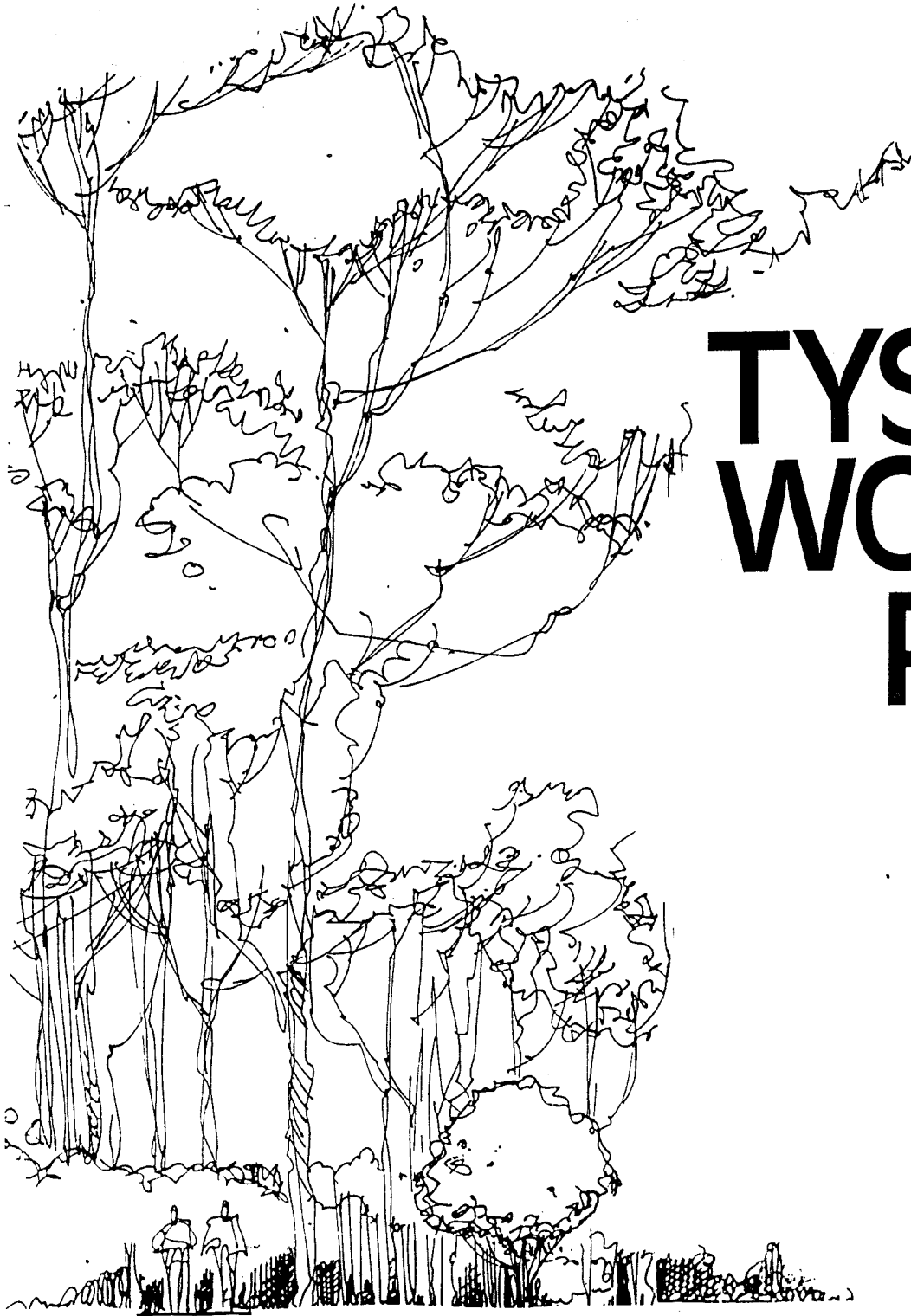


# MASTER PLAN REPORT

for

# TYSONS WOODS PARK



JULY 1990

FAIRFAX COUNTY PARK AUTHORITY

MASTER PLAN REPORT

OF

TYSONS WOODS PARK

prepared for

FAIRFAX COUNTY PARK AUTHORITY

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July 1990

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## TABLE OF CONTENTS

I.	INTRODUCTION.....	3
II.	LOCATION.....	3
III.	SITE ANALYSIS	
	A.    PROPERTY ACQUISITION.....	3
	B.    ACCESS TO W. & O. D. TRAIL.....	3
	C.    SITE CHARACTERISTICS.....	3
	D.    ADDITIONAL SITE FACTORS.....	4
IV.	INPUT FROM GOVERNMENT AGENCIES.....	4
V.	PUBLIC INVOLVEMENT	
	A.    CITIZEN CONTACT IN PREPARATION FOR THE PUBLIC MEETING.....	5
	B.    PUBLIC MEETING.....	5
	C.    POST-MEETING INPUT.....	6
VI.	MASTER PLAN APPROVAL.....	6
	MASTER PLAN.....	7
VII.	APPENDIX	
	A.    SITE ANALYSIS GRAPHICS.....	8
	Location Map.....	9
	Zoning Map.....	10
	Land Use Plan.....	11
	Nearby Parks and Schools.....	12
	Countywide Trails.....	13
	Soils.....	14
	Slopes.....	15
	Existing Conditions.....	16
	Summary Analysis.....	17
	B.    SCHEMATIC PLANS AND DESCRIPTIONS - ALTERNATIVES "A" AND "B".....	18
	C.    SUMMARY OF PUBLIC MEETING FOR TYSONS WOODS PARK..	23
	D.    STAFF RESPONSE TO CITIZEN COMMENTS.....	31

## I. INTRODUCTION

This summary report relates factors evaluated for the master plan recommendation for Tysons Woods Park. Three basic groups of information (site analysis, input from staff and other government agencies, and public involvement) were analyzed in formulating the final recommendations which appear near the end of this report. Additional detailed information can be found in the Design Division's Master Plan Record in the Community Park Development section (475588), TYSONS WOODS 309.

## II. LOCATION

Tysons Woods Park is a 4.4815 acre neighborhood park located in the Providence Magisterial District at 8421 Overlook Street, Vienna, Virginia. The site is surrounded by established single family residences. The southwestern point of the park is adjacent to the Washington and Old Dominion Railroad Regional Park owned by Northern Virginia Regional Park Authority who maintain an asphalt hike/bike trail on the park.

## III. SITE ANALYSIS

### A. PROPERTY ACQUISITION

4.4815 acres were purchased from Michael J. and Loretta R. Sullivan in July 1981.

### B. ACCESS TO W. & O.D. TRAIL

Because the original park property touched the W. & O.D. trail at only one point, an easement was requested by the Park Authority to connect the park with the trail. In January 1981 staff submitted a request to Office of Comprehensive Planning for permission to seek a trail easement along lot 35A. In February of 1983 a letter of agreement was received from the owner of 35A. Since that time several attempts have been made to formalize a land exchange which would result in a permanent 10' public access easement for the Park Authority to connect with the W. & O.D. trail. At the present time public use of the trail is by permission granted in the 1983 letter.

### C. SITE CHARACTERISTICS

Soils: The two types of soil on the site are generally nonrestrictive. Glenville Silt Loam, which covers the southern 75% of the park, has seasonal high ground water. There are two intermittent springs near the southern boundary of the park. Glenelg Silt Loam, on the northern 25% of the site consists of well-drained soils with few limitations for most urban uses.

Slopes: The slopes are not restrictive, ranging from less than 2% in the southern part of the site to 8% in the northeast corner. The western half is mostly 2-5% and the eastern half 5-8%, sloping from the northeast to the southwest.

Vegetation and Wildlife: The site is entirely wooded, the dominant tree species being tulip poplar with additional mature oaks and maples. There are some young dogwoods also. The dominant ground cover species is poison ivy. There are no major areas of dense undergrowth, but honeysuckle, greenbriar, blackberry, and wild rose are all present. Wildlife in the park is typical for a wooded suburban lot. Squirrels, rabbits, songbirds, and small amphibians and reptiles are all present.

Utilities: There is a sanitary sewer easement and manhole at the end of Overlook Street and a power pole near the eastern property line.

Trails and Access: There is an existing woodchip trail running from Overlook Street to the trail access and the W. & O.D. trail. Pedestrian access is also from the cul-de-sac on Malraux Drive. There are numerous footpaths from the neighboring properties into the park.

#### D. ADDITIONAL SITE FACTORS

One of the properties to the north of the park (lot ((1)), parcel 12) is being subdivided into two parcels. The preliminary plan for parcel 12 shows a trail from the 20' outlet road on the section of Tysons Woods subdivision that abuts the park. It runs along the eastern boundary of parcel 12 and connects to Idylwood Road (countywide trail).

#### IV. INPUT FROM GOVERNMENT AGENCIES

Written comments were received from the Conservation Division of the Park Authority in December 1986. They suggest that the park should be developed for passive, walk-to uses in order to retain the character of the community. A further statement was received on May 9, 1990 that concerned the natural features in the park, "Nothing was noted of special significance.

Written comments were also received from other government agencies. The Office of Transportation stated that they do not expect the park development to have significant adverse transportation impacts on High Drive and Overlook Street. Northern Virginia Regional Park Authority asked that we send them plans for any connector trail to the W&OD trail, together with an application to establish and maintain the facility on NVRPA property. Virginia Department of Transportation commented that if the connection of Reflection Lane and

Malraux Drive becomes desirable, right-of-way from the park may be needed. The Department of Public Works noted the location of an 8-inch water main and a gas line along Overlook Street. They stated that a pro-rata share assessment will be required in accordance with the pro-rata share policy adopted by the Board of Supervisors. The Office of Waste Management may ultimately need a sewer easement in a portion of the park as a result of the development of adjacent properties, however a sanitary sewer easement is not required at this time.

#### V. PUBLIC INVOLVEMENT

The master plan process provides for citizen input at three points. The initial involvement is during the start-up of the master planning process. Further opportunity for formal input occurs at a public meeting and during a ten day comment period immediately after the public meeting.

##### A. CITIZEN CONTACT IN PREPARATION FOR THE PUBLIC MEETING

Twelve civic associations within a 3/4 mile radius of the park were contacted at the start-up of the master planning process. Three responded. Oak Grove Community Association said they would attend the public meeting. Westwood Forest II HOA said they were not interested in being involved. Tysons Woods Civic Association prepared a questionnaire for its members and sent the results to the Park Authority.

The results of the Tysons Woods CA survey rank tennis courts as their number one choice for facilities in the park, with votes from 38 of 72 households responding. Picnic area received 35 votes, open play area 32 votes, basketball court 31 votes, playground 30 votes. Also receiving 25 votes or more were natural areas, tot lot, nature trail, and landscape planting.

##### B. PUBLIC MEETING

In accordance with the master plan process and Board direction two schematic master plans were presented at a public meeting on May 10, 1990 at Marshall High School in Falls Church.

Approximately 37 citizens were in attendance along with FCPA staff and Board members. Twenty-one (21) speakers presented comments to the schematic plans. Eight (8) written statements were received from the speakers.

See Appendix for additional detail on the two plans presented, the summary of the meeting, and staff response to the comments.

### C. POST-MEETING INPUT

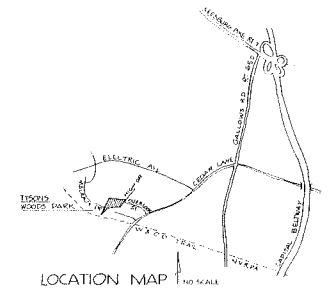
After the public meeting the master plan record remained open for ten days to receive additional written comments. At the end of that period, four petitions with 245 signatures and seventeen (17) letters from individuals or groups were received.

## VI. MASTER PLAN APPROVAL

The final recommendation, based on the evaluation of site analysis, staff input, and public involvement was presented at the Park Authority Board meeting on July 24, 1990. The plan as recommended by staff was approved unanimously. The final master plan includes:

- (1) A picnic area with wood picnic tables for residents of the community or other visitors to the park. It is located adjacent to the playground near the center of the park. Trash receptacles and grills will be located permanently in this area.
- (2) A playground which will contain play structures for school age youngsters. The structures will be selected to provide a safe play environment that is challenging and encourages physical and mental development, creativity, and group interaction.
- (3) A tot lot in the east portion of the park, in a location selected to provide opportunities for routine police surveillance. In this area play structures for pre-school age children will be located. The structures will be selected to provide a safe play environment at a scale appropriate to this age group. Benches will be provided in the area. The tot lot will be fenced for safety.
- (4) An asphalt trail to provide pedestrian and bicycle access from four directions: a) the W.& O.D. trail, b) the cul-de-sac at Malraux Drive, c) Overlook Street, and d) the future countywide trail connection at the northwest corner of the park.
- (5) A thirty-five foot wide transitional screen planting provided on all sides of the park as required. Additional planting will be provided as desired for aesthetics, shade, and erosion control.

TRAIL CONNECTION  
TO FUTURE  
COUNTYWIDE TRAIL



**FAIRFAX COUNTY PARK AUTHORITY BOARD MEMBERS**

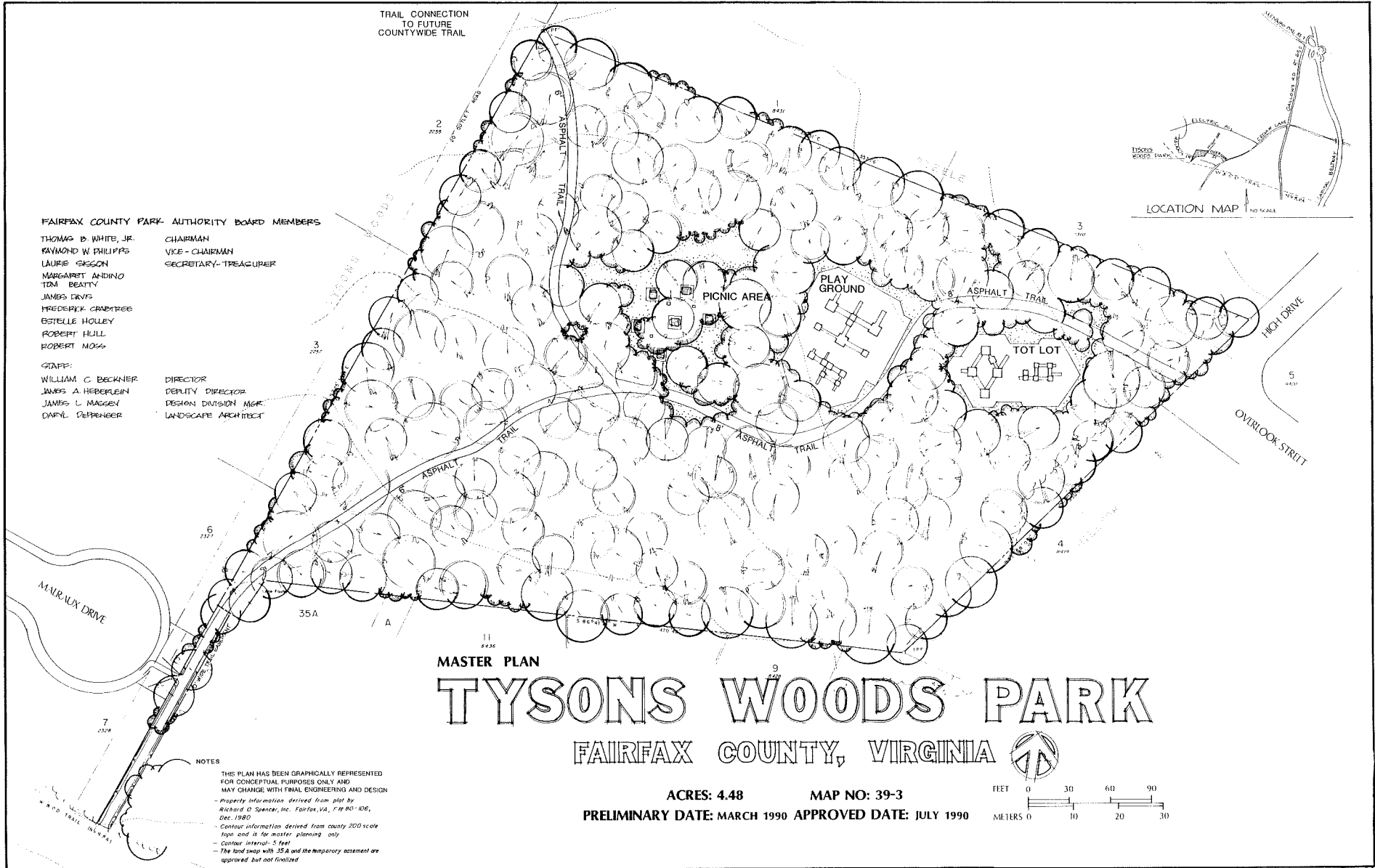
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LANDSCAPE ARCHITECT



**MASTER PLAN**

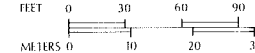
**TYSONS WOODS PARK**

FAIRFAX COUNTY, VIRGINIA

ACRES: 4.48

MAP NO: 39-3

PRELIMINARY DATE: MARCH 1990 APPROVED DATE: JULY 1990



**NOTES**

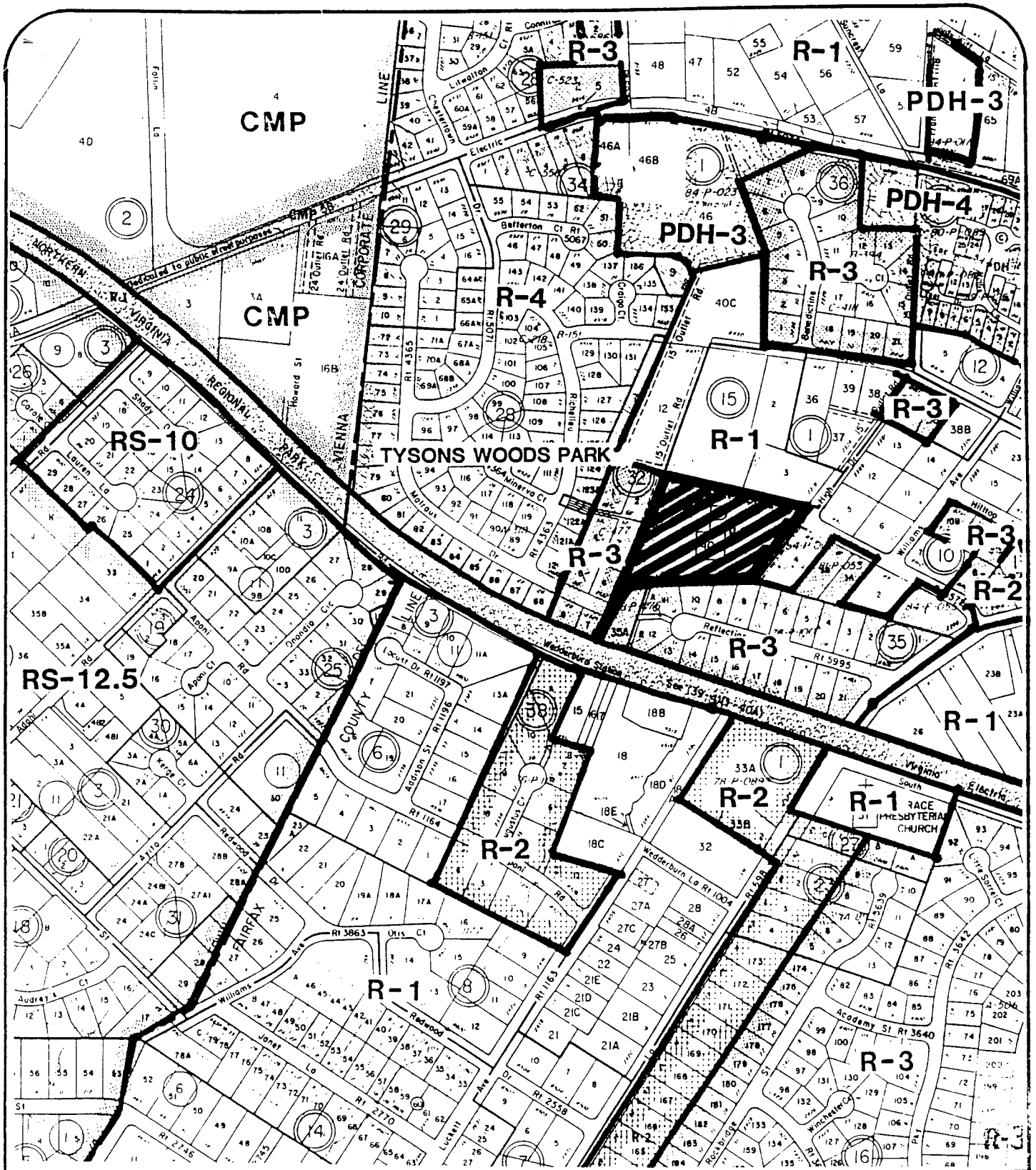
THIS PLAN HAS BEEN GRAPHICALLY REPRESENTED  
FOR CONCEPTUAL PURPOSES ONLY AND  
MAY CHANGE WITH FINAL ENGINEERING AND DESIGN  
- Property information derived from plot by  
Richard O. Spencer, Inc. Fairfax, VA, F.M. 80-106,  
Dec. 1980  
- Contour information derived from county 200 scale  
topo and is for master planning only  
- Contour interval: 5 feet  
- The land swap with 35A and the temporary easement are  
approved, but not finalized



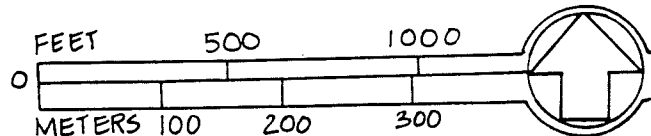
APPENDIX A

SITE ANALYSIS GRAPHICS





# TYSONS WOODS PARK ZONING MAP



## LEGEND

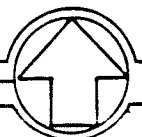
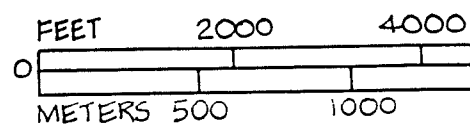
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	2-3 DU/AC
	3-4 DU/AC
	4-5 DU/AC
	5-8 DU/AC
	8-12 DU/AC
	16-20 DU/AC
	20+ DU/AC

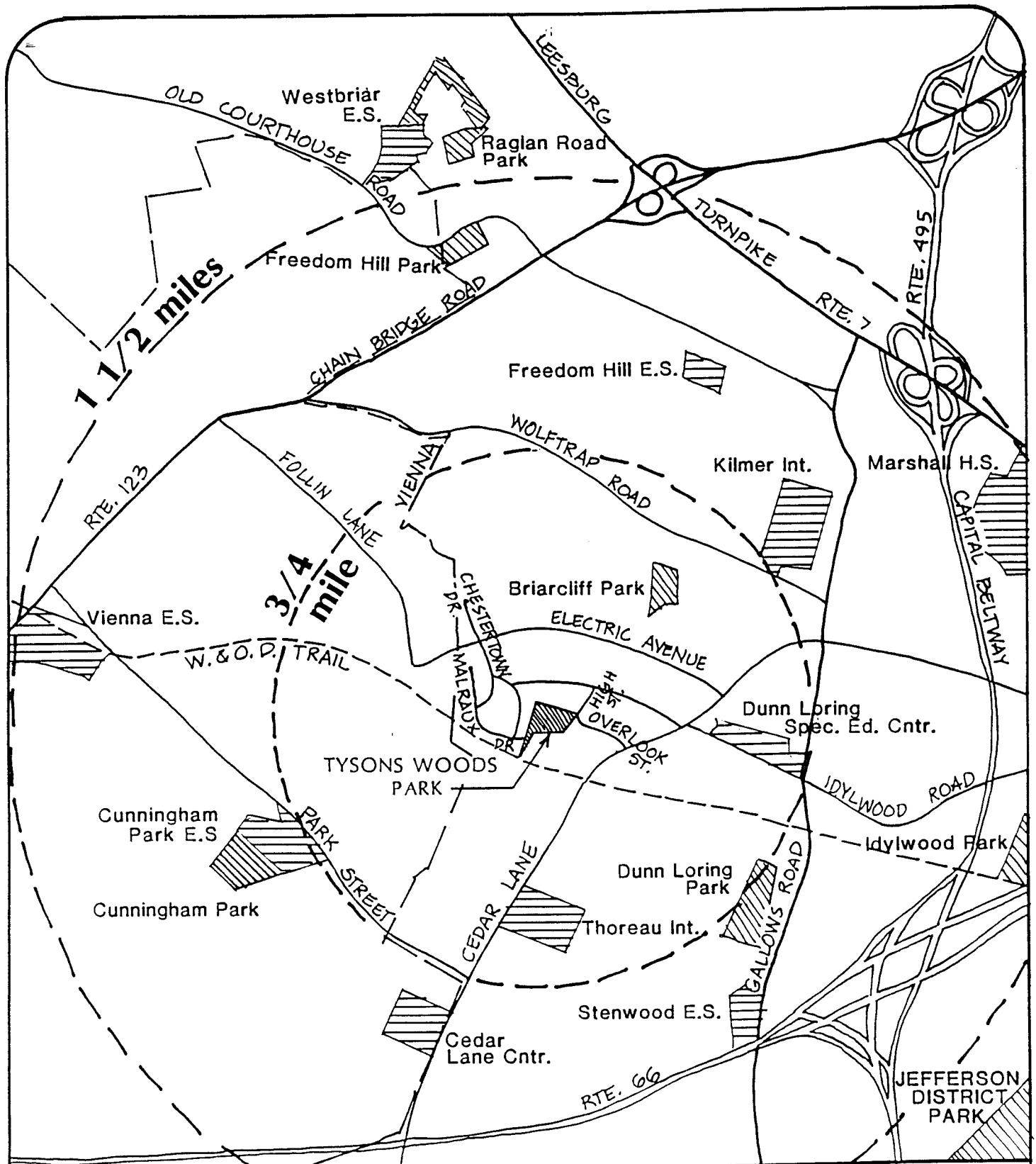
	Public, Govt., Insti.
	Private Recreation
	Private Open Space
	Public Park

	Office
	Retail & Other
	Industrial

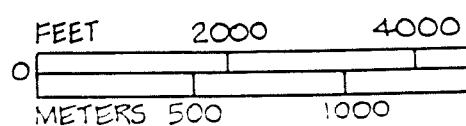


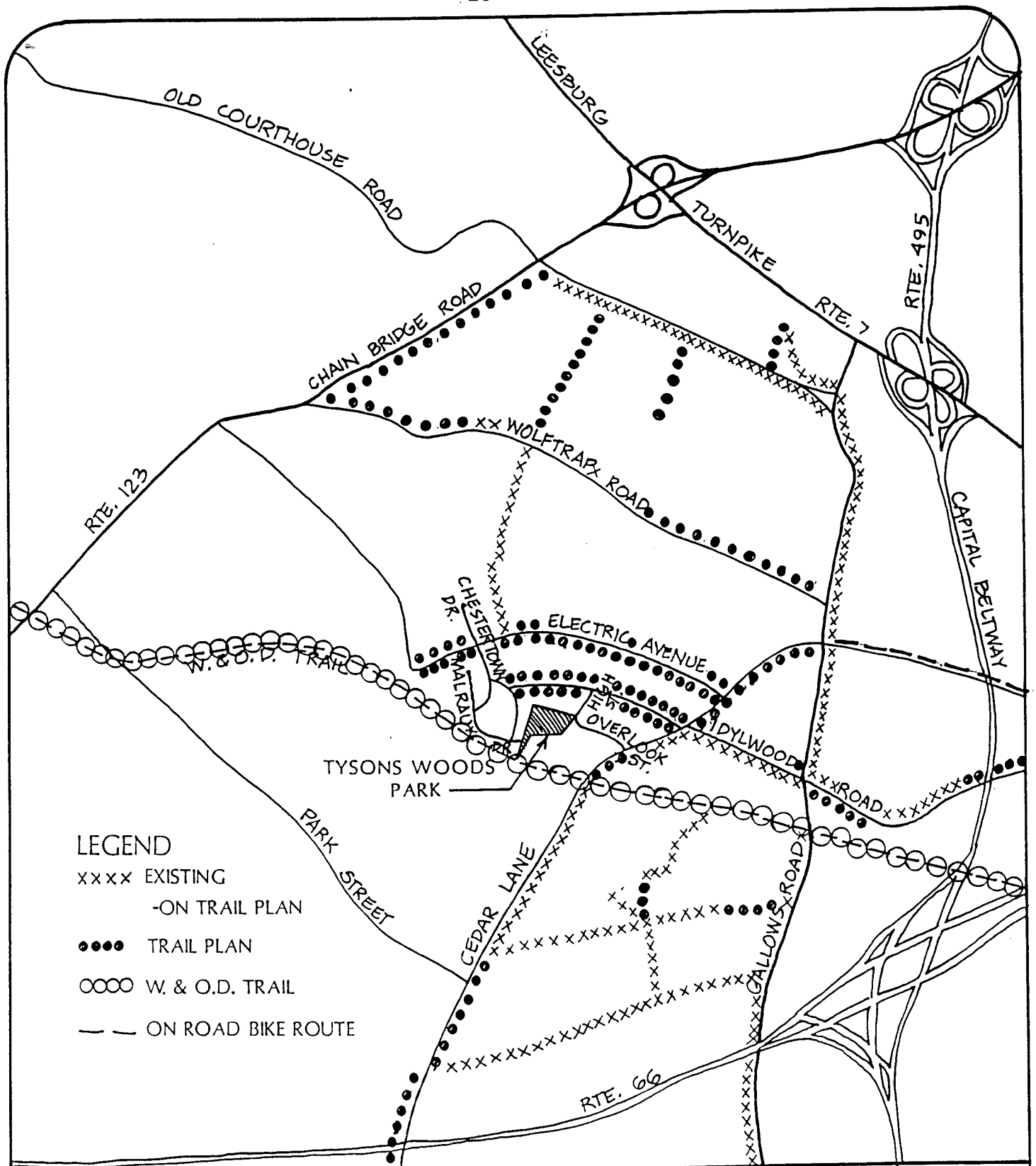
# TYSONS WOODS PARK LAND USE PLAN





# TYSONS WOODS PARK NEARBY PARKS AND SCHOOLS

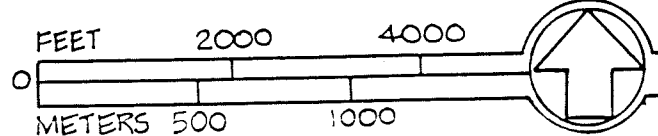


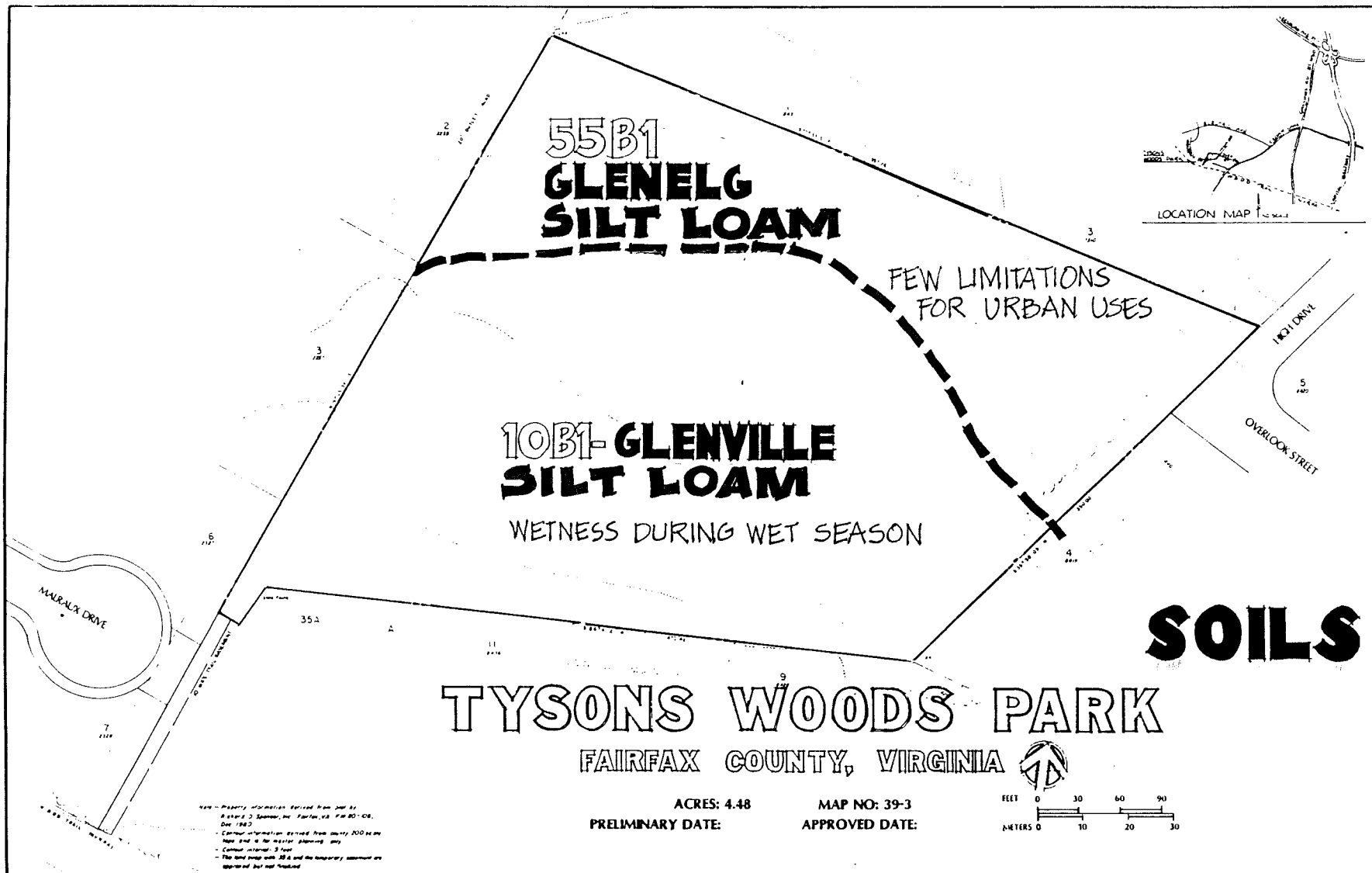


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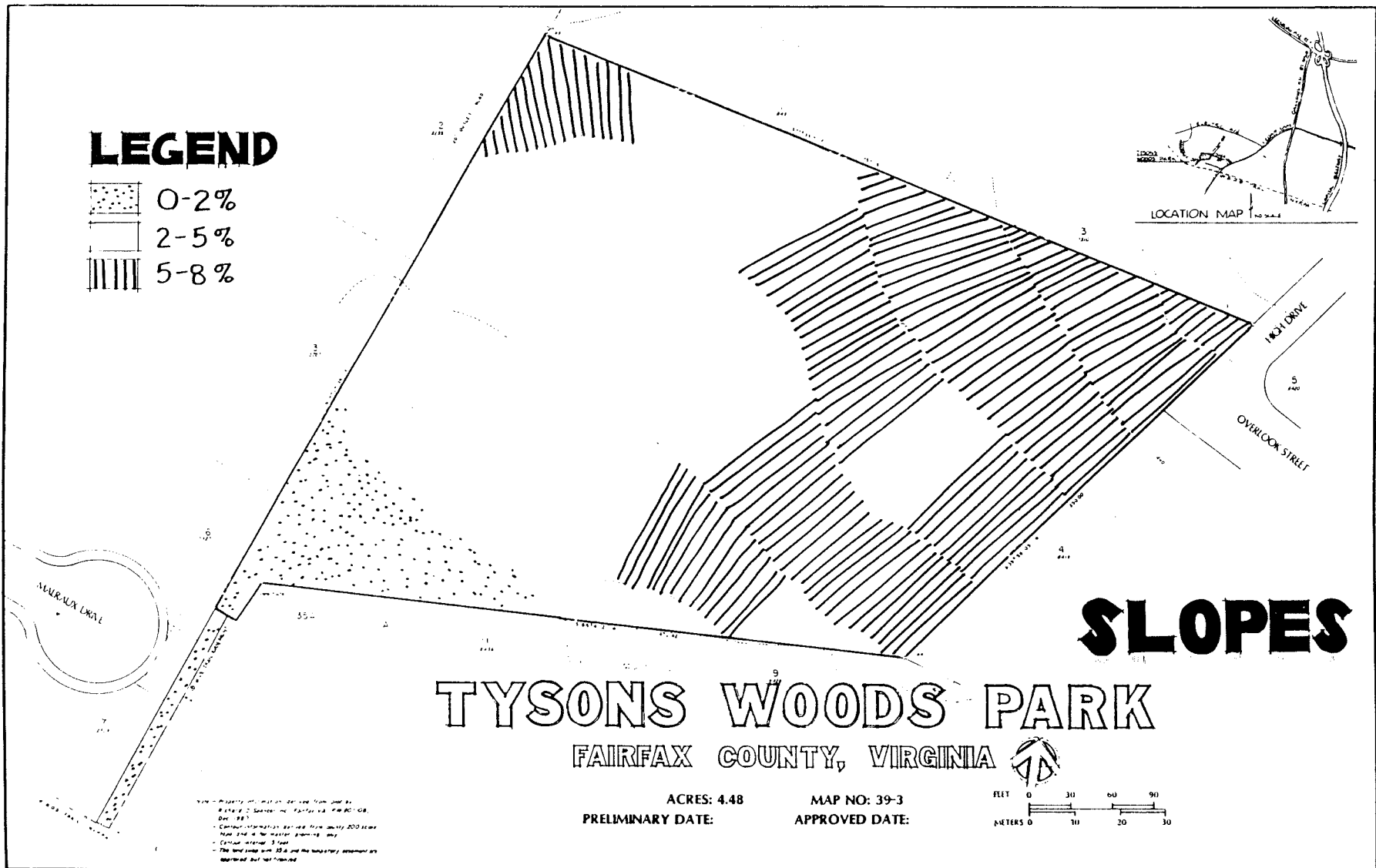
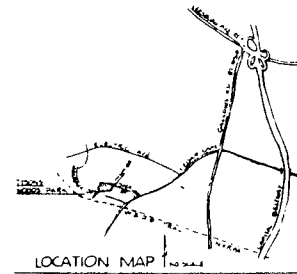
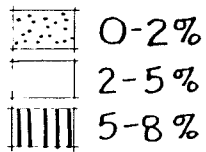
- xxxx EXISTING
- ON TRAIL PLAN
- TRAIL PLAN
- W. & O.D. TRAIL
- ON ROAD BIKE ROUTE

## TYSONS WOODS PARK COUNTYWIDE TRAILS





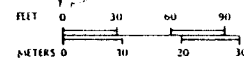
# LEGEND



# SLOPES

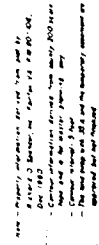
## TYSONS WOODS PARK FAIRFAX COUNTY, VIRGINIA

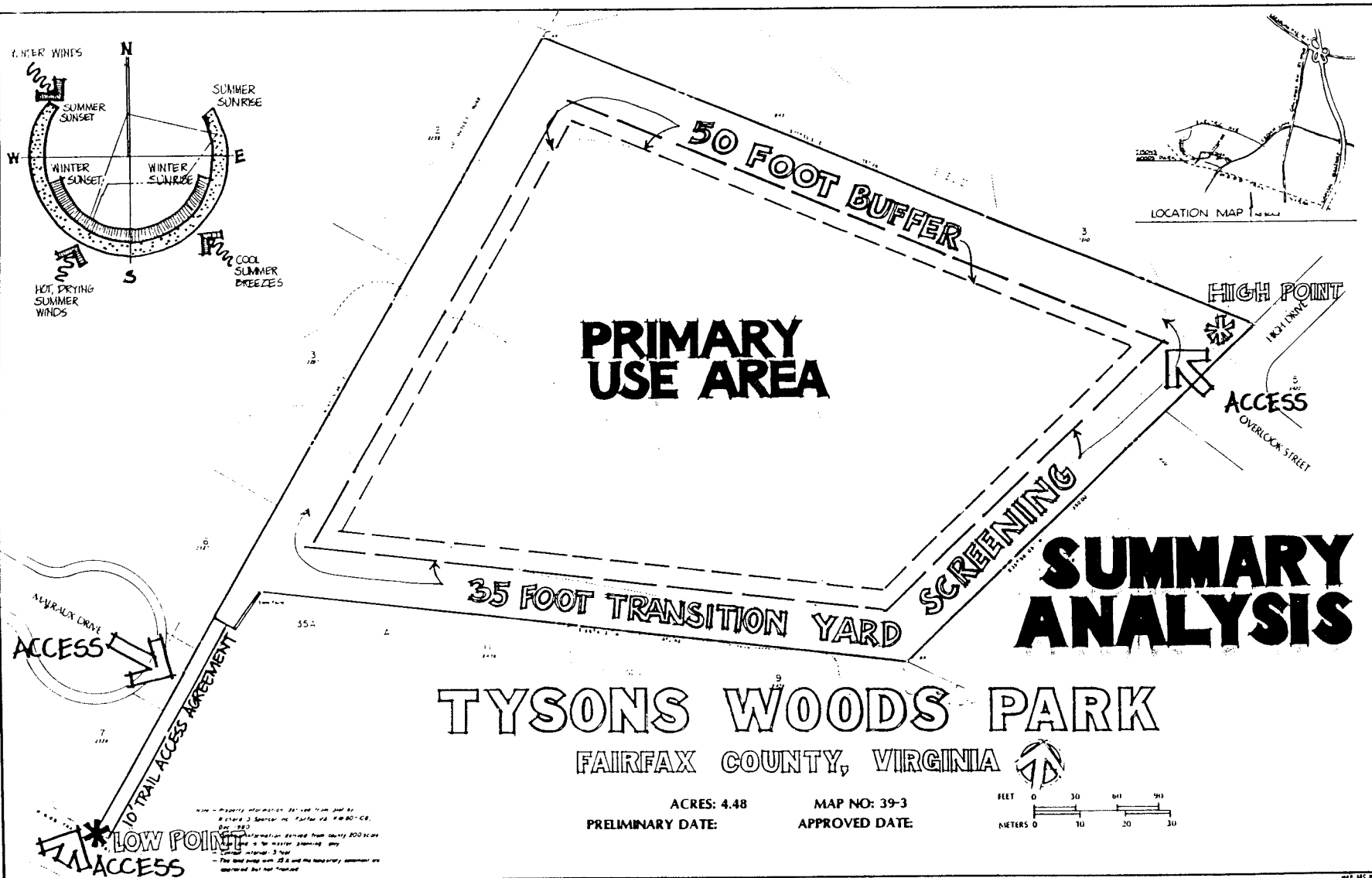
ACRES: 4.48  
PRELIMINARY DATE: MAP NO: 39-3  
APPROVED DATE:



Notes: - Property line location determined from deed to  
- Estate of 2 Sections of Fairfax Co. 1980-1981  
- Contour interval: 5 feet  
- Elevation: 100 feet  
- The boundary line is shown in solid line  
- The boundary line is shown in dashed line







APPENDIX B

TYSONS WOODS PARK-SCHEMATIC PLANS AND DESCRIPTIONS

ALTERNATIVES "A" AND "B"

## SCHEMATIC PLAN DESCRIPTION - ALTERNATIVE "A"

This schematic plan (Alternative "A") with the facilities shown and listed below is included for the following reasons. This neighborhood park has few constraints, other than size. It is located in a residential area which has expressed its wishes in the form of a survey and letters. Almost all of their requests have been met with the proposed facilities. These facilities will serve all ages and provide an opportunity for family outings to the park. The park is adjacent to a regional hiking/biking trail and will have access to the countywide trail system. Trail connections will link through the park, to the northwest, and the south.

The facilities are located to preserve as much of the natural character of the site as possible. Many of the existing trees will be preserved. The thirty-five foot area for transition screening and the number of required parking spaces are shown to meet current regulations. The necessity for maintenance has been reduced as much as possible by the grouping of facilities, and by paving all trails.

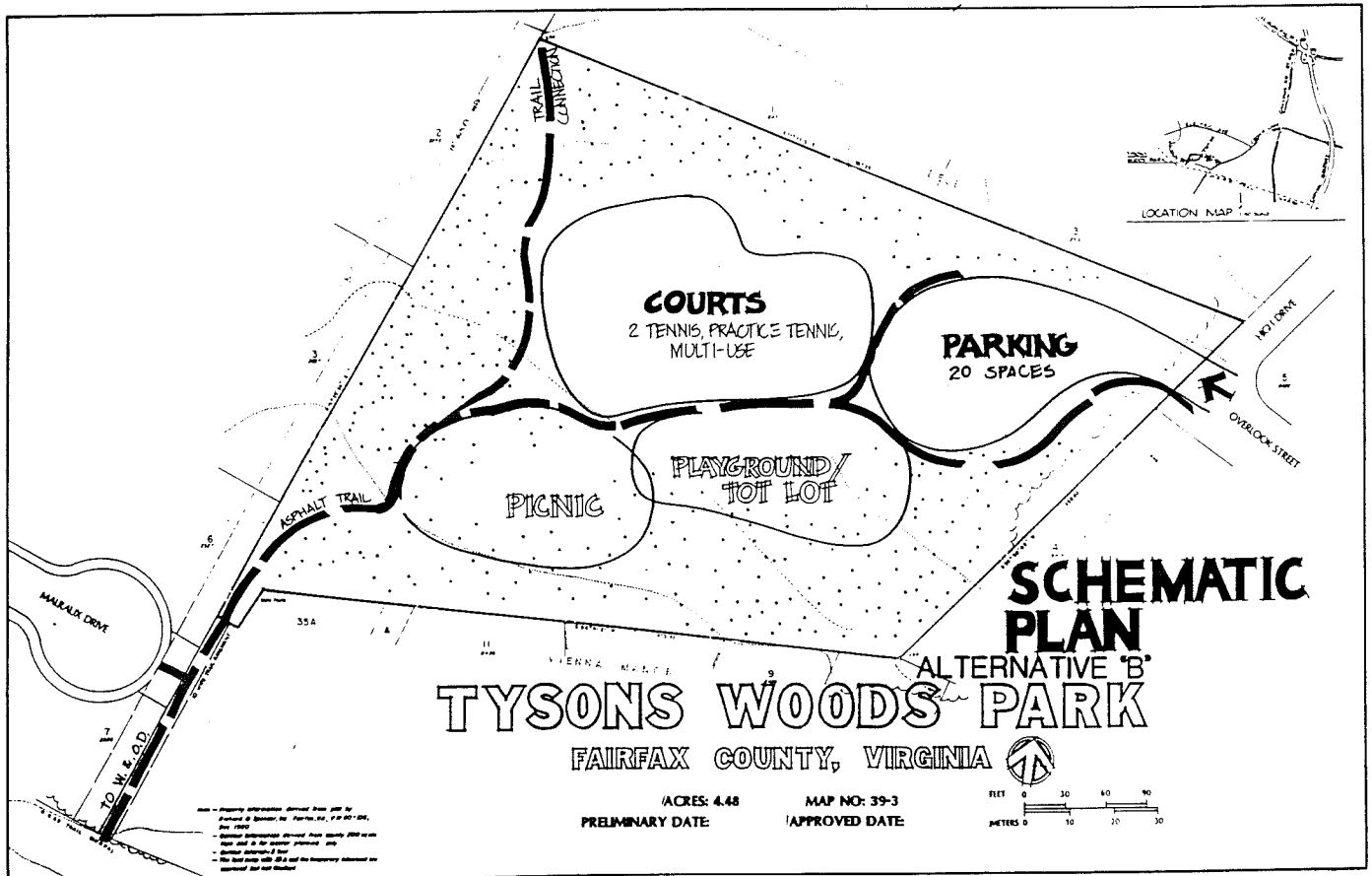
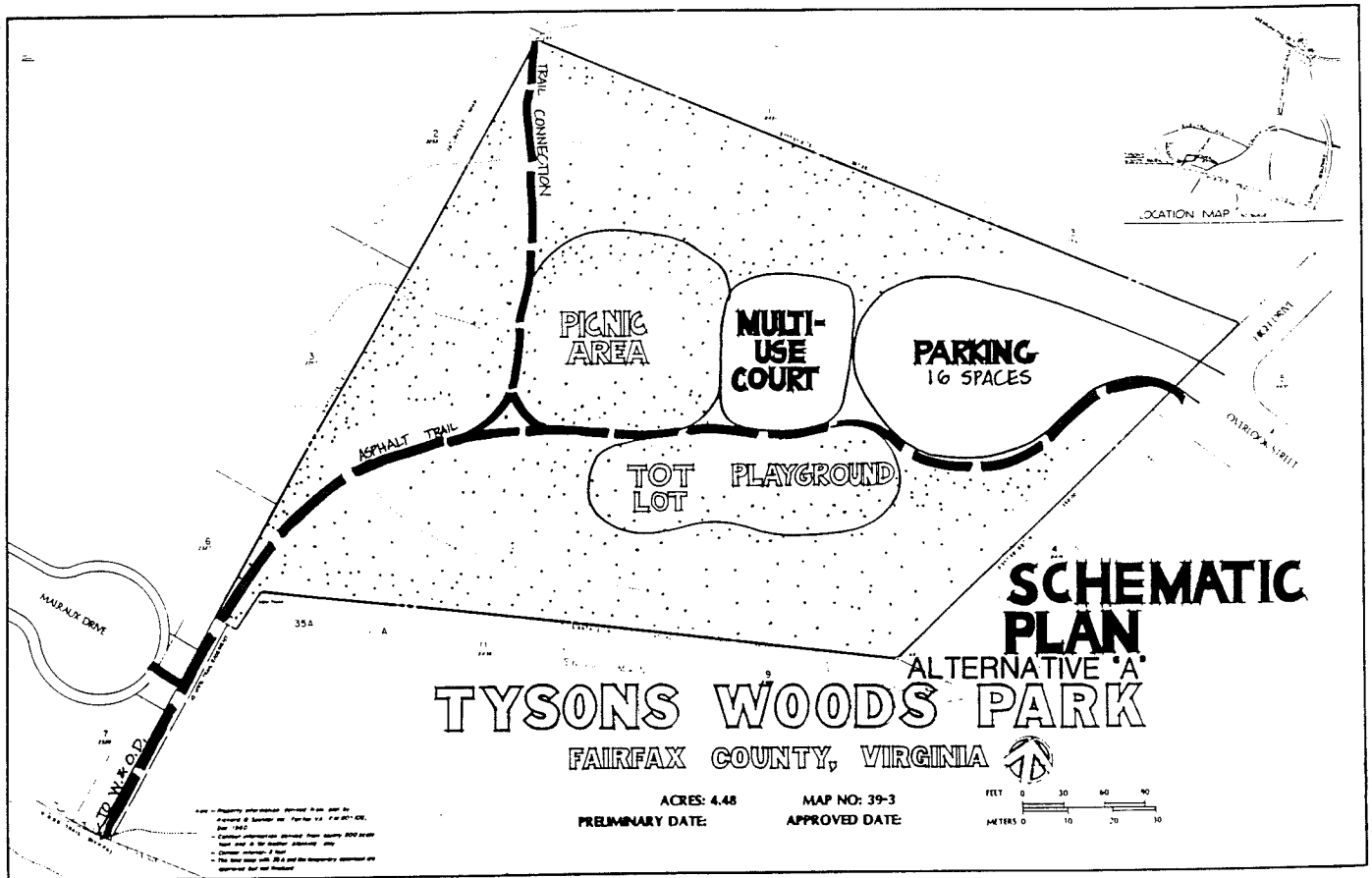
1. Access - Pedestrian access for Tysons Woods Park will be from three public "parts" a) the W. & O.D. trail, b) the cul-de-sac at Malraux Drive, and c) Overlook Street. A trail will be provided through the park from the W. & O.D. to Overlook Street. It will be paved for easy maintenance. A branch trail will connect with the subdivision lot to the northwest corner of the park and subsequently through these lots to a countywide trail along Idylwood Road. The facilities in the park will be directly accessible from this trail. Vehicular access will be from Overlook Street.
2. Parking - A parking lot directly off Overlook Street will provide the needed 16 spaces, as well as the required turn-around for emergency vehicles. Parking has been provided on the plan to accommodate current zoning ordinance requirements.
3. Multi-use court - A single asphalt court is proposed to be located adjacent to the parking lot. The court can be used for volleyball, basketball, and by small children with their riding toys. It will not be lighted.
4. Playground - Play structures for school age youngsters are located adjacent to the parking and multi-use court. The structures will be selected to provide a safe play environment that is challenging and encourages physical and mental development, creativity, and group interaction.

5. Tot Lot - Play structures for pre-school age children are located adjacent to the playground and picnic area. The structures will be selected to provide a safe play environment at a scale appropriate to this age group. Benches will be provided in the area.
6. Picnic Area - Wood picnic tables will be provided adjacent to the multi-use court and tot lot for residents of the community or other visitors to the park. Trash receptacles and grills will be located permanently in the area.
7. Planting and Landscaping - Thirty-five foot wide transitional screening will be provided on all sides of the park as required. Additional planting will be provided in the parking lot and as needed for additional screening of neighboring properties. A waiver of barrier requirements under the Zoning Ordinance will be requested at the time of site plan review.

## SCHEMATIC PLAN DESCRIPTION - ALTERNATIVE "B"

This schematic plan (Alternative "B") has been included to reflect the strong desire for tennis courts by Tysons Woods Civic Association. The other facilities remain the same as in Alternative "A".

1. Access - Access is the same as in Alternative "A".
2. Parking - Parking will be increased to 20 spaces, as required by the number and type of facilities.
3. Multi-use court - The multi-use court will be in the same location as in Alternative "A".
4. Tennis courts and practice tennis court - Two tennis courts and a practice tennis court have been added to the plan. They are located adjacent to the multi-use court so that all active facilities remain as far from neighboring properties as possible. The courts will not be lighted.
5. Playground - Play structures for school age youngsters are located as in Alternative "A".
6. Tot Lot - Play structures for pre-school age children are located adjacent to the playground, courts, and picnic area.
7. Picnic Area - The picnic area will be located adjacent to the court complex and the totlot, south of the trail through the park.
8. Planting and Landscaping - The thirty-five foot wide transitional screening and additional planting will be provided as in Alternative "A". A waiver of the barrier requirements will be requested.



APPENDIX C

SUMMARY OF THE PUBLIC MEETING  
FOR TYSONS WOODS PARK



TYSONS WOODS PARK  
PUBLIC MEETING FOR MASTER PLAN

SUMMARY

MAY 10, 1990 - MARSHALL HIGH SCHOOL

Mr. Robert Hull (Providence District) chaired the subcommittee which included the following Park Authority Board Members:

Frederick M. Crabtree (Centreville District)  
Margaret Andino (Annandale District)  
Tom Beatty (At Large)  
James H. Davis (At Large)

In attendance were the following staff:

James Heberlein (Deputy Director for Park Development)  
James Massey (Manager, Design Division)  
Daryl DePrenger (Project Manager, Design Division)  
Jenny Pate (Design Division)  
Theresa Merritt (Design Division)  
Janet Tetley (Office of Management and Information)  
Ellen Wood (Office of Management and Information)  
Wes Carr (Office of Management and Information)  
Don Sweeney (Office of Management and Information)

The meeting was attended by approximately thirty-seven citizens.

TYSONS WOODS PARK (4.5 Acres): 8421 Overlook Street, Vienna, VA

Mr. Hull called the meeting to order at 7:50 p.m and made the following opening statements:

Tyson's Woods Park was on the 1988 Park Bond Referendum which was approved by the voters.

The master plan process includes inquiries into the community to gather information of what the citizens feel should be in the park. Other information is gathered from available county information sources and from other county staff. The staff analyzes the data and recommends a schematic plan to the Park Authority Board. The Park Authority Board approves the plan be sent to public meeting.

The Board approved two alternative schematic plans for Tysons Woods Park because the information from the citizens showed that there was a strong feeling for tennis courts, and also a strong feeling for more of a natural setting. The Board has not made a decision one way or the other on either of these two plans, nor any other plan.

The purpose of the public meeting is to hear from the community and receive their comments about the plans and any related problems or suggestions. A summary of the comments, ideas, concerns, and suggestions will be prepared from the transcript of the public

meeting, and from statements, letters, and petitions which are received.

There will be ten (10) days following the public meeting for citizens to submit in writing additional comments for the record which will close May 21.

Based on this input and considering all requests, the Park Authority Board will approve a final Master Plan. Approval has been tentatively scheduled for the July 17, 1990, Board Meeting. The Board can approve it at that time, or can defer the decision. All interested parties will be notified that this item is before the Board prior to the meeting.

Following Master Plan approval, the development process will begin. The development plans have to be prepared for the County's Department of Environmental Management (D.E.M.) review and approval before beginning construction. Plans are scheduled to start in September 1990, submission to D.E.M. in April 1991, D.E.M. approval in December 1991, start construction in summer 1992, and construction complete spring 1993.

Daryl DePrenger gave an oral and visual presentation on the Tysons Woods Park Schematic Plans. He also showed slides of similar types of facilities located in various parks throughout the county.

The floor was then opened to statements from the public. The following are comments received by the speakers:

1. Jackelin Binkley: We urge that the proposed tennis and multi-use courts, and the parking lot be eliminated for the following reasons: The park is too small for such intensive use. There are twelve tennis courts within a couple miles of the park. Drainage problems in properties on Reflection Lane will be adversely affected by paving over two acres of the park, according to the Northern Virginia Soil Conservation District. The proposals ignore the size of the park, the relationship of the park to the surrounding property, the topography of the area, the park's relationship to the bicycle trail, the facilities available near by, and lastly, the opportunity it presents for passive recreation in its current state.
2. Lisa August: The proposed development is far too extensive for the size of park. Development will lead to lack of privacy, disturbance from noise and lights, and create a hangout. It will also lead to disturbance on Overlook street, with increased car and foot traffic and the influx of non-locals. There have already been problems caused by the widening of the trail, such as motorcycle races through the park, and drug use in the park. We request a significant reduction in facilities, and a plan consistent with the property and neighborhood. A petition with over 25 names from the Overlook neighborhood reflects these thoughts.

3. Annette M. Sorah: Keep development to a minimum. Remove the poison ivy, and save the ferns and wildflowers. Maintain the bike trail access. A playground, tot lot, and picnic area are acceptable, but NO PARKING LOT! With development comes a potential for increase in crime, increased traffic hazards. If tennis courts are deemed necessary, build the parking and access off Malraux and "let those people who think they want the benefits of tennis courts also shoulder the burden of the consequences."
4. Barbara Adamson: (Representing the Great Falls Group of the Sierra Club) Tysons Woods Park, located in a highly developed area between Vienna and Tysons Corner, is a delightful pocket of woodland. The Sierra Club believes that it should stay that way. Most parks in the area are highly developed and provide needed recreational activities. A natural and undisturbed Tysons Woods Park is what we need. Since it is connected to the green corridor of the W&OD Regional Park trail, it is part of a wildlife habitat providing for a variety of animals that are under unrelenting pressure from development. We hope you will keep development very low key, and non-disruptive.
5. Ray Worley: Is opposed to development of the park due to limited visibility. (The balance of Mr. Worley's statement concerned problems at Dunn Loring Park.)
6. Paul Hughes: (President of the Fairfax Audubon Society) Much of the treed area in Fairfax County has already been lost. We would like the Board to consider carefully before you remove what little remains. Consider the following points as you review this particular development: Has there been demand for these facilities? Who was notified of this meeting? How many residents prefer to have the land remain in its natural state? Is there a passive development plan? Can a waiver be requested for the parking? What inventory of wildlife has been undertaken? Has there been an environmental assessment done about the impact of rainfall run off? We would like to suggest the value of retaining a wooded area of 40 to 50 year old trees. An improved passive use could be more valuable than active use.

Mr. Hughes and Mr. Hull discussed the purpose of the meeting. Mr. Hull emphasized that no conclusions as to type of or lack of development had been reached before the public meeting.

7. Don Goellner: Main concern is NO PARKING! Seek variance if required by the facilities. The trail system provides access to thousands of area residents. There is no need for car access. Overlook is very narrow and the Overlook-Cedar Lane intersection is a very difficult one. Paving a parking lot will increase an already poor drainage situation. Parking will increase the number of "undesirables" who enter the neighborhood. Place unpaved facilities (picnic areas and

playgrounds) north of the trail for maximum absorption capability.

8. Deirdre Williamson: The park is used now for enjoyment of the woods and wildlife, and to teach children about nature. Concrete, asphalt, and wire fencing are not an improvement. A playground, or tot lot, and picnic area might be beneficial. Development will cause noise pollution, more traffic, removal of sound absorbing trees. More traffic makes crime policing by residents more difficult by introducing unknown elements. It leads to assaults in the park and could promote the buying and selling of alcohol and drugs. A parking lot will encourage parking late at night. Does the plan include road maintenance and improvements? We need to be "more imaginative in land use management and more concerned about our childrens' inheritance of values."
  9. John Britt: We second the statements by our neighbors tonight. Our big concern is crime and safety. The parking lot will be an invitation for crime. An example is Dunn Loring Park and the crime problems resulting from the secluded parking lot. The response time for Fairfax county police is as long as 30 minutes. If the park is developed, the area might decide to be incorporated into Vienna, whose police have a much shorter response time. "It is unconscionable to replace a wooded area... with asphalt and redundant tennis courts." Please don't pave our park.
- Mr. Hull and Mr. Britt discussed the question of boundary adjustment, with Mr. Hull stating that Vienna is a part of Fairfax County and county parks are located there.
10. Hope Mahrer: One concern is the storm runoff from the park. There is running water along the house after heavy rain storms. We also have problems with kids cutting through the yard with bikes and motorcycles. There are kids parking at cul-de-sac of Malraux to use the trail and also to party. We are afraid there will be more problems with parking on the street when the facilities are developed.
  11. Don Boselovic: Plan B represents a poor use of taxpayers' money. It will eliminate an important natural resource. The maintenance costs will exceed the cost of maintaining the park in a natural state. There are 12 tennis courts within a couple of miles. Natural park land is not in abundance. The children enjoy the wildness of the park. Eliminate courts and parking from consideration.
  12. Franklyn Hempel: My wife and I consider Tysons Woods Park to be a very invaluable and undisturbed piece of land in a very gracious woodland setting that simply can't be found anywhere else in this neighborhood. We prefer that it remain as it is and not become another Dunn Loring Park.

13. Anne Martin: (President of Tysons Woods Civic Association) The Tysons Woods neighborhood of 176 households needs park facilities for their children. Last fall, the Civic Association conducted a survey of members and Plan B fits the preferences indicated. The members were not aware of the parking requirements for the facilities they desired, and cutting down trees for parking may not be satisfactory. They are unwilling, however, to trade off the playground areas.

Mr. Hull and Mrs. Martin discussed the weight the residents would place on the different facilities versus the parking. Mrs. Martin felt that the citizens would probably favor deleting the multi-use court and retaining the tennis courts.

14. Dale Wilhite: Plays tennis and would like to see tennis courts in the park. Unlighted tennis courts would not draw traffic after dark. It is often a long wait on weekends to play tennis at the high schools and parks in the neighborhood.
15. Mary Grace Lentz: As one of the people who urged the Park Authority to purchase this parkland back in 1977, I have been watching it for many, many years. We use the park and enjoy it very much. To satisfy all the needs, some facilities must be developed. We didn't consider the parking requirements when the Tysons Woods survey was answered. The tennis courts would take up too much of the space. We need a picnic area, a tot lot, and playground. The drainage should be considered.
16. Paul Lentz: As an original resident of Tysons Woods, we have had no place for the children of the neighborhood to play and have been concerned with the development of the park from the beginning. The trail connecting to the bike trail is great and should be asphalt. I am in favor of some sort of limited development with a place for children to play and a lot of natural space.

Mr. Hull explained that parking has been provided on the proposed plans because, although we can request a waiver, we are being realistic in showing it on the Master Plan. A waiver may not be granted.

17. Virginia Banks: A kind of ideal that I grew up with was several parks to walk to and participate in appropriate activities. The poison ivy in Tysons Woods Park is a problem. The trails don't have to be asphalt. Runoff from the park area causes problems on Cedar Lane. A parking lot would make the situation worse.
18. Dana Williamson: The piece of property that is Tysons Woods Park is great, but there are lots of existing problems with people dumping all sorts of trash in the park. Would like to keep the dogwoods and get rid of the poison ivy. Would like

an elevated trail of cinders edged with six by six railroad ties. The existing woodchip trail just flows with the ground. Things shouldn't be cut down, but something should be done now so that people can enjoy it.

19. Marie Nicholson: Recently discovered Tysons Woods Park. It is a beautiful area, and shouldn't be touched. Discover some other county parks. The county is doing a beautiful job with them. Maybe a picnic area or something that doesn't destroy the natural setting of that area would be more appropriate. It's beautiful, you don't need to take it down.
20. Ed Wild: I live in Tysons Woods. The park system in Fairfax County is great. We need a place where the kids can play and get off the streets. The back yards in Tysons Woods are not large enough for them to play there. Place the play equipment so that trees can be saved. We also need a place where the adults can sit and enjoy the park.
21. Joseph Sorah: Request for Park Authority or other county officials to purchase some unspecified parcel of land behind Malraux Drive. Would like to see it developed instead of Tysons Woods Park.

Mr. Hull replied that since the county does not own the property, we have no input whatsoever. When Mr. Sorah insisted that the county should buy another piece of parkland to develop, Mr. Crabtree responded that the Board would ask our planners who are looking into sites all over the county to look into this site for acquisition.

Mr. Hughes asked why the staff didn't send questionnaires to the entire 1/2 mile area. Someone else asked about door-to door canvassing. Mr. Hull replied that the public meeting was for the same purpose - to solicit input from all the citizens of the area.

Mr. Hull led a discussion concerning possible alternatives to the two presented plans. Alternatives discussed were: eliminating the tennis courts, keeping the tennis courts and eliminating the parking, building only a tot lot, playground and trails, building the tot lot, playground, trails and picnic area. The Board took a straw poll of the citizens who were overwhelming in favor of deleting the multi-use and tennis courts and parking lot from the Master Plan. Mr. Hull asked where the children play now.

Mrs. Auten: We have four daughters and they have no place to play, no place to go for anything unless we drive them.

Mr. Hull reiterated that the final Master Plan proposal is tentatively scheduled to come before the Board on July 17 at a meeting open to the public. There will be no other public meeting. There is a period of 10 days, until the close of business on May 21, for written documents to be received at Park Authority headquarters.

Mr. Williamson and Mr. Hull discussed the possibility of a clean-up project at the park or the installation of dumpsters. Mr. Hull stated that we can work it out with the Park Authority Maintenance Division.

Mr. Davis summarized the meeting and thanked everyone for coming. Mr. Hull also thanked everyone and adjourned the meeting at 9:45 p.m.

APPENDIX D

STAFF RESPONSE TO CITIZEN COMMENTS



Comments from verbal and written statements at the public meeting, letters, and petitions are listed below along with staff response.

1.Comment: Opposed to paved courts; there are many tennis courts available within a couple of miles.

Response: Tennis courts, practice and paved multi-use court have been deleted from the proposed plan in answer to many requests.

2.Comment: Adamantly opposed to all of the changes. We enjoy park in its present state.

Response: Natural areas are indeed at a premium in Fairfax County, but there is also a need for community-serving park facilities. By developing the proposed limited facilities, the park will become more accessible to more people.

3.Comment: No paved trail.

Response: The asphalt trail is provided to reduce maintenance, since woodchips or gravel, the alternatives to asphalt, need continuous replacement. Asphalt also is the surface preferred by bicyclists, stroller users, senior citizens, and individuals with disabilities. The trail will be located to avoid removing large trees.

4.Comment: No parking lot.

Response: The parking lot was provided to serve facilities that are no longer on the plan, and has been removed.

5.Comment: Concern about the increase in crime that may occur when park is developed. Cited as potential problems were: assaults on children or women, assaults on joggers and bikers, buying and selling alcohol and drugs, a hangout for parking and drinking late at night, the increase in undesirable outsiders in the area. Most of the concern about increased misuse and illegal activity in the park centered on access to the park by motorized vehicles. The parking lot was cited as a particular problem.

Response: There is no evidence to suggest that there is increased criminal activity in county parks due to parking lots. The parking lot is deleted from the plan because the facilities it would have served are no longer on the plan.

6.Comment: Save the trees. Keep the park as natural as possible.

Response: The facilities will be located in order to save as many of the existing trees as possible.

7.Comment: Suggest a "Wildlife Park" with cultivation of wild flowers, and a small building to teach about wild creatures.

Response: The size and natural character of Tysons Woods Park limit its use as a nature study area. Because there is no parking, a building or other formal interpretative programs are not feasible. The preserved natural area will remain home to a variety of wildlife.

8.Comment: Keep a buffer of trees between park and surrounding properties.

Response: There will be a fifty foot buffer between any facilities and adjacent properties, except along the southeastern boundary and the trail to the W.& O.D. trail. In this location it is not possible to provide a buffer.

9.Comment: Tysons Woods Park is part of a green corridor for wildlife formed by the W. & O.D. trail. Development of the park will eliminate much of the wildlife habitat.

Response: The fifty foot buffer and maintaining a substantial number of the existing trees and undergrowth will allow most of the wildlife habitat to remain.

10. Comment: Concern about drainage problems on properties along Reflection Lane and bordering the park on Malraux and Richelieu Drives. Homeowners request the Park Authority to control runoff from the park through their yards.

Response: The Park Authority is aware of the problems with drainage. Steps will be taken to insure that no additional runoff is created. The detail plans will include storm water calculations, and storm detention measures will be provided, if necessary, to meet or exceed the minimum standards as set by the Fairfax County Department of Environmental Management.