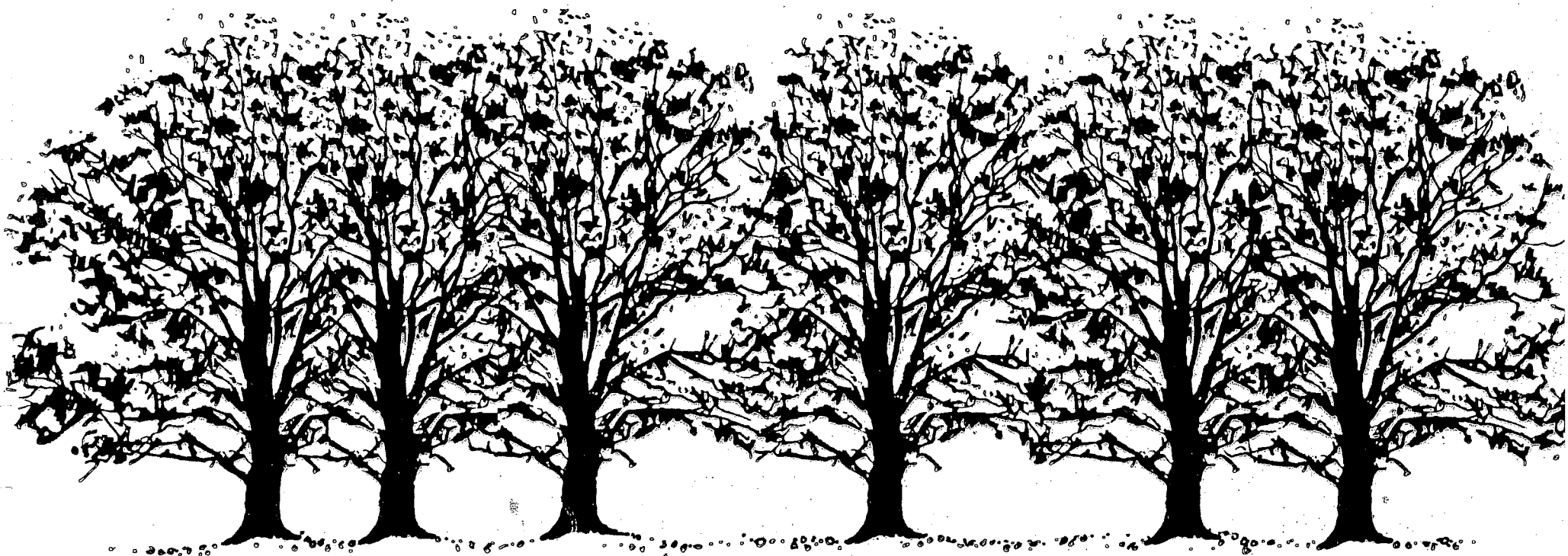


FCPA HQ COPY - DO NOT REMOVE

Please help us distribute this information to friends 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 WEDNESDAY, MAY 11, 1983 at 8:00 p.m. at the ROLLING VALLEY ELEMENTARY school.



Saratoga School / Park
Preliminary Master Plan Fairfax County, Virginia

Saratoga School / Park Preliminary Master Plan Report



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Introduction



Master Planning is the process of arranging and combining natural and man-made objects on the land to create an orderly and functional park. A Master Plan is a guide for future development and is subject to modifications to reflect changes in community needs. Master Plans are prepared for each park before any construction is begun. Development of the facilities on the Master Plan may take place over several years and perhaps even ten years or more, depending on the size and facilities planned for the park, as well as, available funding.

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 system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance.

WHAT IS A COMMUNITY PARK?

Saratoga School/Park has been designated as a Community Park. A community park, the most frequently occurring park type 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 limited or no 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 25 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.*

PUBLIC INFORMATION EXCHANGE/FORUM

An information exchange/forum was held on May 19, 1982 in an effort to explore the community needs and priorities for the development of Saratoga School/Park. At the forum information was given to the participants relative to the Master Planning Process and the sequence of events that will eventually lead to a constructed park. Area residents were able to express their opinions and state their recreational preferences as to the development of Saratoga Park. Students from the nearby Rolling Valley School were asked prior to the forum to give their comments and ideas for development of the site.

The funds available from the 1977 Park Bond Referendum for improvements to Saratoga School/Park total \$94,809. Funds available from the 1982 Park Bond Referendum are \$100,000 for Fiscal Year 1987.

* Definition of a Community Park provided by Fairfax County Park Authority.

OBJECTIVES

The major goals of this plan are:

- A. To provide a recreational environment which meets the needs of the surrounding community.
- B. To provide this recreation within the constraints of the natural features of the site.
- C. To provide these recreational opportunities within a framework which protects the health, safety and general welfare of the users.

It is with these basic premises that the Fairfax County Park Authority, with the cooperation of the consulting firm of Greenhorne & O'Mara, Inc., have undertaken to Master Plan recreational facilities for Saratoga School/Park.

Study Area



BACKGROUND

In developing a program for a park, the Fairfax County Park Authority evaluates the availability of recreational facilities within two service areas. These areas are known as the Primary Service Area and the Secondary Service Area. (See Nearby Parks and Schools/Location Map, Page 4.)

The primary service area is the general area where most of the park's frequent users live. For a community park, such as Saratoga 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.) The service area is further defined by physical constraints or barriers preventing a person from conveniently reaching the park, such as highways or impassable streams. In this case, Pohick Stream Valley acts as a barrier or deterrent for residents west of Pohick Creek even though they are living within the 3/4 mile radius primary service area of the park.

The Park Authority also utilizes a "Secondary Service Area" of a 1½ mile radius to aid in assessing the area's recreational facility needs. (If a facility is adequately available in the primary service area but is deficient in the secondary service area, then it may be appropriate to include it at the park.) In the case of Saratoga Park, the 1½ mile radius closely corresponds to Hooes Road for the major portion of the service area. The remaining area, approximately 25 to 30% of the service area, is east of Route #95; and there, I-95 acts as a barrier which will deter many of these residents from using Saratoga Park.

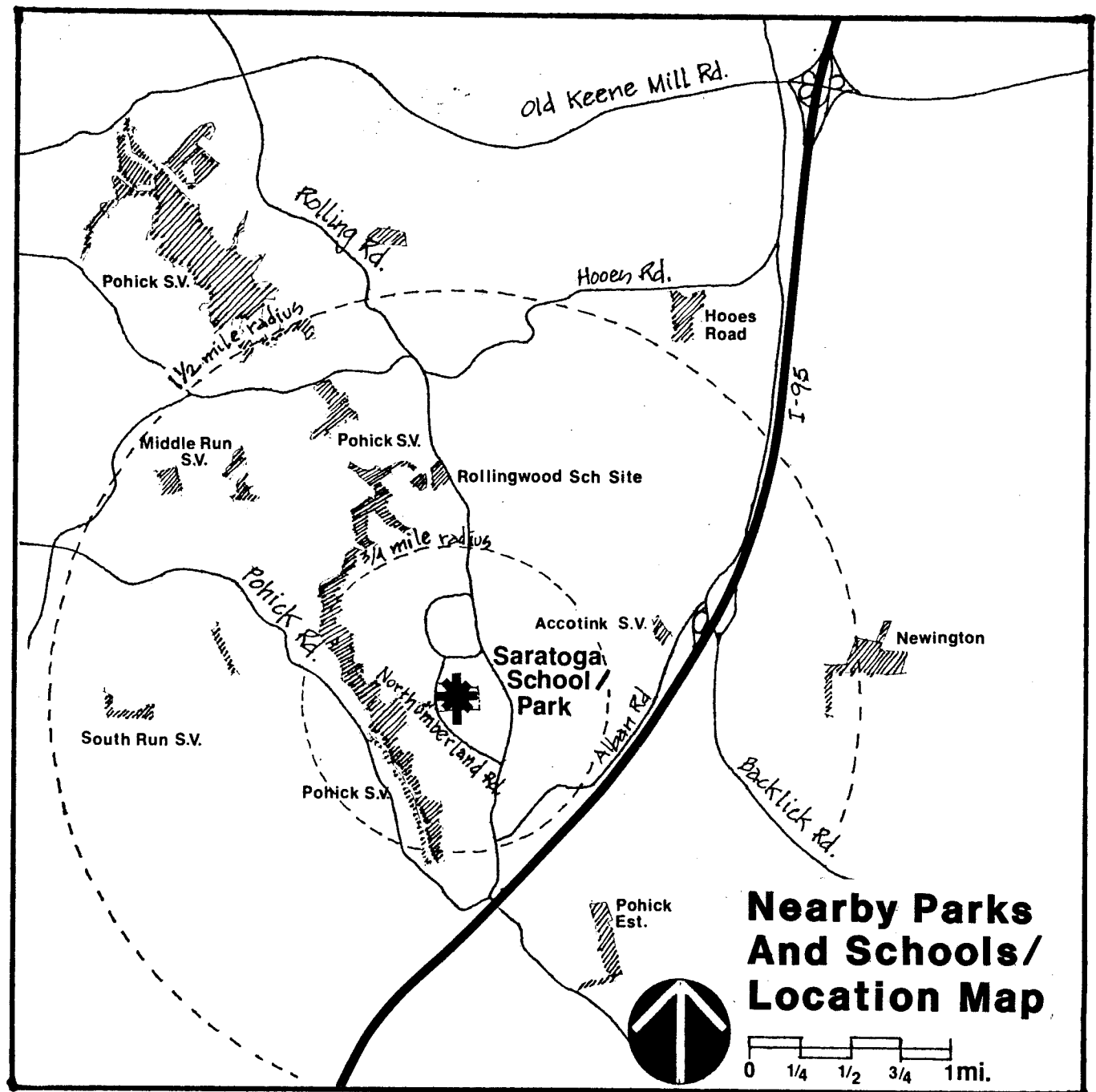
SITE LOCATION AND ACQUISITION

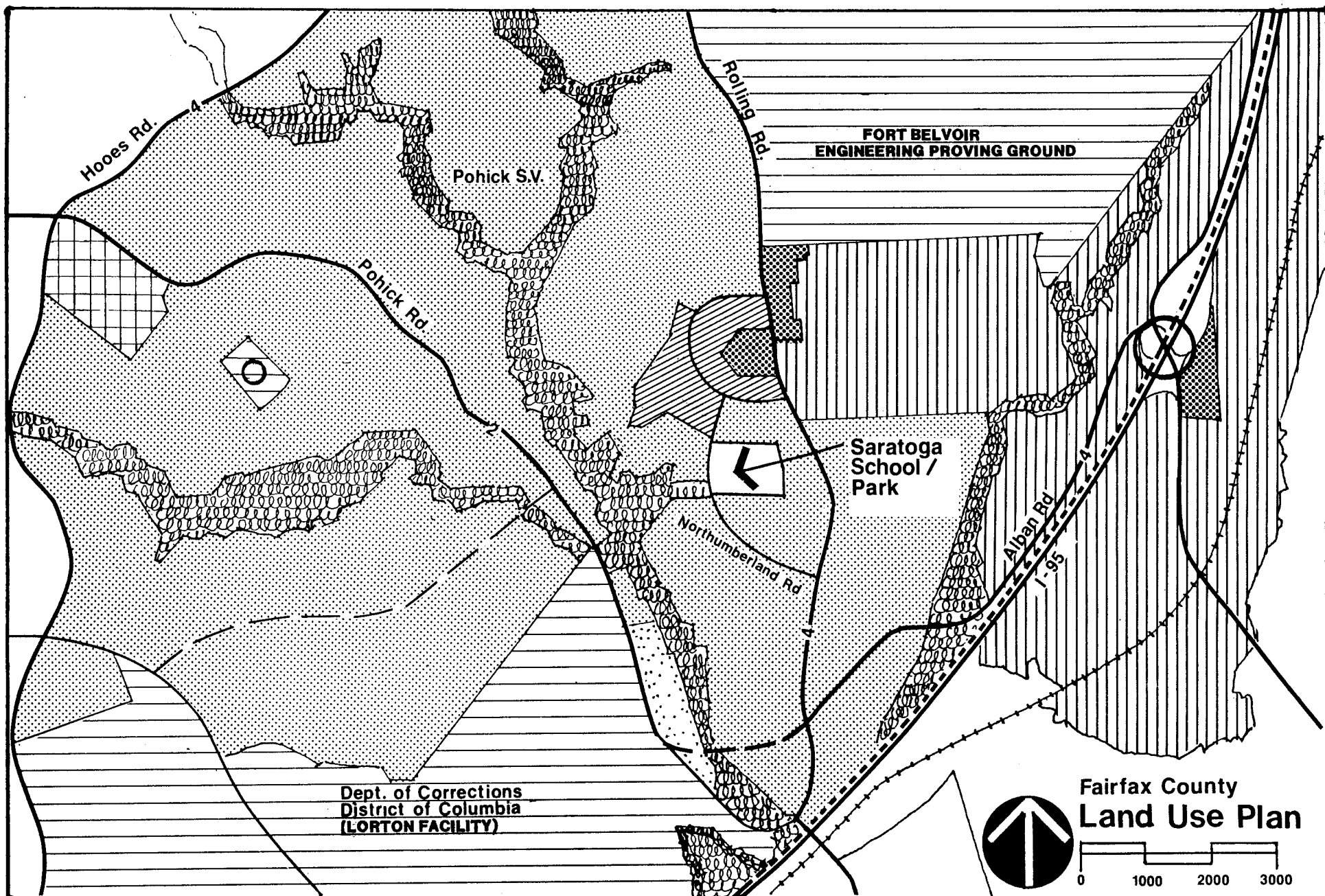
Saratoga School/Park is a 21.162 acre parcel of land in the Springfield District (Tax Map 98-4), approximately one mile west of I-95 and two miles south of Hooes Road. The site is accessible from Northumberland Road to the west which intersects Rolling Road south of the park site.

The school/park was formed from two major acquisitions. After several years of community involvement and encouragement in establishing a park site, in 1981, the Park Authority signed a 5-year interim use agreement (see Appendix) with the School Board for use of the 14 acre vacant school site. Also in 1981, the Board of Supervisors agreed to transfer to the Park Authority 7 acres of land dedicated to the Board by the developer of Bristol Square townhouses. Both acquisitions were approved by the Planning Commission in 1982.

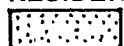
NEIGHBORING LAND-USE AND ZONING

The site is surrounded by residential uses of various densities. Bristol Square, which borders the park to the east, is a recently constructed townhouse development zoned R-5. To the south is another townhouse development called Newington Station zoned P.D.H.-3, a planned development having an overall density of no greater than three dwelling units per acre. To the west and north of the site adjacent property called Saratoga Subdivision has been developed for single family uses in the R-3 zoning category. (See Land Use Plan, Page 5)





RESIDENTIAL - Dwelling Units per Acre



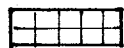
.5-1 DU/Acre



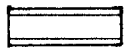
8-12 DU/Acre



INDUSTRIAL



1-2 DU/Acre



INSTITUTIONAL



PUBLIC PARKS



2-3 DU/Acre



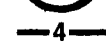
COMMERCIAL



Proposed Elementary School



Interchange Improvements



Road Improvements & no. of lanes



Add bus lanes

Within the overall 3/4 mile radius area, land use is primarily residential with the exception of commercial property to the north, Saratoga Center, zoned C-6 and property east of Rolling Road and northeast of Saratoga School/Park zoned I-5 for industrial uses.

In addition, both private and public open spaces within the area, including the Pohick Stream Valley Park, are located approximately 1/2 mile west of the proposed Saratoga School/Park.

POPULATION

Based upon the 3/4 mile radius service area and modified by the physical constraints outlined previously, the existing estimated population of the area is 6,000. Following completion of development in the area the total population is estimated to be in the vicinity of 7,800. These estimates are based upon existing subdivision plats and the land use densities proposed in the Fairfax County Comprehensive Plan.

→ The 1½ mile radius secondary service area, modified by the physical constraints outlined previously, contains an estimated population of 10,800 people. This estimate is based upon the January 1982 census, as broken into sub-census tracts for the area.

NEARBY PARKS AND SCHOOLS

Parks

There are very few "public" recreational opportunities within the service area of 3/4 miles of Saratoga School Park. A portion of Pohick Stream Valley Park is within the service area as well as a small segment of Accotink Stream Valley Park. There are several "private" recreational facilities which serve the residences of the area within the 3/4 mile radius. These include a pool and two tennis courts in the Saratoga Townhouse Area and a pool and tennis courts in Newington Station just south of Northumberland Road and Rolling Road accessed by DeLong Drive. There is also a baseball field located just south of Northumberland Road in the Newington Station Area. Parks outside the 3/4 mile radius but within two miles of Saratoga School/Park include Rollingwood School Site, Middle Run Stream Valley, South Run Stream Valley and Pohick Estates east of I-95.

Schools

There are no school facilities within the 3/4 mile service area. The closest schools are over 2 miles from the site. Rolling Valley School, location used for the public forum meeting, is the closest elementary school to serve the area.

Facilities Summary

The following Table indicates facilities currently available for public use within 2 miles of Saratoga School/Park.

INVENTORY OF NEARBY PARKS & SCHOOLS

	NAME	ACRES	Bicycle Trail	Conservation Area	Fitness Trail	Undeveloped	Basketball Court	Open Play	Picnic	Playground	Tennis Courts	Practice Tennis	Tot Lot	Hiking Trail	Nature Trail	Baseball Field	Horseshoe Pits	Parking
3/4 mile radius primary service	Pohnick Stream Valley	603.08	*	*										*				
	Accotink Stream Valley	563.33	0	*										*				
1½ mile radius secondary service area	Rollingwood School Site	12.8 +					*	*	*	*	2		*	*				
	Middle Run Stream Valley	157.41				*												
	South Run Stream Valley	180.00		*											*			
	Pohnick Estates	15.97		*			*		*	*	3	*	*	*		*	*	*

* - Existing Facility

0- Proposed Facility

PARKS AND RECREATIONAL NEEDS ANALYSIS

The table below shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the present population of 6,000 within the 3/4 mile radius service area as defined earlier.

1982 Current population: Approx. 6,000 people

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Private Facilities*	Surplus Deficiency
Tot Lot	1-500	12	0	0	0	-12
Baseball	1-6,000	1	0	0	1	-1
Softball	1-3,000	2	0	0	0	-2
Tennis	1-1,200	5	0	0	6	-3
Basketball/ Multi-Use	1-500	12	0	0	0	-12
Swim Pool	1-15,000	0	0	0	2	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	4	0	0	0	-4

* Private Facilities account for some of the recreational needs of the area which is accounted for in the chart.

PARKS AND RECREATIONAL NEEDS ANALYSIS

The table below shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the future population of 7,800 within the 3/4 mile radius service area as defined earlier.

Future Approx. Population of 7,800 people

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Private Facilities*	Surplus Deficiency
Tot Lot	1-500	15	0	0	0	-15
Baseball	1-6,000	2	0	0	1	-1
Softball	1-3,000	3	0	0	0	-3
Tennis	1-1,200	5	0	0	6	-3
Basketball/Multi-Use	1-500	15	0	0	0	-15
Swim Pool	1-15,000	0	0	0	2	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	5	0	0	0	-5

* Private Facilities account for some of the recreational needs of the area which is accounted for in the chart.

PARKS AND RECREATIONAL NEEDS ANALYSIS

The table below shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the present population of 10,800 within the 1½ mile radius secondary service area as defined earlier.

1982 Current population of the Secondary Service Area: Approx. 10,800 people

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Private Facilities*	Surplus Deficiency
Tot Lot	1-500	21	2	0	0	-19
Baseball	1-6,000	2	1	0	1	-1
Softball	1-3,000	4	0	0	0	-4
Tennis	1-1,200	9	5	0	6	-2
Basketball/Multi-Use	1-500	21	2	0	0	-19
Swim Pool	1-15,000	0	0	0	2	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	7	0	0	0	-7

*Private Facilities account for some of the recreational needs of the area which is accounted for in the chart.

Site Analysis



SOILS ANALYSIS

The soils information contained in this section was obtained from the 1963 Soils Survey of Fairfax County. The use of the soils survey suggests the land's inherent limitations and strengths, and a technique allowing substantial scientific basis for planning decisions.

BELTSVILLE LOAMS 38B1 AND 38C1

The Soil Survey indicates that Beltsville Loam (38B1) underlating phase is the most extensive soil type on the site. This particular soil type comprises nearly 80% of the total property acreage. This soil type has a "slight" rating and very few constraints to park development, except for its susceptibility to a high water table during wet weather periods. The other Beltsville loam is indicated by 38C1 and comprises less than 10% of the site area.

The Beltsville series consists of light-colored, somewhat poorly drained to moderately well-drained soils that have developed from Coastal Plain sand, silt, and clay. The subsoil is strong-brown silty clay loam and has a fragipan at a depth ranging from 16 to 28 inches. The soils have very gently underlating slopes as evidenced by the Slope Analysis Map which indicates grades mostly ranging from 0-5%.

The Beltsville loam, undulating phase in particular is characterized as having a coarse textured surface layer and a somewhat coarse textured subsoil. It is also slightly susceptible to erosion and in places shallow gullies have formed though not on

this site. In places the surface layer, the subsoil, and the pan contain more gravel. Runoff is medium to slow, and internal drainage is slow. The fragipan, however, is very nearly impermeable, and in wet seasons the soil above the pan soon becomes filled with water, which stays in the soil for long periods after heavy rains. It retains moisture and plant nutrients well but has a fairly low water-supplying capacity.

Shrink-swell potential is low, the series is fair as topsoil, good for road fill below 5 feet, and poor for septic fields.

HILLY LAND LOAM & GRAVELLY SEDIMENTS 61D2

Another soil type located on the western portion of the site and comprising approximately 10% of the total site area. This soil type is a light-colored, complex mixture of sand, gravel, and silt soil material that has formed from marine sediments on the high to moderately high Coastal Plain terraces. Most areas are gravelly loam and gravelly sandy loam, but silt loam material and strata and pockets of clay are present. The underlying material is largely rounded pebbles and cobbles mixed with some sandy loam, loam, and clay loam material. Many pans or veins of iron are among the gravelly materials. The soil is characterized on this site as having slopes of from 12 to 25%.

This soil type is strongly acid to very strongly acid throughout. The surface material and underlying material are rapidly permeable in most places. However, small compacted, slowly permeable areas occur where strata and pockets of clay and sandy clay are among the gravelly materials. Workability is very poor, fertility is low, and productivity is low to very low. Runoff is medium to rapid; internal drainage is rapid.

Practically all of this land type is in cut-over hardwood forest. Shrink-swell potential is variable; it is unsuitable for topsoil; its suitability for road fill is variable; and its suitability for septic tank drainage fields is good.

OTHER SOIL TYPES

Two other negligible soil types occur on the site in low-lying areas in the southwest and the northeast. Mixed Alluvial Land (1A+) consists of soils washed from the uplands and lodged on bottoms of drainage areas like the swale located on the site. The soil has poor natural drainage, subject to flooding, and consequently poor workability. The Hyattsville fine sandy loam (6B+) is equally as restrictive to recreational use.

TOPOGRAPHY

The site is relatively flat. Approximately 65% of the property has from 0-5% slope. This large, relatively flat area represents little constraint to the development of the park. Along the eastern section of the site there is an area of land which exceeds 15% slope. This area would limit the use for park purposes. An area in the southwestern section of the park also has varying slopes ranging from 5 to 15+%. This area

might also impose constraints for park use. The site drains in several directions as indicated by the Slop Analysis and the Existing Conditions Maps. (See Maps)

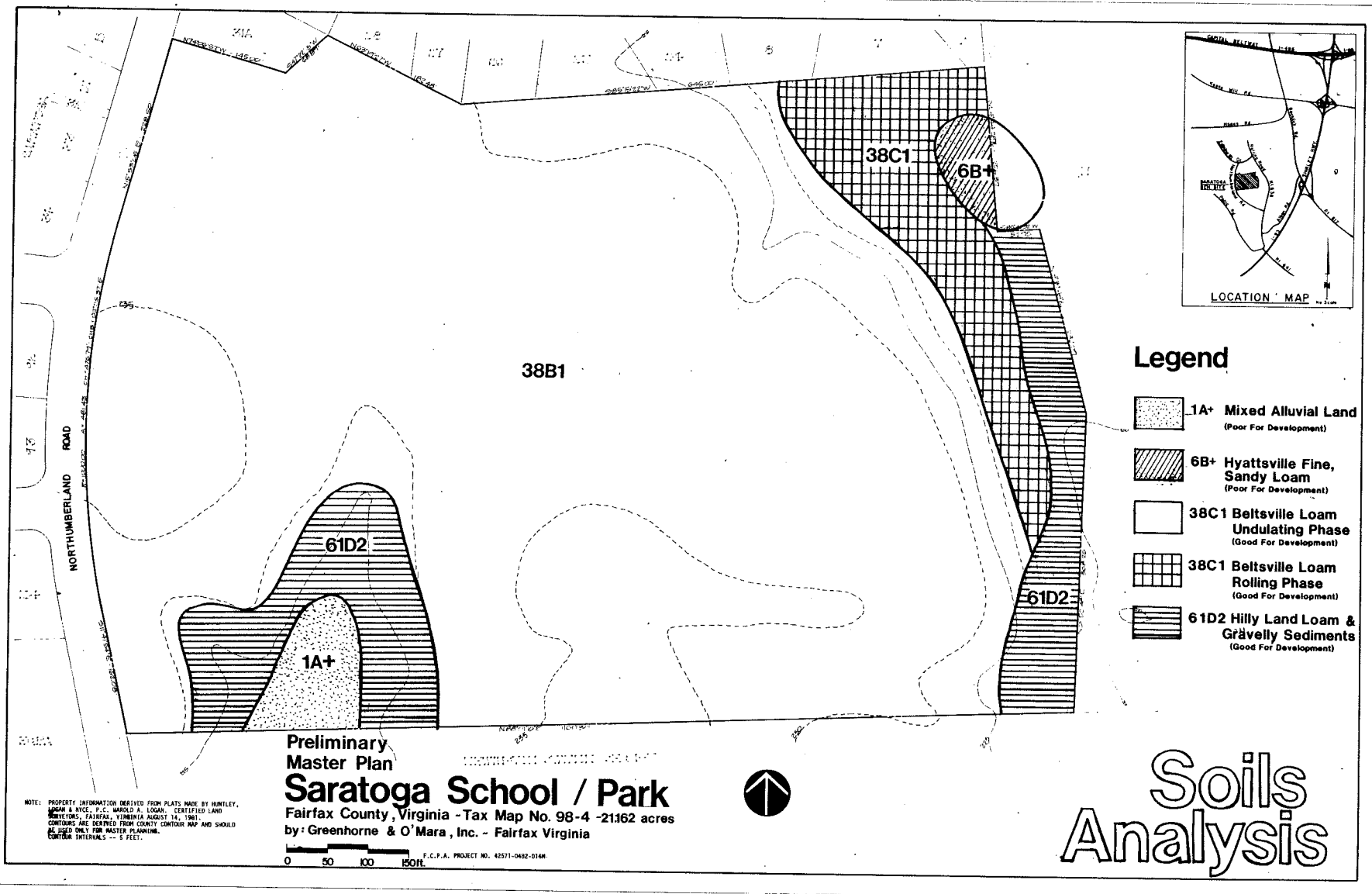
All surface water drains to two locations: Along the eastern property line to an existing storm water detention area in the southwest corner of the Bristol Square Townhouse Development; and, the drainage swale located at the southwest corner of the site and crossing the Vepco easement. Runoff eventually drains into Pohick Run.

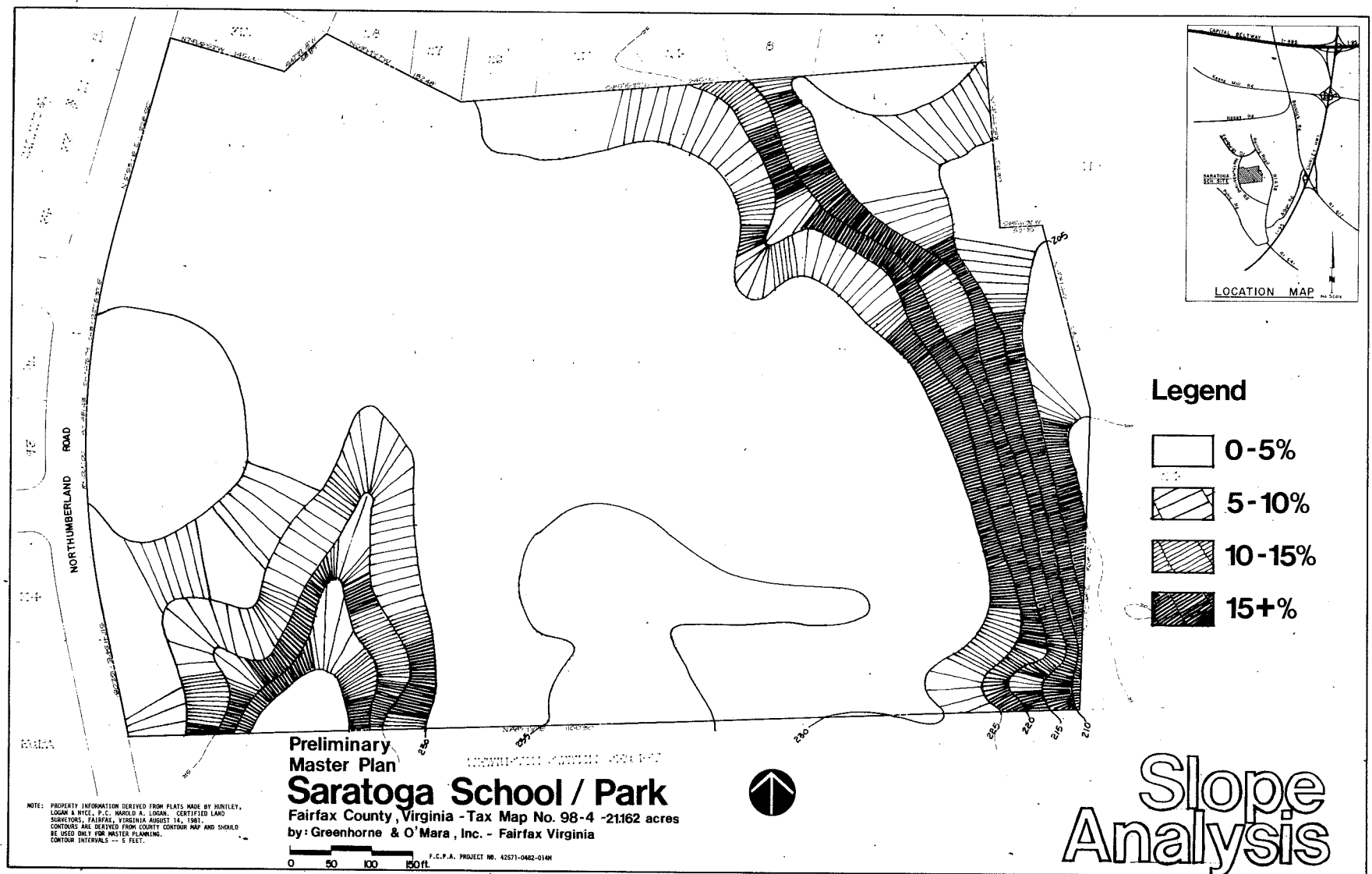
VEGETATION

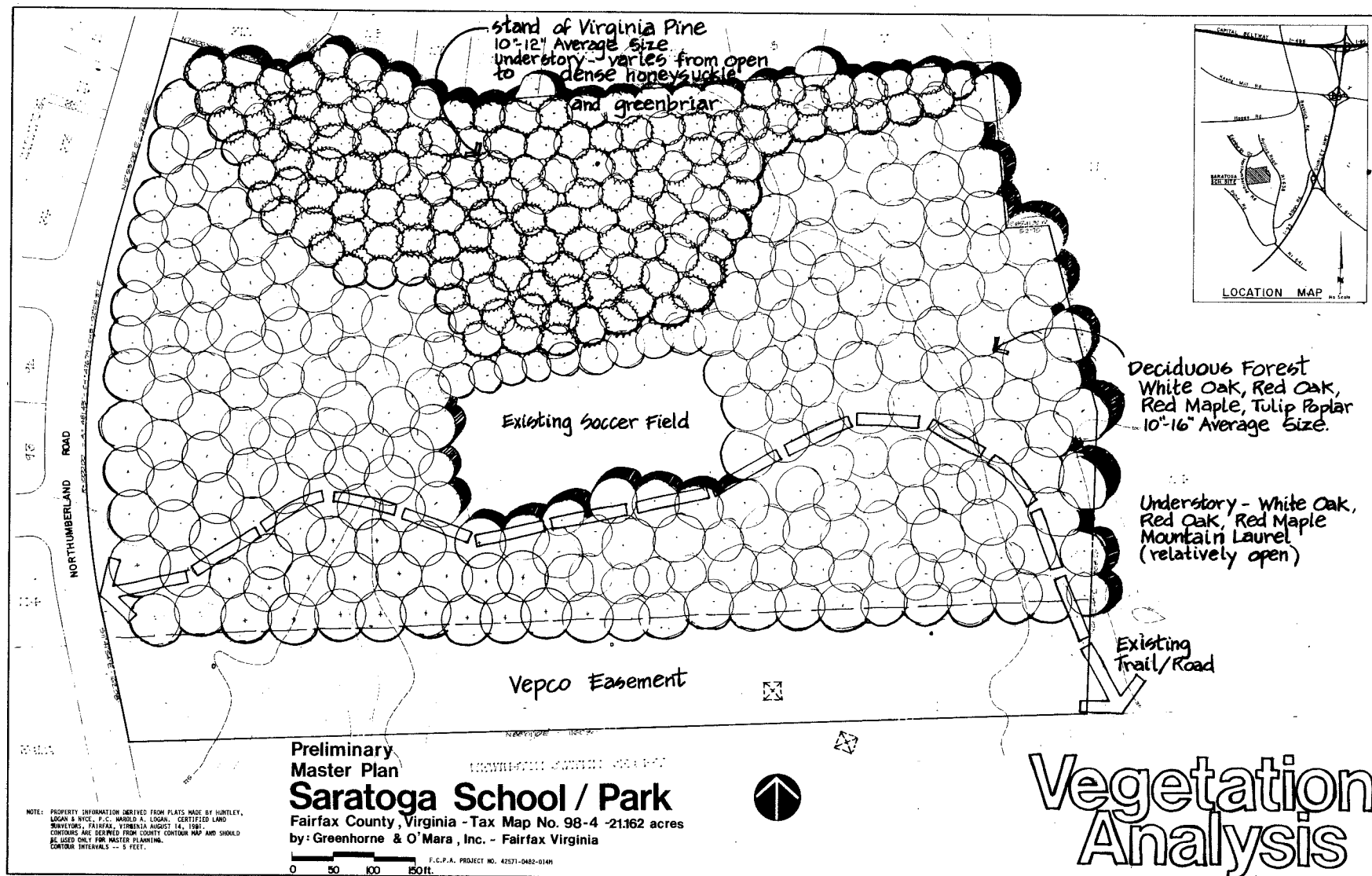
With the exception of a utility easement along the south property line, the site is almost entirely covered by a variety of trees ranging from mature hardwoods to Virginia Pines. The majority of the wooded area is a deciduous forest with White Oaks being dominant species. In addition, other canopy trees include Red Oaks, Red Maple and Tulip Poplar. The understory trees of this area consists of the offspring of the mature trees and Mountain Laurel.

The stand of Virginia Pine on the park site is located along the northern property line and extends south to the open soccer field area which is the only major open area on the site. The understory of the Pines varies from completely open to dense with honeysuckle and greenbrier.

Trees within the hardwood forest area average about 10 to 16 inches caliper with some trees being as large as 30 inches. The Pine forest trees average 10 to 12 inches in caliper.







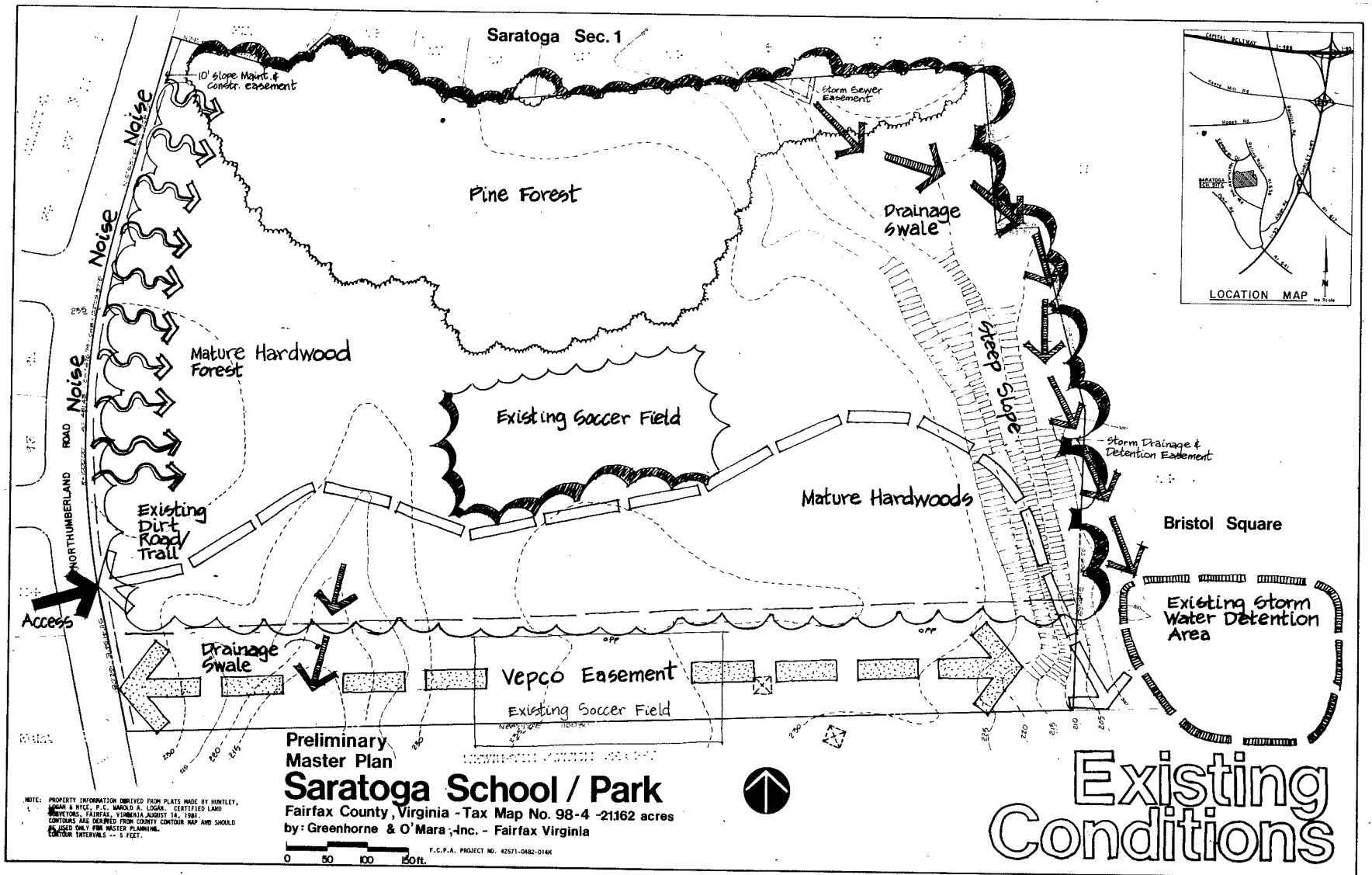
UTILITIES

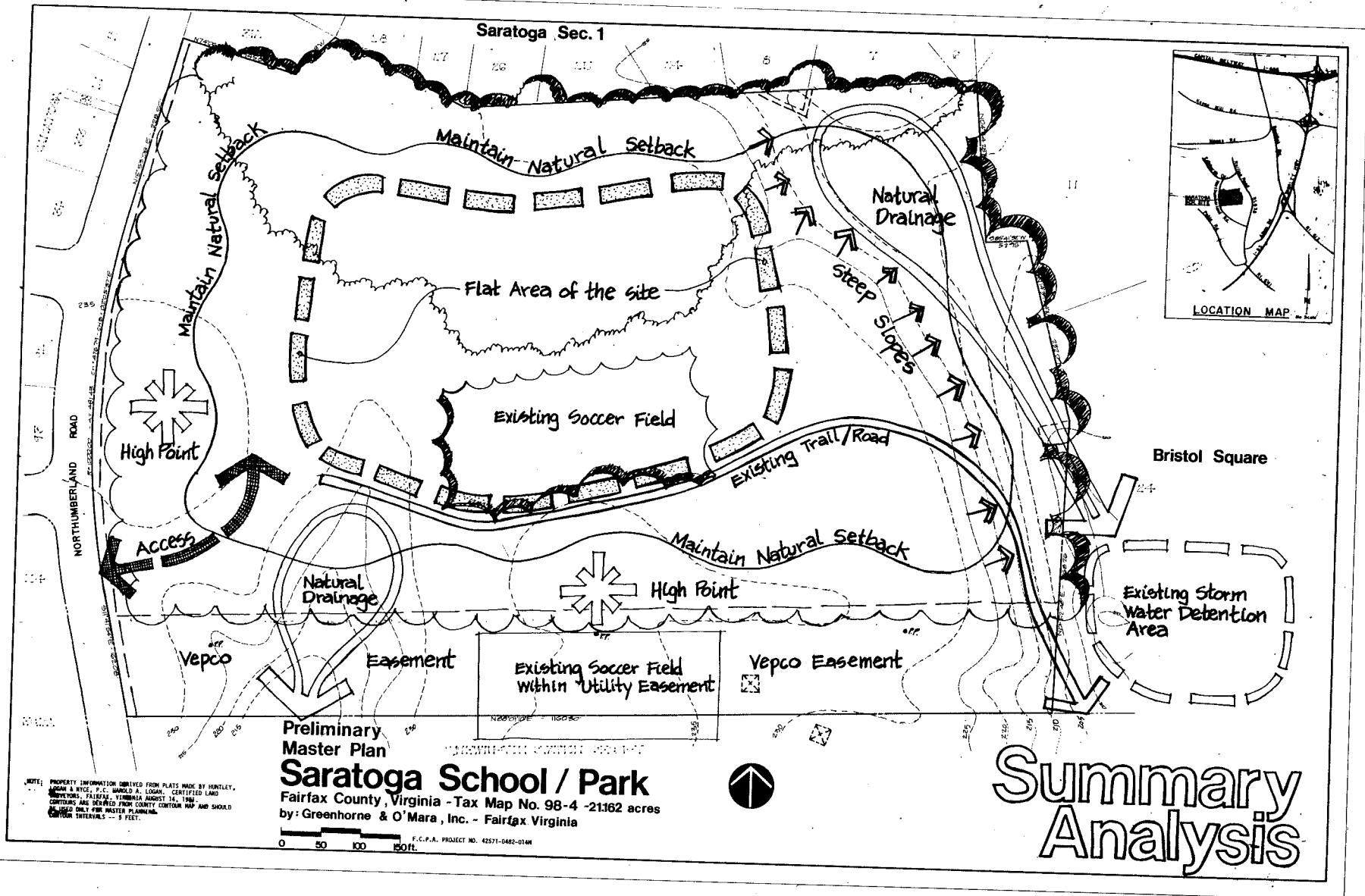
The site does not have any major utilities or easements transecting it with the exception of a wide (130'+ Virginia Electric & Power Company Easement parallel with the southern property line. This easement consists of three electric lines including both transmission and local service lines.

There are two small Fairfax County storm drainage easements on the property, one being along the north property line draining the single family area and a second easement along the eastern property line. These two easements represent little constraint for park development. The Vepco power easement could have a slight impact on park development if any structures were placed there. For example, shelters or metal poles associated with field games would have to be property grounded. A 12" water line located under Northumberland Road on the East side closest to the site could service the park. A sanitary sewer line is also available in Northumberland Road.

ACCESS

The site is bordered by Northumberland Road on the west. A recently paved trail presently winds its way through the site from the southeast corner of the property to the western boundary with a curbcut on Northumberland just north of the power line easement. Other smaller footpaths transect throughout the site. No vehicular parking is currently available on site.





Program Development



A. INFORMATION EXCHANGE/FORUM CONCLUSIONS

On May 19, 1982, approximately 20 citizens representing themselves and such groups as: Newington Station C.A., Newington C.A., Saratoga Townhouses, Saratoga H.O.A., and Springfield Downs C.A., attended the Saratoga School Site Park Information Exchange/Forum. The results of information gathered from the meeting are summarized as follows:

The types of facilities/comments receiving the largest percentage of votes in order of priority were: Soccer fields(s)/open play area(s), tot lot/creative playground/child exercise area, parcourse/jogging trail, maximum natural buffer, increased maintenance (of trees) and trash receptacles. Additional and specific information about the forum may be found in the Appendix.

B. SITE ANALYSIS CONCLUSIONS

Based upon the site's characteristics and natural features, as well as, its accessibility, easements and surrounding land uses, the following conclusions can be made:

The surrounding area is primarily residential in character, consisting of single family detached and townhouse residential units of low to moderate densities. Except for a small area to the northeast of the park site development of these areas is complete.

Vehicular access should be provided from Northumberland Drive. This is a collector level road with good connections to Rolling Road which provides ready access from much of the primary and secondary service areas.

Because of its proximity to Northumberland Road, the existing VEPCO easement along the south side of the park site provides possible vehicle access to the easement and potentially to the future park. This access should be controlled.

Pedestrian access will continue from the sidewalks currently existing in the rights-of-way of Walter Valley Court and Lake Pleasant Drive and the pedestrian walkway that exists between Lots 33 and D1 located in the Saratoga Subdivision. Additional pedestrian connections are provided to both Bristol Square townhouses and Newington Station townhouses via an existing macadam paved pathway.

Man-made features found on-site include the following: An existing trail which traverses the long axis of the site parallel to and just north of the VEPCO easement. An existing soccer field located near the center of the site. A second soccer field exists in the VEPCO easement. Overhead power lines hang low enough over this field so that activities such as soccer or football could result in a ball hitting a line.

The park site contains adequate areas in the slope range of 0-5%, providing opportunities for open play activities, or hard surface court games such as tennis, volleyball, or basketball. Steep slopes in the vicinity of the eastern property line should remain undeveloped; and the areas stabilized to control erosion.

The existing vegetation should be maintained except in areas where proposed recreation facilities necessitate removal. This particularly applies to the areas of mature deciduous woodland and especially those areas with mountain laurel understory.

C. SUMMARY OF COUNTY AGENCY COMMENTS

Selected planning agencies, both within the County and the FCPA, were requested to comment on their individual interests in the development of Saratoga School/Park. The following is a brief summary of their observations. (See Appendix)

Fairfax County Park Authority Conservation Division suggests that future development plans should consider leaving a forest buffer next to VEPCO easement as well as along the other three sides. An effort should also be made to protect the aesthetic appearance of the White Oak forest. The Conservation Division also recommends picnic areas, trail system (non-interpretive), and play equipment.

Fairfax County Office of Archaeological Survey indicates that the site is not considered potentially significant as an historic site.

Fairfax County Department of Recreation and Community Services recommends that the site be developed to offer active and passive recreational activities. It is suggested that three (3) soccer/football fields, two (2) baseball/softball fields and adequate parking facilities be placed in the northern and central areas of the site; a multi-purpose court, two (2) tennis courts, playground with timber frame apparatus and picnic area should be placed nearby in the eastern portion of the property. Trails should be included on this site.

Fairfax County Soil Survey Office states that the Beltsville (38) and loamy and gravelly sediments rate good for general park use. Both the Hyattsville (6) and Alluvial soils (1) have seasonally high water tables and poor trafficability during wet periods.

Concept Development



In response to citizen comments from the information exchange/forum and the responses of various Fairfax County agencies, a series of conceptual design plans were prepared. The series of plans illustrate a range of intensity of park development. Yet, within this range the individual plans remain consistent with the majority of citizen and agency comments and responses.

A brief description and graphic layout of each conceptual design follows:

CONCEPT ONE

This concept most closely reflects the information exchange/forum comments and requests. The plan specifically limits access to the park to pedestrians and bicyclists. (Motor vehicle access and parking are not provided.) The existing paved county trail has been expanded into a loop system to serve the various use areas of the park. The trail system will also serve as a jogging path and as part of a par-course exercise facility.

The plan provides an expanded field sports area in a central buildable area of the site. A combined children's playground is adjacent to the west; and, a large picnic area is located to the south of the field sports area. This concept causes minimal disturbance to the land. Most of the park perimeter and the steeply sloping area in the eastern portion of the site will be maintained as woodland.

CONCEPT TWO

This plan builds upon and more fully develops the basic scheme of concept one. It introduces vehicular access and provides a limited amount of parking. The trail system is increased in size and developed into two adjoining loop systems providing access to the more complex arrangement of park use areas. Children's play facilities have been separated into a tot lot and a play apparatus area. Additionally, an area of multi-use courts has been introduced. Two picnic areas are provided; one is quieter and more isolated in the southwest corner of the park. The other is closer to activity areas in the northwest corner of the site. Concept Two will require additional disturbance of the site compared to Concept One; and yet, much of the perimeter and the more steeply sloping area in the eastern third of the site is to be maintained as woodland.

CONCEPT THREE

In this plan the idea of a central field sports area is divided into two smaller areas (minimum size soccer fields) separated by a children's playground and an area of multi-use courts. The field areas are surrounded by a jogging/parcourse trail which also extends through the area between the playground and the multi-use courts area. Passive use areas include a large picnic area which is located in the south-central portion of the site.

Vehicular access off of Northumberland Road and a limited area of parking occurs at the southwest corner of the park site adjacent to the VEPCO easement. Park development disturbs a rather extensive area with this scheme; and yet, the area of steep slope and drainage swale along the eastern third of the park and areas along the perimeter will be maintained as woodland.

CONCEPT FOUR

This concept locates a short vehicular access roadway, parking area, children's playground and multi-use courts in the area along Northumberland Road. As in the previous concepts, sports fields are located in the central portion of the site; however, here they are separated by a buffer of woodland trees. South of the field sports area and adjacent to the VEPCO easement is a large, secluded picnic area and tot lot.

Pedestrian access is provided by a trail system which will link the various use areas, provide opportunities for jogging and serve as a part of a parcourse system.

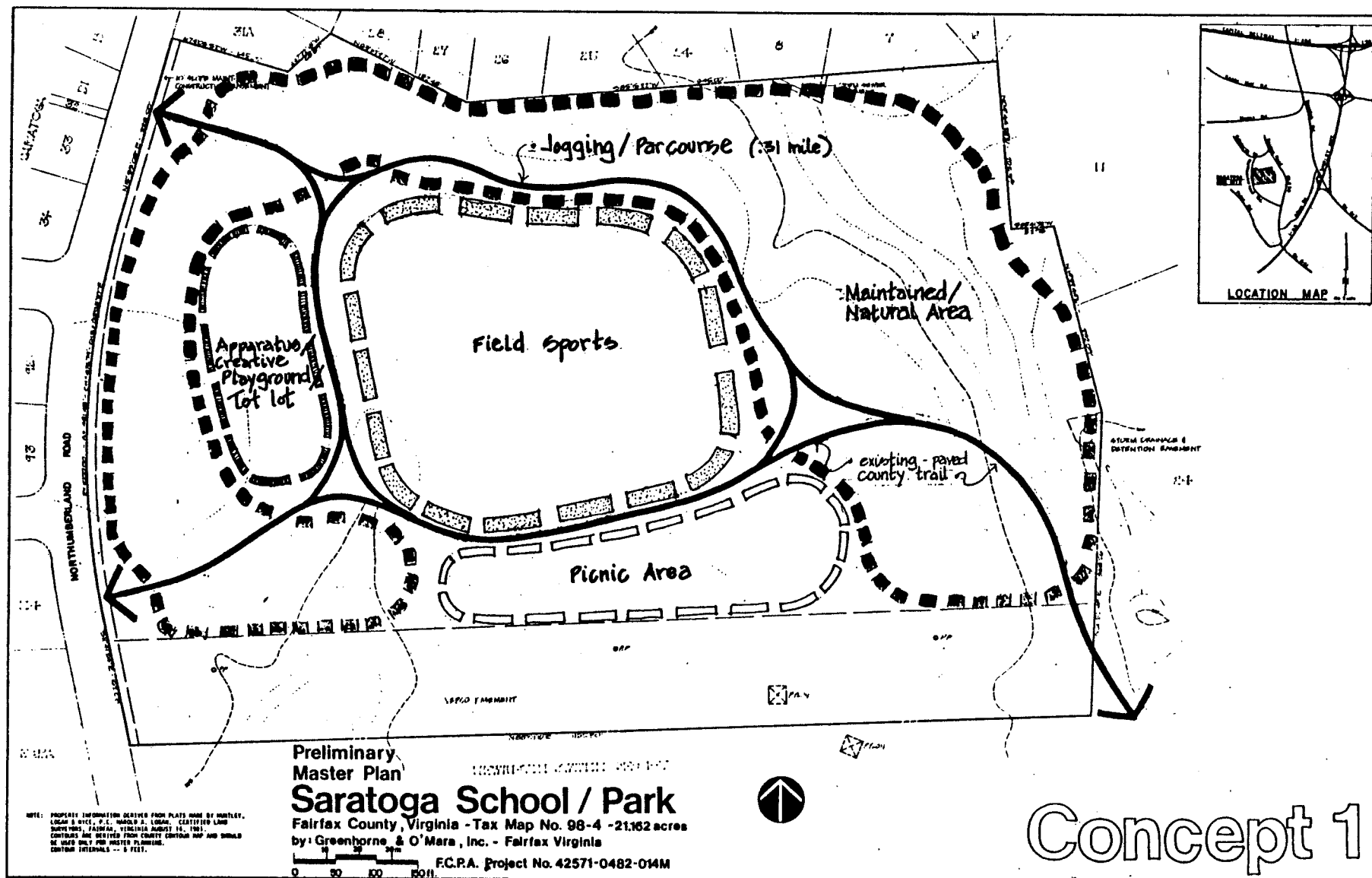
Buffering areas of existing woodland are to be preserved on the park perimeter and on the more steeply sloping eastern third of the site.

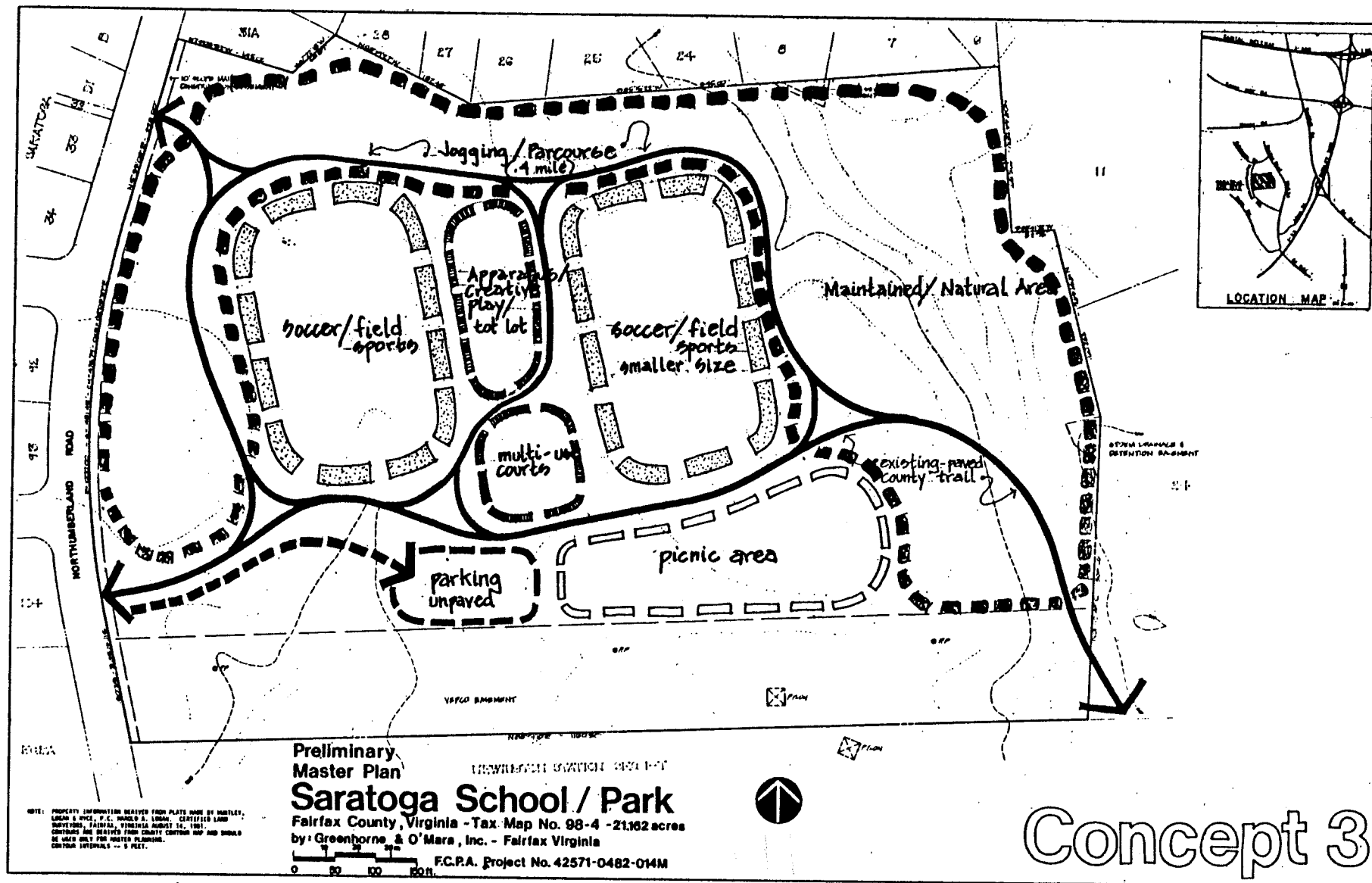
CONCEPT SELECTION

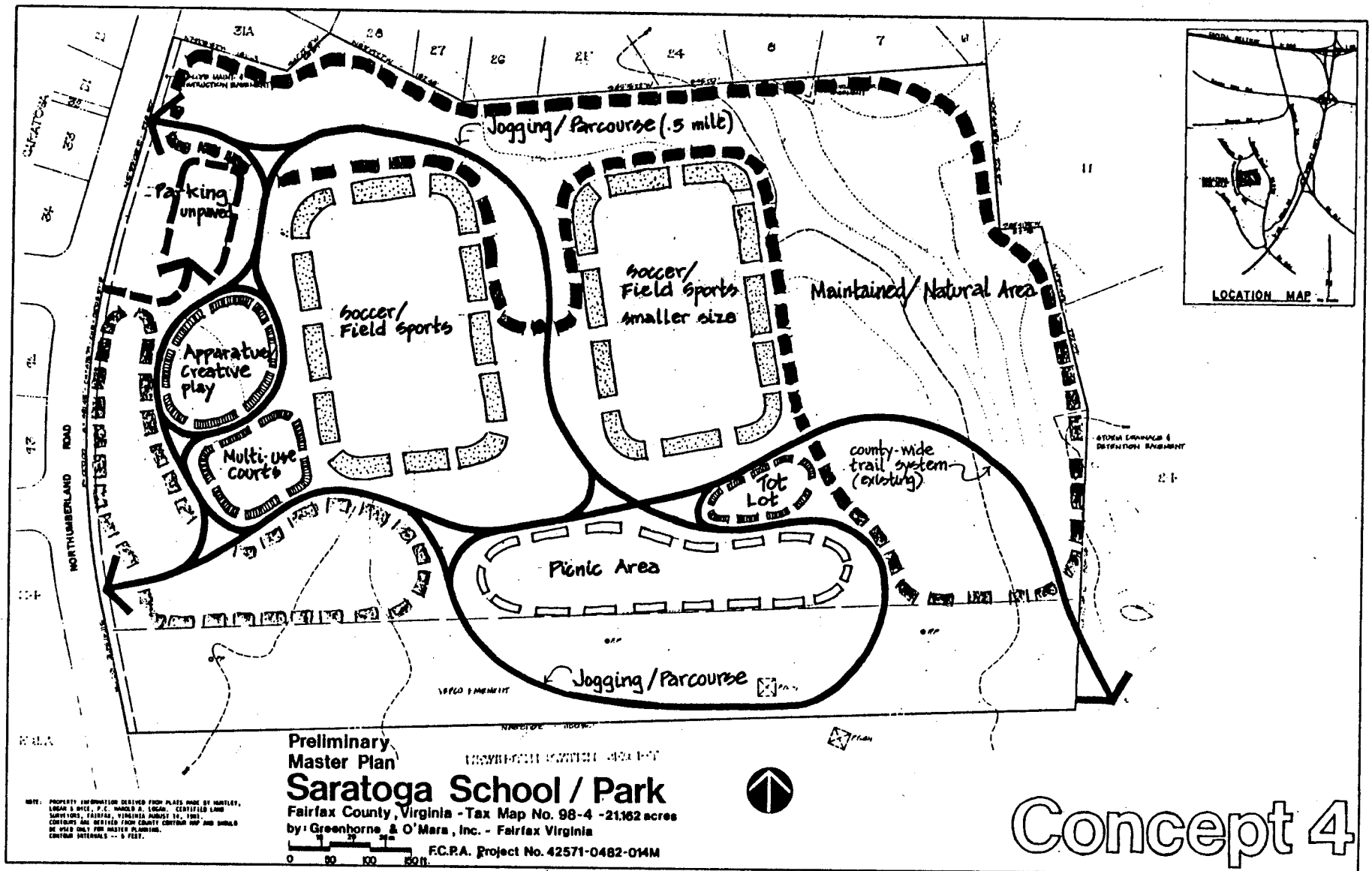
Based upon review of the four concept plans, a modified version of Concept Four was selected for development into a preliminary master plan. Modifications to the plan were made to reduce the amount

of disturbance to the existing woodland cover and topography of the park site. As reconfigured, the selected concept plan includes a combined children's playground, a minimum dimension soccer field, an adjacent smaller open play area (for soccer practice) and a small picnic area. Other facilities include a combination multi-use and practice tennis court, as well as, two tennis courts. A double loop trail system provides access to park use areas, parcourse exercise stations, and path links to adjacent residential areas. Vehicular access and parking is provided in the southwest corner of the site near Northumberland Road and just south of the court games area.

(For an illustration of modified Concept Four/ Selected Concept Plan, please see the enclosed preliminary master plan, included at the end of this report.)







Preliminary Master Plan Description



After a process of evaluating site opportunities and constraints, and responding to community desires for active and passive recreation, a Preliminary Master Plan has been developed. The following narrative describes the features shown on the Preliminary Master Plan.

Vehicular Access - As the site analysis suggested, an access point from Northumberland Road will provide the primary access to the park. Vehicular access will be developed across from Water Valley Court where approximately 40 parking spaces with wheelstops will allow controlled access for park users and for security patrol.

Pedestrian Access - The existing asphalt path will be utilized. A 6-ft. wide trail system will connect with this existing asphalt path linking the various recreational facilities within the park. Initial point of entry will occur at 4 separate locations: The southeast corner of the park adjoining two townhouse developments and aligning with the existing sidewalks located in the rights-of-way of Water Valley Court, Lake Pleasant Drive, and the pedestrian walkway between Lots 33 and D1 in the Saratoga Subdivision. Approximately 3,900 linear feet of trail will be provided in the park and located so as to have as little impact on existing vegetation as possible.

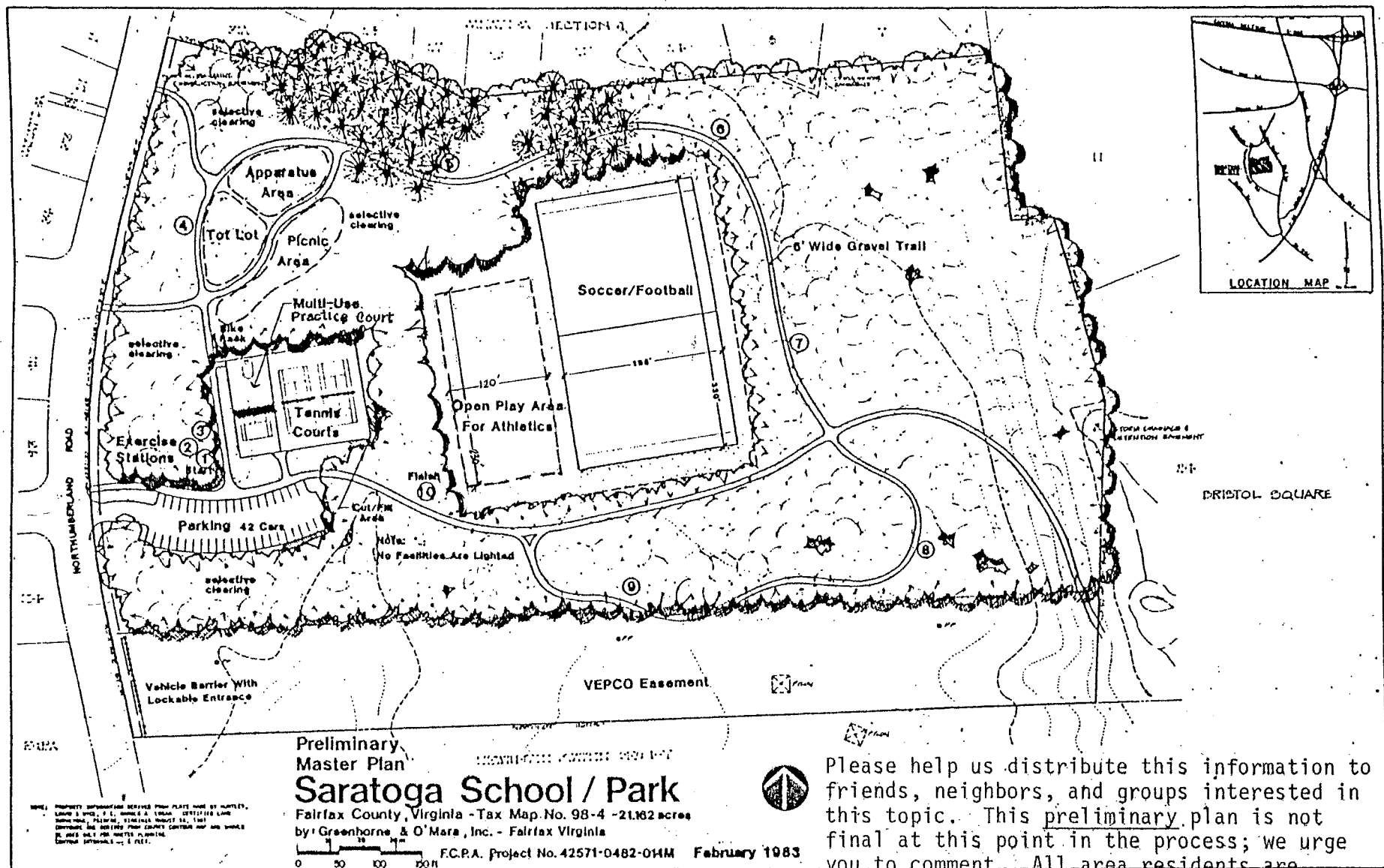
Fitness Trail - Ten exercise stations will be located along approximately 2,200 linear feet of the trail system. The exercise stations will be components of a jogging trail - a complete fitness system that will become a part of the park landscape.

The Picnic Area is located in the wooded passive recreation area of the site. Adjacent to the stand of Virginia pines, and close to the children's play equipment and soccer field, it has views to both active and passive areas of the site. It will include permanent picnic tables, grills and trash receptacles.

Tot Lot and Apparatus Area - A variety of play apparatus to challenge and entertain different age groups of children will be provided. For safety the different age groups will be separated by the proposed trail. A ground surface of woodchips will soften falls, and delineate the limits of the play area.

Soccer/Football & Open Play Area for Athletics - The existing play area will be regraded, but will remain unmarked for any particular sport. It provides the needed opportunity for such unstructured activities as frisbee throwing, informal touch football or just a game of catch. In addition, an area west of the existing soccer field will be cleared of vegetation to provide supplemental open play space. Sidelines and end zones will be cleared of unnecessary vegetation for safety.

Tennis Courts and Multi-Use/Practice Court - Unlighted - Two tennis courts, complete with fence enclosures, have been located in close proximity to the parking area on a relatively flat area of the site. A multi-use practice court is located adjacent to the tennis courts. This court will provide several recreational opportunities; including basketball and a practice tennis wall.



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 Wednesday, May 11, 1983 at 8:00 p.m. at Rolling Valley Elementary School. Help us plan your park.

Development Cost Estimate



	Quan.	Unit	Unit Price	Total
A. FACILITY COSTS				
1. Vehicular Access				
◦ Clearing and Grubbing	3,090	S.Y.	\$ 1.00	\$ 3,090
◦ Grading	1,880	S.Y.	1.10	2,068
◦ Seeding	1,200	S.Y.	1.10	1,320
◦ Parking Area	12,350	S.F.	1.50	18,525
◦ Access Drive	4,560	S.F.	1.50	6,840
◦ Bollards *	32	Ea.	35.00	1,120*
◦ R.R. Tie Curb	340	L.F.	7.00	2,380
◦ Entry Sign	1	L.S.	350.00	350
◦ Landscaping		L.S.	2,000.00	2,000
Subtotal				\$ 37,693
20% Contingency				\$ 7,539
Total Vehicular Access				\$ 45,232
2. Trails				
◦ Clearing and Grubbing	3,150	S.Y.	1.00	\$ 3,150
◦ Trail (6' Gravel)	2,800	L.F.	8.50	23,800
◦ Physical Fitness Stations (10)	10	Ea.	700.00	7,000
◦ Landscaping		L.S.	1,200.00	1,200
Subtotal				\$ 35,150
20% Contingency				\$ 7,030
Total Trails				\$ 42,180

* F.C.P.A. requested that the bollards across the VEPCO easement be provided by VEPCO (see appendix)

	Quan.	Unit	Unit Price	Total
A. FACILITY COSTS (con't.)				
3. Tot Lot / Apparatus Area				
◦ Clearing and Grubbing	2,270	S.Y.	\$ 1.00	\$ 2,270
◦ Grading	2,270	S.Y.	1.10	2,497
◦ Seeding	1,400	S.Y.	1.10	1,540
◦ Apparatus & Play Equip. and Surface		L.S.	22,000.00	22,000
◦ Landscaping		L.S.	3,500.00	3,500
		Subtotal		\$ 31,807
		20% Contingency		\$ 6,361
Total Tot Lot / Apparatus Area				\$ 38,168
4. Tennis Courts (2)				
◦ Clearing and Grubbing	2,130	S.Y.	\$ 1.00	\$ 2,130
◦ Grading	1,600	S.Y.	1.10	1,760
◦ Seeding	800	S.Y.	1.10	880
◦ Tennis Courts, Nets, and Fence		L.S.	35,000.00	35,000
◦ Benches and Trash Basket		L.S.	2,000.00	2,000
◦ Landscaping		L.S.	2,500.00	2,500
		Subtotal		\$ 44,270
		20% Contingency		\$ 8,854
Total Tennis Courts				\$ 53,124
5. Multi Use Practice Court				
◦ Clearing and Grubbing	1,240	S.Y.	\$ 1.00	\$ 1,240
◦ Grading	1,240	S.Y.	1.10	1,364
◦ Seeding	800	S.Y.	1.10	880
◦ Court, Wall, Goal, and Fencing		L.S.	9,200.00	9,200
◦ Landscaping		L.S.	2,000.00	2,000
		Subtotal		\$ 14,684
		20% Contingency		\$ 2,937
Total Multi Use Practice Court				\$ 17,621

	Quan.	Unit	Unit Price	Total
A. FACILITY COSTS (con't.)				
6. Soccer/Football, Open Play Area				
° Clearing and Grubbing	6,173	S.Y.	\$ 1.00	\$ 6,173
° Grading	12,570	S.Y.	1.10	13,827
° Seeding	12,570	S.Y.	1.10	13,827
° Goals	2	Ea.	1,500.00	3,000
		Subtotal		\$ 36,827
		20% Contingency		\$ 7,365
		Total Soccer/Football, Open Play Area		\$ 44,192
7. Picnic Area				
° Clearing and Grubbing	420	S.Y.	\$ 1.00	\$ 420
° Woodchip Trail and Picnic Pads	420	S.Y.	6.25	2,625
° Tables (6), Grills (4), Trash Receptacles (3)		L.S.	3,000.00	3,000
° Landscaping		L.S.	2,000.00	2,000
		Subtotal		\$ 8,045
		20% Contingency		\$ 1,609
		Total Picnic Area		\$ 9,654
		Total Facility Costs		\$ 250,171
B. Utility Fees, Payments & Permits				
		Total Utility Fees		\$ 0,000
C. Design / Engineering				
10% x Total Facility Costs		Total Design / Engineering		\$ 25,017
D. Contract Administration				
1. Plan Review				\$ 2,502
2. Inspection				\$20,014
3. Site Plan Review				\$ 5,000
4. Contract Administration				\$ 5,003
5. As Built Survey				\$ 5,000
		Total Contract Administration		\$ 37,519
		Total Cost Estimate		\$ 312,707

USER LEVELS: ESTIMATE

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 day; Sunday at 2 p.m. is purely an assumption. The total estimated number of users of Saratoga School Site Park is

The criteria used for estimating the number of users is as follows:

- A. Tennis - based on 15 players per court per day for 175 day season (3 players/court x 5 hours/day): 15 persons x 2 courts x 175 days = 5,250
- B. Multi-Use Practice Court - primary use is for non-organized play and is based on a nine month period with 10 persons per day: 10 persons x 275 days = 2,750.
- C. Tot Lot/Aparatus Area - due to randomness of use, accurate figures are difficult to determine: assume 1,500 children/year.
- D. 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.

Six tables are assumed: six tables x three persons/table x 2 turnovers x 180 days = 6,480.

- E. Soccer/Football, Open Play Area - some use will be related to soccer and football practice; based on 6 month season, field used 15 sessions per week, 30 persons per session: 30 persons x 15 sessions/week x 26 weeks = 11,700.

Some use will be related to open play; due to randomness of use, accurate figures are difficult to determine: assume 5 persons x 365 days = 1,825

Total = 11,700 + 1,825 = 13,525.

- F. Fitness Trail - due to randomness of use, accurate figures are difficult to determine: assume 5 persons/day x 275 days = 1375.

ACTIVITY	ESTIMATED NUMBER OF USERS/YEAR	ESTIMATED NUMBER OF VEHICLES/YEAR
Tennis Courts (2)	5,250	2,100
Multi-Use Practice Court	2,750	1,100
Tot Lot/ Apparatus Area	1,500	600
Picnic Area	6,480	2,592
Soccer/Football, Open Play Area	13,525	5,410
Fitness Trail	<u>1,3675</u>	<u>550</u>
TOTAL	30,880	12,352

Note: One vehicle estimated for every 2.5 persons.

COST vs BENEFIT

The total estimated implementation cost for the park is \$312,707. With an estimated 6,000 people living within the 3/4 mile radius service area of the park, the total development cost breaks down to \$52.12 per person. During the first twenty years of the park's operation, the cost per person per year will be \$2.61.

With an estimated 30,880 persons using the park per year, there would be an estimated potential of 617,600 persons using the park during the first 20 years after its completion. This translates into a cost of \$0.51 per person per visit.

Phasing Schedule



The FY 1982 FCPA Budget for improvement of Saratoga School / Park is \$94,809. Since the total development of this park is estimated to cost \$304,479, construction of facilities will occur in three phases.

RECOMMENDED PHASE I - FY 1982 - 1983

Budget \$94,809.00

Trails	\$ 42,180
Tot Lot/Apparatus Area	38,168
Subtotal	\$ 80,348
10% Design & Engineering Fee	8,035
Subtotal	\$ 88,383
Contract Administration	6,426
Total	\$ 94,809

RECOMMENDED PHASE II

Soccer/Football, Open Play Area	\$ 44,192
Vehicular Access	45,232
Subtotal	\$ 89,424
10% Design & Engineering Fee	8,942
Subtotal	\$ 98,366
Contract Administration	1,634
Total	\$ 100,000

RECOMMENDED PHASE III

Picnic Area	\$ 9,654
Tennis Courts (2)	53,124
Multi-Use Practice Court	17,621
Subtotal	\$ 80,399
10% Design & Engineering Fee	8,040
Subtotal	\$ 88,439
Contract Administration	29,459
Total	\$ 117,898

TOTAL FOR PHASES I, II, III, \$ 312,707

Annual Operating & Maintenance Cost Estimate*

November, 1982

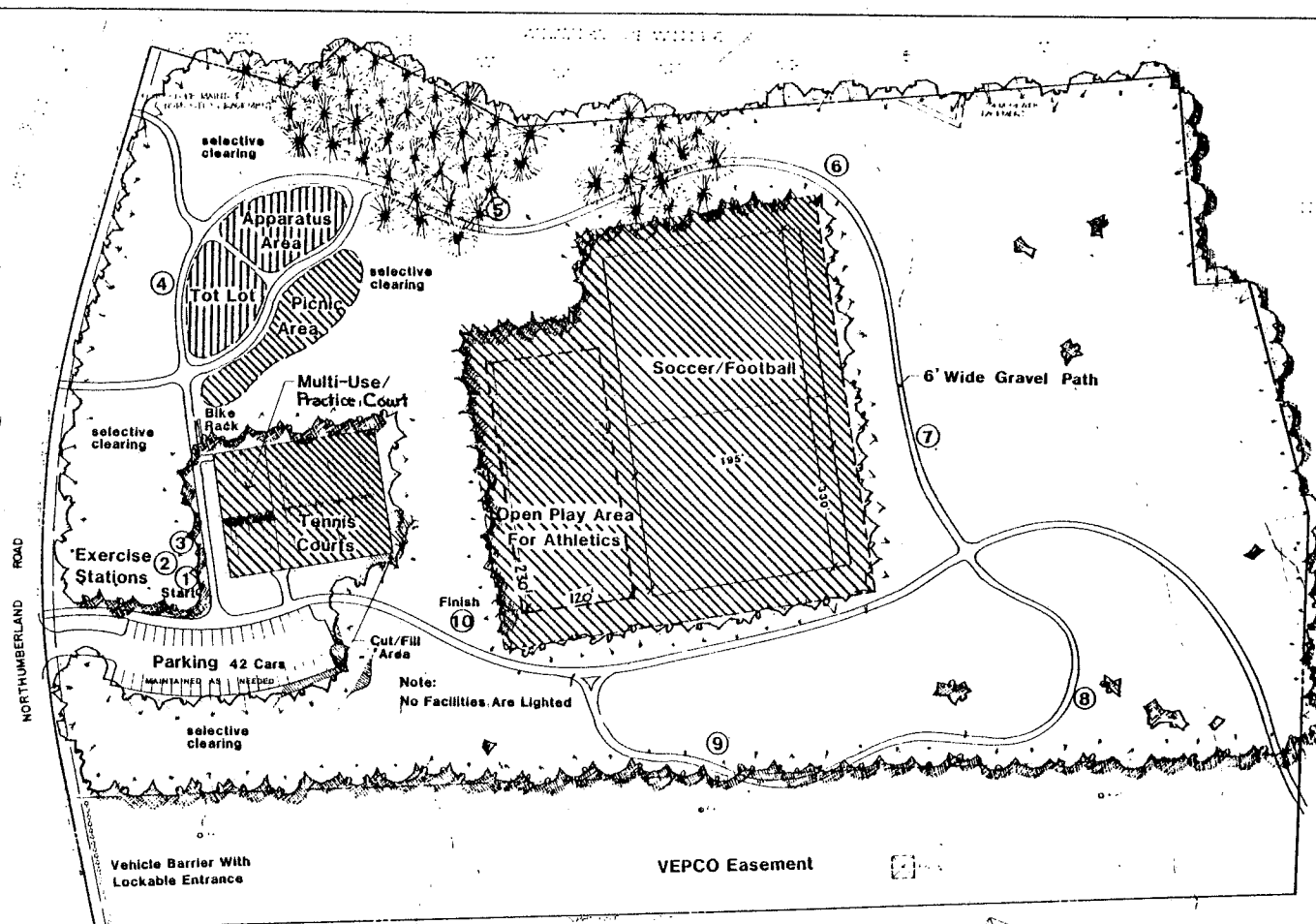
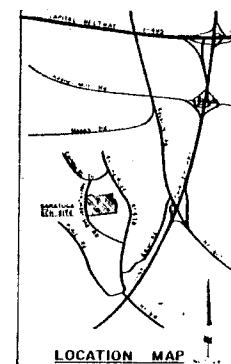


CLASS	FACILITY	UNIT QUANTITY	UNIT COST	TOTAL COST
	Parking Lot	1	L.S.	\$ 1,755
A	Tennis Court	2 Ea.	\$1,321 (2 Cts.)	\$ 1,321
A	Practice Tennis Court	1 Ea.	\$ 500	\$ 500
A	Multi-Use Court Area	1 Ea.	\$ 480	\$ 480
A	Picnic Area	1 Acre	\$ 990	\$ 990
B	Play Apparatus Area/Tot Lot		L.S.	\$ 1,334
A	Soccer / Football, Open Play Area	2.6 Acre	\$ 863	\$ 2,244
C	Trail	3,900 Ft.	\$ 324/1,000	\$ 1,264
C	Natural Area	15 Acres	\$ 279/Acre	\$ 4,185
	TOTAL			\$14,073




*Prepared from Productivity Report by Office of Research & Statistics
Fairfax County, Virginia (10/75, rev. 6/77) Figures updated and supplied
by Fairfax County Park Authority 6/82.

Maintenance Schedule:

- A = Mowed/maintained once every 7-14 days.
- B = Mowed/maintained once every 14-30 days.
- C = Mowed/maintained once a year.



LEGEND

	MAINTENANCE CLASS A
	MAINTENANCE CLASS B
	MAINTENANCE CLASS C

Preliminary
Master Plan

Saratoga School / Park

Fairfax County, Virginia - Tax Map No. 98-4 - 21.162 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia

F.C.P.A. Project No. 42571-0482-014M February 1983



Maintenance Classification

NOTE: PROPERTY INFORMATION DERIVED FROM PLATS MADE BY JENSEN, LUCAS & DAVIS, P.C. (BARCLAY A. LUCAS, CERTIFIED LAND SURVEYOR, FAIRFAX, VIRGINIA AUGUST 14, 1981) CONTAINED ARE SHOWN FROM CURRENT RECORD MAP AND SHOULD BE USED ONLY FOR MASTER PLANNING. CONTAINING INFORMATION - 1/1/11.

0 50 100 150 ft.

Appendix



Site Survey From Conservation Division of FCPA.
Memorandum from Recreation & Community Services.
Soil Study from L. K. Johnson, Soil Scientist
Memorandum from Fairfax County Archaeological Survey
Information Exchange/Forum Notice, April 1, 1982
Minutes of Information Exchange/Forum, June 22, 1982
Letter from Dorothy Hubbs, Local Resident
Notes from Gerald Hubbs, Local Resident
"Funds Available" Information Sheet
Letter dated September 8, 1982 from FCPA Regarding Sketch Plan Review
Memorandum dated October 26, 1982 from FCPA "Design Development Stakeout"
Memorandums dated December 22, 1981 from Fairfax County Public Schools,
 regarding Saratoga Elementary School Site #P354 -- Interim Use Agreement
Letter dated January 19, 1983 from Fairfax County Parks Authority to VEPCO
 regarding activities within their easement on the Park Site.
Letter dated February 3, 1983 from Fairfax County Parks Authority to VEPCO
 regarding the construction of the vehicle barrier across the VEPCO
 easement.




Fairfax County Park Authority

M E M O R A N D U M

To: Dave Jillson

Date: 4/19/82

From:  Gene Biglin

Subject: Site Survey - Saratoga School Site (TM 98-4)

Saratoga school site is a parcel of property located east off of Northumberland Road in Springfield Magisterial District. Single family homes border the park to the north and a large Veeco easement lies to the south. A townhouse community is under construction on the park's eastern boundary.

The topography of most of the site is flat. The east edge of the park, however, has some slope which drops off into an intermittent stream valley.

The majority of the upland portion of the site is a mature deciduous forest. Some Red Oak, Red Maple and Tulip Poplar are present, but White Oak is by far the dominant tree species. The trees are very large with an average d.b.h. of 10 to 16 inches and some trees are as large as 30 inches d.b.h. The understory is relatively open and consists of young White Oak, Red Oak, Red Maple and Mountain Laurel. The ground cover is very sparse and is basically Partridgeberry, and Poison Ivy.

A stand of Virginia Pine can be found along the north side of the park. These pine are fairly large with a d.b.h. of 10 to 12 inches. The understory varies from completely open to very dense with honeysuckle and greenbriar.

The intermittent stream valley along the eastern edge of the park appears to be subjected to repeated flooding by storm water run-off from the adjacent community.

Bits of trash are scattered throughout the park. Most is paper and seems to have blown into the area from Northumberland Street. The remains of several destroyed tree forts can also be found in the park.

Parts of the pine forest were set on fire not too long ago. No major harm was done to the wood lot and the fire damage seems to be limited to the ground cover.

There are several well used foot paths present on the site and one dirt road which starts along the power easement and exits at Northumberland Street.

There is also an athletic field near the center of the park. There is no lighting nor parking available within the park for this field.

The site has very limited interpretive potential and a short trail system through the park would suffice for occasional naturalist activities.

The park is surrounded by development and is too small in size to be considered a major wildlife sanctuary. The field which is associated with the adjacent Vepco easement does help to enhance the wildlife value of the park and makes it attractive to small animals such as songbirds and rodents.

Future development plans should consider leaving a forest buffer next to the easement as well as along the other three sides. An effort should also be made to protect the aesthetic appearance of the White Oak forest.

cc Aldridge
Dist. I files

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 Saratoga School Tax Map # 98-4 Acres 5.3 Mag. District Springfield
 Street Location/Access Site Northumberland
 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	30%	2	2	2	3
Hardwood Forest	55%	4	2	2	2
Mixed Forest					
Open Field					
Managed Field	10%	1	1	1	4
Reverting Field					
Stream Valley	5%	1	2	2	1
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Stream valley has intermittent streams and is subject to repeated flooding from storm water run-off from adjacent streets.

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.

Basically flat - Most dramatic contour is found along eastern edge where the land slopes gradually into a stream valley.

III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion	1		
Water Quality		2	
Impact (Human)	2		
Litter	3		
Vandalism			
Illegal Use	3		
Other			

Note any particular information deemed important regarding III.

- Water on site is mainly from storm run-off.
- Litter can be found scattered throughout.
- Foot trails and a dirt road are present.
- Remains of several destroyed tree forts are present and part of the site was burned recently.

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>	
Roads	<input checked="" type="checkbox"/>	Open space	<input checked="" type="checkbox"/>	Tennis	<input type="checkbox"/>
Trails	<input checked="" type="checkbox"/>	Sing. Fam. Homes	<input checked="" type="checkbox"/>	Ballfields	<input type="checkbox"/>
Public Easement	<input type="checkbox"/>	Townhouses	<input checked="" type="checkbox"/>	Playground	<input type="checkbox"/>
Houses	<input type="checkbox"/>	Apartments	<input type="checkbox"/>	Tot Lot	<input type="checkbox"/>
Other Buildings	<input type="checkbox"/>	Business	<input type="checkbox"/>	Picnic	<input type="checkbox"/>
Private Dump	<input type="checkbox"/>	School	<input type="checkbox"/>	Multi-Use Ct.	<input type="checkbox"/>
				Shelter	<input type="checkbox"/>
				Restrooms	<input type="checkbox"/>
				Parking Lot	<input type="checkbox"/>
				Fishing	<input type="checkbox"/>
				Boating	<input type="checkbox"/>
				Trails	<input checked="" type="checkbox"/>
				Walkways	<input type="checkbox"/>
				Swimming	<input type="checkbox"/>
				Nature Trails	<input type="checkbox"/>
				Cons. Area	<input checked="" type="checkbox"/>
				Other	<input type="checkbox"/>

Briefly describe initial impressions of the site:

Very attractive White Oak forest plus almost pure Virginia Pine stand.

Briefly describe any special features of the site:

Recommended public use (recreational/interpretive):

Picnic areas, trail system, play equipment would be appropriate.
Very little interpretive value.

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

DATE

4-19-82

BY

Cone Beglin

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

David Jillson, Landscape Architect
Chris Bogert, Landscape Architect
FCPA

TO: *Leonard B. Gunsior* DATE June 9, 1982

FROM: Leonard B. Gunsior, Assistant Director
Recreation and Community Services

FILE NO:

SUBJECT: Master Plans for Deerlick, Saratoga School Site, Poe Terrace
and Villa D'Este Parks

REFERENCE:

After reviewing subject sites the following recommendations are submitted for your consideration:

1. Deerlick Park, a wooded site with gentle slopes, should be developed for active as well as passive outdoor recreational activities. It is suggested that three (3) soccer/football and two (2) softball/baseball fields be developed in the northern and eastern portions of the property with adequate parking and restrooms. In addition, three (3) tennis courts with a practice court, a multi-use court (basketball/volleyball), a creative children's apparatus area with adjacent picnicking facilities and hiking trails should be placed on this property.
2. Saratoga School/Park, a partially wooded, relatively level site, should be developed to offer active and passive recreational activities. It is suggested that three (3) soccer/football fields, two (2) baseball/softball fields and adequate parking facilities be placed in the northern and central areas of the site; a multi-purpose court, two (2) tennis courts, playground with timber frame apparatus and picnic area should be placed nearby in the eastern portion of the property. Trails should be included on this site.
3. At Poe Terrace Park, a gently sloping, small parcel of land thickly tangled with brambles, grasses and scattered trees, suggest development of an open play/practice soccer field, a multi-purpose court with an adjacent apparatus and picnic area. Appropriate attention should be given to the hazardously steep banks of the Indian Run near Hillbrook Drive.
4. At Villa D'Este Park suggest retaining most of the site in its natural state except for appropriate trails and limited development in the western portion of the property to include an open play area, multi-use court, apparatus and picnic areas.

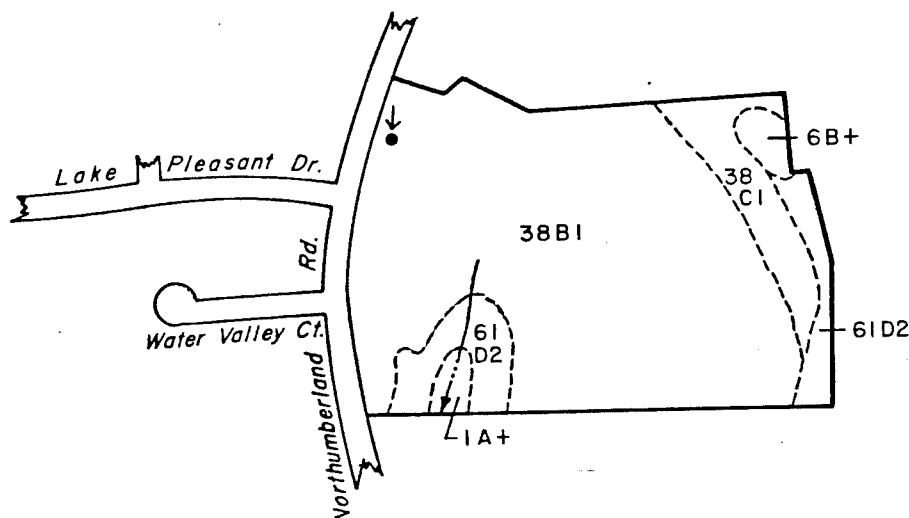
At present there is an inadequate supply of soccer fields to satisfy community needs. Any additional soccer facilities which can be developed at the Deerlick and Saratoga sites or other park lands anywhere in the County will assist greatly in our efforts to provide minimum practice opportunities to all programs.

LBG/dm

cc: Louis A. Cable, Assistant Director, FCPA

SPECIAL STUDY SOIL TYPE MAP OF PROPERTY PROPOSED FOR PARK USE. THE SITE LOCATION IS EAST OF THE INTERSECTION OF NORTHUMBERLAND ROAD AND LAKE PLEASANT DRIVE. STUDY REQUESTED BY FAIRFAX COUNTY PARK AUTHORITY.

TAX REFERENCE LOCATION: 98-4-004-A4, 5
98-4-0011-B



LEGEND

Soil Symbol	Soil Series
38B1, 38C1	Beltsville
61D2	Loamy and gravelly sediments
6B+	Hyattsville
1A+	Alluvial soils
-----	Soil Boundary
↓	Wet Spot
Scale:	1" = 500 feet
Soil Study by:	L. K. Johnson, Soil Scientist
Date:	May 17, 1982

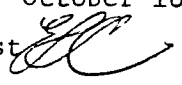
Soil Characteristics Affecting Park Use: The soils on the site have developed in fluvial sediments near the western edge of the Coastal Plain physiographic province. The majority of the soils consists of the Beltsville (38) series that have silty and loamy surface strata overlying dense slowly permeable layers at 2 to 3 feet. The soil areas mapped as loamy and gravelly sediments (61) consists of stratified gravels, sands and silts. The Beltsville (38) and loamy and gravelly sediments rate good for general park use.

Soils within drainageways are mapped as Hyattsville (6) and Alluvial soils (1). Both of these soils have seasonally high water tables and poor trafficiability during wet periods of the year.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Don Lederer, Superintendent of Design
Fairfax County Park Authority
DATE October 18, 1982

FROM: Edward R. Chatelain, Historical Archaeologist 
Fairfax County Archaeological Survey

FILE NO:

SUBJECT: Literature Review of Saratoga Park

REFERENCE:

In response to the stake-out announcement of September 29, 1982, a literature review was conducted of Saratoga Park for the purpose of determining if important archaeological resources were likely to be located within its boundaries. This parcel demonstrated so little potential for containing significant archaeological resources that a field survey was deemed unnecessary.

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

COME...DISCOVER THE JOYS OF PARK PLANNING

Preliminary Master Plan Cycle: Information Exchange/Forum on Saratoga School/Park

The Fairfax County Park Authority is holding a public information/exchange forum pertaining to the preliminary master plan cycle of Saratoga School/Park on Wednesday, May 19, 1982 at 8:00 p.m., at the Rolling Valley Elementary School cafeteria, 6703 Barnack Drive, Springfield, VA. To reach the school, travel north on Rolling Road from the Saratoga/Newington area. About 1 mile north of the intersection with Hooes Road, turn left on Barnack Drive. The school is about 300 feet ahead on the left.

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 sites beforehand, come and participate as a family and help us plan your parks.

Saratoga School/Park is a 21+ acre (combining 7+ acres of parkland and 14+ acres of School Board land leased to the Park Authority under an interim use agreement) community park in Springfield Magisterial District, located on the east side of Northumberland Road, Springfield. The deciduous and evergreen wooded site has a relatively clear understory and is relatively level. A small stream channel crosses the site from north to south, and a VEPCO transmission easement crosses the southern portion of the park. Potential access is possible from Northumberland Road.

Capital Improvement Funds are available from the 1977 Park Bond Referendum for improvements in the amount of \$108,000+ 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 Saratoga School Site Park.

The preliminary master plan will be presented at a public hearing in Springfield, 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.



Discover your parks ... 6-22-82

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

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR SARATOGA SCHOOL/PARK

FROM: DAVID JILLSON, LANDSCAPE ARCHITECT *DJ*

SUBJECT: WHAT WE HEARD AT THE SARATOGA SCHOOL/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.

SARATOGA SCHOOL/PARK INFORMATION EXCHANGE/FORUM - SUMMARY

HELD: May 19, 1982 at 8:00 p.m. in the Rolling Valley Elementary School cafeteria

ATTENDEES: Dr. Robert Moss (Vice Chairman and Springfield District Representative), John Mastenbrook (Providence Dist. Rep.), and Fred Crabtree (Centreville Dist. Rep.) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Donald Lederer (Superintendent of Design), David Jillson (Landscape Architect), Chris Bogert, Joe Sicenavage, Daryl DePrenger, and Lauren Bisbee from the FCPA Design Division staff; Olin Allen, Lee Stephenson, Jim Pomeroy, and Gary Roisum from the FCPA Conservation Division staff; Irvin Poole from the FCPA Park Operations staff; David Jones and Hank D'Antonio from Greenhorne & O'Mara, consultants; and approximately 20 citizens representing themselves and such groups as: Newington Station C.A., Newington C.A., Saratoga Townhouses, Saratoga HOA, Springfield Downs C.A.

Mr. Cable welcomed the citizens and explained the forum procedure and its place in the planning process. He explained that we hope to come away with a wealth of thoughts for staff to work with, in addition to gathering additional information, and come back here later in 1982 and bring some preliminary ideas on how these parks should be master planned. If the citizens have additional thoughts or want to change their thoughts after tonight, they can call or write in within the next 30 days. He also asked that they notify others, not here tonight, that may wish to comment. At the close of the meeting, Mr. Cable explained that the FCPA will send out a summary of the facts gathered at the forum.

Dr. Moss reviewed the acquisition history of the park. He noted that \$100,000+ in funding is available.

Using transparencies, David Jillson gave a quick history and overview of the park. He reviewed the master plan process, classes of parks, activity potential, location map, primary and secondary service areas, existing conditions, and summary analysis. Slides of the site showed the entrance off Northumberland, VEPCO power line, existing trail (scheduled to be paved by Bristol Square developer), two existing soccer fields, bordering homes, and vegetation.

A citizen asked why the trail was to be paved if the master plan had not been determined yet. Mr. Cable explained that it was proffered by the developer and it is included in the Countywide Trail Plan.

David asked the citizens to take a moment to look at some ideas for the park that were offered by the children of Rolling Valley Elementary School.

David noted that Greenhorne & O'Mara, consultants, will be helping the FCPA with the master planning of this park.

A citizen mentioned that the lack of people attending the forum did not represent a lack of interest. He noted that most people were representing groups of people. Another citizen seconded this comment.

A citizen asked about the static electricity on the VEPCO easement. Mr. Crabtree suggested that the FCPA put up wooden and not metal goal posts. Mr. Cable said that we have checked with VEPCO and they say there is no danger, but we will check further.

Mr. Cable said that one of the basic things the FCPA is trying to get out of this process is more citizen involvement. He asked the citizens to be candid and open.

Because of the small number of citizens, just two groups were organized for discussion. The following agenda was suggested to the groups:

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 discussions within these groups:

GREEN TEAM

Facilitator: Gary Roisum
Recorder: Al Dobras

LIKES - TOP FIVE PRIORITIES

1. SOCCER FIELD/OPEN GENERAL PURPOSE
2. TOT LOT/KID EXERCISE SWINGS
3. MAXIMUM NATURAL BUFFER
4. PICNIC AREA
5. "PARCOURSE"/JOGGING TRAIL

Likes - Complete Listing and Voting Count

- A. Tot lot/exercise for kids - 31
- B. Soccer field/open field - 38
- C. All purpose baseball-type field - 8
- D. Picnic area - 17
- E. Parcourse/jogging trail - 14
- F. Limited parking - 11
- G. Grass volleyball area - 1
- H. Nature trail - 3
- I. Basketball area (2 hoops) - 3
- J. Tennis courts (2) - 0
- K. Nature center building - 0
- L. Keep natural - 4
- M. Maximum natural buffer - 20

DISLIKES - TOP FIVE PRIORITIES

1. PAVED PARKING
2. SHELTERS
3. "NIGHT" LIGHTING
4. PERIMETER FENCING
5. GRILLS

Dislikes - Complete Listing and Voting Count

- A. Major development of use - 6
- B. - - -
- C. Shelters - 28
- D. Tennis courts - 5
- E. Scheduled fields - 4
- F. Restrooms - 8
- G. Night lighting - 20
- H. Perimeter fencing - 16
- I. Paved parking - 33
- J. Nature center or any building - 6
- K. Grills - 9

SPECIAL CONCERNS

- A. NO MOTORIZED VEHICLES
- B. DRAINAGE
- C. MAINTAIN LOCAL SCHEDULING OF FIELD USE
- D. SECURITY
- E. PROTECT PARK INTERIOR FROM MOTORIZED VEHICLES

BLUE TEAM

Facilitator: David Jillson
Recorder: Mark Kramer

LIKES - TOP FIVE PRIORITIES

1. TIE - SOCCER FIELDS AND PICNIC/GAME TABLES
2. MULTI-FUNCTIONAL PLAY FIELDS
3. CREATIVE PLAYGROUND
4. TIE - INCREASED MAINTENANCE (TREES) AND PARCOURSE
5. TRASH RECEPTICLES

Likes - Complete Listing and Voting Count

- A. Multi-functional play fields - 21
- B. Tot lot (all ages) with benches - 13
- C. Soccer fields - 22
- D. Increased maintenance (trees) - 15
- E. Picnic and game tables - 22
- F. Improved walking trails - 10
- G. Tennis courts - 9
- H. Adequate buffers - 1
- I. Trash receptacles - 14
- J. Parcourse - 15
- K. Multi-use court - 9
- L. Simple shelter - 4
- M. Creative playground - 17
- N. Softball field - 4
- O. Lighting - 0

DISLIKES - TOP FOUR PRIORITIES

1. ENCLOSED STRUCTURE
2. REGULATION SIZE SOCCER FIELD
3. LIGHTING
4. PAVED TRAILS

Dislikes - Complete Listing and Voting Count

- A. Lighting - 21
- B. Enclosed structure - 46
- C. Regulation size soccer field - 27
- D. Paved trails - 12

SPECIAL CONCERNS

- A. SOIL EROSION EAST SIDE SLOPE
- B. RESTRICTING MOTORIZED VEHICLES
- C. INCREASED SITE MAINTENANCE
- D. CLEAR LEANING AND DOWN TIMBER
- E. SAFETY AND SECURITY IN PARK
- F. HANDLING POTENTIAL PARKING PROBLEM
- G. PEDESTRIAN ACCESS FROM ROLLING ROAD (OWNERSHIP)
- H. POTENTIAL HAZARD FROM POWER LINES
- I. CONCERN FOR PEDESTRIAN SAFETY AT ENTRANCE
- J. PAVED SURFACE

SUMMARY OF LETTERS WE HAVE RECEIVED:

1. In one letter, a resident familiar with the park's natural character mentioned a number of bird and plant species seen at the park, and expressed a desire to protect them by locating proposed recreational facilities near Northumberland Road. A jogging trail or exercise course was thought to be possible with little disturbance to the area. This resident wondered if only the park portion of the site can be used for proposed development. Rollingwood School Site was felt to be a good example of the development potential possible at Saratoga. Overall development should be low-key with no lights or roads.
2. Another resident noted the number of pine trees blown over as a result of wind storms, with resulting safety and fire hazards. There is also an area near the soccer field where mounds of dirt and brush form an impenetrable barrier. It was felt that consideration should be given to opening up this part of the park through grading and enlarging the open space, or at least improving access through the brush to the open field area.

SUMMARY OF COMMENTS/IDEAS RECEIVED FROM STUDENTS AT ROLLING VALLEY SCHOOL:

1. Baseball/kickball field
2. Soccer/football/lacrosse field
3. Bathrooms and refreshment stand/vending machines
4. Picnic area/grills and trash cans
5. Big pond with fishing and canoe ride
6. Playgrounds for little and big kids, including rocket slide, see-saw, horizontal bars, jungle gym, merry-go-round, swings, tire swing, slide
7. Obstacle course and track
8. Water fountain, shelter and benches
9. Swimming pool with two story slide
10. Blacktop/basketball/dodge ball/volleyball court
11. Bike path with bike rack and bike rental
12. Sandbox
13. Gym/recreation center
14. Ranger station, nature center, and fire road
15. Frisbee course
16. Tennis courts with lights
17. Open field and garden
18. Train ride
19. Animals
20. Door
21. First Aid Station
22. Campsite
23. Fun things
24. Equipment storage building
25. Stage
26. Racquetball court
27. Recycled-tire play equipment
28. Bicycle race track

7786 Euclid Way
Springfield, VA 22153
May 21, 1982

Mr. David Jillson
Fairfax County Park Authority
4030 Hummer Road
Annandale, VA 22003

Re: Preliminary master plan for Saratoga School/Park

Dear Mr. Jillson,

My family has lived across the powerline from the school/park site in question for nine years. We are quite familiar with the habitat and features it has to offer. I feel it is highly important to point out a few things which cannot be seen at particular times of the year or to the casual observer.

The building of new developments in this area has put tremendous stress on the wildlife. We cannot hope to protect the deer and fox which are still present when the next large development takes the corner of Rolling and Alban. Smaller mammals seem to manage in urban areas. It is the birds, however, which may have a chance still in this park area. Until two years ago there was a whippoorwill both behind us and by Seven-Eleven. The spring and summer nights seemed hollow without the continuous repeating of whippoorwill, whippoorwill. Our children fell to sleep or looked at the stars many times, listening to this evasive and evocative bird. This morning I heard it again for the first time since the soccer field came into full use. Hopefully it can find a place to nest. There have been three kinds of woodpeckers nesting there, but one species Red-bellied rare to this area, left last year when some dead large trees were cleared out by the new road (3 foot path) was put in. To my knowledge Saratoga and Newington both have provisions that all standing and indeed fallen trees must be left even if dead. There is a Blue Jay nesting across from Lake Pleasant where it meets Northumberland this year. Consideration for these will be taken, hopefully. I believe the local girl scouts and cub scouts would gain a great deal making nesting platforms and houses for the different squirrels and birds here. There are bluebirds which like fence rows such as under the power line. I have goldfinch this year thanks to my little seed bird-feeder, and there have been townsies, though they lived mainly at the bottom of the dip which was cleared this winter when Bristow the townhouses were built next to the powerline. Our community newspapers could make people aware of these efforts.

Lastly, there are lady slippers which bloom each May along the old fence row. It would be easy to make a path ^{either} along side them so people could enjoy them or to avoid them so they would be protected. Cuttings by scouts to see such rarities would cause some pride. Markings could be made for the solomon's seal, the prehistoric short fern and other flora.

I feel this little area of woods is highly vulnerable. It has withstood building on four sides and with in as well, with the road and the soccer field. If tot lots, basketball courts, and such are built, I feel they should be located near Northumberland for easy access, visibility and safety for children, and protection for fragile life within. A jogging trail or exercise course could be laid out so as to disturb as little as possible. The Perrier course at Lake Acotink is only a few feet wide. The road opened up last year was laid out to welcome the traveller with new vistas around curves and invite you on. What a pity cars as well as four wheel drive and recreation vehicles have torn it up in these few months. It must be barricaded from both ends. Scores of children come for soccer practice over this same road.

Since the school area is being leased for the park, I am wondering if only designated park area can be used for the changes proposed. Chancellor's Farm park is a good example to follow for this site. For the record, tennis seems not to be as popular as in the past, and the Newington courts, for one are not used heavily. I don't know about the public courts near here, or indeed if people know of the courts at Pohick Woods.

Putting together all the people's desires and hopes is a difficult job. It seems time is being allowed for all to voice their ideas. I hope the park will be low-key, with no lights or roads. People fifteen miles away from Washington should have a chance to enjoy a protected area without going an additional fifteen. Each development here has some recreational facilities and something of a different nature could be preserved in Saratoga School/Park.

Sincerely,

Dorothy Lubbs

Dorothy Lubbs

P.S.: North of the soccer field there is a thick pine woods which is a fire hazard. A good percentage of the trees are half way down from a wind storm. As this needs clearing, anyway, it might be a good place for basketball or tennis courts.

SENT BY GERALD HUBBS

NOTES ON THE PARK

Saratoga Park

Wind storms have blown over a goodly number of pine trees which are leaning like sticks. These create two hazards. First is that of safety of children who play in the park and could be injured by a falling timber. Second and more likely is the possibility of fire going through this area with the leaning pines serving as match sticks. These trees should be removed.

There are also a number of trees on the ground which should be removed. Otherwise, surrounding scrub and brush present an unnecessary fire hazard.

Lastly, when the soccer field was worked up mounds of dirt and brush were simply pushed to the northwest side of the field. This is now a little wilderness area well nigh impenetrable with scrub, brush, and briar patches. To my notion this does not add to the park for there is a hemmed in effect on the northwest side of the soccer field and the area is not the kind of sanctuary necessarily desirable for our children. Consideration should be given to opening up this part of the park in some manner via grading and enlarging the open space or simply opening two or three passages for hiking or entry to the open field area.

Fairfax County Park Authority

SARATOGA PARK/SCHOOL SITE
(4257)

Springfield District

PROJECT INFORMATION

Location: Northumberland Road, Springfield
 Size: Up to 5-10 acres through dedication
 Service Area: 3/4 mile radius
 Description: Development of a community park in conjunction with vacant school site (10 acres)
 Commitment: Recommended in the adopted Area III Comprehensive Plan (Sector P-2). Approved by voters in the 1977 Park Bond Referendum.
 Completion: 1981+

Tax Map 98-2, 98-4

CAPITAL COST DETAIL

SOURCE OF FUNDS	PROJECT ESTIMATE	ACTUAL PRIOR YEARS	ESTIMATED FY 1981	FY 1982	FY 1983	FY 1984	FY 1985	FY 1986	ADDITIONAL NEEDED
General Obligation Bonds Development	100,000		100,000						
Total	100,000		100,000						

NEW OPERATING COST

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PROJECT JUSTIFICATION

The Park Authority is awaiting dedication of parkland and may seek an interim use agreement with School Board on their vacant school site. Since this site has not been master planned and the specific facility deficiencies are undetermined, the improvements to be considered for this future park may include:

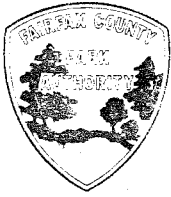
FY '81: Apparatus/tot lot (1), multi-use court (1), picnic areas (1), soccer/football field (1), and softball/baseball field (1).

The funds projected for improvements will initiate the planning processes and will create seed money for planning, design and development of phased improvements depending on the outcome of the master planning process.

The park will serve an estimated 2,670 people with a growing population.

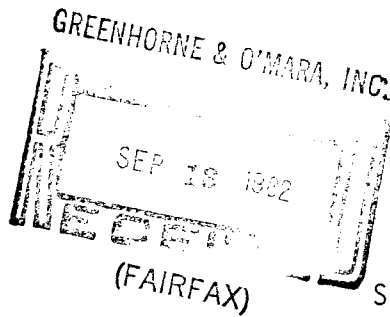
Fairfax County Park Authority

4030 Hummer Road, Annandale, Virginia 22003
Telephone (703) 941-5000



Director
Joseph P. Downs

Assistant Directors
Louis A. Cable
James A. Heberlein



September 8, 1982

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Chairman
Robert D. Moss
Vice Chairman
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Frederick M. Crabtree
Lorraine F. Foulds
Calvin Hill
John Mastenbrock
Dorothy S. Norpel

Hank D'Antonio
Greenhorne & O'Mara
10710 Lee Hwy.
Fairfax, VA 22030

Re: Saratoga School/Park

Dear Hank:

We have completed our review of the sketch plans and evaluated the present and projected facility deficiencies near the park. We would like for you to proceed with the design development of Scheme 4 incorporating the changes described below and shown on the enclosed sketch:

1. Move parking to southwest corner within wooded area. Entrance should be opposite Water Valley Court.
2. Add two tennis courts north of parking.
3. Add $\frac{1}{2}$ multi-use court/ $\frac{1}{2}$ practice tennis court west of tennis courts (see attached "Collingwood Park" master plan).
4. Combine and relocate play apparatus/tot lot area north of tennis complex.
5. Retain existing open space; expand open space northward into area of existing pines for additional soccer/football use.
6. Reduce size of picnic area and move closer to parking.
7. Realign existing trail where necessary around parking

Please note the following dates for completion of the various phases of the master plan, based on your proposal:

Design Development
Stake-Out (by FCPA)

September 24
October 6

Hank D'Antonio
Page 2
September 8, 1982

Preliminary Plan & Draft Report
PA Board Presentation

October 29
November

If you have any questions, please call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'David', with a stylized flourish at the end.

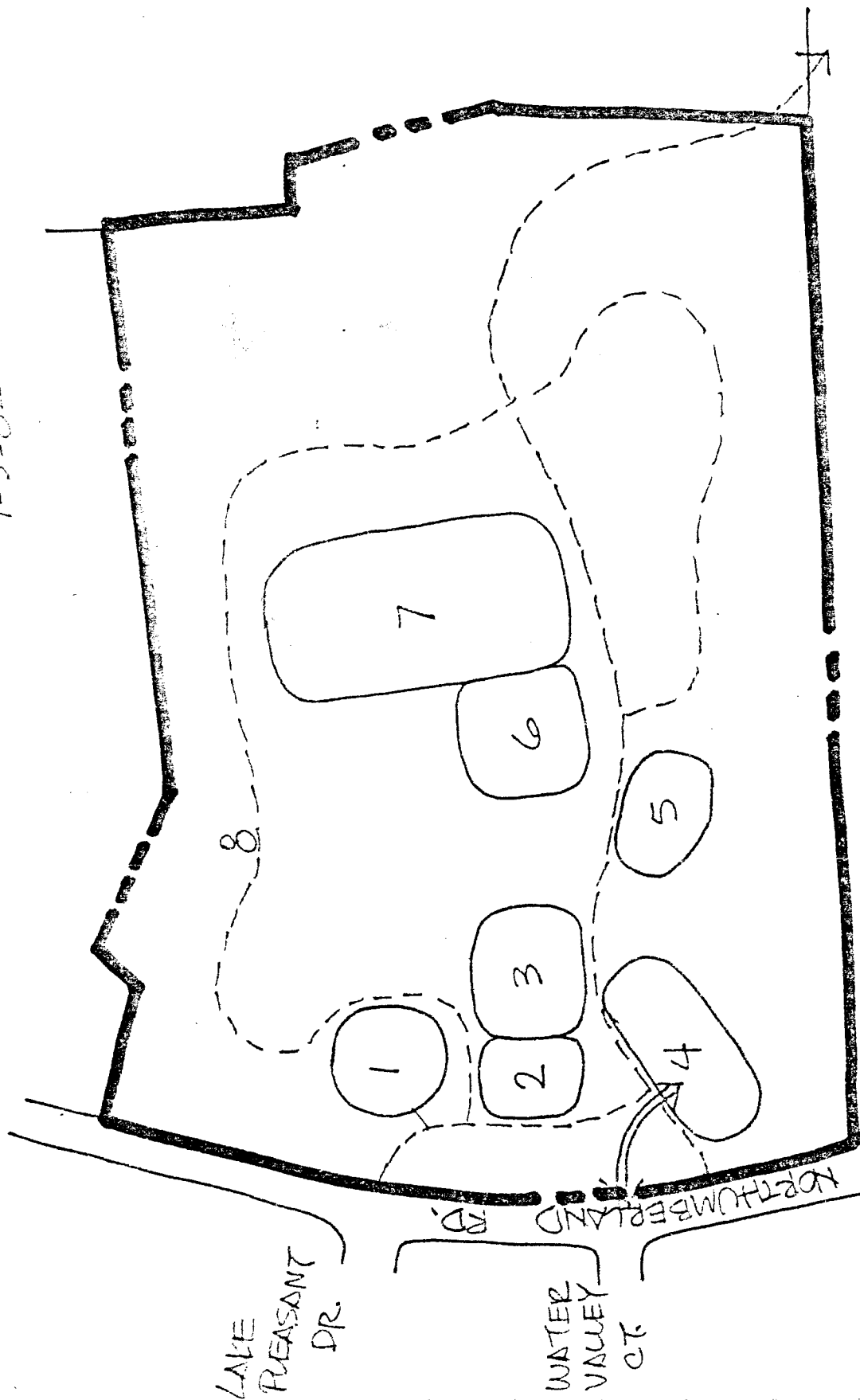
David S. Jillson
Landscape Architect

DSJ/mlb

Enclosure

cc: Don Lederer, Supt. Design

Spartan Subdiv Part - 7-3-82



1. PLAY APPROPRIATE / TOT LOT AREA
2. COMBINATION: 1/2 COURT BASKETBALL & 1/2 PRACTICE TENNIS CT.
3. 2 TENNIS CTs
4. PAVING
5. PICNIC AREA
6. PRACTICE SOCCER
7. SOCCER / FOOTBALL
8. HIKING / BIKING / EXERCISE TRAIL




Fairfax County Park Authority

M E M O R A N D U M

To: File

Date: 10-26-82

From: David Jillson 

Subject: Saratoga School Park - Design Development Stake-Out

Design development master plan stake out was held Monday, October 18, 1982. Park Authority staff present were Don Lederer, Chris Hoppe, David Jillson, and survey crew (Design), Jay Jorgensen and Hugh Beasley (Development), Gene Biglin (Conservation), Anna Mary Warden (Historic Preservation), Ron Fisher (Administration), Bob Royce and Irvin Poole (Operations). Officer Oncale (Park Police), and Lenny Gunsior (Dept. Recreation), represented other County agencies, and David Jones and Hank D'Antonio from Greenhorne & O'Mara represented the consultant.

Introduction:

1. Priorities (likes/dislikes) discussed at the forum were listed. The consultant's analysis of facility deficiencies was summarized. Proposed improvements (entry road, trail entrances, tennis courts, practice tennis/basketball court, tot lot, play apparatus area, soccer/football, practice soccer, picnic area, and fitness trail) were described and oriented according to the plan.
2. Q: Why is existing trail on site? Paved trail was built by developer of Bristol Square as part of required site plan improvements, which included the parcel he dedicated to Fairfax County Park Authority (Saratoga).
3. Existing soccer field is beneath VEPCO lines, straddling the right-of-way. Plan shows field as practice field.

Road/Trail Entrances (A, B, C, D: South to North):

1. A - Show trail location to coincide with existing trail.
2. B - Centerline of entry road lines up with Water Valley Court.
3. C - Trail entry should line up with sidewalk crossing across Northumberland Road.
4. D - Relocate trail about 30' north to line up with sidewalk crossing.
5. Q: Is underbrush along west side of park to be cleared? Selective clearing to improve visibility along park frontage shall be extended to back of tot lot/play apparatus area and south to parking lot. Since some groundcovers pose no threat to visibility, clearing shall be confined to only those plants or branches which obstruct views. In any case the ground itself shall not be denuded.

Tot Lot/Play Apparatus Area:

1. Plan does not distinguish between tot lot and play apparatus area.
2. Q: Could picnic area be relocated closer to tot lot/play apparatus area? Can be considered; originally shown as convenient to parking area.
3. Tot lot/play apparatus area appears formalized, with edgings, and mounds. This concept may result in a large amount of clearing. An informal arrangement without mounds and set among the existing trees might be more appropriate. Equipment is to be wood structures.

Tennis Courts, Practice Tennis/Basketball Court:

1. Q: Could complex be shifted south to avoid large trees at edge of courts? For detail planning, tree locations will be determined by field survey. Some shifting might be possible to fit the complex among the trees. At this point, leave the complex as shown for master planning.
2. Q: Are courts to be lighted? At the forum, lighted facilities were not desired.

Parking:

1. Reorient the bay to minimize amount of filling which may be necessary around the existing drainage channel.
2. Parking bay may be located closer to street, and perpendicular to proposed location. Advantage should be taken of existing relative clearing in trees.
3. Final exact location will depend on tree survey (see Tennis Courts).

Picnic:

1. Could be moved closer to tot lot/play apparatus area.

Soccer/Football

1. Reoriented into pine woods for north-south alignment. Remaining open space is for practice use. Primary service area has a deficiency of 4 soccer fields, but local community expressed a desire for soccer fields for local use.
2. Plan shows playing line size of 360' x 195'. It should show areas for over-run and clearing/grading requirements.
3. Practice field does not have playing lines.

Existing Soccer Field:

1. Field was located on plan from aerial topo plan. It appears that the field is cleared up to the property line.
2. Field needs work if it is to be used.
3. Q: Could 2 fields be planned for park and locate the practice field within the VEPCO R/W? We should not show any planned use in the R/W due to the low height of the lines. The plan should not delineate or label the field nor encourage its use.

DSJ/sh

cc: Cable
Attendees



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities Services

10700 Page Avenue
Fairfax, Virginia 22030

Design and Construction
Services

December 22, 1981

MEMORANDUM

TO : Mr. Joseph P. Downs, Director
Fairfax County Park Authority

FROM : Edward R. Moore, Jr., Coordinator *ELM*
School Site Acquisition & Development

SUBJECT: SARATOGA ELEMENTARY SCHOOL SITE #P354--Interim Use Agreement

In accordance with your request, please be advised that the School Board adopted the following Recommendation at its meeting of December 17, 1981:

"That the Fairfax County Park Authority be granted permission to use approximately a 14-acre school site known as Saratoga Elementary Site #P354 for the purposes of community park and recreational facilities for a period of Five (5) years, subject to the following conditions:

- 1) That the existing interim agreement with the Saratoga Civic Association be withdrawn by the Association;
- 2) That the requested permission to the Park Authority be cancelled at any time if the site is needed for school purposes prior to the end of a 5-year period from date of this School Board acceptance;
- 3) That the School Board be indemnified and held harmless for any and all liabilities as a result of any damages, injuries or losses sustained or incurred by anyone as a result of the use of this property;
- 4) That plans for construction be submitted to and reviewed by the office of Design and Construction Services, Fairfax County Public Schools;
- 5) That the Park Authority accept full responsibility for any and all maintenance required on the property during the time that the property is used for recreational purposes;
- 6) That scheduling of the use of all facilities to be developed on the site be through the Fairfax County Recreation Department."

For your further information we are attaching a complete copy of the School Board Agenda Item.

ERM:ae
Attachment

Fairfax County Park Authority

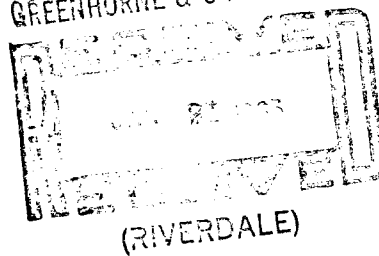
4030 Hummer Road, Annandale, Virginia 22003

GREENHORNE & O'MARA, INC. (703) 941-5000



Director
Joseph P. Downs

Assistant Directors
Louis A. Cable
James A. Heberlein



Authority Members
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Frederick M. Crabtree
Lorraine F. Foulds
Calvin Hill
John Mastenbrook
Dorothy S. Norpel

January 19, 1983

VEPCO

Mr. W.R. Bender, District Manager
7888 Backlick Road
Springfield, VA 22150

Re: Saratoga School/Park
Map Reference 98-4

Dear Mr. Bender:

We are currently preparing the master plan for Saratoga School/Park, located on Northumberland Road. A 250'± VEPCO and Plantation Pipe Line easement crosses the southern portion of the park parallel with our south property line. Only half of the easement's width is on parkland; the remainder crosses private property to the south. I would like your views on two issues concerning this easement.

First, under study is a proposal allowing open play beneath the wires within the easement. An existing set of steel soccer goals are located in the easement. Previous experience in similar situations has resulted in assurances to us of no ill effects to people beneath the wires, but the wires in this location appear to be low enough to interfere with soccer play. Let me know if there is a potential hazard to soccer or open play use in the easement, and what conditions must be met to assure safe play.

Secondly, we would like to build a barrier across the easement near Northumberland Road which would prevent unauthorized vehicles from entering the easement. The barrier would include a lockable gate or steel cable for utility vehicle use. Since we could only control half the easement, we would also contact the homeowner's association to our south about a cooperative effort. If you have no objections to this proposal, let me know what conditions would be necessary for agreement.

Thank you for your consideration on these items.

Sincerely yours,

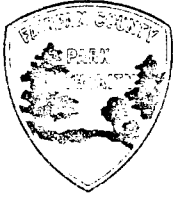
A handwritten signature in dark ink, appearing to read "David S. Jillson".
David S. Jillson
Landscape Architect

cc: Louis Cable, Asst. Director
Don Lederer, Supt. Design
Mark Weglarz, Greenhorne & O'Mara ✓

Encl

Fairfax County Park Authority

4030 Hummer Road, Annandale, Virginia 22003
Telephone (703) 941-5000



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James A. Heberlein

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Dorothy S. Norpel

February 3, 1983

VEPCO
Mr. Richard Charney
7888 Backlick Road
Springfield, Va. 22150

Re: Saratoga School/Park
Map Reference 98-4

Dear Mr. Charney:

As discussed previously we would like to build a vehicle barrier across the easement at the park.

We request your assistance in providing labor and/or materials toward this request. As mentioned, we would like to extend the barrier across the homeowner side of the easement. I'm sure you will agree that VEPCO would benefit from the barrier's installation since it would discourage unauthorized vehicle use within the easement.

If you would like our estimate of the installed cost, or if you have any other questions, please call me.

Sincerely yours,


David S. Jillson
Landscape Architect

DSJ/sh

Encl.

cc: Louis Cable, Assistant Director
Donald Lederer, Supt. of Design