

PRELIMINARY MASTER PLANNING REPORT

SPRING LANE PARK SITE

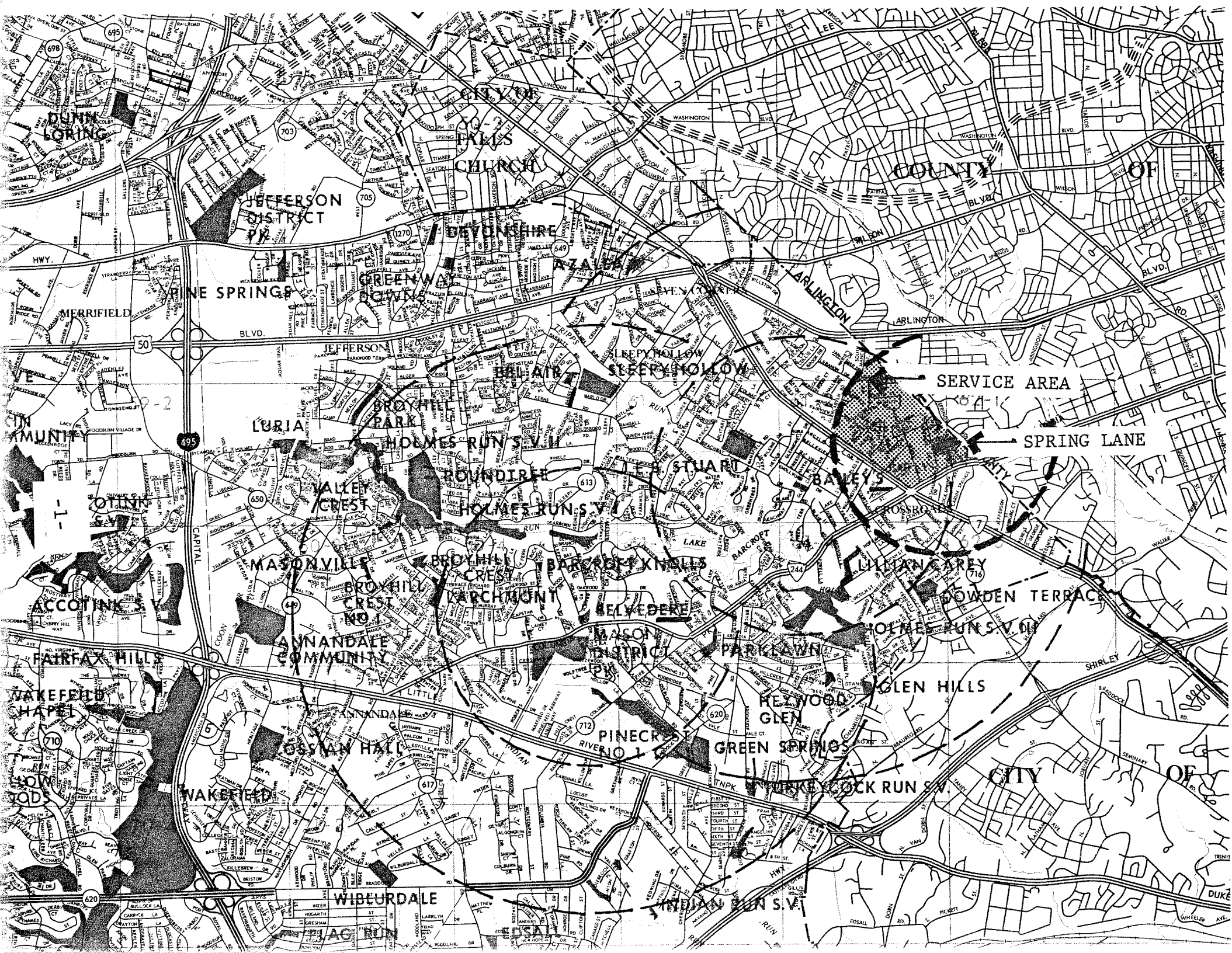
FAIRFAX COUNTY PARK AUTHORITY
ANNANDALE, VIRGINIA

OCTOBER, 1976

SPRING LANE PARK SITE

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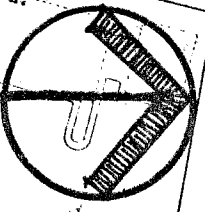


SPRING LANE
PARK SITE



SITE LOCATION

SCALE: AS NOTED



I. RESEARCH

A. Site Location and Background

The site, approximately two acres, is located in the northeastern portion of the County within the Mason Magisterial District. Situated close to Columbia Pike, the site is bounded by Spring Lane on the west, single family units of Robinwood Lane on the north, single family housing to the east and medium density subsidized apartments on the south.

The site was acquired through the Fairfax County Department of Housing and Community Development with development program funds from the U.S. Department of Housing and Urban Development.

Acquisition costs were \$257,590.45 to buy six parcels which make up the two acre site.

B. Characteristics

The site is basically flat with a very small portion of 15% slopes. There is no evidence of standing water or severe drainage problems. Vegetation on the site is predominantly second story with heavy undergrowth. Soils information is not available for this site.
(See page 4)

C. Utilities and Easements

All service utilities, such as electricity, potable water, and sewer lines are available at the site. There are no easements on the site.

D. Access

Access is possible from Spring Lane and the parking lot of the medium density apartments on the southern side of the site.

E. Recreational Facilities Inventory

There are no existing developed facilities located within 3/4 mile of the site. However Glen Forest Elementary School located one block from the site has three ballfields, one soccer field, three multi-use courts, and an apparatus area.

F. County Comprehensive Plan

Taken from: Area I-B2, page 11-1-23, Column I, paragraph E.

Recommendations - "A local-serving park should be purchased on the vacant area north of Baileys Crossroads Control Business District. Two alternate sites lie east and west of Spring Lane, respectively.

G. Population and Demographic Patterns

The Baileys Planning District has a population of 34,000 which is 9.2 people per acre with a medium household size of 2.5. Median age is 26 years for men and 27 years for women. In general, there were large increases in the proportions of persons aged 20 to 34 and 45 to 64 since 1970. Thus, the area is aging considerably, holding relatively fewer children in 1970 than it had in 1960.*

Existing residential development in the vicinity of the site is as follows:

	EXISTING				ESTIMATED ADDITIONAL 1975-1990					
	AC.	DU'S	POP.	DU/AC.	AC.	COMM. DU'S	ANTI. DU'S	ADD'L. DU'S	POP.	DU/AC.
Residential										
S. F.	215	565	1,858	2.6	1	1	2		11	0.3
T. H.	17	156	427	9.2						
Apt.	45	1,260	2,871	28.0	13	224			341	17.2
Commercial	64									
Industrial										
Parks & Rec.	7				15					
Other	39									
Vacant	61				32					
TOTAL	448	1,981	5,156	4.4	61	225	2		352	

DU = dwelling unit

The majority of housing is low-density, single-family residential, with two existing townhouse developments. Two moderate-cost rental developments exist in the area. They are Willston South Apartments along Patrick Henry Drive and the subsidized Rosedale Manor Apartments along Spring Lane.

H. Development Preference Survey

Preliminary research involved the distribution of questionnaires. The following is a compilation of the results:

Amount Distributed: 550
Amount Returned: 105 (20%)

With Children: 57 (54%)
Without Children: 48 (45%)

*Note: Summarized from the County Comprehensive Plan

Children's Ages: 1-5 yrs.: 51
 6-12 yrs.: 34
 13-18 yrs.: 33
 18 and over: 8

Development Priority	Activity	Yes	No	% Saying 'yes'
2	Apparatus Area (6-12)	55	15	52%
3	Tot Lot (5 and under)	47	19	45%
7	Bicycle Trail	66	12	62%
4	Picnic Area	69	12	65%
8	Nature Trail	56	10	53%
8	Nature Area	60	5	57%
6	Open Play Field	59	15	56%
10	Baseball Field	38	22	36%
11	Football Field	34	23	32%
9	Horseshoe & Shuffleboard	37	16	35%
1	Tennis Court	69	14	65%
5	Multi-Use Court	51	12	48%
	No Development	11	13	10%

I. Availability of Funds

Funds are available for this project through Housing and Community Development Block Grant. In Year II of the Community Development Program, \$97,000.00 has been allocated for development of this park.

II. ANALYSIS

A. Conclusions

Tabulating and examining the results of the questionnaires, proximity of existing school site recreational facilities, determining site factors and overall development plans lead to development of this site as a local serving community park. The development of this site will serve to compliment existing facilities at the nearby school, and provide nearby recreational outlets for adjacent apartment dwellers. (See Attachment I)

B. Plan Description

The site should be developed with the following facilities: Two tennis courts, a childrens' area with play apparatus and picnicking, an adult area with picnic tables and horseshoe courts. Along with this would be the

maintenance of a vegetative buffer zone on the north side of the site. A trail system through the park would also be provided. No lighting will be provided in this park.

C. Cost Estimate

1.	Tennis courts (2) LS	\$30,000.00
2.	Play apparatus LS	\$10,000.00
	Wooden Naturalistic Playscape	
3.	Horseshoe Courts (3)	\$ 1,000.00
4.	Site Furnishings LS	\$ 1,100.00
	Picnic table	
	Benches	
	Trash cans	
	Grills	
5.	Selective Clearing and Seeding LS	\$ 1,500.00
6.	Planting LS	\$ 2,000.00
7.	Gravel trail 5' wide, 1,000 LF	\$ 4,500.00
8.	Conc. sidewalk 4' wide 280 LF	\$ 1,300.00
	Subtotal	\$51,400.00
	15% Overhead	\$ 7,700.00
	TOTAL	\$59,100.00

D. Cost/Benefits

As a local serving community park recreational facility, Spring Lane Park would serve as a resource for area residents within 3/4 of a mile of the park. Presently, there are 5,156 people, and 1,981 dwelling units in the area. Estimated additional increases* of 352 people and 225 dwelling units in the area brings the total estimated population to 5,508 and 2,206 dwelling units.

Comparing potential users against the estimated cost of development yields a per person index cost ration of \$11.00. Assuming that each dwelling unit will house one family, we can calculate a per family cost index ratio of \$54.00

E. Maintenance Costs

The maintenance cost estimates are provided from the Productivity Report - Cost and Work Guidelines for Park Maintenance and Preparation - Oct. 1975.

1. Tennis court area	\$1,098.
2. Play apparatus area, ½ acre	\$ 563.
3. Picnic area	\$ 350.
4. Adult area	\$ 400.
5. Gravel path, 1,000 LF	\$ 300.
TOTAL	\$2,711.

*Note: Taken from County Plan.

F. Reports and Reviews

The Fairfax County Department of Recreation has reviewed the plan and are sending their report to us. It was not available at this writing but will be submitted to the Park Authority Board at the Oct. 19 meeting.

Housing and Community Development did not review the plan at this time but will express their comments and suggestions during the public hearing.

Park Authority naturalists have reviewed this preliminary master plan. Their report is attached.

ATTACHMENT I

FILES

10/5/76

Gilman C. Aldridge, Chief Naturalist

Staff Review - Spring Lane Park (61-2)

A brief review has been made of the proposed development on the above park by my office. Based on topography and soils, I can see no problems in the proposed actions.

It should be known that deterioration may develop in the buffer zone through local "traffic" entering the park from private homes along Robinwood Street.

c D. Gerdovich dg.