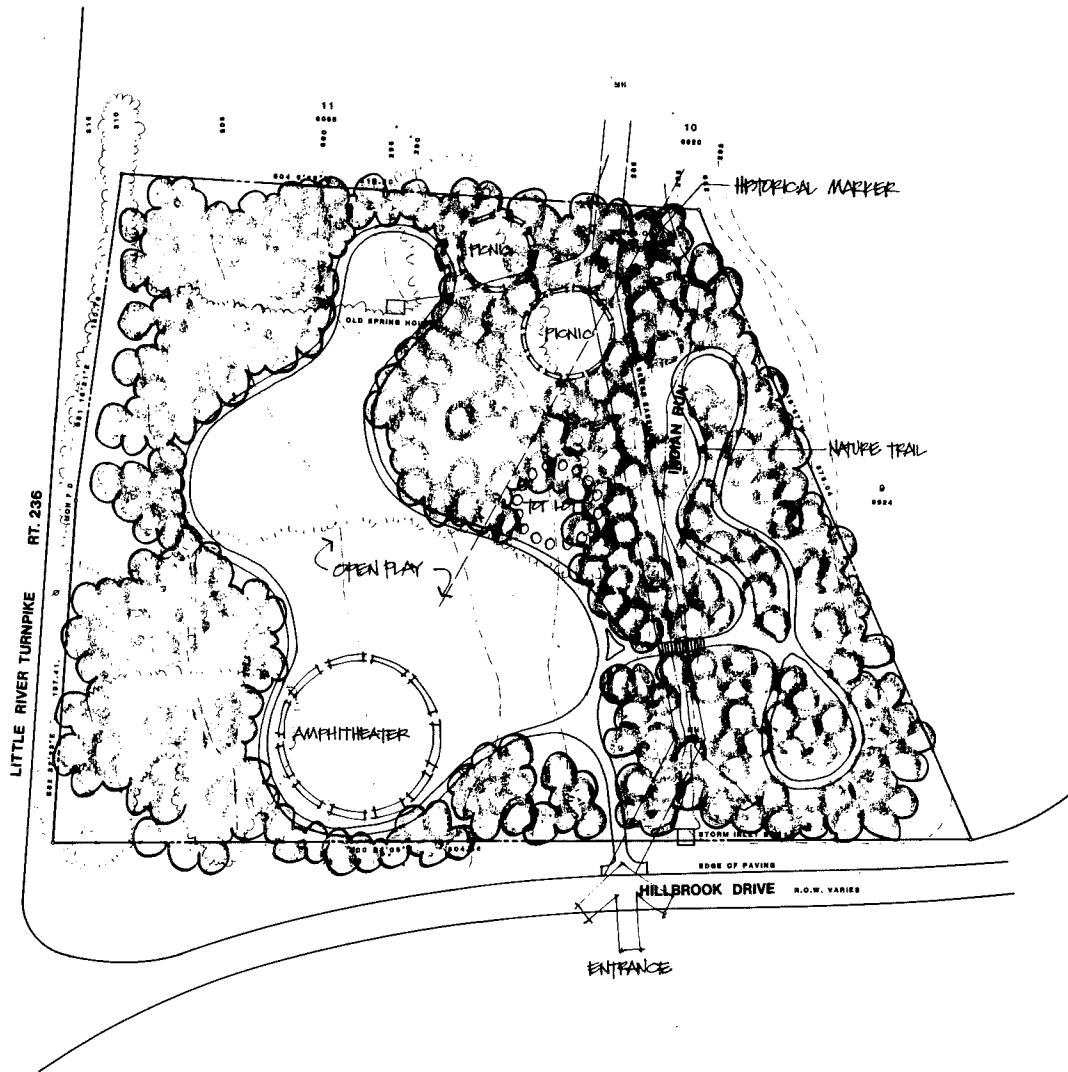
Tot lot/play apparatus area -
acceptable location; good
visibility and access.

Concept plan C was selected for further
development. The types of activities to
be incorporated within each component
were selected to meet citizen needs and
preferences.

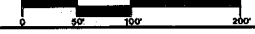


SCHEMATIC B
POE TERRACE PARK
 FAIRFAX COUNTY PARK AUTHORITY
 PROJECT NO. 41921 TAX MAP NO. 71-2
 PARK ACREAGE 3.3705
 LAND DESIGN/RESEARCH, INC. MAY 1982

0 50 100 200



SCHEMATIC C
POE TERRACE PARK
 FAIRFAX COUNTY PARK AUTHORITY
 PROJECT NO. 41921 TAX MAP NO. 71-2
 PARK ACREAGE 3.3705
 LAND DESIGN/RESEARCH, INC. MAY 1982



A. Open Play Area

The open playing field (70'x90') will be large enough to accommodate various games and activities, but will not have permanent equipment or markings.

B. Tot Lot/Play Apparatus Area

A tot lot containing play structures will be provided south of the open play area for ease of supervision. Its location will be visible to library users entering the park from Hillbrook Drive. Planted shade trees will provide comfort during the hot summer months.

C. Wooded Passive Use/Buffer Area

The existing woods will be preserved as a passive use area occupying a large portion of the park. The woods can provide an enjoyable setting for the nature trails and will serve as a buffer zone for adjacent residences. A picnic area and outdoor seating will be provided for use by supervised groups from the library. The seating area has been located away from the traffic noise of Route 236.

The stream bed will be cleared of rubble and fallen trees. The bridge ruins will be preserved and appropriately marked. It is possible that, in future park development, these ruins may be incorporated as footings for a new foot bridge which will connect a future trail system in the Indian Run Stream Valley.

Selective clearing of the woods (1.1 acres) and undergrowth along Hillbrook Drive will provide visibility while preserving the buffer zone.

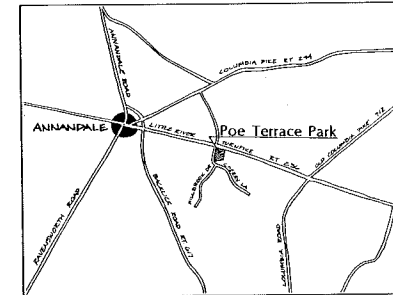
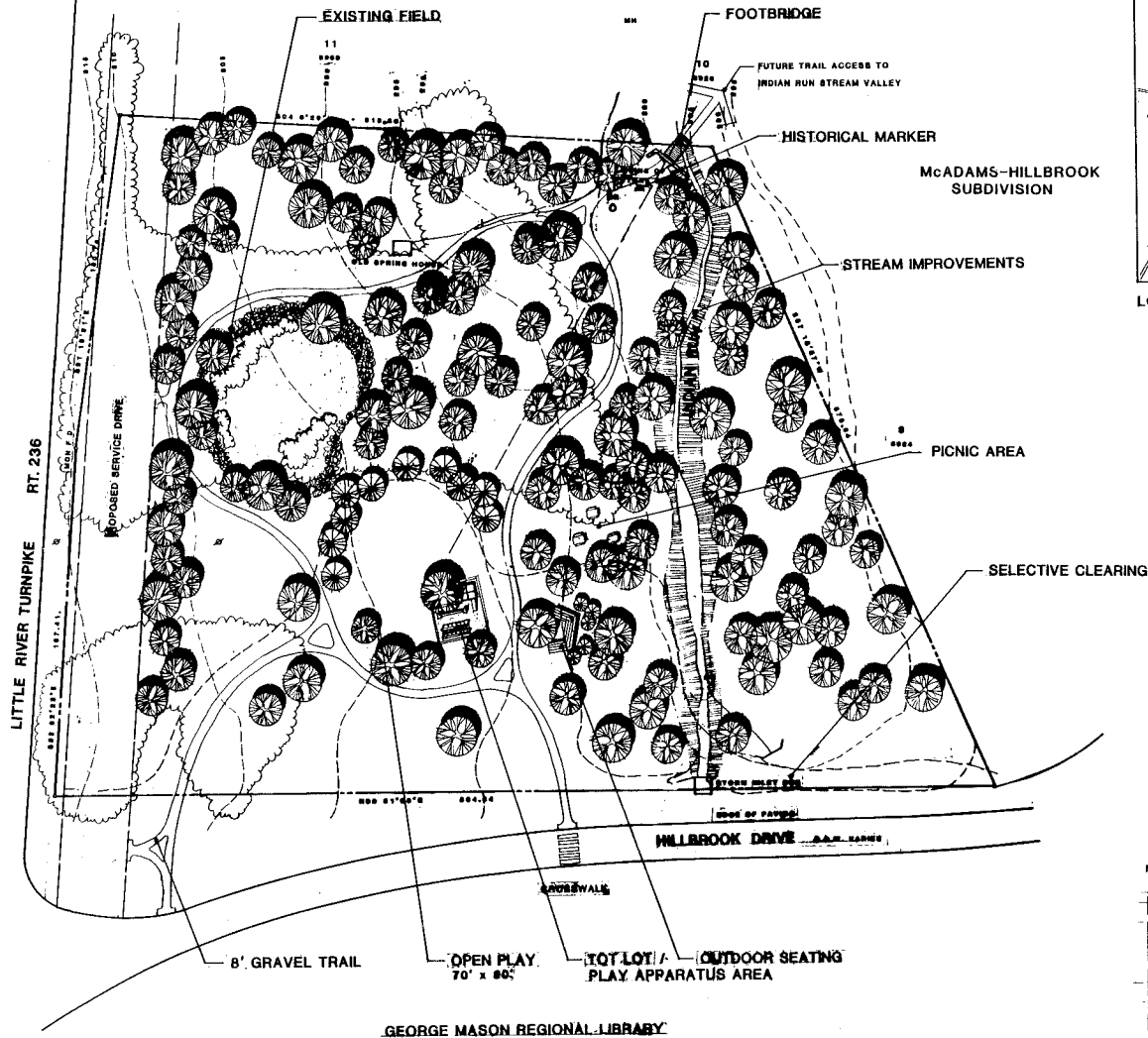
D. Trail System

A trail will provide circulation through the park, connecting the access points and the various components. The 8' wide gravel paving will permit access by service vehicles; a standard FCPA gate will prevent public vehicle use.

E. Service Road

Space for a future 20' service road and 4' sidewalk will be provided parallel to Little River Turnpike. Shade trees will be planted along the service road to supplement the existing trees.

Master Plan



LOCATION MAP

NO LIGHTED FACILITIES

MASTER PLAN FOR POE TERRACE PARK FAIRFAX COUNTY PARK AUTHORITY

PROJECT NO. 41921-0382-007M TAX MAP NO. 71.2
PARK ACREAGE 3.3705

LAND DESIGN/RESEARCH, INC. APRIL 1983



Preliminary Cost Estimate

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Open Play Area (70'x90')				
Clearing	.3	Acre	\$1,750	\$ 525
Grading	100	c.y.	\$6/c.y.	600
Seeding	1452	s.y.	.65/s.y.	944
Landscaping	LS	LS	LS	1,000
			Total	\$ 3,069
Pathway - Gravel 8' width				
Surfacing 3" bituminous concrete (alternate)	2000	l.f.	\$7.80/l.f. (\$15,600)	
Site preparation	2000	l.f.	\$2.50/l.f.	5,000
6" gravel				
Grading	200	c.y.	\$6/c.y.	1,200
Clearing	.1	Acre	\$1,750	175
			Total	\$ 6,375
Tot Lot/Play Apparatus Area				
Play Structure	1	LS	LS	\$ 6,000
Grading	100	c.y.	\$6/c.y.	600
Landscaping	LS	LS	LS	1,000
Wood Chip Surface	2000	s.f.	.25/s.f.	500
			Total	\$ 8,100
Picnic Area				
Clearing	.2	Acre	\$1,750	\$ 350
Grading	100	c.y.	\$6/c.y.	600
Seeding	968	s.y.	.65/s.y.	630
Tables	3	LS	\$350	1,050
			Total	\$ 2,630
Outdoor Seating Area				
Clearing	.1	Acre	\$1750	\$ 750
Grading	100	c.y.	\$6/c.y.	600
Structure	1	LS	LS	2,000
Landscaping	LS	LS	LS	1,000
			Total	\$ 3,775

	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Natural Area				
Clearing	1.2	Acre	\$1750	\$ 2,100
Seeding	1452	s.y.	.65/s.y.	3,775
Landscaping	LS	LS	LS	2,000
			Total	\$ 7,875
Stream Improvements				
Relocate rubble and debris	LS	LS	LS	\$ 5,000
Grading	500	c.y.	\$6/c.y.	3,000
Clearing	.2	Acre	\$1,750	350
Landscaping	LS	LS	LS	3,000
River Cobbles rip-rap	LS	LS	LS	4,500
			Total	\$15,850
			Subtotal	\$47,674
			+20% Contingency	<u>9,535</u>
			Total Facility Costs	57,209
CONTRACT ADMINISTRATION				
			+1% Plan Review	572
			+8% Inspection	4,577
			Site Plan Review	2,000
			+2% Contract Admin.	1,144
			As-built survey	5,000
			+10% Design/Eng.	<u>5,720</u>
			Total	19,013
			TOTAL COST ESTIMATE	\$76,222

Cost Estimate Legend

s.y. = square yard
c.y. = cubic yard
l.f. = linear feet
LS = Lump Sum
ea. = each unit

Estimated User Levels

Open Play

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

Tot Lot/Play Apparatus Area

Due to random use, accurate figures are difficult to determine; assume 1500 children/year.

Picnic Area

Picnicking is estimated at three persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Three tables are assumed: 3 tables x 3 persons/table x 2 turnovers x 180 days = 3240

Outdoor Seating Area

The primary users of this facility will be small groups of children from the library located across the street; assume 5 persons per group x 2 turnovers x 180 days = 1800

Hiking Trail

Due to random use, accurate figures are difficult to determine; assume 5 persons x 365 days = 1095.

ESTIMATED USER LEVELS

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities. A user day is one person taking part in one activity on a given day; peak time can be considered to be 2:00 p.m. on a summer Sunday.

<u>Activity</u>	<u>Number of Users/Year</u>
Open Play	730
Tot Lot/Play Apparatus Area	1,500
Picnic Area	3,240
Outdoor Seating Area	1,800
Hiking Trail	1,095
Total Potential User Days/Year	8,375
Total Estimated Persons/Year	5,583
1 person = 1.5 user days	

TRANSPORTATION IMPACT

Parking spaces for those arriving by car are available at the George Mason Regional Library. An estimated 4-8 cars per day with 2.1 people per car are expected to use the park.

Annual Maintenance Cost

With 7,224 people living within the primary service radius, and with the estimated development cost of \$76,222, the total cost amounts to \$10.55 per person. Taking into account the projected population of 7,500 for year 2000, the total cost will amount to \$10.16 per person.

With an estimated 5,583 persons using the park per year, there would be an estimated potential of 111,660 persons using the park during the first 20 years after its completion. This translates into a cost of \$.68 per person per visit.

Annual Maintenance Cost*

<u>Improvement</u>	<u>Unit/Size</u>	<u>Class**</u>	<u>January '83 Annual Cost</u>
Open Play	.3 Acre	B	\$ 138
Tot Lot/Play Apparatus Area	Play Equipment .2 Acre	B	92
Picnic Area	Picnic Tables .2 Acre	B	92
Outdoor Seating	Seating Structure .2 Acre	B	92
Hiking Trail	2000 l.f.	C	458
Natural Area	1.2 Acre	C	<u>293</u>
Total			\$1,165

Available funds as of 2/28/83 - \$85,709

No money available in approved 1983-89 Park Bond Referendum.
The funds available allow for park construction to be completed in one phase.

* Prepared from Productivity Report #11-1974 (10/75, Rev. 6/77),
by Office of Research and Statistics and FCPA, Figures Updated
to 1/83

** Mowing/Maintenance Schedule: A = once each 7-14 days;
B = once each 14-30 days;
C = once a year

Appendix



Discover your parks...

PA-158
4-1-82

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

COME...DISCOVER THE JOYS OF PARK PLANNING

Preliminary Master Plan Cycle: Information Exchange/Forum on Poe Terrace Park

The Fairfax County Park Authority is holding a public information exchange/forum pertaining to the preliminary master plan cycle of Poe Terrace Park on Thursday, May 13, 1982 at 8:00 p.m., at the Poe Intermediate School cafeteria, 7000 Cindy Lane, Annandale, VA. To reach the school, travel south on Backlick Road from the intersection with Little River Turnpike (Rte. 236) for ½ mile and turn left on Cindy Lane. The school is at the end of Cindy Lane.

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 possible land use of this park site. This approach is being taken to encourage all individuals and/or groups, young and old alike, to speak or write out expressing their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help us plan your parks.

Poe Terrace Park is a 3.4+ acre community park in Mason Magisterial District, (formerly in Annandale) located at 6925 Little River Tnpke., Annandale. The north portion of the site is thickly tangled with brambles, grasses and scattered trees. The land slopes gently downhill from Little River Tnpke. to Indian Run at the south end of the site. This flood plain area is more densely wooded with large shade trees. South of the creek are steep slopes. Potential access is possible from Hillbrook Road to the west, and from Little River Tnpke. on the north.

Capital Improvement Funds are available from the 1977 Bond Referendum for improvements in the amount of \$98,000+, if deemed appropriate, at the conclusion of the planning process. Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

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 Poe Terrace Park.

The preliminary master plan will be presented at a public hearing in Annandale, to be scheduled in late 1982, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is David Jillson, Landscape Architect with the Fairfax County Park Authority; any questions please call him at 941-5000, ext. 284.

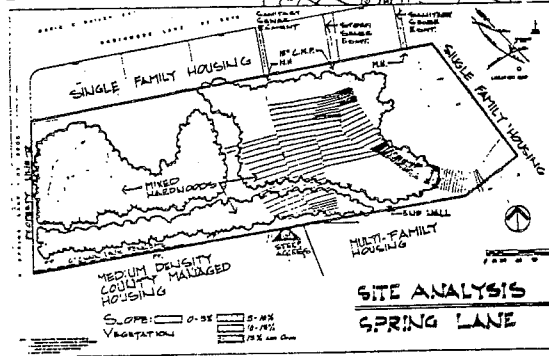
A

HOW ARE PARKS DESIGNED?

THE TIME INVOLVED IN THE MASTER PLANNING PROCESS DEPENDS ON THE COMPLEXITY OF THE PROJECT.

1 ANALYSIS SHEETS

AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND AROUND THE SITE, SUCH AS: SOILS, TOPOGRAPHY, HYDROLOGY, VEGETATION, AND WILDLIFE, CLIMATE, SPATIAL AND VISUAL CHARACTERISTICS, ACCESS AND NEARBY PARK AND RECREATIONAL FACILITIES.



2 FORUM QUESTIONNAIRES

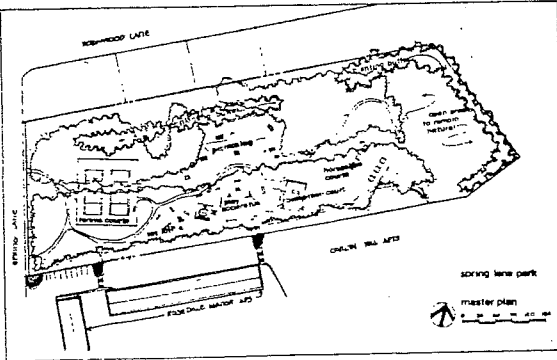
THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE 1/4 OR 1 1/2 MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE 1/4 OR 1 1/2 MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

THE RESULTS OF THE SITE ANALYSIS AND THE QUESTIONNAIRES ARE COMBINED BY THE LANDSCAPE ARCHITECT WITH REPORTS FROM THE PARK OPERATIONS, HISTORY AND CONSERVATION DIVISIONS OF THE PARK AUTHORITY AND FROM THE RECREATION, FIRE & POLICE DEPARTMENTS (AND OTHER RELATED AGENCIES & ORGANIZATIONS) TO CREATE A PRELIMINARY MASTER PLAN. THIS PLAN IS DRAWN AND THE ENTIRE ANALYSIS PROCESS IS PRESENTED AT A PARK AUTHORITY MEETING. AFTER THE AUTHORITY APPROVES THE CONCEPT, THE PLAN IS MOVED TO PUBLIC HEARING. THE PRELIMINARY PLAN IS DISPLAYED AT PARK HEADQUARTERS & AT A LIBRARY OR SCHOOL NEAR THE PARK FOR 30 DAYS PRIOR TO PUBLIC HEARING.

4 FINAL MASTER PLAN

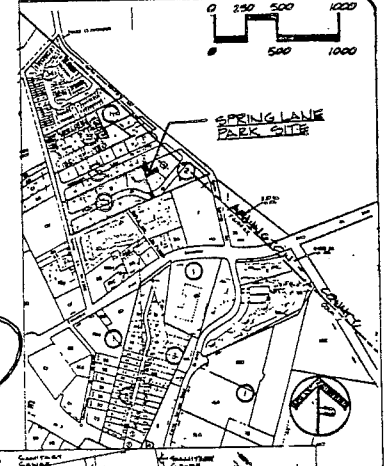
AT THE PUBLIC HEARING CITIZENS MAY VOICE THEIR OPINIONS ON THE PROPOSED PLAN. THOSE COMMENTS & ANY WRITTEN COMMENTS TO THE PARK AUTHORITY ARE CONSIDERED & A FINAL PLAN IS DRAWN. THIS PLAN IS AGAIN PRESENTED TO THE PARK AUTHORITY AT A REGULAR MEETING FOR FINAL APPROVAL. IT IS THEN READY FOR IMPLEMENTATION IN PHASES AS SUFFICIENT FUNDS BECOME AVAILABLE. THE TIME INVOLVED IN PREPARING DETAIL PLANS & SPECIFICATIONS FOR DEVELOPMENT VARIES ACCORDING TO THE PROJECT COMPLEXITY. THEN CONSTRUCTION TIME MUST BE ALLOWED BEFORE THE IMPROVEMENTS WILL BE READY FOR USE.



THE RESULTS OF THE SITE ANALYSIS AND THE QUESTIONNAIRES ARE COMBINED BY THE LANDSCAPE ARCHITECT WITH REPORTS FROM THE PARK OPERATIONS, HISTORY AND CONSERVATION DIVISIONS OF THE PARK AUTHORITY AND FROM THE RECREATION, FIRE & POLICE DEPARTMENTS (AND OTHER RELATED AGENCIES & ORGANIZATIONS) TO CREATE A PRELIMINARY MASTER PLAN. THIS PLAN IS DRAWN AND THE ENTIRE ANALYSIS PROCESS IS PRESENTED AT A PARK AUTHORITY MEETING. AFTER THE AUTHORITY APPROVES THE CONCEPT, THE PLAN IS MOVED TO PUBLIC HEARING. THE PRELIMINARY PLAN IS DISPLAYED AT PARK HEADQUARTERS & AT A LIBRARY OR SCHOOL NEAR THE PARK FOR 30 DAYS PRIOR TO PUBLIC HEARING.

Do not copy this side

FAIRFAX COUNTY PARK AUTHORITY
DIVISION OF DESIGN
FOR MORE INFORMATION
CALL 941-5000 EXT. 261





Fairfax County Park Authority

M E M O R A N D U M

To: Dave Jillson

Date: 3/18/82

From: Gene Higlin

Subject: Site Survey - Poe Terrace Park

Poe Terrace park is a 3.37 acre parcel of land located at 6925 Little River Turnpike. Single family homes are found along the southern and eastern edges of the property while Little River Turnpike lies to the north and Hillbrook Drive to the west.

Topography of the site is basically a gentle slope from Little River Turnpike towards Indian Run Stream Valley. South of Indian Run the topography changes and slopes steeply up to the single family homes on the adjacent property.

Indian Run has deeply eroded stream banks and appears to be subject to high water during storm periods. The soil is very unstable and many trees along the banks are seriously undermined. The stream bottom contains quite a bit of concrete rubble.

The flood plain is basically a hardwood forest and consists mainly of Red Maple and White Ash (4-8 inch d.b.h.). Some cherry, hickory and sycamore are also present. The understory consists of young Red Maple and American Beech along with wild rose, brambles and honeysuckle. Typical flood plain flora make up the ground cover and species include wild onion, gill-over-the-ground and Pennsylvania bittercress.

The remainder of the site is an abandoned homesite and/or pasture land. Several large Red Maple trees and White Ash are present as well as one very large (+- 36 inch d.b.h.) Sycamore. Much of the area is reverting field and tree species present are small (1-3 inch d.b.h.) maple, cherry and aspen. Wildflowers are typical of abandoned grassy areas and include goldenrod, aster, wild onion, brambles and honeysuckle. Some areas are so thick with brambles, honeysuckle, and young trees that they are impenetrable.

Also present on the site are; an old spring house, the ruins of a stone bridge and an old railroad bed. The historical significance of these sites should be further studied by the appropriate agency.

Dave Jillson

Page 2

March 18, 1982

Because it is small in size the area does not constitute a major wildlife sanctuary. The reverting field is attractive, however, to small animals such as songbirds, rodents and insects.

Presently there are no facilities on the property. Neither is there vehicular access to site aside from pull-over areas along Hillbrook Drive.

Overall the area has minimal interpretive programming value but may provide a location for low key walks or talks done in association with the library located on the opposite site of Hillbrook Drive.

Future development plans should include leaving a buffer along Little River Turnpike, protection of the largest of the trees on the site, and a closer look at potential improvements for Indian Run.

cc Aldridge

C

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 Poe Terrace Park Tax Map # 71-2 Acres 3.37 Mag. District Annandale
 Street Location/Access 6925 Little River Turnpike - Annandale
 Naturalist District I Planner Assigned Jillson

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	60%	2	2	1	2
Mixed Forest					
Open Field					
Managed Field					
Reverting Field	40%	2	3	1	3
Stream Valley	*	2	2	1	1
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

* Stream Valley on this site is represented as part of hardwood forest.

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 Not Known, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

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

Gentle slope from Little River Turnpike towards Indian Run S.V.
Steep slopes to the south of stream

III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion	3		
Water Quality		3	
Impact (Human)			
Litter	3		
Vandalism			
Illegal Use			
Other			

Note any particular information deemed important regarding III.

- Stream banks are deeply cut, many trees are undermined and ready to fall.
- Water quality probably not very good. Stream flow appears to be low except for severe storm run off.
- Much litter along edge of Little River turnpike.

IV. OTHER: Indicate by checkmark those items which apply to the site/areaOn-site features

Roads _____
 Trails _____
 Public Easement X
 Houses _____
 Other Buildings _____
 Private Dump X

Adjacent lands

Open space _____
 Sing. Fam. Homes X
 Townhouses _____
 Apartments _____
 Business _____
 School _____

Nearby Parkland Facilities (1 mile)

Tennis	<u>X</u>	Trails	<u>X</u>
Ballfields	<u>X</u>	Walkways	<u>X</u>
Playground	<u>X</u>	Swimming	_____
Tot Lot	<u>X</u>	Nature Trails	<u>X</u>
Picnic	<u>X</u>	Cons. Area	<u>X</u>
Multi-Use Ct.	_____	Other	_____
Shelter	<u>X</u>	_____	_____
Restrooms	<u>X</u>	_____	_____
Parking Lot	<u>X</u>	_____	_____
Fishing	_____	_____	_____
Boating	_____	_____	_____

Briefly describe initial impressions of the site:

Homesite or pasture land abandoned many years ago.

Briefly describe any special features of the site:

Some very large trees present - stream banks appear very unstable

Recommended public use (recreational/interpretive):

Small scale/mildly active recreation

Recommended further actions (Conservation Division):

None X
 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

DATE

BY

3-22-82 *Erica Beglin*



Fairfax County Park Authority

M E M O R A N D U M

To: Dave Jillson, Design

Date: 4/20/82

From: Susan Allen, District Naturalist *SMA*

Subject: Site Survey - Poe Terrace Park

1. The old railroad bed referenced in Gene Biglin's site survey is part of the Manassas Gap Railroad. The railroad line, running between Gainesville and Alexandria was under construction from 1850-1860, but the tracks were never laid. The RR roadbed also runs through Annandale Community Park and Manassas Gap Park. It represents extant evidence of "The Making of the Fairfax County Landscape" which is the central interpretive theme for Conservation Division District II operations. Master Planning of Poe Terrace should therefore take this historic resource into account.
2. Poe Terrace Park has been designated as an "Operation Wildflower" site. As part of the FCPA Energy Management program we propose to seed the park perimeter with wildflowers to reduce maintenance during the period prior to development. Hopefully this seeding can be accomplished later this spring.

I think it would be appropriate to indicate this "interim use" maintenance option at the Public Forum by way of officially recognizing this element of the Energy Policy and taking advantage of this opportunity for public education.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Don Lederer, Superintendent of Design **DATE** October 8, 1982
Fairfax County Park Authority
FROM: Edward R. Chatelain, Historical Archaeologist *EC*
Fairfax County Archaeological Survey
FILE NO:
SUBJECT: Archaeological Survey of Poe Terrace Park

REFERENCE

An archaeological survey was conducted of Poe Terrace Park in March 1982, in response to a memo from David Jillson. A second survey was conducted on October 7, 1982, in response to your stake-out announcement. The only cultural resources located during these surveys were a spring house and the footings for an old bridge. Neither of these appear to be archaeologically significant.


From the stake-out plan it appears that a new bridge will be installed in the same location as the ruins of the old bridge. Even though the bridge footings do not appear to be archaeologically significant, they are an historic relic. Therefore, I suggest that they not be destroyed during construction of the new bridge. In fact, it may be appropriate to incorporate the old footings into the design of the new bridge.

If you have any questions, please give me a call (642-5807).

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Jillson, Landscape Architect
Design Division
DATE: March 3, 1982

FROM: Fairfax County Park Authority
Ed Chatelain, Historical Archaeologist 
Office of Comprehensive Planning

FILE NO:

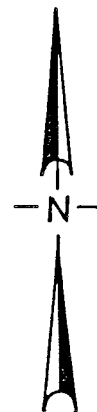
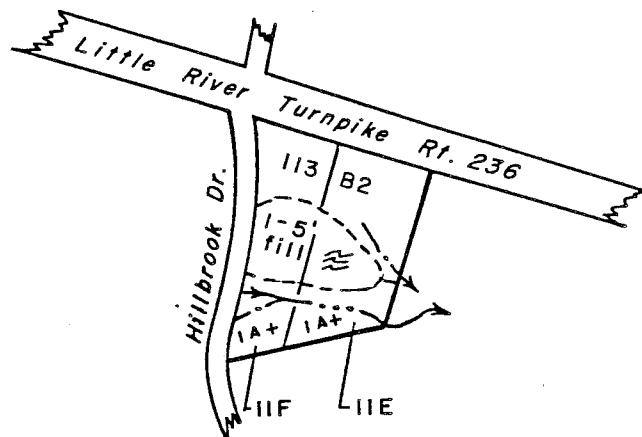
SUBJECT: Archaeological Survey of Poe Terrace Park

REFERENCE:

In response to your memo of February 23, 1982, an archaeological survey was conducted of Poe Terrace Park. No archaeological resources of potential significance were located at that time, therefore no further consideration of archaeological resources is necessary in the park development process.

Poe Terrace Park

SOIL TYPE MAP OF APPROXIMATELY 3.4 ACRE PROPOSED PARK SITE. THIS SITE WHICH CONSISTS OF 2 PARCELS IS LOCATED SOUTH-EAST AND ADJACENT TO THE INTERSECTION OF LITTLE RIVER TURNPIKE (RTE 236) AND HILLBROOK DRIVE (RTE. 796). REQUESTED BY RICHARD W. JONES, FAIRFAX COUNTY PARK AUTHORITY



LEGEND

Soil Symbol	Soil Name
1A+	Mixed alluvial land (flood plain)
113B2	Fairfax gravelly silt loam 2-7 percent slopes
≈	Made land (fill)
-----	Soil boundary
---...---	Stream (Indian Run)
---...---	Drainage way

Scale: 1" = 400 feet

By: Larry K. Johnson, Soil Scientist

Date: October 11, 1977

LOCATION: Section 71-2, double circle 1, parcels 11F and 11E.

NOTE: The soil acreage and percentage has been calculated separately for each parcel, 11F and 11E of this site.

Twenty-eight percent or 0.4 acres of parcel 11F and thirty percent or 0.6 acres of parcel 11E is flood plain (1A+) and is unsuitable for intensive park use. Thirty-six percent or 0.5 acres of parcel 11F and fifty percent or 1.0 acres of parcel 11E is Fairfax (113) soils which rate good for any intensive park use. Thirty-six percent or 0.5 acres of parcel 11F and twenty percent or 0.4 acres of parcel 11E is made land - fill (≈) with approximately 1 to 5 feet of randomly dumped non-compacted fill. This fill (≈) area should be leveled and compacted for park use. Footings for any structures in the fill (≈) area should be taken through the fill to natural soil material. Part of this fill (≈) area on these two parcels encroaches on the pre-existing natural flood plain.



Discover your parks...

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

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR POE TERRACE PARK

FROM: DAVID JILLSON, LANDSCAPE ARCHITECT *dj*

SUBJECT: WHAT WE HEARD AT THE POE TERRACE 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!

POE TERRACE PARK INFORMATION EXCHANGE/FORUM - SUMMARY

HELD: May 13, 1982 at 8:00 p.m. in the Poe Intermediate School cafeteria

TTENDEES: Lorraine Foulds (Mason District Representative), James Wild (Chairman and Lee Dist. Rep.), Barbara Clark (Annandale Dist. Rep.), Nancy Cuddy (Mt. Vernon Dist. Rep.), and Dorothy Norpel (At-Large) from the Fairfax County Park Authority Board; Joseph Downs (Director), David Jillson (Landscape Architect), Joe Sicenavage, Chris Bogert, Ed Nenstiel, and Lauren Bisbee from the Design Division staff; Susan Allen, Gene Biglin, Nancy Cooley, and Jim Pomeroy from the Conservation Division staff; Miriam Kochensparger from the FCPA Public Information Office; Sgt. Suzanne Lambert from the Park Police; Tim Promen, Land Design/Research, Inc., consultant; and approximately 10 citizens representing themselves and such groups as the Indian Run HOA and Annandale Boxing Club.

Mr. Joseph Downs explained that this is a new procedure for the Park Authority; its purpose is to solicit comments from the citizens. The FCPA Board and staff members are here to listen and report citizen comments. The Park Authority views this forum as an opportunity for neighbors to meet and discuss what will be happening in their neighborhood. Hopefully, at the end of the meeting the Park Authority will have a feeling for what the neighbors would like to see happen with this park. The Park Authority will take the summaries that are put together tonight, plus other information, and make up a preliminary master plan; there will be another hearing on this park later in the year. If the citizens have additional thoughts after tonight, they should write to the FCPA within the next 30 days.

Mrs. Foulds thanked the citizens for coming. She said she would like to hear from them and asked them to call her with their comments.

Mr. Downs asked the citizens to note the letters and pictures of suggestions the FCPA received from the Columbia Elementary School children on what they would like to see in this park.

David Jillson noted that a consultant, Land Design/Research, Inc., will be helping the FCPA in the planning work for this park. Using transparencies, David reviewed the following information: master planning process, classes of parks and typical community park characteristics, location map, nearby parks, 3/4 mile radius, primary service area, activity potential (active and passive), existing conditions, bordering properties, topography, soils, vegetation, ruins of a house, bridge, pedestrian paths, summary analysis, buffer zones, least and most suitable areas for development. Using slides, David showed the front entrance of the park, Indian Run Stream, concrete culvert, Hillbrook Drive, vegetation, and ruins of an old railroad bridge.

Sgt. Suzanne Lambert, Park Police, gave the Police phone numbers and explained the Park Police's function. She suggested that if the citizens having existing problems, they talk to her about them tonight.

Because of the small number of citizens, just one group was organized for discussion. This agenda was suggested to the group:

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group


The following information summarizes the results of the discussion within this group:

Team Facilitator: David Jillson
Recorder: Doug Smith

LIKES - TOP FIVE PRIORITIES

1. SEPARATED PICNIC AREA
2. WALKING TRAILS
3. NATURAL (INCREASE MAINTENANCE)
4. TREE BUFFER
5. TIE: PLAYGROUND; OUTDOOR SEATING, REMOVE RUBBLE FROM CREEK

Likes - Complete Listing and Voting Count

- a. Walking trails - 20 pts.
 - b. Separated picnic areas - 30 pts.
 - c. Open field (mowed), partial - 5 pts.
 - d. Restoration of RR abutment - 10 pts.
 - e. Indoor gym - 5 pts.
 - f. Playground with equipment - 14 pts.
 - g. Amphitheatre - 4 pts.
 - h. Interpretive area - 4 pts.
 - i. Nature (including maintenance) - 16 pts.
 - j. Basketball - 9 pts.
 - k. Tennis - 13 pts.
- 

Likes - Complete Listing and Voting Count, continued

- l. Outdoor seating - 14 pts.
- m. Pavillion (picnic shelter) - 4 pts.
- n. Tree buffer - 15 pts.
- o. Remove rubble from creek - 14 pts.

DISLIKES - TOP THREE PRIORITIES

1. PARKING
2. LIGHTING
3. ACCESS FROM HILLBROOK

Dislikes - Complete Listing and Voting Count

- a. No pedestiran access from Hillbrook Avenue - 14 pts.
- b. No parking - 57 pts.
- c. No lighting - 39 pts.

SPECIAL CONCERNS

SELL PARKLAND
AMOUNT OF PARKING
EASE OF PEDESTRIAN ACCESS
MINIMIZE IMPACT ON PRESENT TREES (NO SLASH AND BURN)
CONCERN ABOUT PEDESTRIAN SAFETY CROSSING HILLBROOK

* * *

SUMMARY OF LETTERS WE HAVE RECEIVED:

1. Wynfield Civic Association was unable to send a representative to the Forum since their annual meeting was held the same evening. In writing, they expressed the general feeling that any facilities at Poe Terrace should complement, rather than duplicate, those at Mason District Park as much as possible. Specifically, they requested an outdoor amphitheater and a picnic area,
2. One young resident suggested building a fiberglass or concrete skateboard park, with fee for its use.

SUMMARY OF COMMENTS/IDEAS RECEIVED FROM STUDENTS AT COLUMBIA ELEMENTARY SCHOOL:

(This was a student government association, building & grounds committee, K-6 Grade)

1. Basketball court
2. Fountain
3. Swings
4. Bridge between two slides
5. Swim pool
6. Snack bar
7. Rest rooms
8. Tennis court
9. Water slide
10. Rides
11. Nature trail with animals
- . Bicycle trail
13. Man-n-Monkey
14. Parking lot

SUMMARY OF COMMENTS/IDEAS RECEIVED FROM STUDENTS AT COLUMBIA ELEMENTARY, continued:

15. Ponies
16. Tetherball
17. Picnic area with tables
18. Horse trails
19. Playground
20. Pond with ducks
21. Benches
22. Electronic bulls
23. Trash cans-
24. Jogging trail
25. Shower room
26. Baby pool
27. Sand box
28. Trees and flowers
29. Gym
30. Video arcade

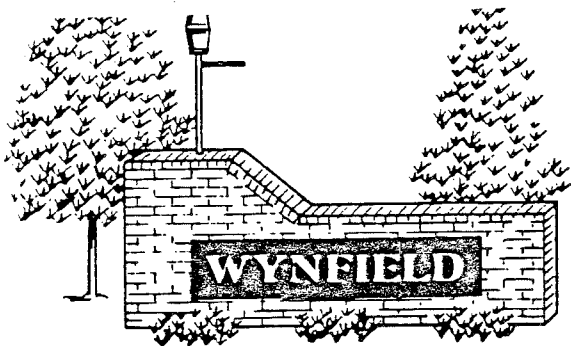
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Jillson, Park Authority **DATE** October 26, 1982
FROM: Michele Leber *ML*
Branch Manager, George Mason Regional Library
FILE NO:
SUBJECT: Poe Terrace Park
REFERENCE:

Members of the George Mason Regional Staff have discussed the plan for Poe Terrace Park. We anticipate that the park will be used by the staff (51 full- and part-time employees, plus a volunteer staff of 14) during meal and break periods; we also plan to use the park for programs for children which are open to the public, particularly if pedestrian access between the library and the park is made safer.

We expect that Poe Terrace Park will provide a very convenient temporary escape from the workplace for the library staff.



Wynfield Civic Association

Annandale, Virginia

Please Address
Reply To:
4303 Wynnwood Drive
Annandale, VA 22003

May 23, 1982

David Jillson, Project Coordinator
Poe Terrace Park
Fairfax County Park Authority
4030 Hummer Road
Annandale, VA 22003

Dear Mr. Jillson:

The Annual Meeting of the Wynfield Civic Association was held on the same evening as your public information exchange/forum on Poe Terrace Park, and we were therefore unable to send a representative to your meeting. However, the subject of the park was discussed, and the comment below represents the input of the Wynfield Civic Association.

The general feeling was that because of the close physical proximity of Poe Terrace and Mason District Parks, their facilities should, in so far as possible, complement rather than duplicate each other. The only two specific facilities suggested for the new park were an outdoor amphitheater and a picnic area.

Any future correspondence on this subject should be sent to the incoming President of the Wynfield Civic Association:

Robert Cottle
4303 Oak Hill Drive
Annadale, VA 22003

Sincerely yours,

Arthur Goldsmith
Immediate Past President

4620 Columbia Road
Annandale,,Virginia 22003
June 4, 1982

Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Gentlemen:

I understand that you are now going to develop Poe Terrace Park and I have a suggestion I would like to make. Consider making a skateboard park.

It could be made out of fiberglass or concrete. Fiberglass flexes if you fall on it and reduces chance of injury, but it chips easily though. Concrete is a lot harder but it lasts longer. If you need help I could design it and help build it too. Charge perhaps two or three dollars admission for each person and that way you could make money.

Lastly, I am a member of the Annandale A-bombs skateboard team and I am Twelve years old.

If you want more information, I would be happy to talk with you. My phone number is 354-8785.

Sincerely,

Mike Schaffer

Mike Schaffer

R

To Edward Wilson
from John Allen
Subj: Poe Terrace - cultural resource
Manassas Gap Railroad

The Manassas Gap Railroad Company was organized in 1850 by a group of Fauquier County businessmen to provide rail transportation between Alexandria and the fertile Shenandoah Valley. The ~~independent~~ ^{eastward} line was to extend from Leesville in a northeasterly arc to Fairfax Court House. There it changed direction to run along the north side of Little River Swampside through Leesville, turning south along Indian Run and terminating at Green Spring.

Work was started in 1853. Within the next few years most of the roadbed was graded. Alignments were built at Ash Run and Bull Run and many small culverts built to accommodate stream crossings. However no track was laid and the project was stopped by the outbreak of the Civil War.

Extant portions of the roadbed are located in Granddame Community Park, Necesses Gap and Poe Terrace Park and in sections of the Quotable Stem Valley and Indian Run Stem Valley Parks.

These extant portions in ~~Frederick~~ FFA publications provide evidence of the "making of the Fairfax County Landscape" and are integral to this interpretive

Theme which will be presented through exhibits at Hidden Lake Nature Center, located in Granddame Community Park, ~~Conservation~~ publications and programming currently being developed by the FFA Conservation Division.

The portions of the roadbed located in Poe Terrace Park should be preserved in the course of any future development.

March 29, 1983

LDR

Mr. Stuart Terrett
Division of Design Review
Department of Environmental
Management
10555 Main Street
Fairfax, Virginia 22030

RE: POE TERRACE PARK

Dear Mr. Terrett:

This letter is in regard to the Preliminary Master Plan of Poe Terrace Park for the Fairfax County Park Authority. The Park is located at the intersection of Little River Turnpike (Route 236) and Hillbrook Drive and is approximately 34 acres in size.

As per our telephone conversation on March 28 and previous contact with staff members at the Division of Design Review, it is my understanding that a service drive is being proposed along Little River Turnpike. The service drive runs parallel to the north side of the park site for approximately 368 feet. The service drive consists of a twenty foot median, twenty six foot traffic lanes, five foot grass strip and four foot sidewalk. The area located on the plan and labeled Proposed Service Drive will provide adequate dimension for its construction.

If you have any further comment, please contact Mr. David Jillson at the Fairfax County Park Authority, (703/941-5000).

Sincerely,
LAND DESIGN/RESEARCH, INC.

Tim Promen

Tim Promen

TP:amd