

TYLER PARK

Fairfax County Park Authority

PRELIMINARY
MASTER PLAN REPORT
OF
TYLER PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR
LOUIS A. CABLE, ASSISTANT DIRECTOR
JAMES A. HEBERLEIN, ASSISTANT DIRECTOR
DONALD F. LEDERER, SUPERINTENDENT OF DESIGN
DARYL DEPRENGER, LANDSCAPE ARCHITECT

AUTHORITY MEMBERS:

ESTELLE R. HOLLEY, CHAIRMAN
LYLE C. MCLAREN, VICE CHAIRMAN
JAMES F. WILD, SECRETARY-TREASURER
FREDERICK M. CRABTREE
NANCY K. CUDDY
LORRAINE FOULDS
CALVIN HILL
JOHN MASTENBROOK
ROBERT D. MOSS
JEAN M. SKORUPSKI

PREPARED BY:

KILDUFF MAYBERRY AND ASSOCIATES
5111 BERWYN ROAD
COLLEGE PARK, MARYLAND 20740

SEPTEMBER 1979

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I. INTRODUCTION AND OBJECTIVES

Master planning is the process of arranging man-made and natural objects on the land in an orderly fashion so as to create an orderly and functional park. A master plan is a guide and can be changed. Master plans are made for each park before any construction is done. Development of the facilities on the master plan may take place over an extended period of time (five, ten, fifteen or more years), depending on the size of the park and 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. Parklands to be acquired shall usually be classified in one of the categories listed below. However, the

list is not restrictive since citizen needs, both present the future, may require acquisition of combination park types or ones that differ from all of the categories listed below. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided in Fairfax County is to continue to provide a desirable living environment for its citizens.

Tyler is classified a community park, the most frequently occurring park category. It should 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. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses.

II. SITE LOCATION

A. LOCATION (Tax Map 50-3 Double Circle One, Parcel 7)

Tyler Park is a 2.5 acre parcel located in the Providence Magisterial District at 7216 Rice Street, Falls Church, Virginia (see Vicinity Map).

The site is bounded on the North by the Wesleyan Methodist Church, on the East by the Hylton-Tyler Park Subdivision and the Tyler Park Subdivision, on the South by Tyler Avenue and on the West by the Tyler Park Subdivision and Irvington Road.

B. ACCESS

Tyler Park can be reached from either Lee Highway (Rte. 29/211) or Arlington Boulevard (U.S. Rte. 50) by turning onto Graham Road. Access to the Park by vehicle or pedestrian (hiker/biker) is from Tyler Avenue off Graham Road, Rice Street off Graham Road, and Irvington Road off Roosevelt Avenue via Quincy Avenue from Graham Road.

III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

The County's Comprehensive Plan for Planning Sector J-7, Pine Spring Planning Sector recognizes Tyler Park and recommends development of the Park (Page 114). The Comprehensive Plan also noted that there is a need for more recreation in the Sector, but that there is no suitable land available for aquisition.

B. DEMOGRAPHICS

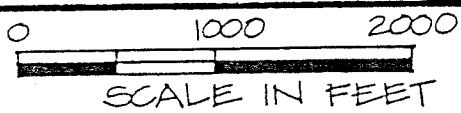
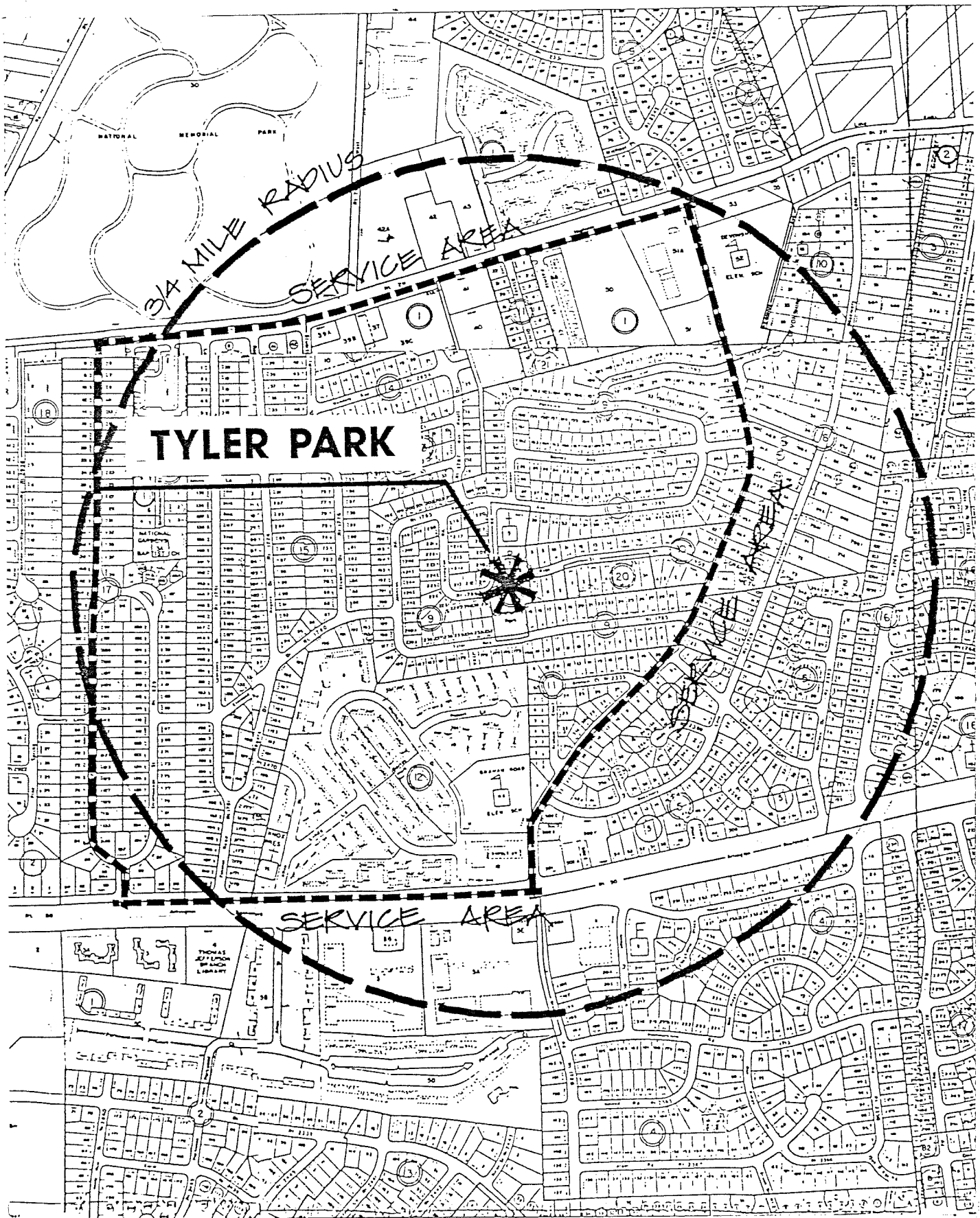
The demographic information was obtained from the Fairfax County Office of Research and Statistics and is current to January 1, 1979. The demographic area, approximately 3/4 mile radius from the park is: North to Lee Highway, East to Graham Road, South to Arlington Boulevard, and West to Lawrence Drive (see Service Area Map).

Present Population: 3100

Projected Population to 1985: 3,000

<u>Housing Types:</u>	<u>Quantity 1979</u>	<u>1985</u>
Single Family	587 Units	582 Units
Townhouse	0	0
Multi-Family (apts.)	<u>575</u>	<u>575</u>
Total	1,162	1,157

Income:	Pine Spring Area family median	\$22,100 (1 January 1977)
	County family median	\$28,500 (1 January 1977)



TYLER PARK
SERVICE AREA

C. ZONING

The Park and surrounding areas to the North, East, and West are zoned R-4, one family residential, 4 dwelling units per acre. Areas to the South of Tyler Park are zoned R-4 and R-20, Multi-family Garden Apartments. (See Zoning Map)

D. SCHOOLS:

The park is within School Administration Area II. Schools serving this area: (see Nearby Schools Map)

Elementary:

Devonshire
Graham Road
Pine Spring
Timber Lane

Intermediate:

Whittier

Secondary (High School):

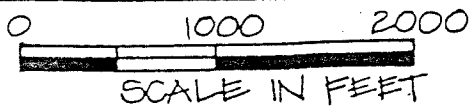
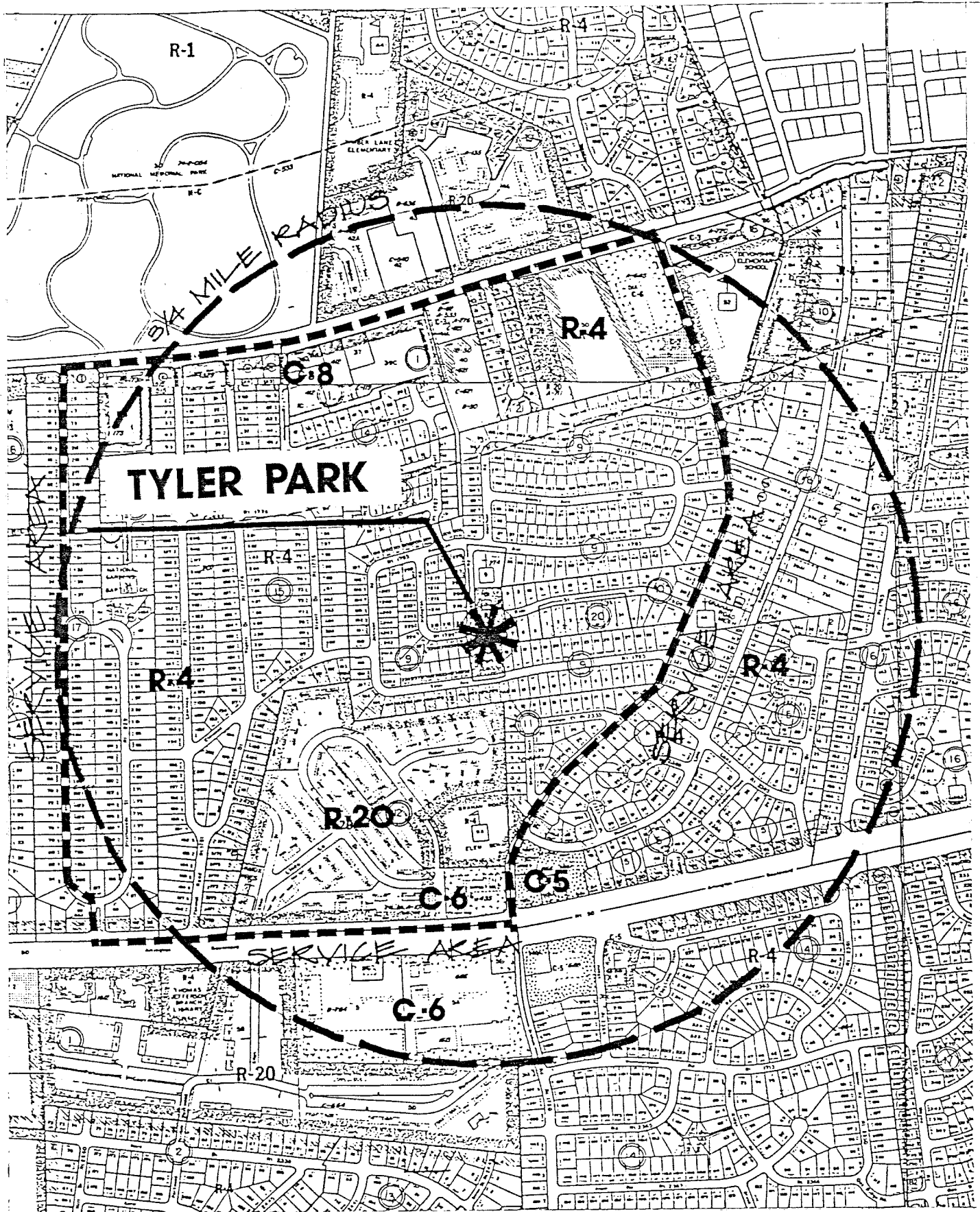
Falls Church

E. PARKS

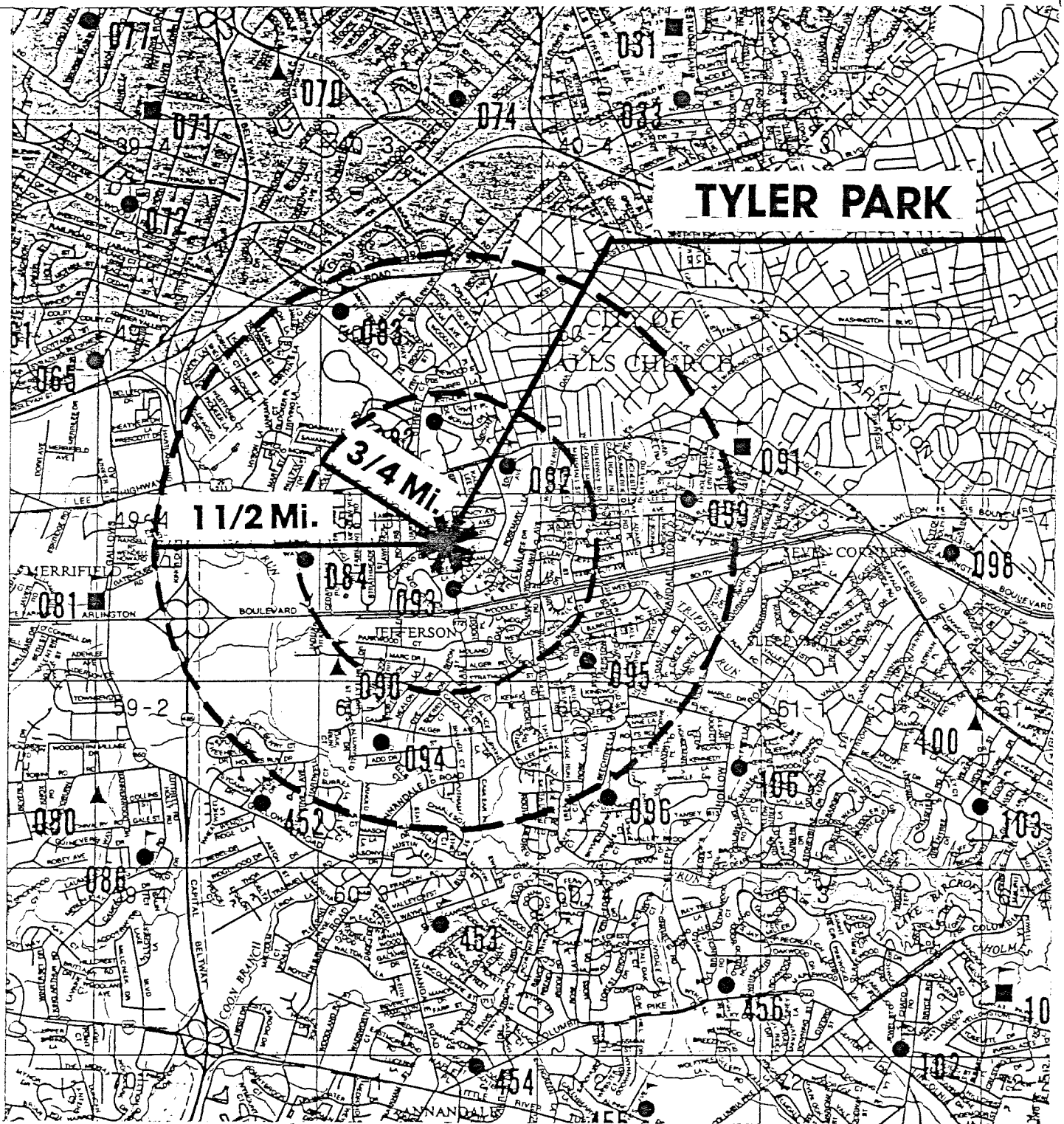
There are no other parklands belonging to the Fairfax County Park Authority within the Tyler Service Area. (See Nearby Parks Map)

F. PUBLIC RECREATION FACILITIES INVENTORY

Within a 3/4 mile radius of the park are the following parks and schools with developed recreation facilities: (Source School Recreation Facility Inventory dated October, 1976 and FCPA Inventory dated February, 1977)

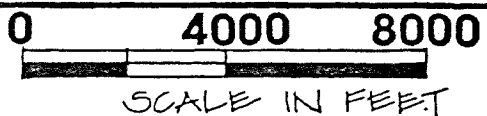


TYLER PARK
ZONING MAP

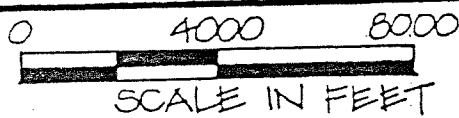
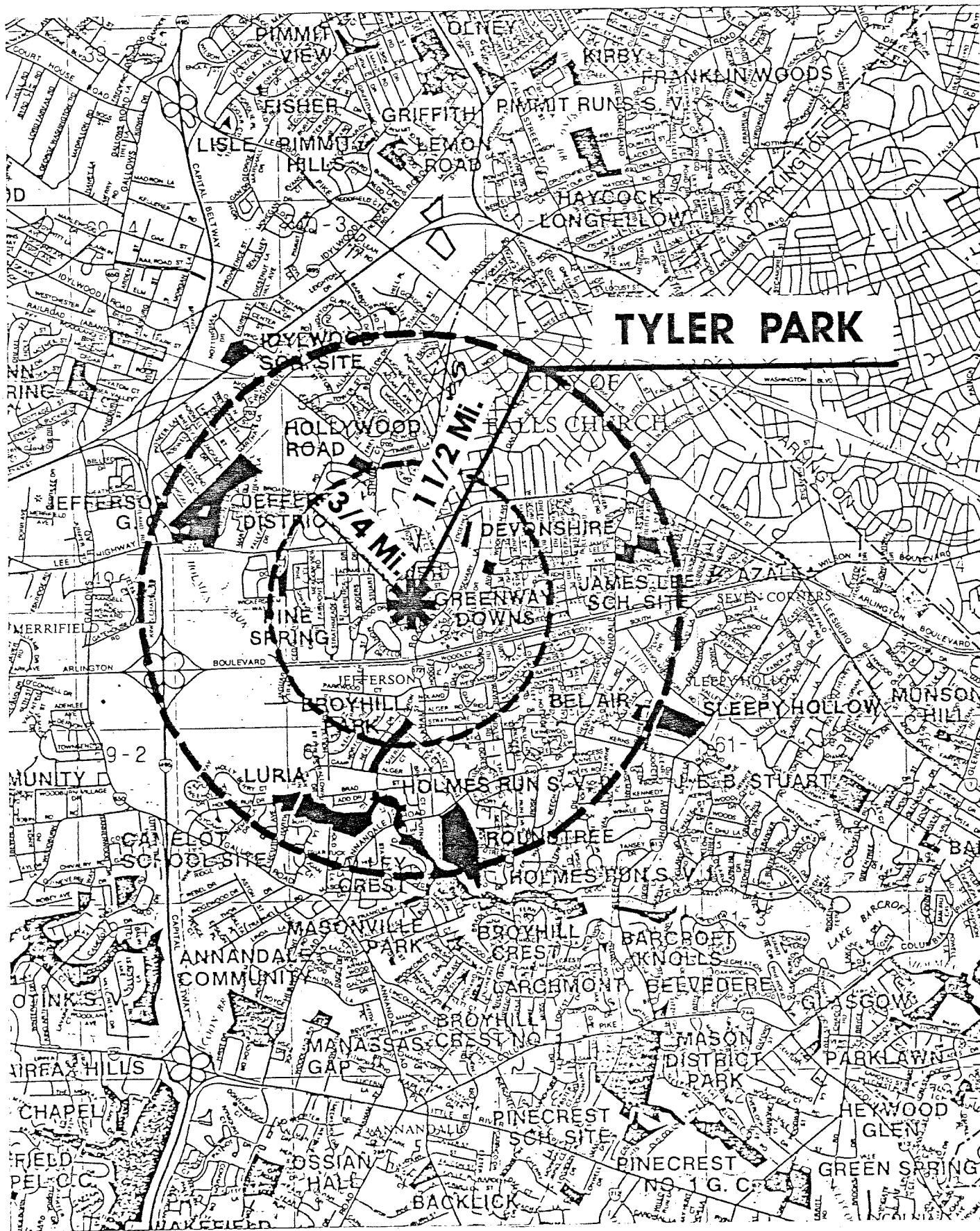


082 TIMBER LANE ELEM.
 084 PINE SPRING ELEM.
 090 FALLS CHURCH H.S.

092 DEVONSHIRE ELEM.
 093 GRAHAM RD. ELEM.



**TYLER PARK
 NEARBY SCHOOLS**



TYLER PARK
NEARBY PARKS

FACILITIES	Within 3/4 mile radius							
	PARKS	Tyler Park	SCHOOLS	Devonshire Elem.	Graham Road Elem.	Pine Spring Elem.	Timberlane elem.	TOTALS
Baseball/Softball Field				1	1	3	2	7
Basketball Court		1		1	1	1	1	5
Conservation Area								
Open Play		1						1
Playground		1		1	1	2		5
Soccer				1			1	2
Trail (hiking)								

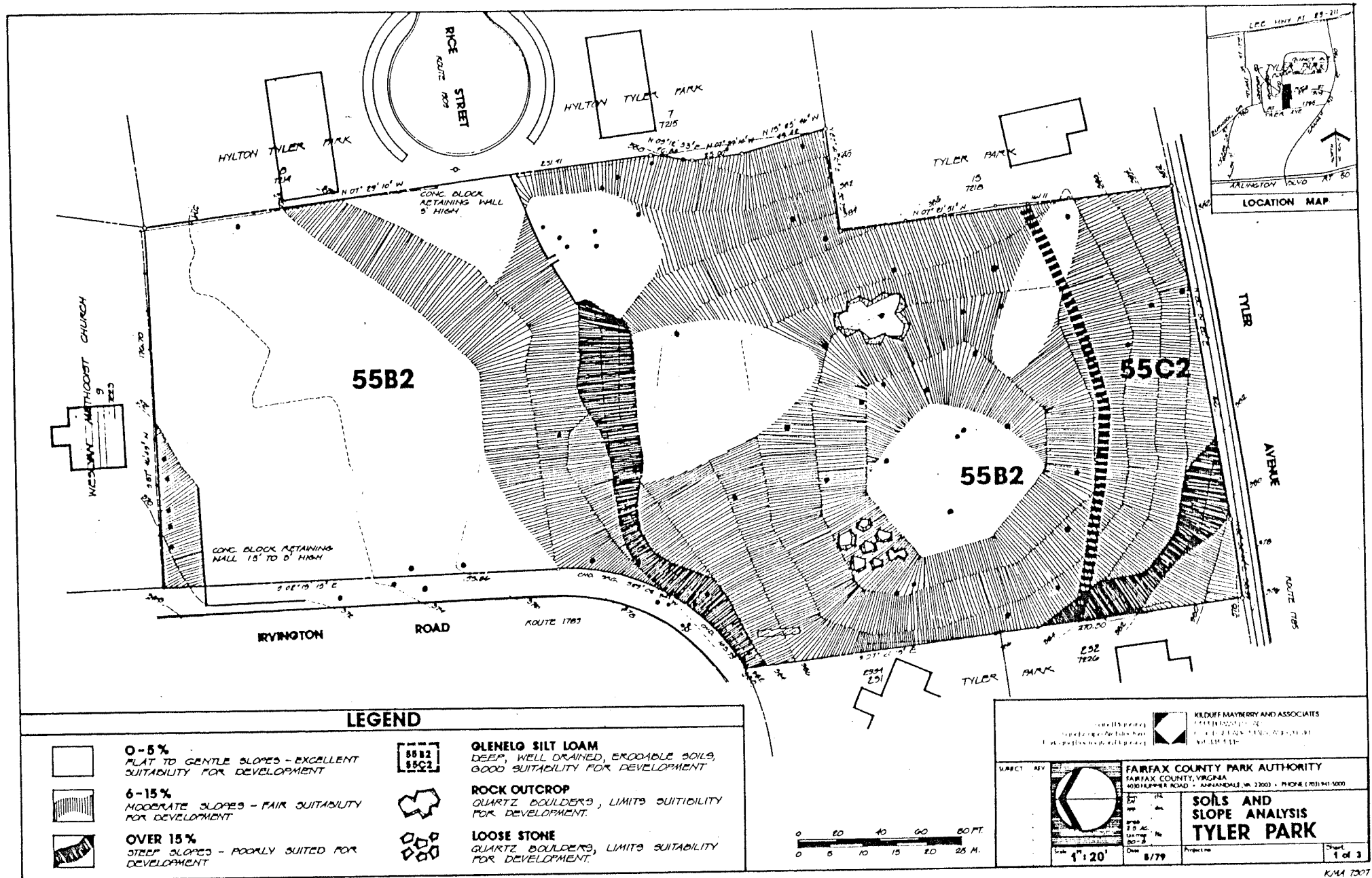
IV. SITE ANALYSIS

A. NATURAL FEATURES

1. Topography

A slope study of the park indicates that slopes vary from flat to over 15%. (see Slope and Soils Analysis Map)

The most prominent and outstanding topography features are the wooded knoll on the Southern half



of the site and the flat open space on the Northern end of the site. Two existing retaining walls modify the topography.

Drainage is generally in a sheet flow pattern from the high point of the knoll. A swale is located along the South side of the knoll to intercept and carry drainage West to Irvington Road. (see Slopes and Soils Analysis Map)

2. Elevations

There is a difference of twenty six (26) feet from the highest point to the lowest point on the site. (see Existing Conditions Map)

3. Soils

Only one type of soil occurs on the site: Glenelg Silt Loam. Glenelg soils are deep well drained erodable soils occupying upland landscapes and rate good for any type of development. Areas of loose stone and rock outcropping (Quartz Boulders) on the Knoll in the Southern half of the site place some limitations on the kinds of development recommended for that area. (see Slopes and Soils Analysis Map)

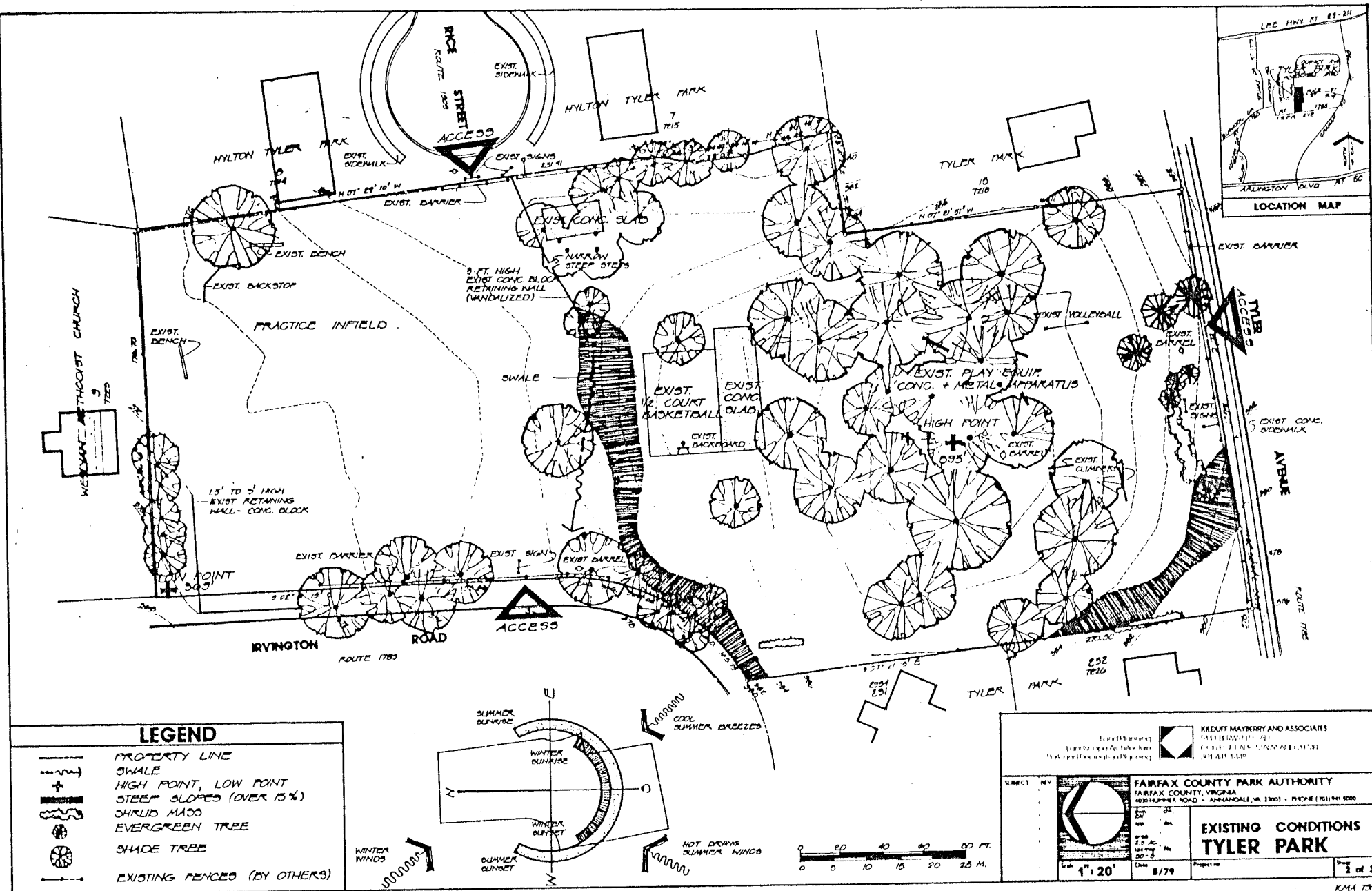
4. Vegetation

The Northern half of the site has been cleared and graded for the construction of a ball field. It is now grass covered. A few scattered trees remain around the periphery of this area.

Numerous large trees, predominantly Oaks and Tulip Poplars occur on the Southern half of the site. A few Virginia Pines are located along Tyler Avenue at the entrance to the park. (see Existing Conditions Map)

B. MAN-MADE FEATURES

1. Existing Facilities and Uses



There are two (2) park identification signs; at entrances on Tyler Avenue and Irvington Road. There are no developed trails or paths in the park.

Barriers at Tyler Avenue, Irvington Road and Rice Street restrict vehicular access.

An open play area at the Northern end of the site is used for informal softball games, ball game practice, etc. It contains a backstop and two players benches.

In the center of the site is an asphalt basketball half court (@ 35' x 50') with one basketball stand-ard. Adjacent to the basketball court is the concrete foundation (@20' x 60') of a picnic shelter which burned down.

Two concrete block retaining walls, one on the Northwest corner of the site and another South of the Rice Street entrance to the Park, have been vandalized and are in need of repair. A concrete slab (@15' x 30') is located to the South of the retaining wall at the Rice Street entrance.

The following play equipment and park furniture is located for the most part, under the trees atop the knoll at the Southern end of the site:

- 2 - Volleyball net posts
- 1 - Ladder climber
- 1 - Arch climber
- 2 - Concrete climbers
- 1 - 2 board see saw (boards missing)
- 3 - Concrete benches
- 3 - Trash barrels

(see Existing Conditions Map)

2. Utilities and Easements

There are no easements on the property.

C. SUMMARY ANALYSIS

1. Development Potential

A composite analysis of slopes, soil conditions, existing facilities, vegetation, accessibility and adjacent uses was used to identify primary and secondary use areas on the site. The two areas of the site with potential for intensive use are the open area at the Northern end of the site and the plateau in the center of the site. Development which might be appropriate for these areas include open play, tennis courts, basketball courts, etc. The wooded knoll on the Southern portion of the site is suitable for development which would cause minimal disruption of existing natural features. Uses such as tot lots, play apparatus areas, picnicing, lawn games, etc. would be appropriate to this secondary use area. (See Summary Analysis Map)

2. Conclusion

Based on an analysis of natural features, existing man-made elements, neighborhood characteristics and development potential the conclusion is that this site should continue use as a community park. The site is best suited for use as a walk-to park.

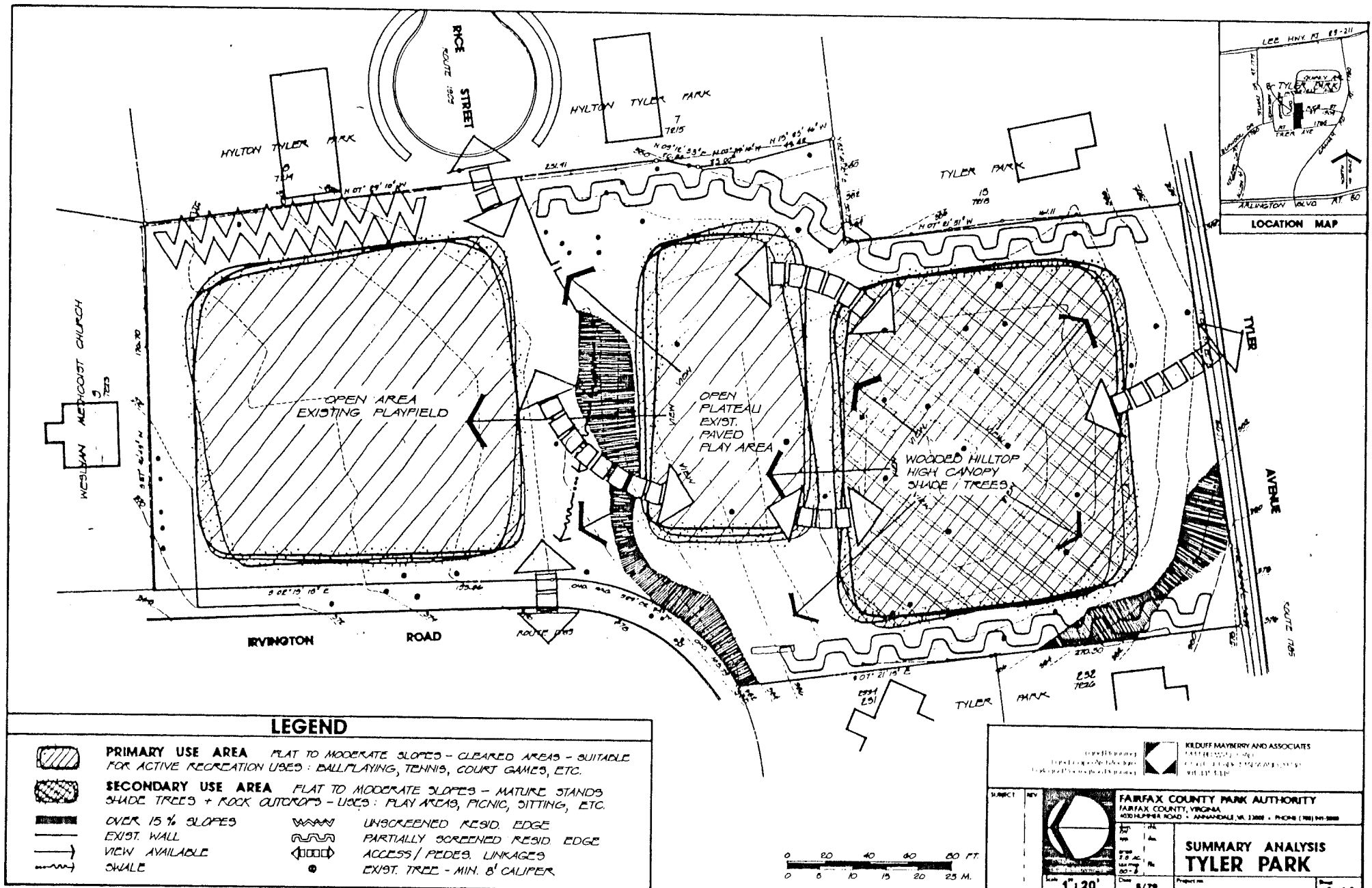
V. PROGRAM DEVELOPMENT

A. DEVELOPMENT PREFERENCE SURVEY

In January 1979, 425 questionnaires were distributed to residents within a 3/4 mile radius of Tyler Park (see Appendix I). Forty eight or 11.3% of the questionnaires were returned. Four of the forty-eight questionnaires received by the Park Authority contained conflicting responses and therefore were not included in the following analysis.

1. User Profile

<u>Ages of Respondants</u>	<u>Number of Respondants</u>	<u>Percent of Respondants</u>
0 - 5	15	11%
6 - 12	21	15%
13 - 20	14	10%
21 - 45	60	43%
45 - 60	22	16%
60 +	<u>7</u>	<u>5%</u>
	139	100%



2. User Preference

The questionnaire asked which of the following three types of park development the community needed or desired at Tyler.

<u>Option</u>	<u>Number of Responses</u>	<u>Percent of Responses</u>
No Development	3	7%
Minimal Improvement to existing develop- ment	7	16%
New Development	<u>34</u>	<u>77%</u>
Total	44	100%

Of the respondents requesting development of Tyler Park the following recreation facilities were the most desired:

<u>Facility</u>	<u>No. of Responses</u>	<u>% of 34 Responses</u>
Basketball	22	65%
Landscaping	18	53%
Tennis Court	16	47%
Picnic Area	16	47%
Playground Apparatus	15	44%
Open Play Softball	15	44%
Tot Lot	14	41%

Between 10 and 20% of the responses expressed a strong preference for Horseshoes and a Picnic Shelter/Pavillion. Fewer than 10% requested bike/jogging paths, benches, increased maintenance, trash cans, volleyball, raquesball, swimming pool, water fountain and improved security.

B. REPORTS

The following agencies or departments were asked to make recommendations regarding development of Tyler Park: Fairfax County Police, Fire and Rescue, Soils Scientist, and Recreation and Community Services and the Fairfax County Park Authority (FCPA) Conservation, History and Park Operations Divisions.

Reports were received from County Recreation and Community Services, Soils Scientist, FCPA Conservation and History. Their reports are included in this report as Attachments, II, III, IV, V.

County Recreation and Community Services suggested the park receive a "face-lift", revitalization of existing facilities, an open-air pavillion, horse-shoe and shuffle board courts and picnic facilities. FCPA Conservation Division suggestion upgrading existing facilities, adding paved walks, benches and screening. FCPA History Division also recommended improving existing facilities.

C. FUNDING

The FY 1980 budget for improvement of Tyler Park is \$64,000.00 ±. These funds were made available by the 1977 Park Bond Referendum.

VI. MASTER PLAN: DESCRIPTION

The Master Plan for Tyler Park proposed development of a majority of the facilities which were requested by the community. These facilities have been located on the site in the areas which the summary analysis dictated as appropriate. The limited area available on the site for intensive development made it impossible to accommodate both playfield and tennis courts, two facilities which were almost equally desired by the community. Due to the fact that the existing playfield appears heavily used the Master Plan proposes to retain and upgrade that facility. Alternate consideration: the possibility of developing two tennis courts and practice courts on the site in place of the playfield was reviewed in preparation of the plan.

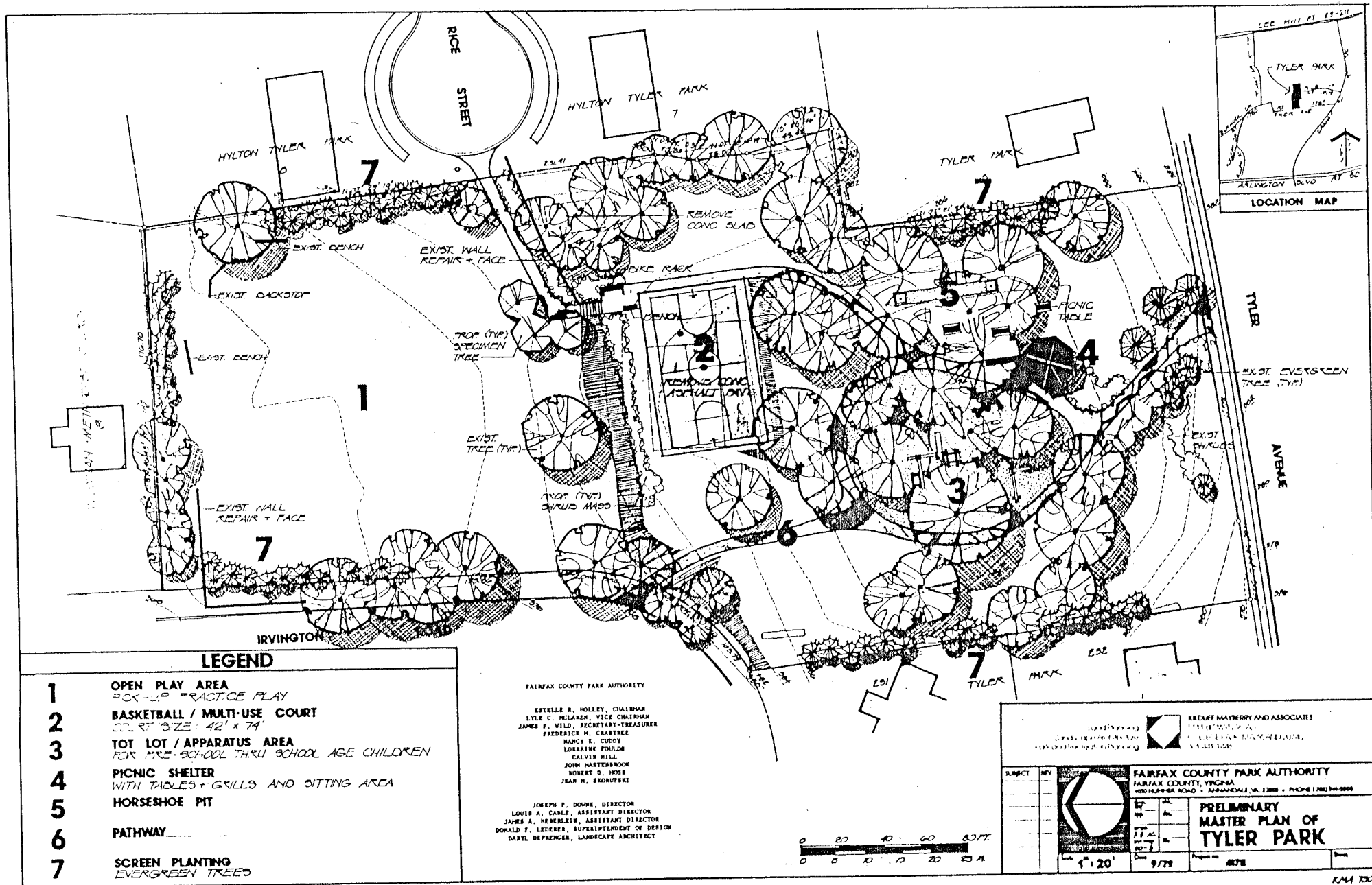
The components of the plan are: (see Master Plan)

A. OPEN PLAY AREA

The existing playfield located on the Northern portion of the site would be regraded, reseeded and screened to minimize conflict with the surrounding existing uses. Existing backstop and benches would remain. The field would not be scheduled for ballgames by the Department of Recreation and Community Services.

B. BASKETBALL/MULTI-USE COURT

A full basketball court (playing area 42' x 74', total paved surface 52' x 80') is shown on the central area



of the park, located \pm 60' offset from the eastern park boundary line.

C. TOT LOT/PLAY APPARATUS AREA

This area is located in the wooded South central area of the park. A portion of this area would be oriented towards grade school age children and would contain a few pieces of well designed wooden play equipment. Another portion of this area would be designated for play by pre-school youngsters and contain equipment at a scale suitable for "tots".

D. PICNIC/SHELTER AREA

An open-air picnic shelter is shown South of the play area approximately 80' from the Southern park boundary line. In relation to the shelter, 3 picnic tables, 2 grills, a horseshoe pit and sitting area are shown. One of the picnic tables will be accessible by wheelchair.

E. TRAILS

Six foot wide asphalt trails as shown on the plan would connect the proposed facilities and provide trail access from each park entrance.* The portion of the trail linking Tyler Avenue to the picnic shelter, tot lot and basketball/multi-use court will meet park authority accessibility standards for the handicapped.

F. LANDSCAPE PLANTING AND SCREENING

Screen planting is shown along the Eastern park boundary, North of the Rice Street cul-de-sac along the Northern property line, in the Northwest corner of the site along Irvington Road, and adjacent to the residences West of the play apparatus area and East of the picnic area. Additional landscape planting occurs at the park entrances from Tyler Avenue and Rice Street and atop the slope adjacent to the Basketball court.

G. RE-LOCATION, REPAIR AND/OR REMOVAL OF EXISTING FEATURES

Existing play equipment would be evaluated for use in

*Gravel-type surface material may be substituted in lieu of asphalt when and where appropriate on trails.

design of tot lot/apparatus area. Useable pieces would be re-located and others removed.

The existing asphalt paving and two concrete slabs would be removed. The two existing retaining walls would be repaired and faced with a suitable material (brick, stone, etc.)

H. ALTERNATIVE A: TENNIS COURT

Two tennis courts and a practice court could be located in the Northern area of the park, located approximately 25' from the Northern and 10' from the Western park property lines. These fenced courts would be screened to prevent any conflict with the surrounding existing uses.

VII. DEVELOPMENT COST ESTIMATE

A. OPEN PLAY AREAS

Renovation	\$1,000.00
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B. BASKETBALL/MULTI-USE COURT

One basketball/multi purpose court	\$12,000.00
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C. TOT LOT/APPARATUS AREA

Four pieces of play equip. @ \$2,000./ea.	\$ 8,000.00
One large piece of "tot" play equipment	2,000.00
Three small pieces of play equip. @ \$800./ea.	2,400.00
Relocation of three existing pieces @ \$200./ea.	600.00
Woodchip surface	<u>3,000.00</u>

Subtotal

\$16,000.00

D. PICNIC/SHELTER AREA

One pavillion	\$4,000.00
Three picnic tables	
@ \$200./ea.	600.00
Two grills @ \$100./ea.	200.00
One horseshoe pit @ \$400./ea.	400.00
Three benches @ \$150./ea.	<u>450.00</u>

Subtotal	\$5,650.00
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E. TRAILS

6' wide bituminous path *	
860 L.F. @ \$8.50/L.F.	\$7,300.00

F. LANDSCAPE PLANTING AND SCREENING

57 Evergreens @ \$100./ea.	\$5,700.00
7 Flowering trees @ \$100./ea.	700.00
90 Shrubs @ \$50./ea.	<u>4,500.00</u>

Subtotal	\$10,900.00
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G. DEMOLITION OF EXISTING PAVEMENT,
SITE PREPARATION AND WALL REPAIR

	\$8,000.00
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Total:	\$60,850.00
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20% Contingency:	\$12,170.00
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GRAND TOTAL:	<u>\$73,020.00</u>
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NOTE: Funds presently available for
development

	\$64,000.00±
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The cost estimate for the development of the ALTERNATIVE:
tennis and practice courts is as follows:

Two tennis courts	\$39,000.00
Practice courts	20,300.00
Two benches @ \$150./ea.	<u>300.00</u>

Total Court Area	\$59,600.00
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*Gravel-type surface material may be substituted in lieu
of asphalt when and where appropriate on trails.

20% Contingency	\$11,920.00
TOTAL: Alternative	\$71,520.00

VII. COST VS. BENEFIT

The total estimated implementation cost for the park is \$73,020.00. There are about 3,100 people living within a 3/4 mile radius of the park. The total cost of development in this respect would be approximately \$23.55 per person.

It is estimated that the average life span of all the park improvements, assuming regular maintenance, is 15 years. Based on 24,000 users per year (see User Levels below) the estimated number of park users over the lifespan of the park is 364,500 (24,300 per year x 15 years). The cost per user for park improvements over the lifespan of the park will be \$.20.

IX. USER LEVELS

The number of users is based on an examination by the Fairfax County Park Authority of similar facilities in the region, from past experiences in planning recreational facilities, and from Maryland National Capital Park and Planning Commission studies of summer, 1979.

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day; peak time is usually considered to be a summer Sunday at 2 p.m.) is purely an assumption. The estimated number of users of Tyler Park is 24,300.

Activity	Users/Day	Days of Use/Year	Users/Year
Open Play	20	180	3,600
Basketball/Multi Use Court	40	180	7,200
Play Area	25	180	4,500
Picnic/Shelter Area	<u>50</u>	<u>180</u>	<u>9,000</u>
Total	135	180	24,300

X. OPERATING AND MAINTENANCE COSTS

The following figures are derived from a productivity report "Cost and Work Guidelines for Park Maintenance and Operation" prepared by the Community Development Branch, Office of Research and Statistics and the Fairfax County Park Authority, dated October 1975 and revised June 1977. Costs are per year.

Open Play Area	\$200.00
Basketball court	820.00
Tot Lot/Play Apparatus	1,537.00
Picnic/Shelter Area	1,300.00
Trails (assume gravel)	<u>360.00</u>

Total: \$4,217.00

The estimated cost of the Alternative which includes tennis courts development is as follows:

Tennis courts	\$1,193.00
Practice courts	<u>700.00</u>

Total: Alternative \$1,893.00

XI. PHASING

Development of Tyler Park in accordance with the Master Plan presented herein could be accomplished in one phase by the funds available in the FY 80 Budget with some additional funding.

1. Indicate the number of persons, by age group, responding to the questionnaire:
0-5 yrs.____ 6-12 yrs.____ 13-20 yrs.____ 21-45 yrs.____ 45-60 yrs.____ Over 60____
2. What do you see as the prime needs of your community? Which one of the following three themes would you prefer at Tyler Park? (Circle one choice. If choosing item (c), indicate facilities desired.)
- a. I/we do not need any change in Tyler Park. (If circled, go to question #3.)
- b. I/we only need minimal improvements, i.e., upgraded by new topsoil, seeding, planting, trails, benches. (If circled, go to question #3.)
- c. I/we need the following recreational facilities in the park: (Put in order of priority; the following is a partial listing of facilities and improvements which are appropriate for this park: basketball practice court, horseshoe pits, landscaping/plantings, open play area, picnic area, playground tot lot (pre-school), playground apparatus area, shelter/pavillion, tennis courts, etc.)
- _____
- _____
- _____
- _____
- _____
3. Have you visited the site? Yes ☐ No ☐
4. Which Fairfax County parks do you use most often? List: _____
- _____
5. In general, what do you think of the parks in your area? _____
- _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: June 21, 1979

FROM: J. Larry Fones, Director
Recreation & Community Services

FILE NO:

SUBJECT: Tyler Park, Master Plan, Tax Map 50-3 ((1)), Parcels 7 and 8

REFERENCE:

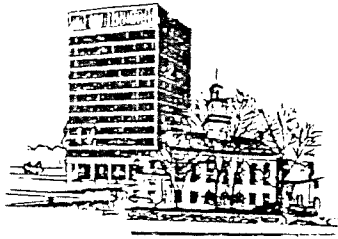
Tyler Park is a classic example of a community park because of its location, size and existing facilities; however, site inspection of the facility indicates a "face lift" is well overdue. A revitalization of many of the existing structures and installation of several new facilities would encourage additional usage, and improve the aesthetics of the park.

The following list of improvements are suggested:

1. Softball Field
 - a. Repair existing backstop
 - b. Regrade infield
 - c. Install a home plate and team benches
2. Retaining Wall
 - a. Resurface broken cinder blocks with bricks, stones or timbers
 - b. Replace existing steps with a ramp to facilitate handicapped individuals
3. Basketball/Multi-use Courts
 - a. Increase play surface to 50' x 84' to include two (2) side baskets on the north side
 - b. Stencil various games, hop scotch, four square, etc.
4. Pavilion - reconstruct an open structure over the existing foundation and concrete patio
 - a. Install seating along the north side of pavilion to accommodate pavilion and multi-purpose court participants
5. Apparatus area for elementary age children, to include: swings (several could be hung from trees), slides and climbing apparatus (timber form type).

6. Volleyball standards (metal) in the grassy area of the mid-western side of park.
7. Horseshoe and shuffleboard courts.
8. Picnic tables, grills and benches throughout the park and adjacent to the pavilion.

JLF:gr
cc: CSAD



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
FAIRFAX, VIRGINIA 22030



Soil Survey Office
3945 Chain Bridge Road
Fairfax, Va. 22030
May 22, 1979

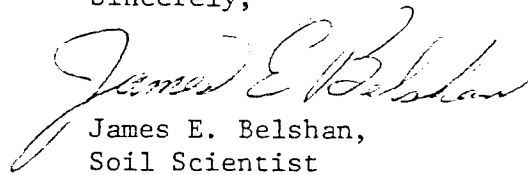
Mr. Edmund Mayberry
Kilduff Mayberry and Associates
5111 Berwyn Road
College Park, Maryland 20740

RE: Tyler Park - Fairfax County, Virginia

Dear Mr. Mayberry:

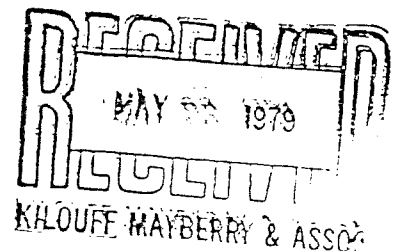
Enclosed please find a soils map and report of the existing soils occurring on the Tyler Community Park, which you requested in your correspondence dated April 24, 1979. I hope that this information will be of assistance to you in your endeavors.

Sincerely,

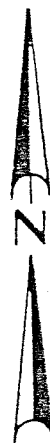
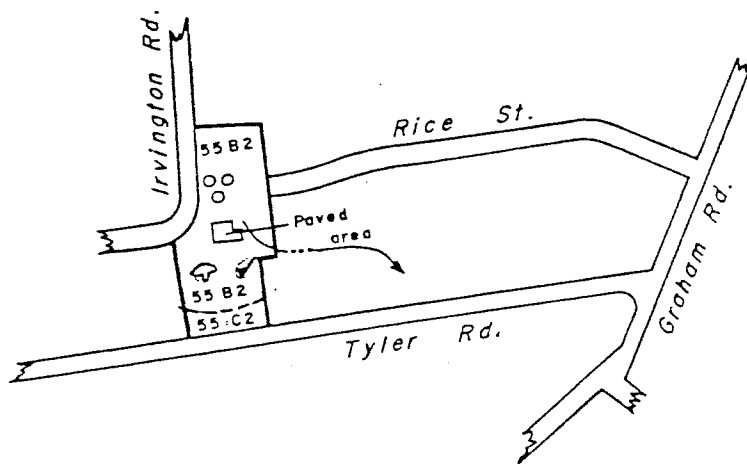

James E. Belshan,
Soil Scientist

lb

Enc.



SPECIAL STUDY SOIL TYPE MAP OF ()LER PARK, FAIRFAX COUNTY, VIRG ()A - FOR KILDUFF MAYBERRY AND ASSQCIATES. LOCATED ADJACENT TO AND NORTH OF TYLER AVENUE, ALONG IRVINGTON ROAD TO THE WEST AND RICE STREET TO THE EAST.



LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
55B2	Glenelg silt loam, 2-7% slopes
55C2	Glenelg silt loam, 7-14% slopes
⬆	Loose stone (quartz boulders)
✓	Rock Outcrop (quartz boulders)
~~~~~	Natural drainageway
----	Soil boundary

Scale: 1" = 500 feet  
 Mapped by: James E. Belshan, Soil Scientist  
 Date: May 2, 1979  
 Location: Tax Reference No.: 50-3-001-7

NOTE: The Glenelg (55) soils occurring on this property are deep well drained soils occupying upland landscapes that have formed in the weathered products of quartz sercicite schist. They rate good for building support, and for recharge of groundwater.

The ridgetop in the southern ½ of the property may have some limitations for certain uses due to the occurrence of a considerable number of large quartz boulders. The area in the northern ½ of the property has been graded and shaped during construction of the ball field.



Fairfax County Park Authority

M E M O R A N D U M

To: Daryl De Prenger

Date: 6/21/79

From: Jim Pomeroy

Subject: Tyler Park Site Inspection 6/20/79  
Tax Map 50-3, ((1)), Mason Magisterial District

Tyler Park is 2.5 acres in size. The northern half of the park is flat with an existing ballfield and some scattered trees including an old domestic cherry tree which at the time of this site inspection was full of sweet, ripe fruit.

The southern half is a hilltop with an old tot lot, some shrubbery/ plantings and is shaded by large mature trees, mostly oaks. There is also a scattering of locust, maple and poplar trees. The soil is compacted and eroded in places from years of wear and tear. According to the Naturalist District II Interpretive Prospectus, Tyler is classified as a class IV park, meaning it is of little interpretive value.

Tyler is surrounded by single family dwellings on 1/4 acre lots and serves as the "neighborhood backyard". It appears to be popular and heavily used.

My recommendation is that development should consist primarily of upgrading the existing facilities, ie. the ballfield and the tot lot. (The park needs some swings!) I would also recommend the addition of paved walks, benches with backs, and some shrubbery screening.

cc Allen  
Beckner

To: Daryl DePrenger

From: Mark Spencer, Colvin Run Mill Park

Subject: Tyler Park Master Plan

After viewing Tyler Park, it is recommended only to improve the existing facilities which include the informal picnic area, basketball court, ballfield, play area and trail.

- * Picnic Area-Perhaps a few tables may be installed along with wood chips on the ground to reduce the current impact of soil wear and erosion.
- * Play Area (& apparatus)-Install plantings or other applicable material to reduce soil erosion/impact. Install new play apparatus.
- * Ballfield-Regrade
- * Install trash receptacles.
- * " plant material around area.
- * " crushed stone/asphalt walkways.

