



Fairfax County Park Authority

M E M O R A N D U M

To: Donald Lederer ✓

Date: 12-28-77

From: Dennis T. Gerdovich *dy*

Subject: Rolling Valley West Park

*Defen back to soccer.
Jan. 17 move Feb. meeting*

Recommendation:

The Park Authority move to send Rolling Valley West Park preliminary master plan to public hearing.

Statement:

The preliminary master plan has been prepared by the Park Authority staff. Questionnaires were sent out in July, 1977.

This park should be developed for active recreation; however, development should be fitted to the site to preserve its unique characteristics. Development should include, a tennis center including three lighted courts, practice wall and seating area; a lighted football/soccer field superimposed on a ballfield; a lighted picnic/restroom shelter with surrounding tables and grills; a lighted multi-use court; preservation of the hillside for open play, a play apparatus area; a lighted parking lot for 60 cars and preservation of the intermittent stream areas for managed conservation and interpretation.

DTG/dh

cc: Cable

*Completed 6
Dist. 12/28/77
Sent to Ken*

ROLLING VALLEY WEST PARK
PRELIMINARY MASTER PLAN REPORT

December 1977

PREFACE

The lawn becomes a meadow, prelude to the prairie.

The row of trees becomes a grove, prelude to the wood.

The pond becomes a stream, prelude to the river.

The walk becomes a path.

Spaces are controlled but continuous, flowing and varied, not dead or static.

Flora, natural to the region, is employed carefully with moulding of the earth to achieve these affects.

The "works of man" stand within this "work of nature."

These are not weak, subjugated artifacts but strong, clear statements placed with great respect for the environment.

The hilltop remains a hilltop, not a building site.

The meadow continues on.

The river continues on, not segmented by wall-like bridges.

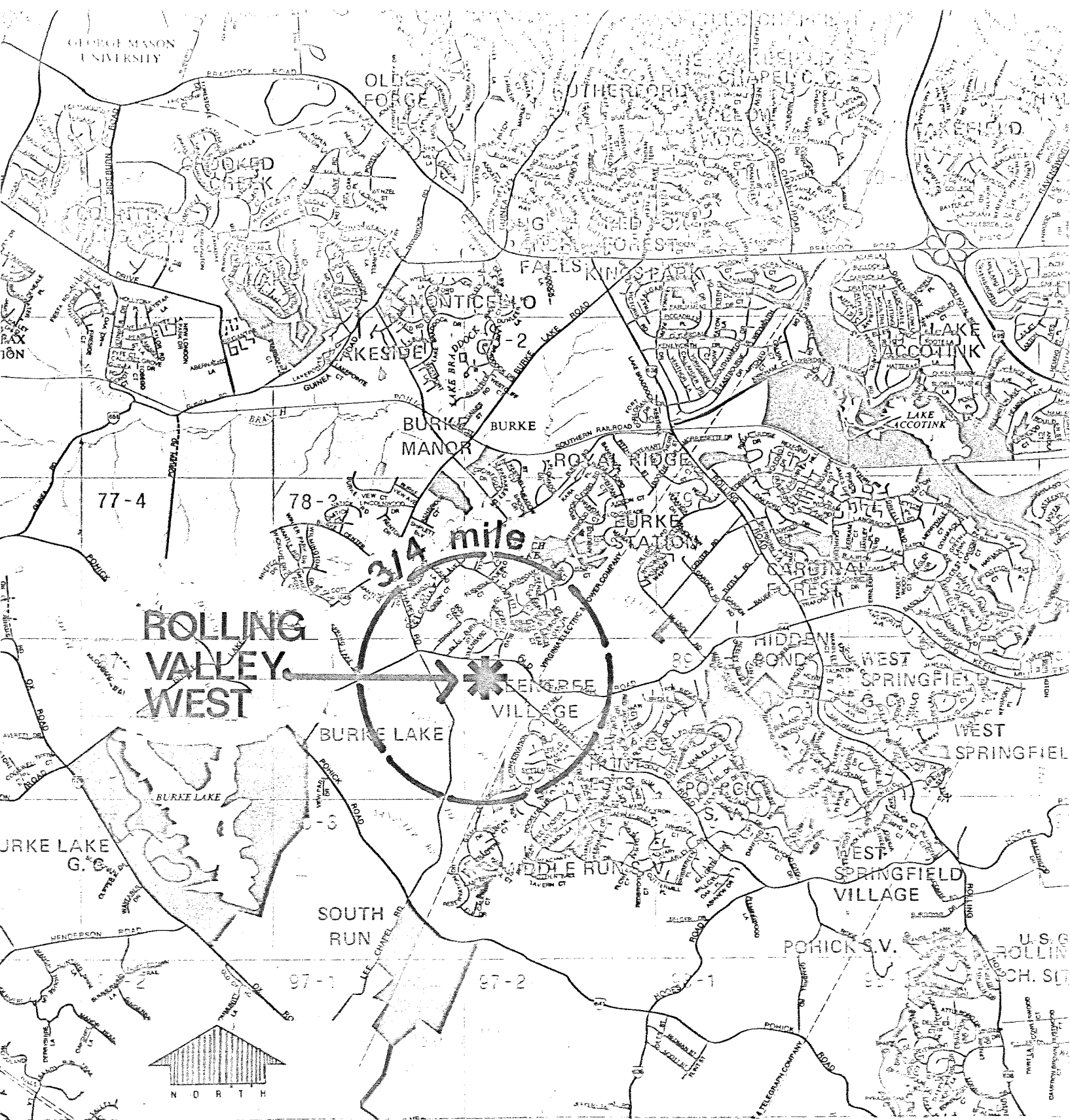
All are part of a greater whole, the landscape.

ROLLING VALLEY WEST PARK
PRELIMINARY MASTER PLAN REPORT

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REGIONAL AND SERVICE AREA

4,000 0 4,000 8,000

SCALE IN FEET

1977

ROLLING VALLEY WEST PARK
PRELIMINARY MASTER PLAN REPORT

LOCATION

Rolling Valley West Park is located in the Springfield Magisterial District. (Tax map 88-2). The property fronts on Sydenstricker Road, near its intersection with Old Keene Mill Road. The park is bordered by Sydenstricker Road on the north, Big K Trash Company on the east, and farmland on the south and west. (See Regional and Service Area Map.)

SITE DESCRIPTION

The park is approximately a 20 acre site which previously served as pastureland for an adjacent farm. At present, there is no development on the site and no vehicular access. The land is gently rolling with some mature trees. Drainage is good and the site is suitable for most types of recreational development. (See Location Map.)

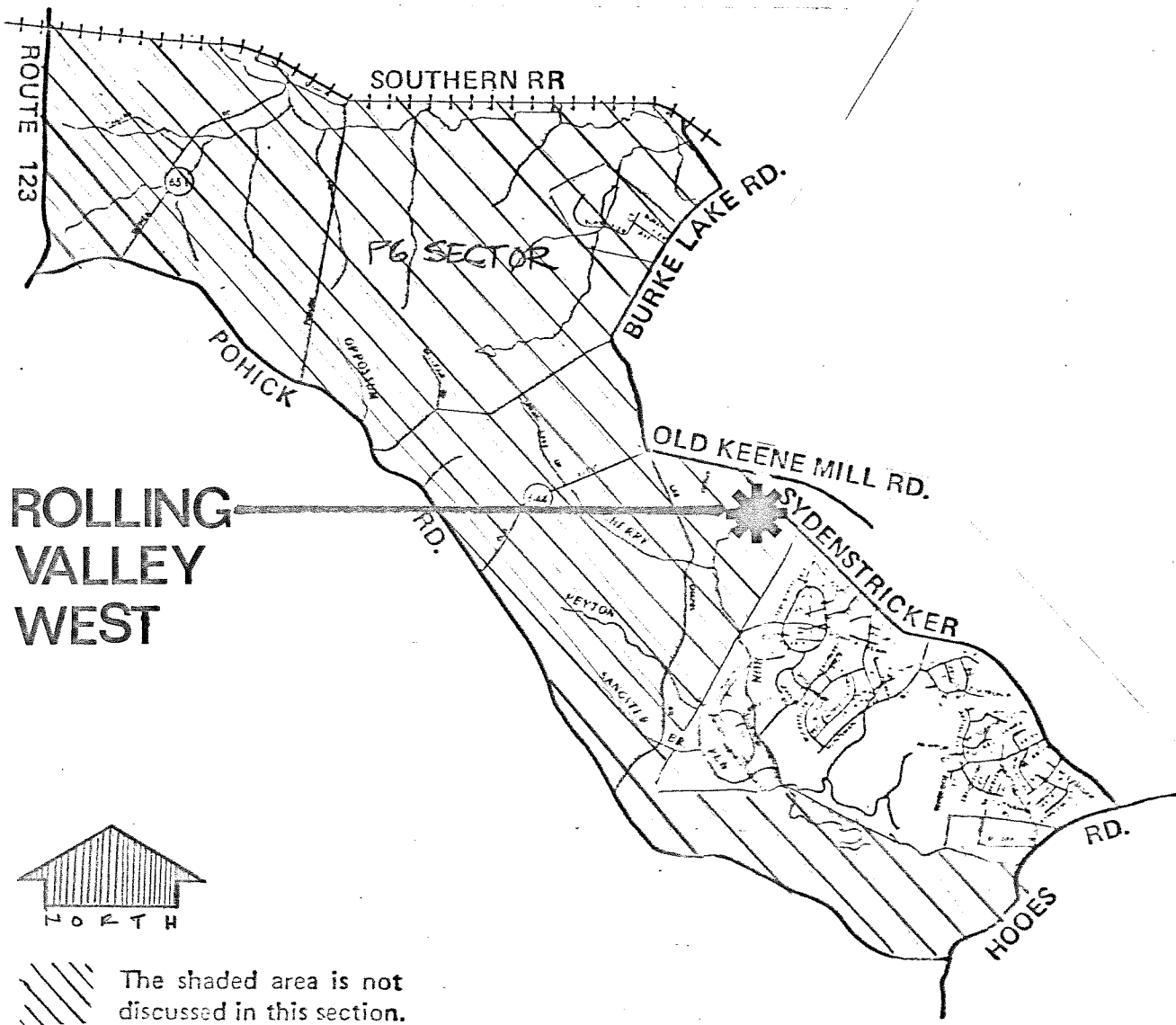
COMPREHENSIVE PLAN RECOMMENDATIONS

Rolling Valley West Park is located in Area III of the Comprehensive Plan within the Pohick Planning District (see plan, page 11-111-27). It is more specifically located in the eastern portion of the Middle Run Community Planning Sector (P6). (See Comprehensive Plan Map.)

The population of Sector P6 is approximately 3,300. However, this sector lies adjacent to new subdivisions in the Burke area consisting primarily of single family detached units and townhouses. Completion of existing and proposed development will greatly increase the population density of this area.

There are no park facilities in this sector and the Comprehensive Plan recommends:

1. Acquire, by dedication, local serving parkland for new development.
2. Preserve the Middle Run Stream Valley system partly by dedication.
3. Under Sector P2: Acquire land for local serving parks at the southwest quadrant of Sydenstricker and Old Keene Mill Road and develop the park with large scale active recreation facilities.



COMPREHENSIVE PLAN MAP

P6 MIDDLE RUN COMMUNITY
PLANNING SECTOR

DEMOGRAPHICS

Area III consists of the Upper Potomac, Bull Run and Pohick Planning Districts. The peaceful rolling farmland of western Fairfax County is now feeling relentless growth pressures from Washington's suburban sprawl, particularly in the Burke area. Area III is growing four times faster than the rest of the County. Its 1975 population of 106,000 has doubled since 1970 and will likely double again in 10 years. It is a far more family-oriented section of the County, with a high proportion of married couples with a high fertility rate.

From Fairfax County Plan:

	EXISTING				ESTIMATED ADDITIONAL 1975 - 1990			
	AC.	DU'S	POP.	DU/AC.	AC.	ADD'L DU'S	POP.	DU/AC.
Residential								
S. F.	330	751	2,825	2.3	110	210	750	1.9
T. H.	19	155	442	8.2	20	100	280	5.0
Apt.	1	3	8	3.0				
Commercial	4							
Industrial								
Floodplain								
Parks & Rec.	28							
Other	114				20			
Vacant	531				381			
TOTAL	1,027	909	3,275	0.9	531	310	1,030	0.6

(ac - acre; du - dwelling unit)

PUBLIC FACILITIES

There are no utilities within the park property; however Washington Gas Light Company has an easement and 6" line along the south side of Sydenstricker Road.

The nearest sanitary sewer line is approximately 3,000 feet away near Cherry Run Stream and it is a 12" line.

An eight inch sanitary sewer line runs along the south side of Whippany Way, just north of Old Keene Mill Road. To use this sewer line would require pumping to it.

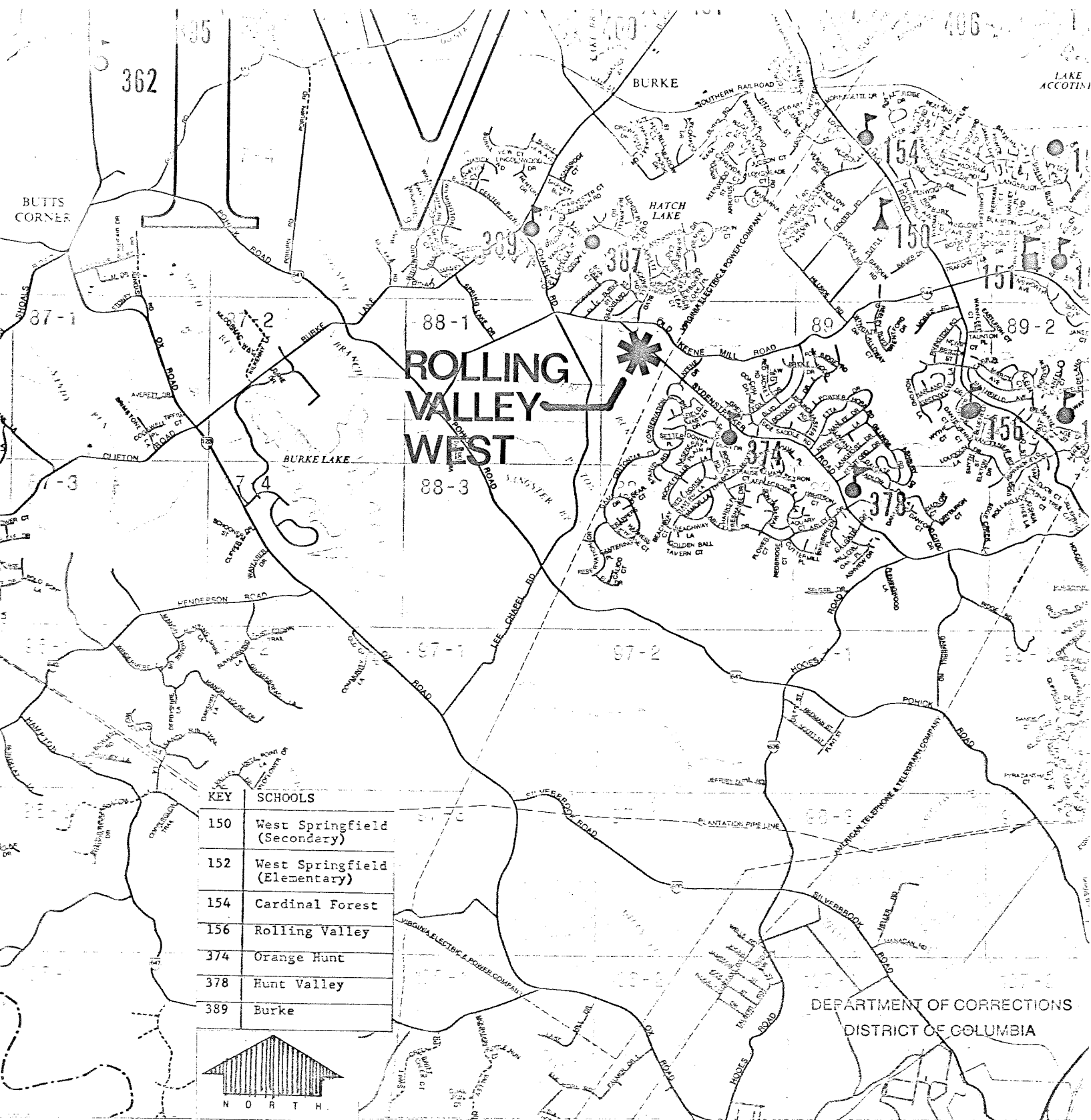
A 30" main water line runs along the north side of Keene Mill Road, approximately 1,000' from the park.

There are no existing easements on this site.

RECREATIONAL FACILITIES INVENTORY

There are no recreational facilities within 3/4 miles of the park property. Other parks within the user area are:

FACILITIES	PARKS	Burke Lake	Burke Station	Hidden Pond	Orange Hunt Estates
Bicycle Rental	*				
Bicycle Trail	*				
Boat Launching	*				
Basketball Court					*
Boat Rental	*				
Camping	*				
Carrousel	*				
Conservation Area	*			*	*
Fishing	*				
Horse Trail	*				
Ice Skating	*				
Marina	*				
Min. Train	*				
Nature Center				*	
Nature Trail	*			*	
Open Play	*				
Parking	*			*	
Picnic	*			*	*
Playground	*				*
Refreshment	*				*
Restroom	*				
Tot Lot	*			*	
Trail	*			*	*



SCHOOLS **MAPS**

4,000 0 4,000 8,000 12,000 16,000

SCALE IN FEET

1977

Schools within School District IV within a short drive of the park are: (See Schools Map)

KEY	SCHOOLS	School Districts	Magisterial District	Grid	Apparatus Area	Baseball or Softball Fields	60 ft./backstop	90 ft./backstop	Basketball Courts	Goals	Blacktop	Football Fields	Lights	Soccer Fields	100 yd.	80 yd.	Other size	Tennis Courts	Fenced	Track	Water Fountain
150	West Springfield (Secondary)	4	8	79-3		5	1-B* 1-B 1	1-E 1-E	3	6	1	1*	1					6	6	1	
152	West Springfield (Elementary)	4	8	89-2	1	2	1-B* 1-E*		2 ①	4	2			1		1*					
154	Cardinal Forest	4	8	79-3	2	2	1-E* 1-B*		2	5	4			2		1*	1*	2	2		
156	Rolling Valley	4	8	89-1	1	2	1-B 1-E*		①	2	1			1	1*					1	
374	Orange Hunt	4	8	88-2	1	2	1-B* 1-B		2	4	1			1			1*				1
378	Hunt Valley	4	8	89-3	2	2	1-B 1-E		④	6	2										
389	Burke	4	8	78-3	1	2	1-C 1-C		4 ①	8	1	1		1							1

ACCESS

There is no access to the park. Sydenstricker Road does not have sidewalks or any means to allow pedestrian access. This park must be reached by vehicle. We will require access permit from the Virginia Department of Transportation to allow a driveway entrance to a parking area. Future plans to extend Shiplett Blvd. would create an intersection at the northwest corner of the park. The exact route has not been determined.

HISTORICAL

Mulberry Hill is located just west of the park property. This historical residence dates back to 1790 when the park site was a part of the original farm. This may be denoted by placing a historical marker on the site.

TRAILS

As per the County Wide Trail Plan, a trail shall be developed along Sydenstricker Road. The location and type has not been determined as of yet.

DEVELOPMENT PREFERENCE SURVEY

Preliminary research involved the distribution of questionnaires which the Park Authority staff formulated. They were distributed to Keene Mill Wood Subdivision, Rolling Valley West Subdivision and Orange Hunt Estates Subdivision. Portions of these subdivisions

are within 3/4 mile of the park.

Number distributed: 880 Amount returned: 67 (7.6%)
 Ages of people surveyed: 0-5 years - 18, 6-12 years - 58,
 13-20 years - 48, 21-50 years - 108, over 50 - 14.

Of the questionnaires returned the responses to question 3 were:

- a. No development - 1 vote
- b. Minimal development - 6 votes
- c. Development:

	Votes	% of those returned
Parking	42	62
Hiking/nature trail	38	56
Open play area	36	53
Picnic	36	53
Apparatus area	34	50
Tot lot	28	42
Soccer/football	28	41
Bicycle trail	27	40
Tennis	25	37
Softball	23	34
Shelter	22	32
Community center	21	31
Basketball court	20	29
Volleyball court	16	23
Handball courts	15	22
Baseball	12	17
Little league baseball	11	16
Horseshoe & shuffleboard courts	11	16

Other write-in votes of two or less included: driving range, ice skating, skateboard track, duck pond, restrooms, model farm, archery, traffic light, concession stand, train, merry-go-round, screen planting, garden plots, jogging, horse trail, swimming pool.

REPORTS

The History and Conservation Divisions of the Park Authority were contacted for their input to the master plan. History is covered in a previous section of this report.

Conservation recommends "that the area in far south end corner moving north toward Sydenstricker Road should be left as a natural wildlife corridor. This will benefit both wildlife and the public, for the following reasons:

1. An underground water source surfaces into a stream which benefits wildlife.

67/42.00
 40.2
 1.00

-10-
FAIRFAX COUNTY PARK AUTHORITY
ROLLING VALLEY WEST PARK

The Fairfax County Park Authority is about to begin planning for the future development of Rolling Valley West Park. The 20 acre site is located in the Springfield Magisterial District, west of Rolling Road and south of Old Keene Mill Road. Access to the park will be off Sydenstricker Road, $\frac{1}{4}$ of a mile from its intersection with Old Keene Mill Road, on the southwest side. (See Location Map).

As a potential user of this park, we are interested in your ideas on how it can be developed to provide the type of recreational experience you and your community desire.

If you are interested in assisting us in the planning process, please respond to the questions below and return this questionnaire to the Fairfax County Park Authority by September 9, 1977.

All suggestions will be considered in planning the park and a public hearing will be held before the final adoption of the master plan by the Park Authority.

1. Your name and address _____

2. How many persons in your family fall into the following age groups?

0-5 yrs. ____ 6-12 yrs. ____ 13-20 yrs. ____ 21-50 yrs. ____ Over 50 ____

3. Which one of the following three would you most like at Rolling Valley West Park? (Circle one choice. If choosing Item C, indicate facilities desired.)

a. No development (park left as it is)?

b. Minimal development (upgraded only by new topsoil, seeding, planting, trails, benches, etc.)?

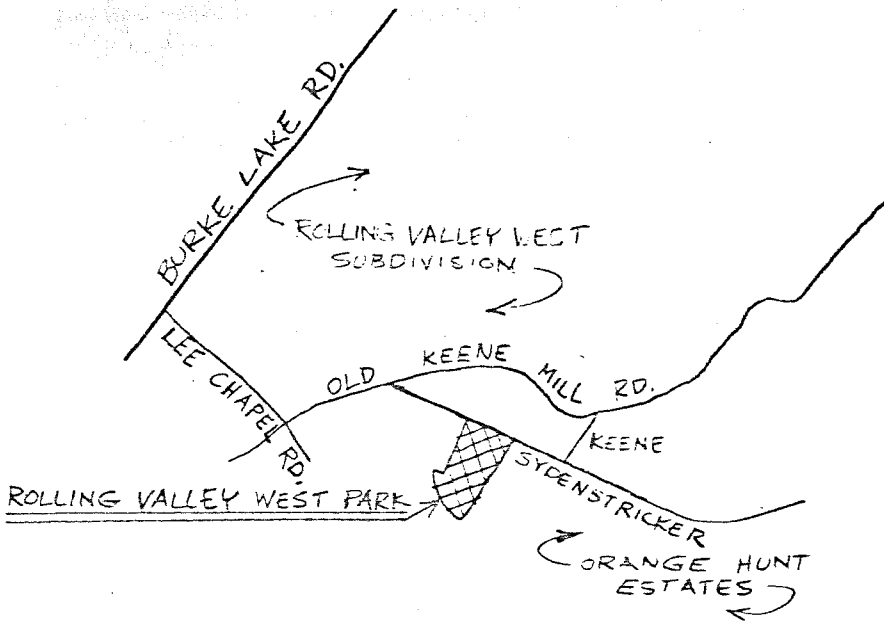
c. Development (possible facilities to be planned in park)?

	<u>Yes</u>	<u>No</u>
Tot Lot (pre-school)	_____	_____
Apparatus Area (ages 6-12)	_____	_____
Picnic Area	_____	_____
Shelter	_____	_____
Community Center	_____	_____
Non-Motorized Bicycle Trail	_____	_____
Hiking/Nature Trail	_____	_____
Natural Areas	_____	_____
Baseball	_____	_____
Softball	_____	_____
Little League Baseball	_____	_____
Soccer/Football	_____	_____
Handball	_____	_____
Basketball Court	_____	_____
Horseshoe & Shuffleboard Courts	_____	_____
Open Play Area	_____	_____
Parking	_____	_____
Tennis Courts	_____	_____
Volleyball Court	_____	_____

4. Do you have any other ideas or suggestions that we should consider in planning this park?

The Fairfax County Park Authority would like to thank you for your time and cooperation.

-FOLD-



LOCATION

MAP

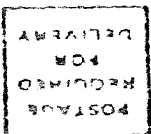
NO SCALE



-FOLD-

TO: Fairfax County Park Authority
4030 Hummer Road
Annandale, VA 22003

(WMP)



FROM:

2. The corridor will provide immediate cover for wildlife particularly field birds.
3. The stream area bordered by native oak and maple trees serves two purposes: They are aesthetically pleasing, and function now and in the future as a natural windbreak; therefore, the stream area, including the corridor as a whole, should be left undeveloped.

Land Acquisition has reported the submission of one parcel of land contiguous to the southern corner of the site. Parcels 36 and 37 rezoned to R12.5 case no. 76.S.124.

Another County agency contacted for input was the Dept. of Recreation. They submitted the following for consideration in the master plan:

1. 60' softball/baseball field
2. Combination football/soccer field
3. Multi-purpose court for basketball and volleyball
4. Picnic tables and grills
5. Apparatus area
6. Footpaths
7. Parking lot

ZONING

Rolling Valley West Park and all adjacent properties are zoned RE-1, single-family, one acre lots. Except for the parcels covered in the land acquisition report. (See Zoning Map.)

FUNDING

There is approximately \$15,000 in the 1978 fiscal budget. The 1977 bond referendum appropriated \$200,000 for the development of this park.

SITE ANALYSIS

This 20 acre park has slopes ranging from 2% to 25%. The soils of this site area of the Colfax (65), Appling Gritty loam (60) and Glenelg silt loam series (55). The Colfax series is somewhat poorly drained and considered poor for septic fields and subgrade material. The Appling Gritty loam is a deep well drained soil considered fair for septic fields and subgrade material. The Glenelg silt loam is a well drained soil formed from quartz schist rock. Much of this quartz rock is evident on the surface of the site. According to County soil scientists, depth to bedrock ranges from 4 to 50 feet on this site. (See Slope Map and Soils Map.)

ONING REVISIONS
CURRENT TO
MARCH 19, 1976
SEQUENT CHANGES
ARE NOT REFLECTED

FAIRFAX COUNTY

EXTENSION OF
SHIPLETT BLVD.



ROLLING
VALLEY
WEST

RE-1

76-5-124

75-8-031
R-12.5



See
(B-3)(1-14)
C-301

**ZONING
MAP**



SCALE IN FEET

1977

Two small intermittent streams cross the western corners of the site. The southern portion is marshy as a result of the stream in that area. The streams are two tributaries of the Cherry Run stream, Middle Run stream and flow into Pohick Creek.

The park site served as pastureland prior to the Park Authority's acquisition. This reduced the ground cover to grazing grass. A few scattered deciduous trees exist on the site. They are black locust, oaks and some red maples.

PLAN DESCRIPTION (See Preliminary Master Plan)

Development of this park should be active in nature for many reasons. Active means the harmonious marriage of recreational needs and unique site characteristics. To meet these needs the following should be developed: A tennis center including three lighted courts, practice wall and seating area for waiting; a lighted football/soccer field superimposed with a ballfield; a lighted picnic center having a picnic/restroom shelter with surrounding picnic tables and grills; a lighted hard surface play area, with basketball and volleyball, also open to other hard surface games; preservation of the hillside for open play; a play apparatus area having equipment for use by elementary age children; a lighted parking area for approximately 60 cars; and a managed conservation area in the southwest corner of the site.

Meeting the needs is but one requirement of development. Others include but are not limited to the placing of the facilities to preserve the land and create spaces comfortable for the people having the recreational experience. (See master plan.)

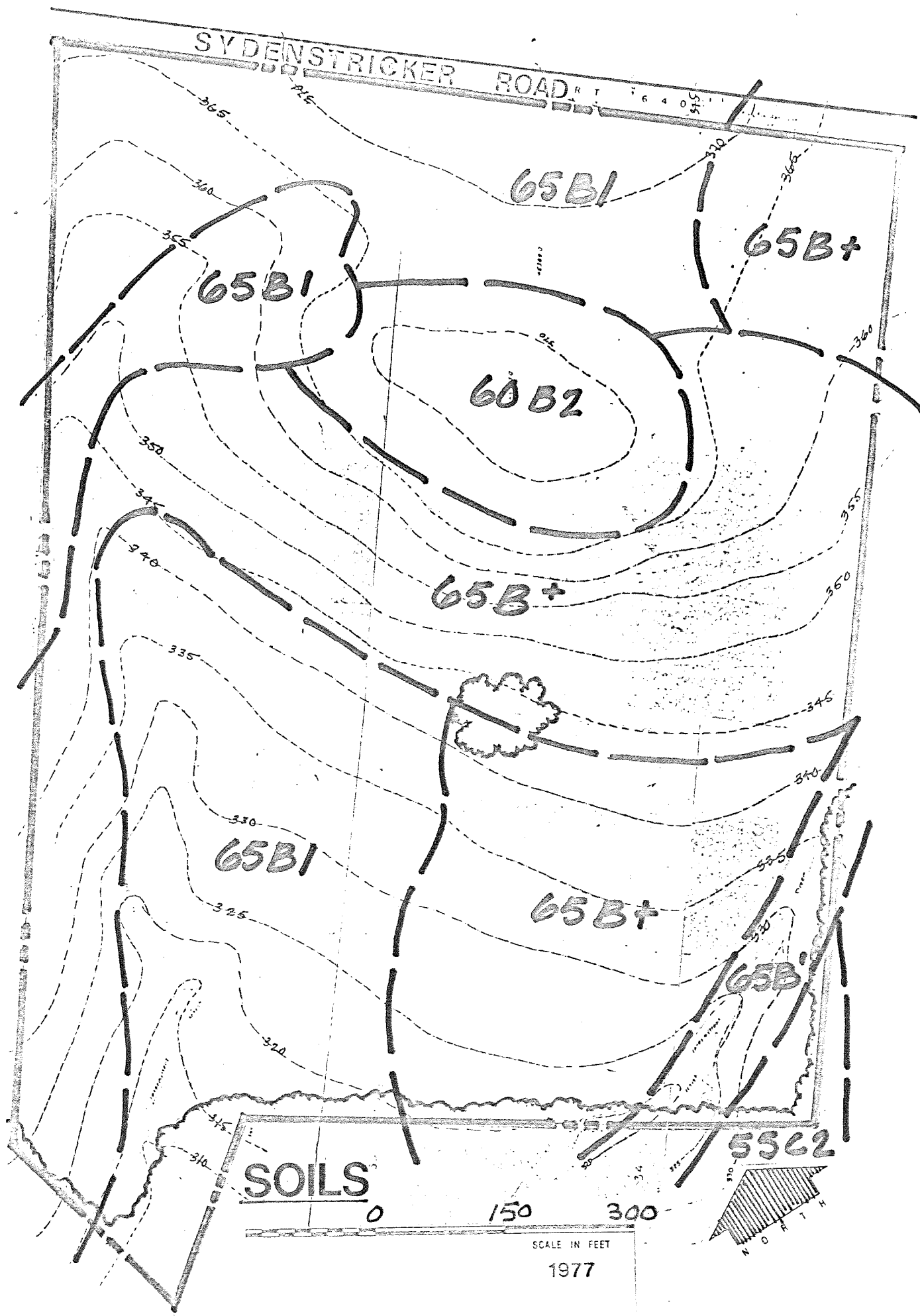
USER LEVELS

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities.

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day; peak time is usually considered to be a summer Sunday at 2 p.m.) is purely an assumption.

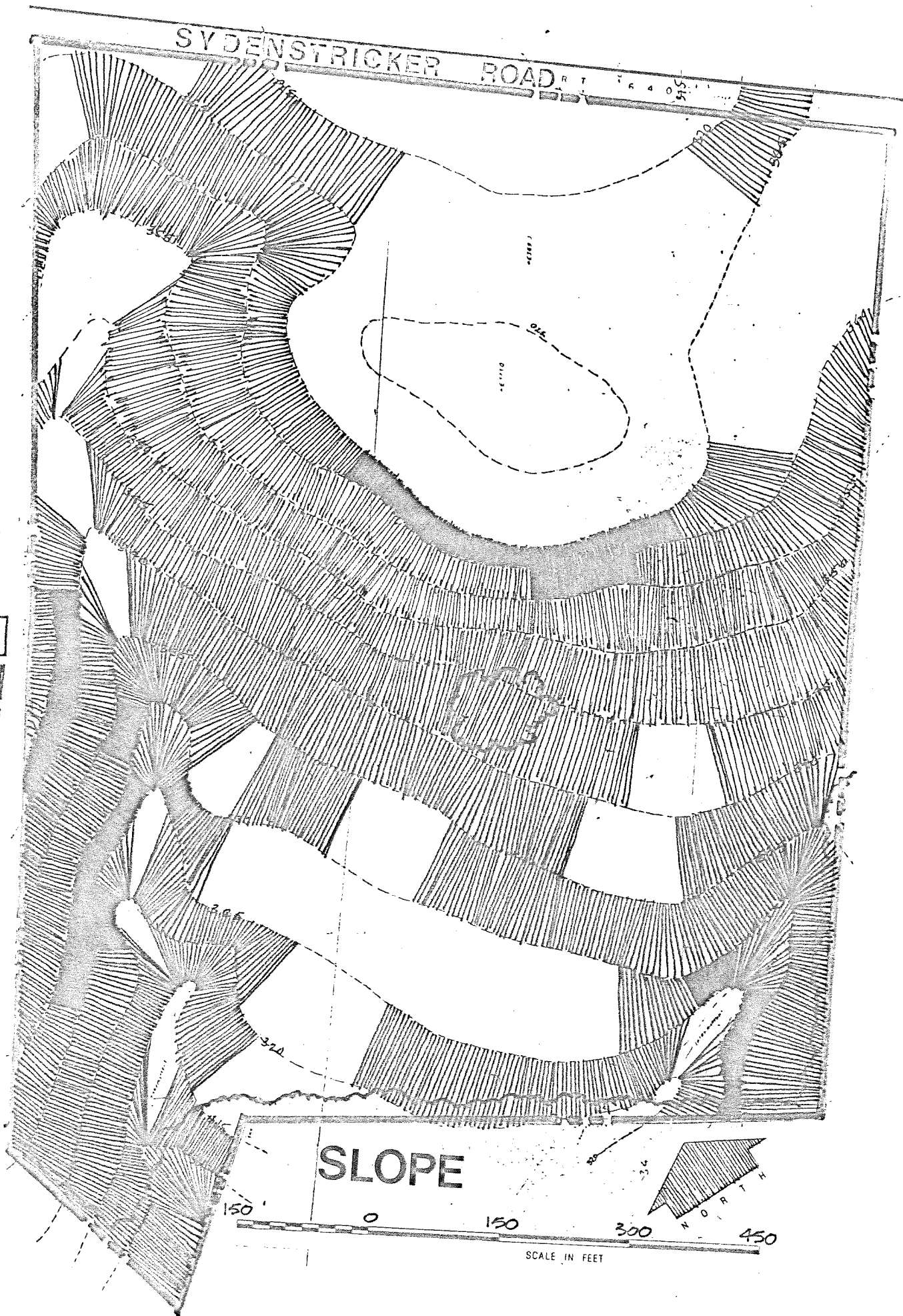
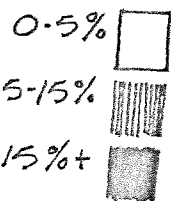
<u>Activity</u>	<u>No. of User Days/Year</u>
Tennis center	11,000
Baseball	5,250
Football/soccer	14,400
Multi-use court	6,000
Picnic shelter/picnic area	8,400
Total estimated use:	45,050

Total estimated persons/year = 30,034
(One person equals 1.5 users)



SYDENSTRICKER ROAD

SLOPE
KEY



SLOPE

SCALE IN FEET

The play apparatus area and managed conservation area were not investigated because of the inability to determine the frequency of the use.

1. Based on 20 players per court per day for 175 day season. The average number of players per court per day is higher than those figures found in the 1976 Tennis Court User Survey, (Prepared for the FCPA in Aug. 1976), because of the use of lights enabling night play.

20 players x 175 days = 10,500 user days
500 players for practice wall = 500
Total = 11,000

2. Primary use is from organized recreation leagues. This assumes a 5 month season with each field being used two times per day, seven days per week, and 35 persons per game, not including spectators.
3. Primary use is for organized play. This assumes a six month season, with the field being used twelve times each week for games or practice sessions, and 50 persons per game not including spectators.
4. The multi-use court is assumed to be one basketball court for unorganized play. A four month season and 50 persons per court.
5. Picnic shelter/picnic area is estimated at four persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day and 10 tables.

COST ESTIMATE

1. Tennis center L.S.

Three courts	\$45,000
One practice wall	\$12,000
Seating area	\$ 4,000
Lighting	<u>\$15,000</u>

\$ 76,000

2. Soccer/football field L.S.

Grading, seeding	\$12,000
Lighting	<u>\$16,000</u>

\$ 28,000

3. Ballfield L.S.

Grading, seeding, infield	\$13,000
Lighting	\$16,000
Fence	<u>\$ 8,000</u>

\$ 37,000