

Tysons ~ Pimmit Park

Preliminary Master Plan
Fairfax County, Virginia

Preliminary Master Plan Report for Tysons-Pimmit Park

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

Joseph P. Downs
Louis A. Cable
James A. Heberlein
Donald F. Lederer

Joseph Sicenavage

Director
Assistant Director
Assistant Director
Superintendent of
Design
Landscape Architect
Project Manager

AUTHORITY MEMBERS:

James F. Wild
Robert D. Moss
Nancy K. Cuddy

Rod K. Brandstedter
Frederick M. Crabtree
Calvin Hill
Dorothy S. Norpel

Chairman
Vice Chairman
Secretary-Treasurer

Barbara B. Clark
Lorraine F. Foulds
John Mastenbrook

PREPARED BY:

GREENHORNE & O'MARA, INC.
Engineers - Architects - Planners
Fairfax, Virginia

July, 1981

Table of Contents

TABLE OF CONTENTS

SECTION	PAGE NO.	SECTION	PAGE NO.
Introduction	1	Preliminary	
Site Analysis	2	Master Plan Description.....	8
* Access		* Vehicular Access	
* Existing Manmade Features		* Pedestrian Access	
* Natural Features		* Picnic Area	
Study Area	4	* Apparatus Area	
* Land Use Patterns		* Open Air Shelter	
* Area Recreational Facilities		* Open Play Area	
Program Development	7	* Play Courts-Unlighted	
* Site Analysis Conclusions		Facility Standards.....	10
* Recreational Preference Survey		User Levels.....	11
* Summary of County Agency Comments		Development Cost Estimate	12
		Phasing Schedule	14
		Annual Operating and	15
		Cost Estimate	
		Appendix.....	16

Introduction

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 for future development, and can be changed to meet community needs. Master Plans are prepared for each park before any construction is begun. Development of the facilities on the Master Plan will not be done at one time, but may take place over an extended period of time (five, ten or more years), depending on the size of the park.

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.

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.*

OBJECTIVES

The major goals of this plan are:

- A. To develop the site into a useable active and passive recreation space.
- B. To provide recreation according to user needs.
- C. To provide this recreation with minimal disturbances to the existing environment.

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 Tysons-Pimmit Park.

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

Site Analysis

LOCATION (TAX MAP 40-1)

Tysons-Pimmit Park is a 7+ acre parcel of land located in the Dranesville District approximately 1/2 mile inside the Capital Beltway just north of Route 7 (Leesburg Pike). The adjacent residential subdivisions are Pimmit Hills on the north and Peach Orchard Apartments on the northeast. Also adjacent to the park site is the location of the future Tysons-Pimmit Regional Library, a 25,000 square foot facility with 150 to 200 parking spaces. The library/park site was purchased jointly by the Fairfax County Public Library and the Fairfax County Park Authority in 1977. The library will occupy the front five-acre portion of the site along Leesburg Pike with the park located on the rear 6.7 acres adjacent to the residential community. The estimated project cost for the library is \$3,421,276 and the estimated completion date is 1983.

A. Access

1. Vehicular access points are possible at both Burfoot Street and Dexter Drive; both are local subdivision streets terminating at the park boundary on the north.

The following information was included in the original application to the Board of Supervisors for acquisition of the park-library site. (See Appendix for entire text.)

"The Library Board of Trustees and the Fairfax County Park Authority have both indicated a preference for access from Route 7 to Pimmit Hills through a connection at Kilgore Road. Such a connection would not reduce the amount of land

developable for the neighborhood park.

Accordingly, the Office of Comprehensive Planning has proposed an amendment to the Plan (CW-T29) which recommends that the connection to Pimmit Hills be provided at Kilgore Road (see attachment 2). Should the Board of Supervisors approve the plan amendment it would be implemented upon the development of parcel 39.

Initial access to the library site will be limited to direct access from Route 7. However, the proposed plan amendment does contain a provision for a connection between the Route 7/Kilgore Road connector and the library site upon development of the adjacent property. When implemented, this connection will provide Pimmit Hills with direct automobile access to the library.

According to the Park Authority's preliminary scheme for the park, limited parking will be provided off of Dexter Drive for automobile access to the park from Pimmit Hills. Since a large number of persons will be proximate to the park, it is anticipated that pedestrian or bicycle travel will be the predominate type of transportation."

2. Pedestrian access is possible from Route 7 on the south, Burfoot Street and Dexter Drive on the north, and at several locations along the eastern property boundary with the Peachtree Apartments. A letter has been sent to the owners of Peachtree Apartments, and they are agreeable to a pedestrian link connecting their property and the Park. Pedestrian access to the future Tysons-Pimmit Regional Library is also planned.

B. Existing Man-Made Features

1. SOILS - The County Soils Map shows an area of fill in the northern part of the site between Burfoot Street and Dexter Drive (see Soils Analysis).

2. STRUCTURES - The area adjacent to Peach Orchard Drive was a construction staging area, with a 6-ft. high chain link fence enclosure. Construction debris including concrete foundations are found in this area.

3. EXISTING SITE IMPROVEMENTS - Dexter Drive extends informally onto the park site as a gravel turn-around, which is currently used for access and parking. There are no other onsite structures or improvements.

C. Natural Features

1. TOPOGRAPHY - The site consists of gently rolling slopes falling from the highest areas in the southern portion toward a small wet stream which transverses the northwest third of the site from west to east. Slopes are generally in the 5 to 10% range, presenting little constraint to recreational development. Steeper slopes occur immediately adjacent to the stream, where nearly vertical banks 2 to 5 feet deep have been eroded away.

2. SOILS - Development costs and opportunities can be effected by existing soil conditions. There are six soil types present on the site: Meadowville Silt Loam; Glenville Silt Loam; Glenelg Silt Loam; Worsham Silt Loam; Fill Over Worsham Silt Loam; Fill Over Elioak and Glenelg Silt Loam. Most are rated as good for topsoil and will support a good growth of vegetation. (For additional soils information see Appendix.)

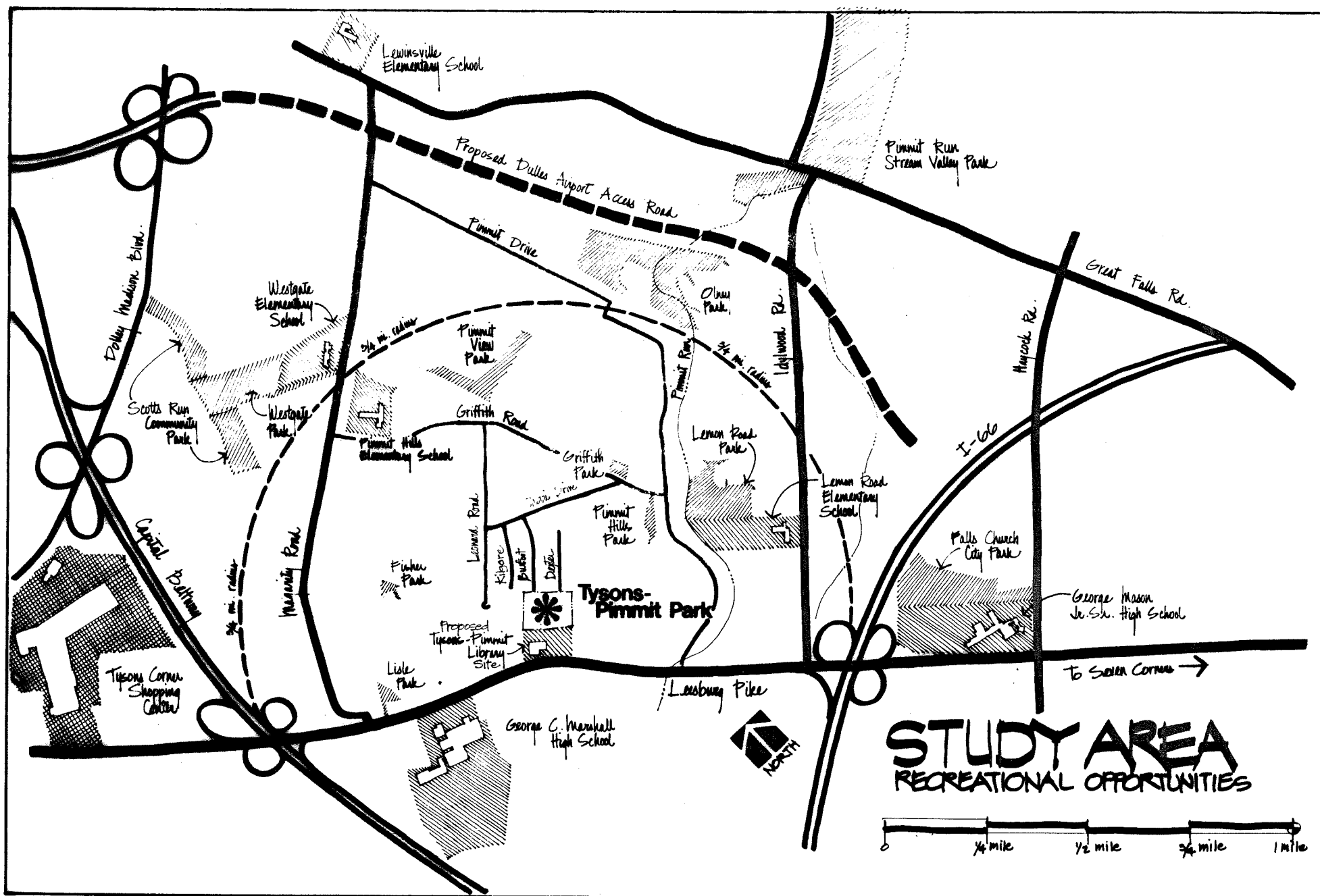
Meadowville silt loam and Glenville silt loam occur on 39% of the site. They are organic topsoils with a high water table, which should be accommodated in the design of courts and trails, by providing adequate under drainage.

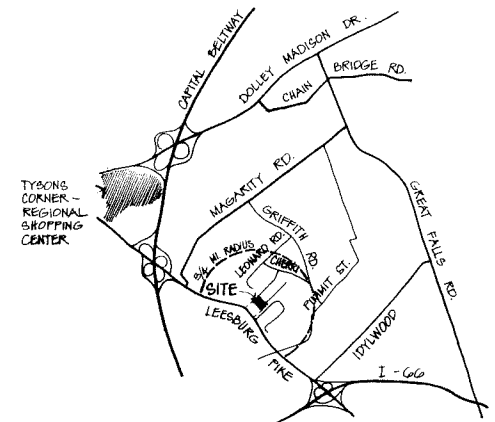
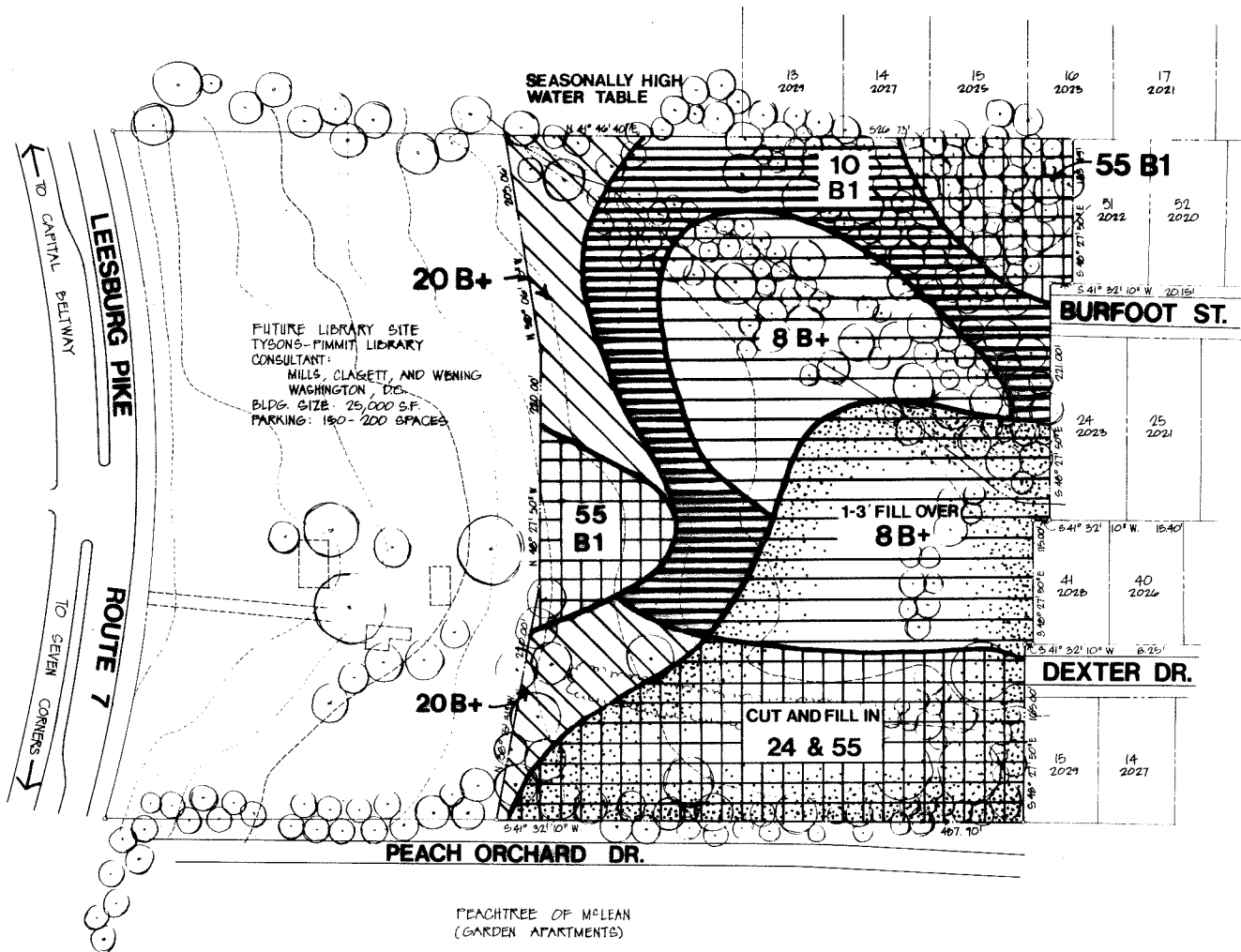
Fill material is also present onsite, which will require soil testing prior to design and construction of buildings, and other facilities to determine foundation design. (See the attached Soils Analysis Map and additional information in the appendix.)

3. VEGETATION - A diversity of plant types and sizes can be found on the site; generally they can be divided into three geographic areas with separate visual identities.

The Open Grassland Area occupying the center of the site is a man-made environment created by regrading, and maintaining by seasonal mowing practices. During the outdoor recreation season it currently provides the opportunity for spontaneous play in a bright, sunny environment free of obstructions to activity. At its edges, communities of open field plants, including ferns, sumac, cedars and blackberries, can be seen venturing out from the wooded area.

The Mixed Grove shown on the vegetation map occurs in the northeast corner of the site, between the stream channel and the adjacent property lines. It is a shady, cool environment with a wide diversity of plant materials within a limited area. Along the stream bed are several large Maples with trunk diameters approaching 3-ft. Deeper in the woods tall tulip trees with 12-in. calipers are found,





LEGEND

-  20 B+ Meadowville silt loam
-  10 B1 Glenville silt loam
-  55 B1 Glenelg silt loam
-  8 B+ Worsham silt loam
-  Fill over Worsham silt loam
-  Fill over Elloak and Glenelg silt loams

Preliminary Master Plan

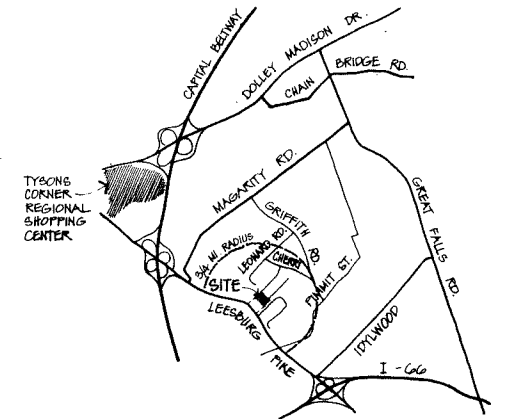
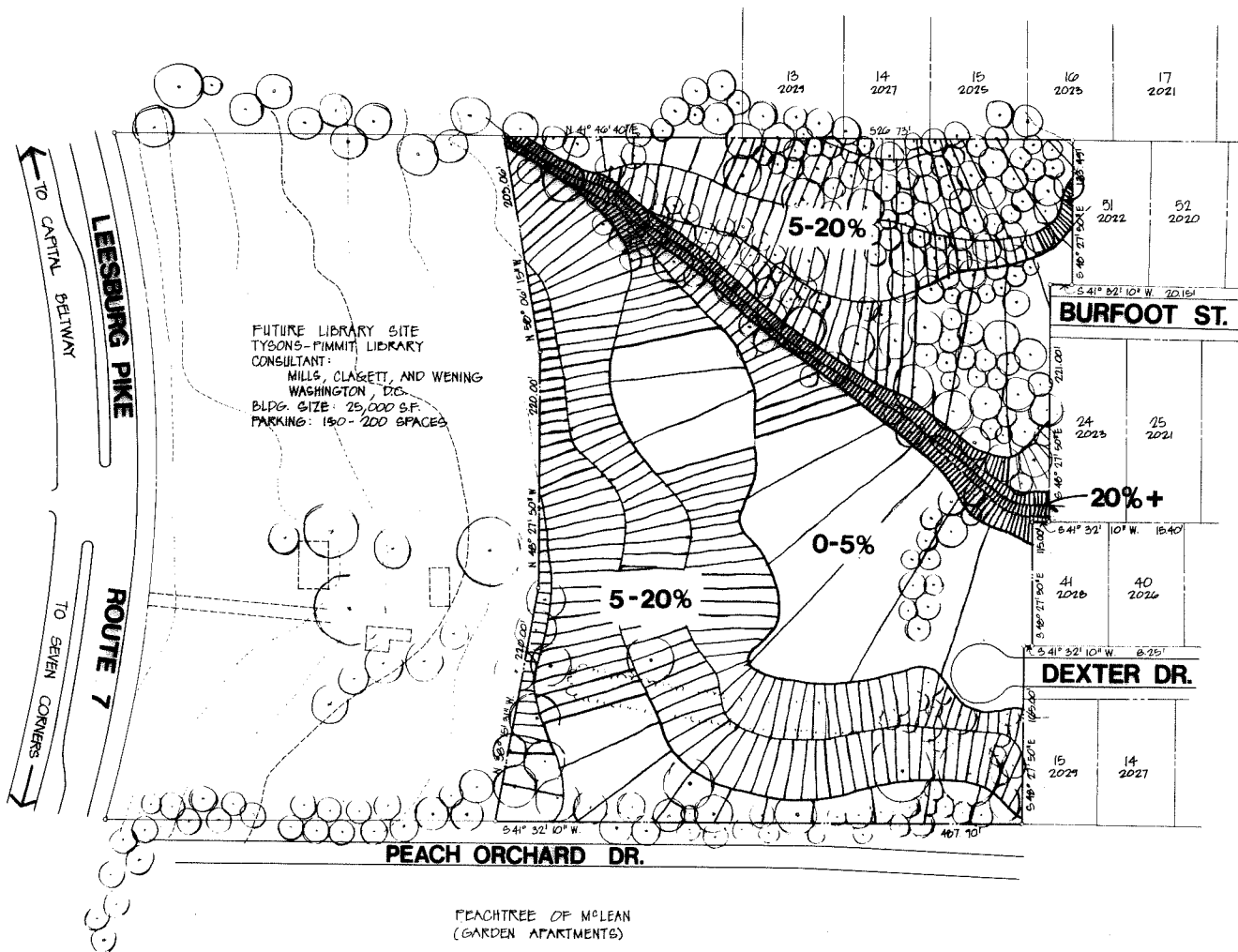
Tysons-Pimmit Park

Fairfax County, Virginia

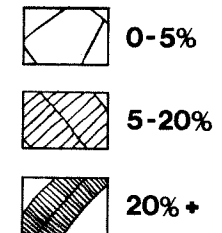
by: Greenhorne & O'Mara / Fairfax, Virginia



SOILS ANALYSIS



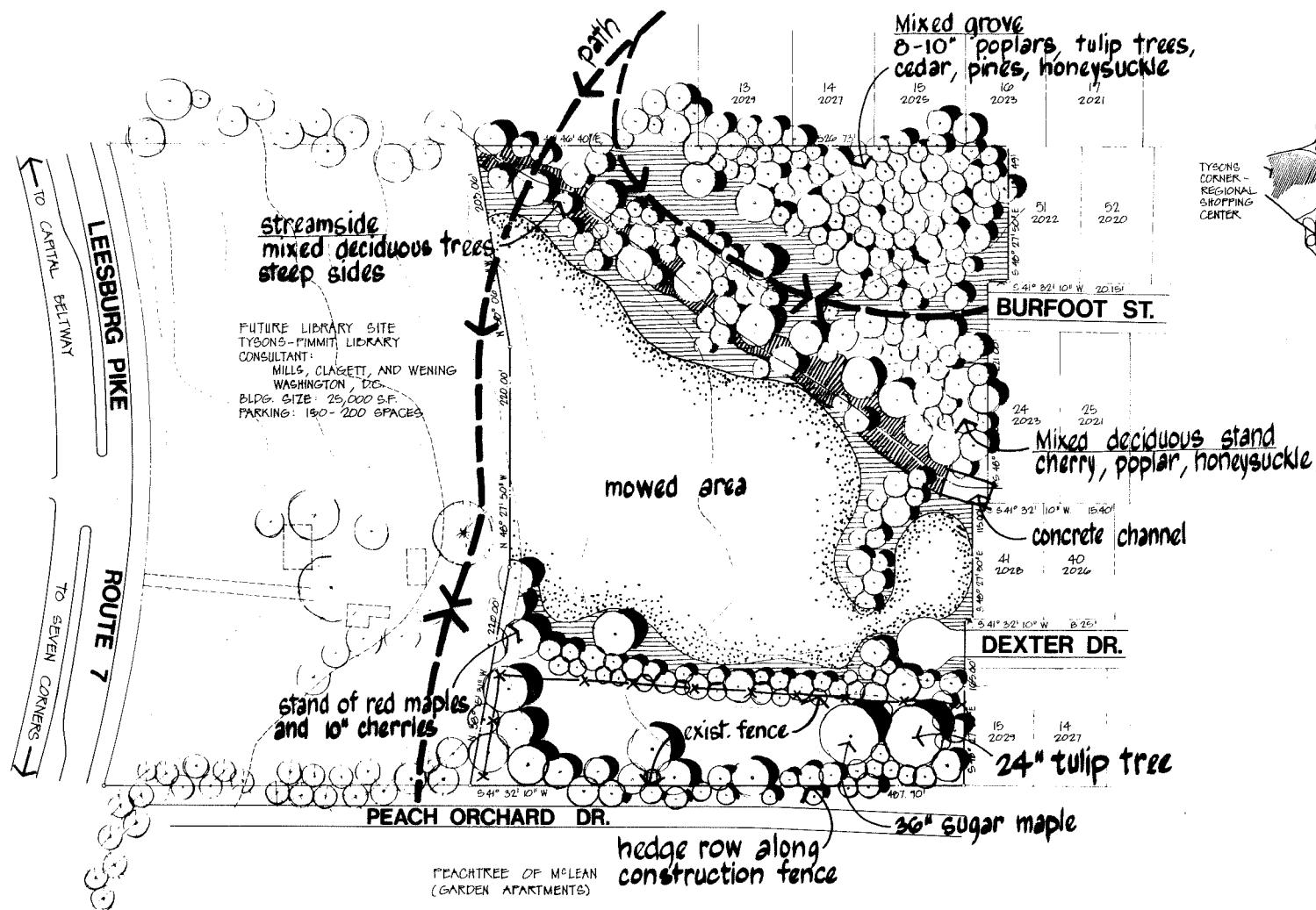
LEGEND



**Preliminary
Master Plan**
Tysons-Pimmit Park 
Fairfax County, Virginia
by Greenhorne & O'Mara / Fairfax, Virginia



SLOPE ANALYSIS



with an understory of younger dogwoods, eastern red cedars and honeysuckle vines. This diversity of vegetation provides cover and food for a variety of birds, some of which overwinter in the area. An existing footpath through this area identifies it as a popular pedestrian access to the park.

The Former Construction Site adjacent to the Peachtree Apartments is an area of disorganized spaces, created by hedgerows grown up along the former construction fence, and occasional plant "volunteers" in the open grassy areas. Several significant large trees, including wild cherries and red maples found here should be incorporated into the final design.

Study Area

The Fairfax County Park Authority has adopted the National Recreation and Parks Association standard for the area served by "Community-Serving Parkland", which is a 3/4 radius. This criteria is also constrained by major physical barriers such as heavily traveled 4-lane highways; in this case, Leesburg Pike. This is located on the enclosed Study Area Map.

LAND USE PATTERNS - The dominant land use in the study area is single family residential, with some multi-family residential, local services, commercial, and some limited office use.

AREA RECREATIONAL FACILITIES - There are 8 parks and 3 schools within the 3/4 mile radius Study Area. The following chart describes the characteristics of these area parks, and those parks identified by the questionnaire sent to area residents, as those outside the study area used by the study area population.

COUNTY TRAILS PLAN

The County Trails Program, prepared by the Fairfax County Office of Comprehensive Planning revised 1980, indicates future multi-use trails along the north side of Route 7 and in the Pimmit Run Stream Valley.

Area Recreational Facilities

PARK	SIZE	TYPE	FACILITIES
Fisher		Community	Playground Tot Lot
Griffith	1.0649 Acres	Stream Valley	Open Play Playground Tot Lot
Lemon Road	9.9677 Acres	Stream Valley	Conservation Area Outdoor Classroom Playground Hiking Trail
Lisle	.9198 Acres	Stream Valley	Basketball Picnic Playground
Pimmit Hills	1.48 Acres	Stream Valley	Basketball o Proposed Horse Shoe Pits Picnic Playground Tot Lot Hiking Trail
Pimmit View	5.02 Acres	Stream Valley	Conservation Area Hiking Trail
Scotts Run	58.65 Acres	Stream Valley	Conservation Area Nature Trail Open Play Hiking Trail
Westgate Park 7550 McGarity Road McLean, Va.	12.47 Acres	Community	Baseball Field oHorse Shoe Pits Open Play Parking oPicnic oShelter oShuffleboard Sledding Hiking Trail

SCHOOL FACILITIES			
NAME	SIZE	TYPE	FACILITIES
Lemon Road Elementary School	_____	_____	(1) 60-ft. Ballfield (1) Soccer Field
Pimmit Hills Elementary School	_____	_____	(1) 60-ft. Ballfield
George Marshall High School	_____	_____	5 Baseball and Softball Fields (lighted) 3 Basketball 1 Football Field 1 Practice Field 7 Tennis Courts 1 Track
OTHER AREA PARKS USED BY STUDY AREA RESIDENTS OUTSIDE THE STUDY AREA			
Olney	19.9 Acres	Stream Valley	2 Baseball Basketball Conservation Area Open Play Parking Picnic Playground 2 Tennis Courts Tot Lots Hiking Trail

Age groups responding to survey:

Age group	Number	%
0-5	7	4.5%
6-12	10	6.6%
13-20	35	22.7%
21-45	57	37%
46-60	27	17.5%
60+	18	11.7%
Total	154	100%

Survey Count

Number sent: 3,000
 Number returned: 56
 % returned: 1.9%
 % suggesting
 no change or
 minimal improvements 14%

Preferred Recreational Facilities

picnic area
 rec. center/indoor pool
 tennis courts
 shelter
 playground
 fitness trail
 nature trail
 horseshoes
 parking lot
 open play
 basketball
 minimal improvements*
 baseball
 tot lot
 soccer
 football
 softball
 no change

Number of times selected



*seeding, planting, trails, benches

Percent of total

Other suggestions:

Type	Amt.
restrooms	5
swimming	5
lighted tennis	3
other trails	3
flowering shrubs/ garden	3
drinking fountain	2
wooded site	2
lighted site	2
benches	1
ice skating	1
volleyball	1

4.2

3.4

2.1

1.7

1.7

Access Points

Road	Amt.
Kilgore	11
Burfoot	11
Dexter	10
Route 7	8

USER SURVEY DATA

Program Development

PROGRAM DEVELOPMENT

A. Site Analysis Conclusions

Access - Vehicular access should be limited to Dexter Drive, where a few parking spaces should be provided.

Pedestrian access will continue from Burfoot Street and Dexter Drive. Bridge crossings should be provided to permit convenient access across the stream to the entire site. Additional pedestrian connections are desirable from the adjacent Peach Tree Apartments site, and the future Library site.

Man-made Features - The existing turn around at Dexter Drive will be utilized as mentioned above. General restoration of the former construction site must include removal of chain link fencing and construction debris in the area located on the vegetation plan. Some regrading must also take place to facilitate surface drainage in this area.

Topography - There are adequate areas of slopes in the 0 to 5% range to provide opportunities for open play activities, or hard surface court games, such as tennis or volleyball.

Steep slopes in the vicinity of the stream must be stabilized to control erosion and permit some pedestrian access to the area without causing excessive wear.

Vegetation - The existing vegetation patterns should be maintained, but vegetation management practices should be employed. This includes removal of undergrowth in selected areas to provide visibility and security for all

areas of the park, as well as thinning to permit development of desirable species. In addition, new plantings will be required in some areas to provide shade and screening.

B. Recreational Preference Survey

As a part of the planning process for development of Tysons-Pimmit Park, the FCPA has made questionnaires available to families and individuals who want to assist in the master planning process. Through volunteer assistance from civic associations, Lemon Road Citizens Association, McLean Citizens Association, Pimmit Hills Citizens Association and other active citizens, 3,000 questionnaires were distributed during the winter of 1980-1981 within a 3/4 mile service radius and planning area for the park. Sixty-six or 1.9% of the questionnaires have been returned. The responses shown on the questionnaire act as an indicator or guide for planning and are not the final word in the planning process. See the User Survey Data Sheet for tabulated results. To evaluate typical user needs for the estimated 7,640 people in the Study Area, the Fairfax County Park Authority standards for recreational facilities were applied, and the results tabulated. (See enclosed chart.)

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 Tysons-Pimmit Park. The following is a brief summary of their observations. (See Appendix.)

Fairfax County Park Authority District IV
Naturalist Division of Conservation - Suggests that vegetation in the drainage swale be preserved

as a habitat for songbirds which are abundant in the park. Soil erosion is identified as a problem in the stream channel area.

Fairfax County Office of Comprehensive Planning Archaeological Survey - Indicates that the site is not considered potentially significant as an historic site. However, if artifacts are found during construction, the agency should be notified.

Fairfax County Soil Survey Office - Advises that there are potential soil problems, and "a more detailed soils investigation of the site should be made during final stages of...plan development."

Fairfax County Park Police - Expressed the desire for total site visibility to facilitate surveillance by their personnel. This goal can be pursued through control of vegetation during construction phase.

Fairfax County Department of Recreation & Community Services - Install a 60-ft. baseball/softball field in the area designated for open play....provide adequate parking space. (See Appendix for complete text of comments.)

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, the existing access points at Dexter Drive and Burfoot Street will continue to provide the primary access to the park. Vehicular access will be developed at Dexter Drive where four parking spaces with wheelstops will allow controlled access for park users and for security patrol.

Pedestrian Access

Trail - At Burfoot Street the existing footpath alignment will be improved to an 8-ft. wide asphalt path approximately 1,900-ft. long (could be substituted with gravel), which will provide access to the proposed picnic area, and then continue around the park connecting the activity areas to each other and with the community. In addition, two connector paths will provide access to the proposed Regional Library. Two permanent bridges will provide access across the small stream, and become visual accents for the park.

The Picnic Area is located in the wooded passive recreation area of the site. Adjacent to the small stream, and close to the children's play equipment, 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 picnic shelter. A ground surface of woodchips will soften falls, and delineate the limits of the play area.

Open Air Shelter is located next to the bike and jogging trail in the active recreation area. The shelter provides a shaded vantage point for park users to picnic and watch children at play or to watch activities on the active play courts. Also, if rain should interrupt activities, park users can seek refuge here until the shower passes, and activities can resume.

Open Play Area - The existing grassy meadow 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.

Tennis-Basketball/Multi-Use Courts - Unlighted
In response to the continued interest in tennis, two tennis courts complete with fence enclosure and two practice courts, have been located on a relatively flat area of the site. A multi-purpose court, with markings for both volleyball and basketball is located nearby, in the general vicinity of the open air shelter.

Landscaping - Plantings will be provided in various locations as shown on the plan to provide shade and interest for park users, and to screen inappropriate views from the park. In addition, adjacent residences will require separation and privacy from park users.

FAIRFAX COUNTY FACILITY
STANDARDS AS RELATED TO STUDY AREA¹

Facility	Facility Standard	Needed Facilities	Existing Parks	School Facilities	+Surplus/ -Deficiency
Tot Lot	1-500 Population	15	2	--	-13
Baseball	1-6,000	1	--	--	- 1
Softball	1-3,000	2	1	7	+ 5
Tennis	1-1,200	6	--	--	- 6
Basketball/ Multi-Use	1-500	15	2	--	-13
Swim Pool	1-15,000	--			
Golf Course	1-25,000	--			
Soccer*	1-1,500	5	--	1	- 4

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

* Not NRPA Standard

**Based on a Study Area Population of 7,640

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 Sunday at 2 p.m.) is purely an assumption. The total estimated number of users of Tysons-Pimmit Park is 28,990/Year.

Activity	Estimated Number of Users/Year	Estimated Number of Vehicles/Year
Tennis Courts (2) Practice Tennis	6,500	3,095
Basketball/Multi-Use Court	2,700	1,285
Play Apparatus	1,000	476
Picnic Area	12,960	6,171
Open Play Areas	2,190	1,042
	<u>28,990 Total Users/Year</u>	<u>12,069 Vehicles/Year</u>

Note: One vehicle estimated per 2.1 persons

Tysons-Pimmit Park Development Cost Estimate

July 1981

	Quan.	Unit	Unit Price	Total
A. Vehicular Access -				
. Add 800 sq. ft. parking area	800	S.F.	\$ 1.50	\$ 1,200
. Add 60 L.F. R.R. tie curb	60	L.F.	7.00	420
. Landscaping and screening	L.S.	L.S.	L.S.	1,750
. Entry sign	2	Each	300.00	600
				TOTAL A \$ 3,970.00
B. Pedestrian Access -				
. Trail, 8-ft. wide, Asphalt*	1,900	L.S.	15.00	28,500
. Bridge - 10-ft. wide	2	Each	3,500.00	7,000
				TOTAL B 35,500.00
C. Picnicking -				
. Selective clearing and site preparation	3/4	Acre	1,500.00	1,125
. Picnic tables	6	Each	325.00	1,950
. Grills	3	Each	100.00	300
. Trash Receptacles	1	Each	90.00	90
. Woodchip mulch	70	S.Y.	.50	35
				TOTAL C 3,500.00
D. Tot Area & Apparatus Area				
. Grading, play structures, wood curb, woodchip surface	1	L.S.	L.S.	15,000
				TOTAL D 15,000.00
E. Open Air Shelter 20' x 36' - 720 S.F.	1	Each	L.S.	9,500
. Picnic Tables	4	Each	325.00	1,300
				TOTAL E 10,000

* Gravel may be substituted

	Quan.	Unit	Unit Price	Total	
F. Open Play Area					
. Selective clearing	.3	Acre	\$ 1,500	\$ 500	
. Grading	5,000	C.Y.	\$ 5.00/CY	25,000	
. Seeding	7,700	S.Y.	.40/SY	3,080	
. Remove existing fence and construction debris	L.S.	L.S.	L.S.	1,500	
				TOTAL F	\$ 30,080
G. Tennis Courts	2 Ea.	L.S.	L.S.	62,500	
Practice Tennis Courts				TOTAL G	62,500
H. Basketball/Multi-Use Court	1	Each	L.S.	7,500	
				TOTAL H	7,500
I. Landscaping	L.S.	L.S.	15,000	15,000	
				TOTAL I	15,000

Sub-Total Items A thru I	\$183,050
+ 20% Contingency	36,610
Sub-Total	219,660
Design Fee	21,966
TOTAL	\$241,626

Cost vs. Benefit

The total estimated implementation cost for the park is \$241,626. With an estimated 7,640 people living within a 3/4 mile radius of the park, the total development cost breaks down to \$31.62 per person. During the first twenty years of the park's operation the cost per person per year will be \$1.58.

Phasing Schedule

July 1981

The FY 1981 FCPA Budget for improvement of Tysons-Pimmit Park was a \$50,000 Federal Block Grant. The FY 1982 Budget is \$70,000 of which \$50,000 is Federal Block Grant Money. Since the total development of this park is estimated to cost \$241,626, construction of facilities will occur in several phases.

Recommended Phase I - FY 1981-82			
Budget \$120,000			
Item B	Pedestrian Access		\$ 35,500.00
Item F	Open Play Area		30,080.00
Item C	Picnicking		3,500.00
Item E	Open Air Shelter		15,000.00
Item H	Basketball/Multi-Use Court		7,500.00
		Sub-Total	\$ 91,580.00
		20% Contingency	18,316.00
		Sub-Total	\$109,896.00
		10% Design Fee	10,989.00
		TOTAL PHASE I	\$120,885.00
Recommended Phase II			
Item D	Tot Lot Area and Apparatus Area		\$ 15,000.00
Item G	Tennis Courts with Practice Courts		62,500.00
Item I	Landscaping		15,000.00
Item A	Vehicular Access		1,200.00
		Sub-Total	\$ 93,700.00
		20% Contingency	18,740.00
		Sub-Total	\$112,440.00
		10% Design Fee	11,244.00
		TOTAL PHASE II	\$123,684.00

Annual Operating and Maintenance Cost Estimate

* July, 1981

Class **	Facility	Unit Qty.	Unit Cost	Cost
-	Parking Lot	1	LS	\$ 500
A	Tennis court area	2 ea.	\$1,175/Ct.	\$ 2,350
A	Practice Tennis Court	2 ea.	\$ 500/Ct.	\$ 1,000
A	Multi-use court area	1 ea.	\$ 587/Ct.	\$ 587
A	Picnic Area and Stream	.5 Ac.	\$1,197/Ac.	\$ 598
B	Picnic shelter	1 ea.	LS	\$ 1,050
B	Tot Area & Apparatus Area	1 ea.	LS	\$ 1,161
C	Trail and Bridges	1,900	\$.31/LF	\$ 589
B	Open play area	1.6 Ac.	\$ 627/Ac.	\$ 1,003

TOTAL

\$ 8,838

** Maintenance Schedule: A = Mowed/maintained once every 7-14 days
 B = Mowed/maintained once every 14-30 days
 C = Mowed/maintained once a year

* From Productivity Report by
 Office of Research & Statistics
 Fairfax County, Va. Revised June, 1977

Appendix

A compilation of background information received during the Planning Process.

1. Conservation Division - Fairfax County Park Authority
2. Archaeological Surveys - Fairfax County Office of Comprehensive Planning
3. Soil Survey Report - Fairfax County
4. Park Police - Fairfax County
5. Recreation and Community Services - Fairfax County
6. Tysons/Pimmit Questionnaires
7. U.S.D.A. Soil Survey
Description of Soils Found at
Tysons/Pimmit Park
8. Public Facilities/Proposed Acquisition
Regional Library + Neighborhood Park March 2, 1977



Fairfax County Park Authority

M E M O R A N D U M

To: Joe Sicenavage

Date: 1/23/81

From: Paul Engman - Conservation Division
District IV Naturalist

Subject: Tyson's Pimmit -- Site Assessment

The Tyson's Pimmit site is gently rolling, open field type land. It is characterized by annual grasses and various field flowers. There are a few trees along the drainage and to the west where a young mixture of conifers and deciduous trees exist. One large spruce tree marks the foundation of a former house. The area is bordered by heavy development including single family residential and Route 7. It presently is vacant except for use as a short cut to Marshall High School and as a gathering place after school. Access is limited to the Pimmit side from Dexter and Burfoot Drive.

As a community park Tyson's Pimmit has considerable potential. Active recreation is possible as well as passive activities linked to the library site. Tennis courts and multi-use courts are available at nearby Marshall High. As plans develop attempts should be made to save the vegetation in the drainage as well as a small field buffer for the songbirds which are abundant in the park. This area could possibly be targeted for any necessary trails.

alb

cc Beckner
Dist IV 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 Tyson's Pimmit Tax Map # 40-1 Acres 7 Mag. District Dranesville
 Street Location/Access Dexter Drive, McLean
 Naturalist District IV Planner Assigned Sicenavage

II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale %	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest					
Mixed Forest	20 %	1.5	2.0	1.0	2.5
Open Field	70 %	2.5	3.0	2.5	3.5
Managed Field					
Reverting Field					
Stream Valley	10 %	1.0	2.0	2.0	1.5
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Field area supports, in combination with the stream drainage, "an interesting diversity of bird life." Few mammals are found onsite. The site is completely surrounded by development including the Rte 7 corridor. Recreation potential is high. Access, however, is limited.

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 Glenelg Silt Loam, 2 Meadowville Silt Loam, 3 _____
4 _____, 5 _____, 6 _____

Description: Deep fill (4'-6'). Soil type show few developmental restrictions except for the area immediately adjacent to the drainage.
Glenelg, the most common soil, is typical of well drained uplands.

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

Gently rolling, drained by a small Pimmit tributary. Drainage deeply cut and showing severe erosion.

III. Environmental Problems

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

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

Note any particular information deemed important regarding III.

Population of rats (probably Norway) exists on-site.
Contributing factor is off-site (domestic fowl and resultant feed spillage).

↑ ducks

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</u>	<u>Not surveyed</u> <u>(1 mile)</u>
Roads _____	Open space _____	Tennis _____	Trails _____
Trails _____	Sing. Fam. Homes <u>X</u>	Ballfields _____	Walkways _____
Public Easement _____	Townhouses <u>X</u>	Playground _____	Swimming _____
Houses _____	Apartments <u>X</u>	Tot Lot _____	Nature Trails _____
Other Buildings _____	Business <u>X</u>	Picnic _____	Cons. Area _____
Private Dump _____	School <u>X</u>	Multi-Use Ct. _____	Other _____
		Shelter _____	
		Restrooms _____	
		Parking Lot _____	
		Fishing _____	
		Boating _____	

Briefly describe initial impressions of the site:

Open field in highly developed area.

Briefly describe any special features of the site:

Recommended public use (recreational/interpretive):

Excellent recreational potential. Buffer needed along drainage to preserve existing habitat and to prevent further erosion. Some stream bank stabilization desirable.

Recommended further actions (Conservation Division):

None X
Baseline Survey _____
Interpretive Plan _____
Managed Cons.Area _____

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the: Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed 4/29/81 Paul E.
DATE BY

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

Donald F. Lederer, Superintendent
Design Division

TO: Fairfax County Park Authority

DATE February 27, 1981

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

FILE NO:

SUBJECT: Tyson's/Pimmit, Lewinsville and Linway Terrace Parks Preliminary
Archaeological Surveys

REFERENCE:

Map reviews and preliminary archaeological surveys were conducted on Tyson's/Pimmit, Lewinsville and Linway Terrace Parks on February 26, 1981. Small amounts of lithic material, evincing use of the area by prehistoric people, were found on Lewinsville Park. Also a foundation which appeared to date to the early part of this century was located. Neither of these sites are considered potentially significant.

No evidence of prehistoric or historic sites were located on Tyson's/Pimmit or Linway Terrace Parks. No further work is recommended on any of the parks, however, please notify our office if any historic or prehistoric archaeological artifacts are located during construction.

ERC:bak

2

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Joe Sicenavage, Landscape Architect
Design Division
Fairfax County Park Authority

DATE February 11, 1981

FROM: Larry K. Johnson, Soil Scientist
Soil Survey Office

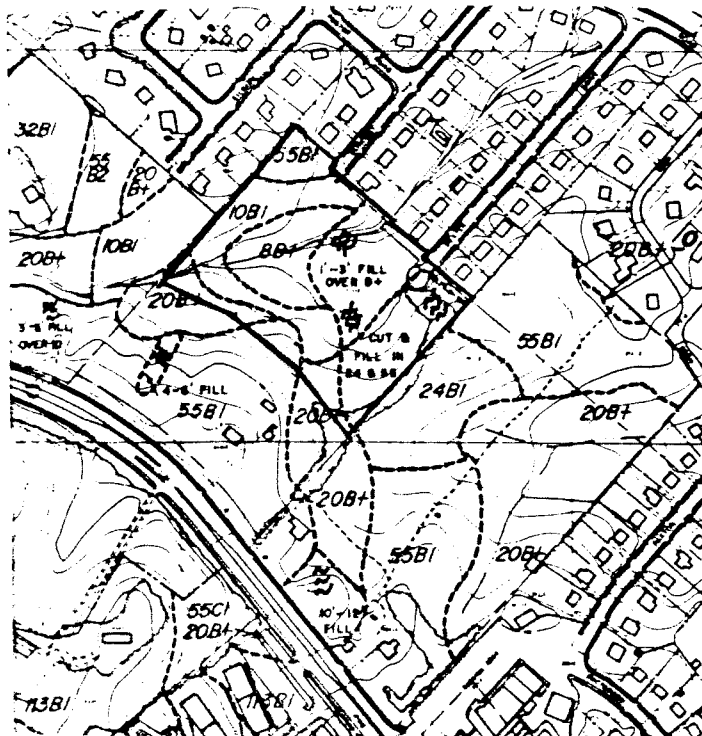
FILE NO:

SUBJECT: Tysons-Pimmit Park

REFERENCE:

The attached soil survey shows the general soil conditions at the proposed site. Note that a broad drainage swale crosses the site in east-west direction. The soils within the swale are poorly drained with seasonally high water tables within 6 inches or less of the ground surface and are partially overlain with several feet of poorly compacted fill material.

Location of structures or tennis courts within the swale will present foundation support problems. A more detailed soils investigation of the site should be made during final stages of your plan development.



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Donald F. Lederer
Superintendent of Design
Fairfax County Park Authority DATE May 12, 1981

FROM: Michael A. Uram, Assistant Supervisor
Park Police

FILE NO:

SUBJECT: Preliminary Master Plan/Tysons Pimmit

REFERENCE:

The following recommendations are made for master plan revisions of Tysons' Pimmit Park:

- 1) A barricade should be erected to restrict access into the park during evening hours.
- 2) Selective cleaning of vegetation west of Dexter Drive and Burfoot Street to enhance patrol visibility and crime detection by citizens.
- 3) The fence presently erected by the Peach Tree Apartments should be cleared of vine growth or taken down, again to ensure adequate patrol and to enhance crime detection.
- 4) The proposed jogging/bike trail should be wide enough to permit emergency vehicles access.
- 5) Street lights should be considered for the foot bridges as a security precaution noting the history of vandalism to these structures.
- 6) The existing tree line that shields the main entrance should be cleared and/or trimmed for increased visibility.
- 7) Picnic tables should be secured by lock or chain to deter juveniles from moving them to other more secluded locations.

MAU/lw

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

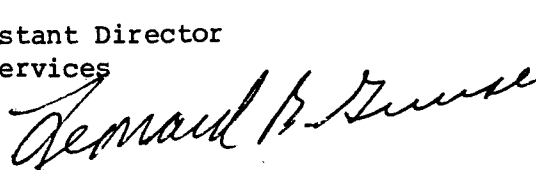
TO: Donald F. Lederer, Superintendent of
Design Division, FCPA **DATE** May 8, 1981

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

FILE NO:

SUBJECT: Tysons/Pimmit Park

REFERENCE: Preliminary Master Plan Stake Out Held on May 6, 1981



The following suggestions are submitted for your consideration:

1. Install a 60' baseball/softball field in the area currently designated for open play. In this portion of the County there is a shortage of athletic fields for games and practices for community youth and adult sports programs.
2. Switch placement of tennis and multi-purpose courts as shown on stake-out site plan to save some fine trees.
3. Relocate picnic area and shelter north of stream, but in view of play apparatus area. The nearby stream banks are high and steep and user safety is a concern. It may be wiser to relocate the picnic area, shelter and play apparatus to the north-east corner of the site or other suitable location on the site.
4. Provide adequate parking space.

LGB:gr

cc: Joseph P. Downs, Dir., FCPA
J. Larry Fones, Dir., FCDR&CS



Jee

M E M O R A N D U M

To: Mrs. Estelle Holley

Date: 10-30-80

DL

From: Donald Lederer

Subject: Tysons/Pimmit Questionnaires

The 3/4 mile service area is bounded on the west by the Beltway, on the north by Westgate Elementary School, on the east by Idylwood Road and on the south by Idylwood Towers.

Following are the civic associations and their representatives which should receive questionnaires. If you have any questions, additions or changes, please let me know. These have been contacted by phone:

Lemon Road C.A.
Al Fiala
7250 Idylwood Road
Falls Church, VA
790-1411

6 McLean Citizens Assoc.
Philip Zanfagna
7219 Hyde Rd.
Falls Church, VA
694-2403

Pimmit Hills C.A.
Arthur Lutz
1925 Leonard Rd. 1700
Falls Church, VA
893-5795

Also attached is a draft of the questionnaire for your review. If I do not hear from you by Friday, Nov. 14, we will have the questionnaires printed and distributed shortly thereafter.

DFL/JES/mlb

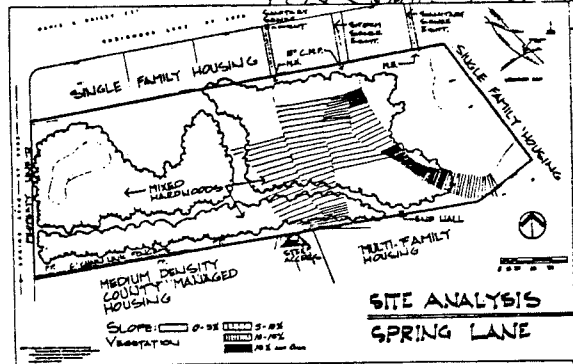
Encl

HOW ARE PARKS DESIGNED?

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

1 ANALYSIS SHEETS

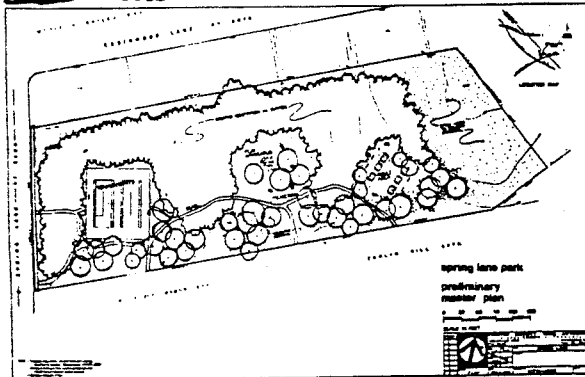
AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND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



2 QUESTIONNAIRES

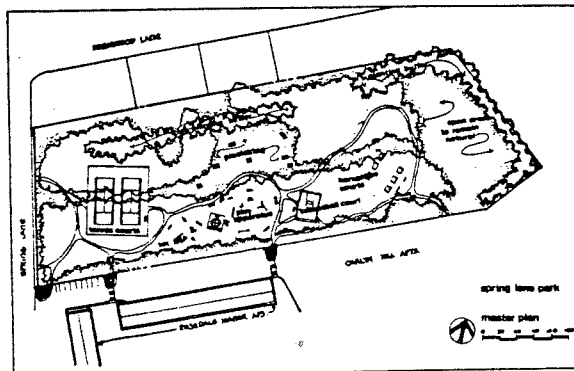
THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE 3/4 OR 1/2 MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

3 PRELIMINARY MASTER PLAN



4 FINAL MASTER PLAN

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



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

QUESTIONNAIRE
FAIRFAX COUNTY PARK AUTHORITY
TYSONS/PIMMIT PARK

Now that you have read the section "How Are Parks Designed?", the Fairfax County Park Authority would like to ask your help in the long range planning of Tysons/Pimmit Park. This questionnaire is intended to provide you with a chance to participate in the park planning process. As a potential user of this park, we are interested in your ideas on how it can be improved to provide the type of recreational experience you desire.

Our primary objective is to meet the needs of the majority of community residents. Your response is necessary to assure that the survey accurately reflects these needs. After you have read the background material provided, we ask that you answer the questions. Only one questionnaire per family should be completed, so that the results will be valid.

* * * * *

62
Tysons/Pimmit Park is located on Dexter Drive (Pimmit Hills), Falls Church, in the Dranesville Magisterial District. This facility is a community park, defined as follows: Community parks are designed to encourage short term visits. They are convenient and accessible to pedestrian or bicycle traffic. Community parks are small, generally ranging up to 25 acres in size and serve the County's numerous neighborhoods. Facilities generally provided in community parks include: playgrounds, tot lots, athletic fields, basketball and tennis courts, picnic, sitting and open play areas, walks and trails, shelters with restroom facilities and parking lots. These parks can be wooded, suitable for passive uses and can be lighted where necessary.

Tysons/Pimmit Park, seven (7) acres in size, is on rolling topography and is primarily open meadow land. The park is pedestrian accessible from Burfoot and Dexter Drive and is adjacent to a proposed 5+ acre county library site. The latter parcel of land is accessible from Route 7, Leesburg Pike. Kilgore Road is currently planned to be connected to Route 7 and can possibly serve as vehicular access to the park site. Parking may be shared by park and library. With the recent passage of the Library Bond Referendum, design/development of this regional library facility will begin and be coordinated with future park facilities. The site has potential for active/passive recreation. Community Development Block Grant Funds and limited Park Authority Bond Funds will be used in the design/development of this park. Ballfields, basketball courts, football fields, tennis courts, track, apparatus areas, and soccer fields exist at nearby school and park sites.

* * * * *

The Fairfax County Park Authority appreciates your assistance in the planning process. Please respond to the questions and return this questionnaire to the Fairfax County Park Authority by Feb. 6, 1981. The project coordinator for this park is Joseph Sicenavage, Landscape Architect with the Park Authority.

* * * * *

NOTE: Prior to completing this questionnaire, we would suggest a visit to the site. You might even consider completing this questionnaire while there, as it will help you to visualize your ideas for the park.

1. Indicate the number of persons, by age group, residing in your household.

0-5 yrs. ___ 6-12 yrs. ___ 13-20 yrs. ___ 21-45 yrs. ___ 46-60 yrs. ___ Over 60 ___

2. Which one of the following statements best describes your feelings concerning Tysons/Pimmit Park? (Circle only one choice, If choosing item (a) indicate facilities desired.)

- (a) I/we need the following recreational facilities in the park:

___ Baseball field	___ Playground apparatus (school age)
___ Fitness trail	___
___ Football field	___ Shelter
___ Horseshoe area	___
___ Basketball court	___ Soccer field
___ Nature trail	___ Softball field
___ Open play area	___ Tennis Court Practice Area
___ Parking lot	___ Tot lot (pre-school)
___ Picnic area	___ *Recreation center/ indoor pool
	(only feasible if more property acquired to the west of park site)

Other ideas _____

*Park Authority is merely sampling community interest in this concept; funds for additional acquisition and development do not exist at this time. A future bond referendum would be required if this type of facility is needed/desired.

- (b) I/we do not need any change in Tysons/Pimmit Park.
(c) I/we only need minimal improvements, i.e., upgraded by seeding, planting, trails, benches.

3. What do you see as the best hiker/biker trail access points? Vehicular access?

4. Which Fairfax County parks do you use most often? List: _____

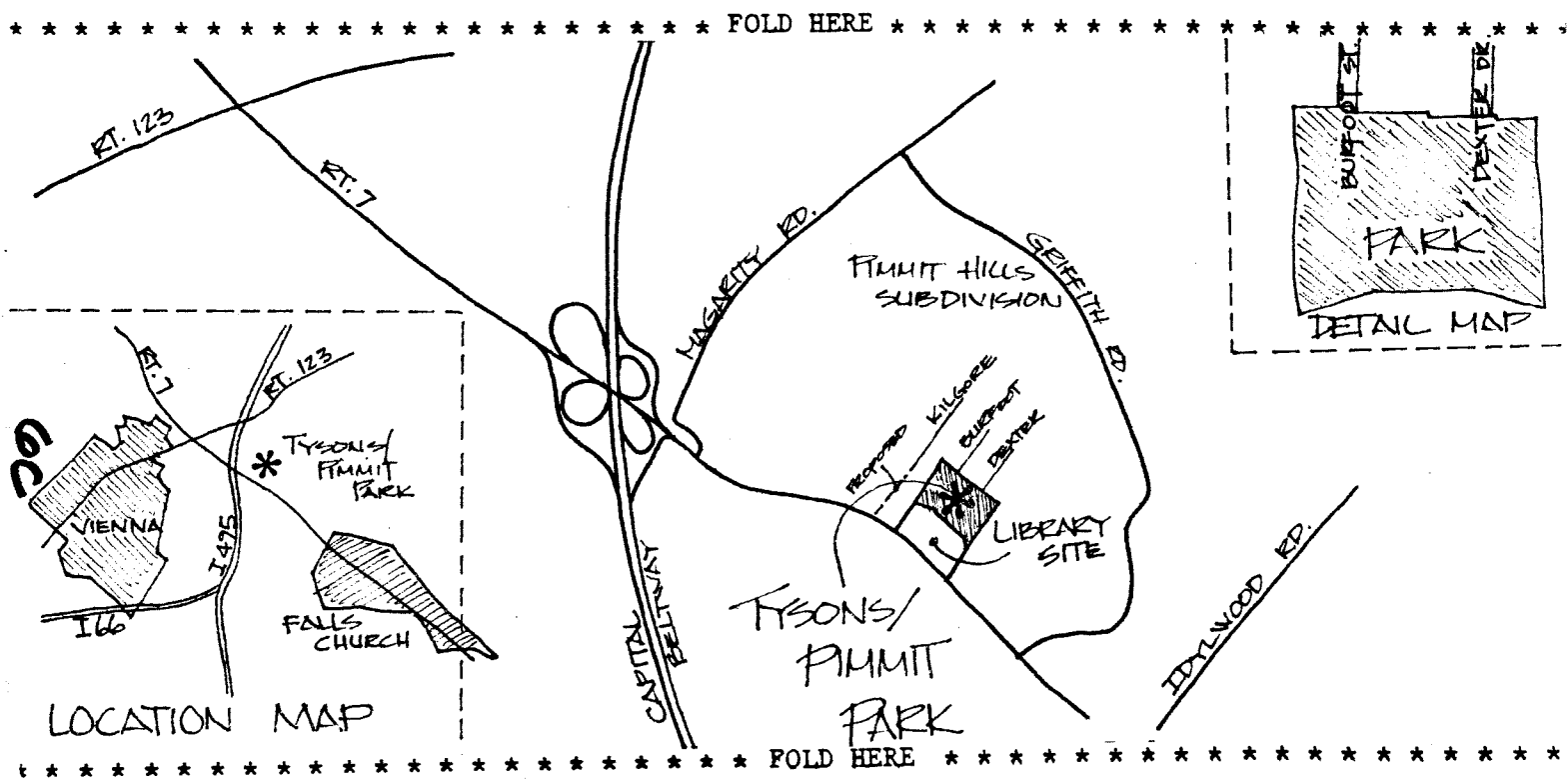
5. In general, what do you think of the parks in your area? _____

Your answers will be considered, along with technical data, toward compilation of a preliminary master plan defining possible future use and improvements in the park. The resulting preliminary master plan will be presented at a public hearing to be held at a school in your area. If you would like to be notified of this hearing, *please print* your name and address below.

Name _____

Address _____
 (street no. and name) (city) (zip code)

Thanks for helping us master plan your park!



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

POSTAGE
 REQUIRED
 FOR
 DELIVERY

DESCRIPTION OF SOILS
FOUND AT TYSONS-PIMMIT PARK

<u>Symbol</u>	<u>Soil Name</u>
8B+	Worsham Silt Loam
10B1	Glenville Silt Loam
20B+	Meadowville Silt Loam
24	Elioak
55	Glenelg Silt Loam
55B1	Glenelg Silt Loam
Cut & Fill	---

Worsham Silt Loam - 8B+

The Worsham series consists of wet, poorly drained soils commonly called gray crawfish land. The Worsham soils occupy low, flat, depressed areas. In most places the soils were derived from fine local colluvial and alluvial material that has washed from the associated soils. However, some areas on upland flats have formed mostly in residual material.

Worsham silt loam is strongly acid. It is low to moderately high in organic matter and low to moderate in natural fertility. Runoff is slow to very slow; internal drainage is very slow. Shrink-swell potential is moderate to high; is unsuitable as topsoil, poor for road fill, poor for septic fields.

<u>Erosion Characteristic</u>	<u>Slope</u>
(accumulated soil)	2 to 7%
(slight erosion)	2 to 7%
(slight erosion)	2 to 7%
(slight erosion)	---
(in cut and fill)	---
(slight erosion)	2 to 7%
---	---

Elioak Silt Loam - 24

The Elioak series consists of deep, well drained soils of the uplands. The surface layer is yellowish-brown to brown silt loam, and the subsoil is red silty clay loam to silty clay. The soils are in fairly large areas on undulating interstream divides and ridges. They have developed in material that has weathered from quartz ericite schist. The Elioak soils are associated with the Glenelg, Manor, Meadowville, Glenville and Worsham soils.

Elioak silt loam, eroded undulating phase, is very strongly to strongly acid, relatively low in organic matter, moderate to low in natural fertility, and moderately susceptible to erosion. A little more lime is needed to raise the pH of this soil to the desired level than is needed for Glenelg or Manor soils.

Meadowville Silt Loam (Cont'd)

some seepage from surrounding slopes, and it stays moist when surrounding soils are dry. It has a moderately good water-holding capacity and a moderately wide range of suitability for most crops grown in the area. The range of moisture in which the soil can be cultivated is somewhat narrower than for the associated soils, but the soil is easily cultivated and conserved.

Shrink-swell potential is low, good as topsoil, fair as road fill, poor for septic fields.

Shrink-swell potential is low, good as topsoil, poor to fair for road fill (erodible), poor for septic fields.

Glenelg Silt Loam 20 B+

The Glenelg series consists of moderately deep, well drained soils that have formed in the residuum of quartz sericite schist. The Glenelg soils occupy fairly wide, undulating to rolling interstream divides and are among the most extensive soils of the upland. This soil is very strongly to strongly acid, contains a fairly small amount of organic matter, is moderate to low in nature fertility, and is fairly susceptible to erosion.

This soil is relatively high in potassium and is fairly retentive of added plant nutrients. It is not so retentive as the Elioak soils but is more retentive than the Manor soils. Less lime is needed to raise its pH to a given level than is needed for the Elioak soils. The permeability of the surface soil is rapid; that of the subsoil is moderate to moderately rapid. The water-holding capacity is moderate.

Elioak Silt Loam (Cont'd)

This soil however, retains lime and fertilizer slightly longer. The permeability of the surface soil is moderately rapid, and that of the subsoil is moderate. Runoff and internal drainage are medium. The water-holding capacity is high. This soil is easy to conserve and manage and is fairly productive for most crops grown in the area.

Shrink-swell potential is low to moderate, good as topsoil, poor to fair as road fill (highly erodible; difficult to compact).

Glenville Silt Loam 10 B1

The Glenville series consists of light-colored, moderately well drained to somewhat poorly drained soils that occupy depressions on foot slopes and at the heads of drainage-ways. These soils have formed in local alluvium and colluvium that washed from the adjacent upland.

Glenville silt loam is strongly acid, moderately low in organic matter and fairly low in nature fertility. Runoff is fairly slow, internal drainage is slow. The surface layer is moderately rapidly permeable; the subsoil, slowly permeable. Shrink-swell potential is low, good as topsoil, poor to fair for road fill, (erodible) poor for septic fields.

Meadowville Silt Loam 20 B+

The Meadowville series consists of deep, brown, well drained to moderately well drained soils in alluvium. These soils are associated with the Glenelg, Elioak, and Manor soils and have formed in colluvium that washed from these soils. The Meadowville soils are in low positions and depressions near the heads of drainage-ways and at the bases of slopes. Most areas cover 1 to 5 acres. Only one soil was mapped in this series.

Meadowville silt loam is strongly acid to medium acid and fairly high in organic matter and natural fertility. It is permeable and retentive of moisture and plant nutrients. Surface runoff is medium to slow; internal drainage is medium to rapid. This soil receives

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: John F. Herrity, Chairman
Board of Supervisors

DATE March 7, 1977

FROM: Edward C. Gurski, Chairman
Planning Commission

FILE NO:

SUBJECT: Planning Commission Action Re: Tysons/Pimmit Library/Park Site -
Section 15.1-456 Code of Virginia, Dranesville District

REFERENCE

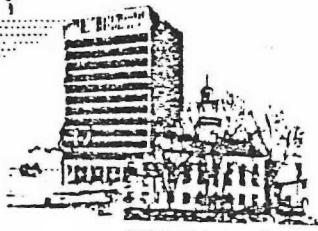
On Wednesday, March 2, 1977, under the provisions of Section 15.1-456 of the Code of Virginia, as amended, the Planning Commission approved the joint application of the Library Administration and the Park Authority for acquisition of the subject 11.5 acre site, and the establishment of a regional library and neighborhood park to be known as the Tysons Pimmit Library Park.

ECG/np

cc: John P. Shacochis, Supervisor, Dranesville District
Edward S. Byrne, Office of Comprehensive Planning
William L. Whitesides, Director, Library Administration
Joseph P. Downs, Director, Park Authority

LEAVE
CORRIDORS
AT
BURFOOT
& DEXTER

RECEIVED
MAR 8 1977
FAIRFAX COUNTY PARK AUTHORITY
DRANESVILLE, VIRGINIA



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

March 4, 1977

MAR 10 1977

FAIRFAX CO. PARK AUTHORITY
ANNANDALE, VIRGINIA



87
This is to advise you that the Fairfax County Planning Commission, at its regular meeting on March 2, 1977, approved, under the provisions of Section 15.1-456 of the Code of Virginia, as amended, the joint application of the Fairfax County Public Library and the Fairfax County Park Authority for the acquisition of approximately 11.5 acres and the establishment of a regional library and neighborhood park on the site. The approved library/park site is located on the north side of Leesburg Pike (Route 7) approximately 3,600 feet east of its intersection with the Capital Beltway (I-495). Tax Map 40-1 (1) 36, 37, Dranesville Magisterial District.

For your information, the owner of a parcel of property considered for acquisition has the right to appeal the approval of the Planning Commission to the Fairfax County Board of Supervisors. The right of appeal does not extend to adjacent property owners.

If you wish to appeal the decision of the Planning Commission, you must file a written petition - within ten days of the Planning Commission's decision - with the Board of Supervisors at 4100 Chain Bridge Road, Fairfax, Virginia 22030. Your written petition should set forth in detail the reasons for your appeal, as you will not have the opportunity to personally address the Board of Supervisors unless the Board decides to hold a public hearing on your appeal.

The Board of Supervisors will consider your appeal of the Planning Commission's decision at a regularly scheduled meeting, at which time the Board can take any one of three possible actions.

1. Deny the appeal and, thus, uphold the original decision of the Planning Commission.
2. Overrule the decision of the Planning Commission.
3. Determine that a public hearing should be scheduled to further evaluate the appeal.

March 4, 1977

Page Two

In the event that the Board of Supervisors determines that a public hearing should be scheduled (alternative choice #3), you will be notified of the date, time and place of the public hearing. You will not be notified, however, of the date when the Board considers your written appeal of the Planning Commission's decision. If you wish to be present at this time, you may contact Edward S. Byrne of the Office of Comprehensive Planning (691-3351), and he will provide you with the date and approximate time when the Board of Supervisors will review your appeal. You will, of course, be notified of the decision of the Board of Supervisors if they decide to uphold or overturn (alternative choices 1 and 2) the Planning Commission's decision.

If you have any questions concerning this appeal process - or if Fairfax County staff can provide any other information to aid you - please feel free to contact Mr. Byrne of the Office of Comprehensive Planning.

Sincerely,

D. Wayne Pumphrey

D. Wayne Pumphrey
Acting Director
Office of Comprehensive Planning

ESB:mgm

cc: John F. Herrity, Chairman, Board of Supervisors
John P. Shacochis, Dranesville District Supervisor
Edward C. Gurski, Chairman, Planning Commission
Edward M. Lightfoot, Dranesville District Commissioner
James C. Wyckoff, Jr., Executive Director, Planning Commission
Richard W. Jones, Park Authority
William L. Whitesides, Director, Fairfax County Public Library

Fairfax County Public Facilities

RECEIVED

MAR 1 1977

FAIRFAX CO. PARK AUTHORITY
FALLS CHURCH, VIRGINIA

Fairfax County Public Library
Fairfax County Park Authority
Proposed Acquisition of 11.5 Acres for the
Establishment of a Regional Library and
Neighborhood Park
Tax Map 40-1 ((1)) 36, 37
Dranesville Magisterial District
March 2, 1977



Fairfax County Public Library
Fairfax County Park Authority
Proposed Acquisition of 11.5 Acres for the
Establishment of a Regional Library and
Neighborhood Park
Tax Map 40-1 ((1)) 36, 37
Dranesville Magisterial District
March 2, 1977

BOARD OF SUPERVISORS

John F. Herrity, Chairman

Joseph Alexander
Warren I. Cikins
Alan H. Magazine
Mrs. Audrey Moore
Mrs. Martha V. Pennino
James M. Scott
John P. Shacochis
Mrs. Marie B. Travesky

Leonard Whorton
County Executive

PLANNING COMMISSION

Edward C. Gurski, Chairman

Mrs. Natlee E. Becker
Peter H. Brinitzer
Mrs. Tybelle Fasteau
John C. Kershenstein
Edward M. Lightfoot
William M. Lockwood
Robert L. Maxwell
Halley A. Merrell
Mrs. Miriam W. Pellettieri
Carl L. Sell, Jr.

James C. Wyckoff, Jr.
Executive Director

D. Wayne Pumphrey, Acting Director
Office of Comprehensive Planning

SITE REVIEW COMMITTEE

D. Wayne Pumphrey, Acting Chairman

Harry Hale
Oscar Hendrickson
Peter T. Johnson
Samuel Shanks
Theodore Wessel

Edward S. Byrne, Planner

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Edward C. Gurski, Chairman
Fairfax County Planning Commission

DATE February 24, 1977

FROM: D. Wayne Pumphrey, Acting Chairman
County Facility Site Review Committee

FILE NO:

SUBJECT: Tysons Pimmit Library/Park

REFERENCE

PURPOSE

In accordance with Section 15.1-456 of the Code of Virginia, as amended, the Fairfax County Public Library and the Fairfax County Park Authority are jointly applying to the Planning Commission for approval to acquire approximately 11.5 acres and establish a regional library and neighborhood park on the site. The proposed library/park site is located on the north side of Leesburg Pike (Route 7) approximately 3,600 feet west of its intersection with the Capital Beltway (I-495). Tax Map 40-1 ((1)) 36, 37, Dranesville Magisterial District.

RECOMMENDATION

The County Facility Site Review Committee recommends that the Planning Commission approve the joint application of the Public Library and Park Authority for acquisition of the subject 11.5 acre site and the establishment of a regional library and neighborhood park.

DISCUSSION

On February 3, 1976, the County Facility Site Review Committee reviewed the joint application of the Fairfax County Public Library and the Fairfax County Park Authority for the proposed project and noted the following points:

- o The proposed library will alleviate a deficiency in regional library services for the northeastern portion of the County while the proposed park will relieve existing deficiencies in available recreational open space available to the residents of Pimmit Hills.
- o The proposed library site is one of 11 alternative sites that were identified and analyzed for site suitability and potential for adequate service distribution.
- o The provision of additional library and park services to Area II was identified in the Plan and the acquisition of the subject site and the establishment of a regional library and neighborhood park would be in conformance with the intentions of the Area II Plan.

Edward C. Gurski
February 24, 1977
Page Two

As a result of its analysis of the application and a review of the project with representatives of the Public Library and Park Authority, the Committee recommends that this application be approved by the Planning Commission in accordance with Section 15.1-456 of the Code of Virginia, as amended.

ESB:mgm

69

PROJECT DESCRIPTION

The Fairfax County Public Library and the Fairfax County Park Authority are jointly applying to the Planning Commission, in accordance with Section 15.1-456 of the Code of Virginia, as amended, for the acquisition of an 11.5 ± acre site and the establishment of a regional library and neighborhood park on the site. The proposed library/park site is located on the north side of Leesburg Pike (Route 7) approximately 3,600 feet east of its intersection with the Capital Beltway (I-495). Tax Map 40-1 ((1)) 36, 37, Dranesville Magisterial District.

Under this proposal a 25,000 square foot regional library building would be constructed on the five acre portion of the site nearest to Leesburg Pike. The rear portion of the site approximately 6.5 acres, would be for a neighborhood park to serve the Pimmit Hills community. A preliminary park development plan drawn by the Park Authority in July 1976 envisioned such facilities as tennis courts, multiuse court, an open field, a picnic and play apparatus area and parking area. (See Attachment 1.)

PROJECT JUSTIFICATION

Regional Library

25
The purpose of a regional library is to concentrate in depth resources, particularly detailed reference collections, in a few strategic locations in the County rather than duplicating these collections at every library. The service area of a regional library is generally considered to be the area with 15 minutes driving time of the facility and a population of 100,000 within the service area is generally considered to be the minimum level of population adequate to support the library.

The northeastern portion of Fairfax County is heavily populated but does not have convenient access to a regional library. As of January 1977 there were approximately 111,150 persons within 15 minutes driving time of the Route 7/I-495 interchange. By 1980, the population level of this service area is expected to increase by 9,300 persons to 120,450. Although presently served by three community level libraries, the nearest regional service libraries to this area are the George Mason Regional in Annandale, the Reston Regional in Reston and the Central Library in the City of Fairfax.

The establishment of a regional library in Tysons Pimmit will balance the distribution of library resources among the population of the County. It will provide the needed level of indepth service to complement the service of the existing community libraries at a location which will be convenient to all potential users.

Neighborhood Park

An assessment of park service to the Tysons Pimmit area indicates that on the basis of a standard of 8.5 acres of parkland for every 1,000 residents, there is a deficiency of over 40 acres of parkland to serve the existing population of this area. The acquisition and development of the 6.5 acre portion of the library/park site will reduce this deficiency and bring usable parkland within easy access of the residents of Pimmit Hills.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The proposed library/park project will be located in the Pimmit Community Planning Sector (M2) of Area II. Although the Area II Plan recommends that a site be acquired and developed for a permanent branch library within the Capital Beltway, a proposed amendment to the Area II Plan, II-PF-4, will recommend that the Tysons Pimmit Regional Library be constructed within Sector M2 by 1981.

Presently, the Area II Plan does not specifically recommend the acquisition of this parcel for additional parkland to serve sector M2. However, Plan amendment II-PF-3 will recommend that a neighborhood park be acquired in M2 as part of a joint library/park project.

82 While the present wording of the Area II Plan does not recommend the proposed library/park project, the need for additional library services is recognized in the Plan as is the necessity of providing adequate amounts of recreation and open space to serve the population. On the basis of these two considerations and in light of the proposed amendments to the Area II Plan, the proposed library/park project conforms with the intentions of the Area II Plan.

RELATIONSHIP TO THE COMMUNITY

The proposed project will be ideally located to serve its intended purposes. By locating the regional library on the front five acres of the site and providing access to it from Route 7, it will be convenient to the large number of people that a regional library is designed to serve. It will be very accessible to the students of George Marshall High School as well as many of the residents of Pimmit Hills, Peachtree and Idylwood.

The neighborhood park, on the other hand will be provided primarily for the recreation needs of the immediate neighborhood and its orientation to Pimmit Hills will help achieve this purpose. The park will be easily accessible to Pimmit Hills by means of bicycling and walking with a limited parking area for those users from more distant locations.

SITE ANALYSIS

The 11.5 acre site is cleared with a cover of grass. Some scrub trees are located in the vicinity of the drainage swale in the northern part of the property. There is a gradual downslope from the front to the rear of the property. Average on-site slopes range between two percent and seven percent. The northern portion of the site is transversed by an intermittent stream in a drainage swale. A house is located on the front portion of the site on Parcel 36. This parcel has the only large trees on the property.

Public Facility Improvements

- o Water

Water service to the site is provided from existing water mains located within Leesburg Pike, Burfoot Street, Dexter Drive and Peach Orchard Drive.

- o Electric

There are existing overhead power lines located along the front and rear of the site.

- o Sanitary Sewer

This site falls within the Pimmit Run Sewershed which is served by the Blue Plains Treatment Plant. Sewer capacity is available within this treatment plant area and new sewer connections are being allowed at this time.

- o Storm Drainage

The Department of Environmental Management has reviewed the proposed project and indicated that on-site detention of storm water is both desirable and feasible. The use of on-site detention for the library will minimize the library's downstream impact and reduce the requirements for off-site drainage improvements

TRANSPORTATION CONSIDERATIONS

A significant issue related to the development of this joint project is that of public access. In May 1976, the Board of Supervisors approved a series of improvements to the Lisle Avenue/Magarity Road intersection that will eliminate the access to Pimmit Hills provided by this intersection for eastbound traffic. As a result, an alternative connection between Route 7 and Pimmit Hills must be developed. The Transportation

Branch of the Office of Comprehensive Planning has indicated that the road from Pimmit Hills should intersect with Route 7 at the controlled intersection of George Marshall Drive and Route 7. From this point, the alternative connections to Pimmit Hills are Kilgore Road, Burfoot Street and Dexter Drive.

The Library Board of Trustees and the Fairfax County Park Authority have both indicated a preference for access from Route 7 to Pimmit Hills through a connection at Kilgore Road. Such a connection would not reduce the amount of land developable for the neighborhood park. Accordingly, the Office of Comprehensive Planning has proposed an amendment to the Plan (CW-T-29) which recommends that the connection to Pimmit Hills be provided at Kilgore Road (see Attachment 2). Should the Board of Supervisors approve the plan amendment it would be implemented upon the development of parcel 39.

Initial access to the library site will be limited to direct access from Route 7. However, the proposed plan amendment does contain a provision for a connection between the Route 7/Kilgore Road connector and the library site upon development of the adjacent property. When implemented, this connection will provide Pimmit Hills with direct automobile access to the library.

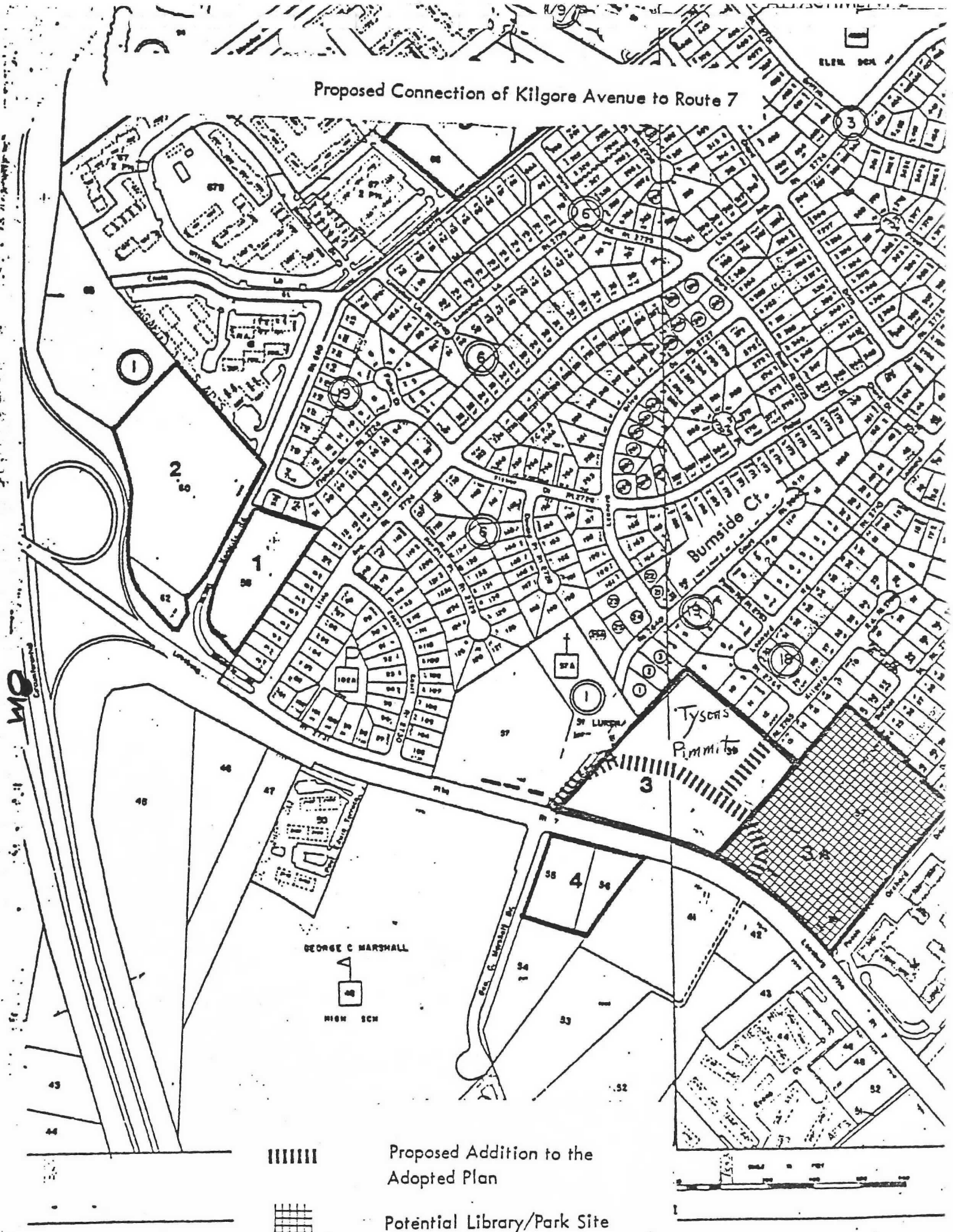
According to the Park Authority's preliminary scheme for the park, limited parking will be provided off of Dexter Drive for automobile access to the park from Pimmit Hills. Since a large number of persons will be proximate to the park, it is anticipated that pedestrian or bicycle travel will be the predominate type of transportation to the park.

ENVIRONMENTAL CONSIDERATION

In general, the site has no environmentally sensitive factors that are in need of special attention. Other than attempting to preserve the existing trees on site, adherence to existing County policies in the design and construction of the facilities should be adequate.



Proposed Connection of Kilgore Avenue to Route 7



Fairfax County Park Authority

M E M O R A N D U M

To: Mr. James C. Wycoff, Jr.
Executive Director, Planning Commission

Date: January 18, 1977

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

Subject: Request for Site Selection Committee Review of Proposed
Tysons Pimmit Park/Regional Library Joint Acquisition by
the Fairfax County Park Authority and Fairfax County Library
Board.
Dranesville Magisterial District

The Fairfax County Park Authority and the Fairfax County Library Board hereby request that the attached 15.1-456 Hearing Application be reviewed in accordance with current Fairfax County policies and procedures.

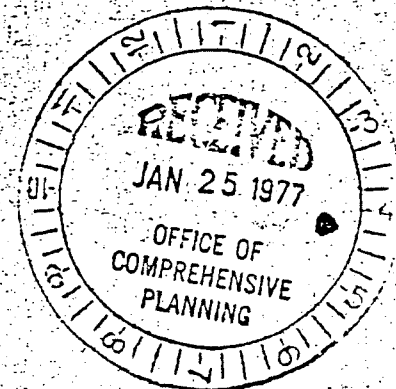
ATTACHMENTS: 5 copies of Application

CC: Mr. Edward Byrne ✓
Public Facilities Branch, Office of Comprehensive Planning

Mr. William Whitesides, Director
Library Administration

Mrs. Estell Holley
Fairfax County Park Authority

Mr. John P. Shacochis
Supervisor, Dranesville District



Application For 15.1-456 Hearing On
Fairfax County Park Authority And Library Board
Joint Acquisition of 40-1-((1))-36 and 37; (Site Alternative 3-A)
Tysons Pimmit Community Park/Regional Library Site
Dranesville Magisterial District

(1) Submitted By:

Richard W. Jones, Superintendent, Fairfax County Park Authority
Division of Land Acquisition, 941-5000, in conjunction with the Library
Board.

The owners have been advised of the co-interest that the Fairfax
County Park Authority and Library Board have in acquiring this property.

(2) Description And Type of Approval Requested:

The Fairfax County Park Authority and Library Board request that
the following parcels be reviewed by the Planning Commission in accordance
with the provisions of Section 15.1-456 of the Code of Virginia, as amended,
for use as a joint park/library site:

Fairfax County Tax Map Section 40-1-((1))-36 and 37.

These two parcels comprise an 11.5 acre tract located off of Leesburg
Pike (Route 7). The tract is bordered to the north and east by existing
single family detached, townhouse and apartment housing units, to the south
by Leesburg Pike and to the west by a vacant parcel adjacent to St. Luke's
Methodist Church. The Fairfax County Park Authority and Library Board wish
to jointly acquire the subject parcels for the establishment of the Tysons
Pimmit Community Park/Regional Library facility. (See Attachment B-1
Library Board CIP Page).

(3) Maps (SEE ATTACHED MAP SECTION, Attachment A and B)

As shown on the attached map sections, the site is located along
Leesburg Pike (Route 7). Burfoot Street (Route 2712) and Dexter Drive
(Route 2772) abut the rear portion of the subject property. The proposed
Regional Library will occupy the front 5 acres of the site, while the
remaining 6.5 acres will be developed into a local community park.

(4) Narrative Report

The subject property is located in PLUS Planning Area II, Pimmit
Community Planning Sector M-2. Public facilities recommendations for
this planning sector are located on Page 11-11-13 of the PLUS Plan and
include the following statement: "Acquire and develop (a) permanent site
for (the) Tysons-Pimmit Branch Library in M-2....". The proposed joint

facility would meet the library need implied in the aforementioned PLUS recommendation as well as the park need identified through a PIES analysis of the area which revealed an existing deficiency of 6,509 persons not served by parkland within the immediate area. In addition to the 6.5 acres of parkland proposed in this project, an extra 48.5 acres of parkland will be required to meet the existing needs of the neighborhood.

The joint project will serve an estimated population of 134,038 residents, as derived from a combination of the Tysons Corner Complex Area and the Route 50/I-495 area. Library Board criteria notes that a Regional Library is required for a service area of 100,000 people, all of whom must reside within 15 minutes driving time of the proposed facility.

A Preliminary Community Park Development Plan was drawn up by the Park Authority in July 1976. Said plan envisioned inclusion of such facilities as tennis courts, a multi-use court, an open field, a picnic and play apparatus area and parking bays. (See attached sketch plan - Attach. C).

The site is cleared with a cover of grass. Some scrub trees are located in the vicinity of the drainage swale in the northern part of the property. There is a gradual downslope from the front to the rear of the property. Average on-site slopes range between 2% and 7%. The northern portion of the site is transversed by an intermittent stream in a drainage swale. A house is located on the front portion of the site on Parcel 36. This parcel has the only large trees on the property.

A significant issue related to the acquisition and development of the proposed joint facility is that of public access. Both the Park Authority and the Library Board have indicated a preference for access from Leesburg Pike (Route 7) to Pimmit Hills through a connection at Kilgore Road, rather than Burfoot Street. The Park Authority and Library Branch have requested that no access road into Pimmit Hills be constructed on the joint use property. (See Attachment D - Copy of Library Board Minutes of December 15, 1976).

Water service will be provided to the site from either the existing main located within Leesburg Pike, Burfoot Street, Dexter Drive or Peach Orchard Drive. The site is located within the Pimmit Run Sewer Shed, which receives service from the Blue Plains Treatment Plant. Approximately 600' of sanitary sewer will be required to connect with the on-site terminal manhole. The cost of the additional sewer line is estimated at \$14,050. The subject property also lies within the Pimmit Run Pro-Rata Share Watershed Area. Current assessed costs within the Watershed equal \$17,835 per impervious acre. On-site storm water detention is feasible and would serve to minimize off-site drainage costs.

(5) Conclusion:A) Environmental Impact:

In general, the site has no environmentally sensitive factors that are in need of special attention. The impact of the proposed use of the site would not add to the present congestion or adverse conditions within the area and would probably be less than the impact of any rezoning of the two parcels. (See Attachments E and F)

B) Economic Impact:

This property presently has a tax appraised value of \$272,575; based on 40% assessment and a \$4.35 per hundred tax rate, the 1976 real estate taxes yielded \$4,742.80 to the County.

(6) Summary:

The acquisition of the subject 11.5 acre property will allow for the development of a Community Park and a Regional Library. A need for each facility has been identified in either the PLUS Plan or through a PIES analysis of the immediate area.

Recreational and library facilities envisioned, but not yet planned or constructed, would emphasize active recreational and educational experiences and activities. A concerted effort will be made to meet the expressed desires of the citizens to be served by the joint facilities, to protect the adjacent land owners and to provide the community with two badly needed facilities in this highly impacted area.

Attachments: A - County Area Map
 B - Tax Map Section
 B-1 - Library Board CIP Page
 C - Sketch Plan of Park Facility
 D - Library Board Minutes
 E - Soil Study
 F - Site Development Plan Analysis (OCP)



ARCH A

MINUTES

December 15, 1976

Page Three

Mr. Meiklejohn made a motion that a copy of the memorandum be sent to each member of the Civil Service Commission. Motion carried.

TYSONS-PIMMIT

REGIONAL SITE:

Mrs. DiGennaro reported that at a recent meeting with the Park Authority, the site for the regional Tysons-Pimmit Library was reaffirmed.

Mrs. DiGennaro made a motion that the Fairfax County Public Library Board reaffirms its selection of site 3A for a permanent regional library for the Tysons-Pimmit Library, and that the reaffirmation be sent to 15.1-456 hearing with stipulation that the road tie-in to Pimmit Hills not go through site 3A and the median cut remain as is on Route 7. Motion carried.

VIRGINIA

LIBRARY

ASSOCIATION:

Mrs. Hardcastle reported on the Trustee's Section of the Virginia Library Association Conference held November 17-20 in Roanoke. She requested that any Board member interested in becoming more active in the Trustees' Section of VLA contact her.

AFFIRMATIVE

ACTION

COMMITTEE:

Mr. Whitesides announced that the Affirmative Action Committee of the Library System selected Mrs. Betty Osterhoudt to receive the \$4800 State Aid Fellowship to Library School. She is now enrolled in Catholic University.

WOODROW WILSON

LIBRARY:

The Woodrow Wilson Library will be closed December 27 through 29 in order to have the new carpet stretched. The Library will reopen on December 30.

CAPITAL IM-

PROVEMENT

PLAN:

Mr. Whitesides reported that the Planning Commission approved the Capital Improvement Plan and at the same time restored the Reston Regional Permanent Library. The Board of Supervisors also approved the CIP including Reston Regional Library site.

UNITED WAY:

The Director informed the Board that Library employees did very well in contributing to the United Way. The total for the County last year was \$16,000 with the Library contributing \$2,500 of that; and this year, the County donated \$23,000 with the library contributing \$3,200.

LIBRARY

AUTOMATION:

Mrs. O'Reilly reported that Supervisor Alan Magazine had received a call from a constituent who wanted a certain item from the Library but there was no way the Library could trace it via the circulation system. Mr. Magazine's Administrative Assistant had attended a Library Orientation and was familiar with out automation problem. As a result, Mr. Magazine introduced the Feasibility Study on Library Automation to the Board of Supervisors on December 6. The Board voted to ask the County Executive's staff for a report at either Midyear Review or as soon as possible.

Attch.