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Villa D'Este Park

Master Plan
Fairfax County, Virginia

MAY 1985

Prepared For:
Fairfax County
Park Authority

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Introduction



The purpose of this report is to provide background information and to explain the methodology used and the decisions which were made in the preparation of the Master Plan for the development of Villa D'Este Park. It has been prepared to supplement the graphic master plan and to provide a ready source of information for future design and development plans.

Master planning is the process of arranging man-made and natural objects on the land in an orderly fashion so as to create an orderly and functional park. A master plan is a guide and can be changed. Master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time (five, ten, fifteen, or more years). Improvements will be phased according to the size of the park, facilities, and available funding.

At the heart of the master planning process is the careful evaluation of such diverse and unusual conflicting factors as site potentials and constraints, current citizen desires, existing facilities and projected future needs, existing site use and accommodation of differing types of potential users. No single factor can assume overriding precedence and each must be weighed carefully in this process of creating

a park which offers utilitarian features within an aesthetically pleasing environment.

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.

NATURAL AND PASSIVE PARK DEFINITION

Villa D'Este Park is classified a natural and passive park. It is designated as such due to the community's desire for an undeveloped open space area. Facility development is kept to a minimum in such parks although natural trails, shelters, trash receptacles and parking are sometimes included where appropriate.

PUBLIC INFORMATION EXCHANGE/FORUM

An Information Exchange/Forum was held on June 10, 1982 in an effort to explore the community needs and priorities for the development of Villa D'Este Park. At the forum, information was presented to the participants relative to the Master Planning Process and the sequence of events that may eventually lead to a constructed park. Area residents were able to express their opinions and state their recreational preferences as to the development of Villa D'Este Park.

The funds available from the 1977 Park Bond Referendum for improvements to Villa D'Este Park total \$36,457 through FY 87.

As a result of the public hearing, a majority of these funds will be used for development of other parks in the Providence District.

OBJECTIVES:

The major objectives of this plan are:

- a. To provide a park environment which meets the needs of the surrounding community.

- b. To provide a park environment within the constraints of the natural features of the site.

- c. To provide a park environment within a framework which protects the health, safety, and general welfare of the public.

It is with these basic premises that the Fairfax County Park Authority, with the cooperation of the consulting firm Greenhorne & O'Mara, Inc., have undertaken to Master Plan Villa D'Este Park.

Study Area



BACKGROUND

In developing a program for a park, the Fairfax County Park Authority evaluates the availability of recreational facilities within two service areas. These areas are known as the Primary Service Area and the Secondary Service Area. (See Nearby Parks and Schools/Location Map, Page 10).

The Primary Service Area is the general area where most of the parks' expected users live. For a community park, such as Villa D'Este, the radial distance is about 3/4 of a mile from the center of the park. (This distance is considered a maximum for convenient pedestrian or bicycle access). The service area is further defined by physical constraints or barriers preventing a person from conveniently reaching the park, such as major roadways or impassable streams. In this case, three such barriers exist; Route I-66 to the north, Lee Highway (U.S. Route 50) to the south, and Blake Lane to the east of the park site. The 3/4 mile radial area which is further defined by physical barriers, if any, is known as the Designated Service Area.

The Park Authority also utilized a Secondary Service Area of a 1-1/2 mile radius to aid in assessing the area's recreational facility needs. The secondary radius further defines recreational deficiencies and interest on a broader scale since all F.C.P.A. park facilities are open for use by all citizens

of Fairfax County. In the case of Villa D'Este Park, approximately 90% of the Secondary Service Area is outside of the three physical barriers mentioned previously, and also a fourth physical barrier Ox Road (Route 123) to the west of the park site. These physical barriers will significantly deter many of these residents from using Villa D'Este Park.

SITE LOCATION

Villa D'Este Park is a 9.005 acre parcel of land in the Provident District (Tax Map 48-3), approximately 1/4 mile south of Route I-66 and 1/4 mile north of U.S. Route 50, lying between Plantation Parkway and Blake Lane. The site is accessible primarily from two public streets, Blue Coat Drive from the west and Savoy Drive from the north; there is no public access available from Northwood Road.

ADJACENT LAND USE AND ZONING

The site is surrounded by residential uses of various densities. South of the park site and located within the City of Fairfax is Cambridge Station, a townhouse development zoned for townhouse development (RT) and having a density of 5 to 8 dwelling units per acre. West of the site, also within the City of Fairfax, is a single family subdivision, Mosby Woods, zoned for 3 dwelling units/ac. (R-3). To the north, is a single family subdivision, Villa D'Este, located within Fairfax County and zoned R-3. East of the park site is

a townhouse development Villa D'Este Village, zoned for planned development housing at no greater than 5 dwelling units per acre (PDH-5).

In addition, there are several park sites in the surrounding area. Mosby Woods Park, in Fairfax County, is located approximately 1/2 mile to the northeast of the site. The other two parks are within the Fairfax City Limits. These parks are; Ranger Road Park, located approximately 1/4 mile southeast of the site, and Mosby Woods Park (formerly Plantation Park), located adjacent to the site to the west.

Commercial properties are located approximately 1/4 mile south of the site, bordering Lee Highway (U.S. Route 50).

POPULATION

The existing estimated population of the designated service area is 5,303 people. This estimate is based upon an actual dwelling count of the area under consideration multiplied by the average number of residents per each housing type.

The population of the study area is not expected to see a significant increase between the present and the year 2000, since nearly all of the residential properties have been developed. The additional projected population, only 177 additional residents by the year 2000, is based upon the few undeveloped, currently

residential zoned properties which remain.

The 1-1/2 mile radius secondary service area, limited by the physical constraints outlined previously, contains an estimated total population of 6,608 people. This estimate is based on a dwelling count of the area under consideration multiplied by the average number of residents per each housing type.

NEARBY PARKS AND SCHOOLS

Parks

There are several public recreational opportunities within the service area of 3/4 mile radius of Villa D'Este Park. These public recreational opportunities include:

MOSBY WOOD PARK - An undeveloped Fairfax County Park that is designated a natural and passive park and is currently in the process of being master planned.

RANGER ROAD PARK - A Fairfax City Park that is developed as a community park. The facilities within the park include: A trail, a picnic area, a basketball court, and two tot lots with play apparatus.

MOSBY WOODS PARK - (Formerly Plantation Park) - A Fairfax City Park that is developed as a community park. The facilities within the park include: a hiking/bicycling trail, a tot lot, and a play apparatus are.

NOTE: Mosby Woods Park (Formerly Plantation Park) was deeded to Fairfax City as a result of a County/City boundary change January 2, 1981.

Schools

There are several schools located within the 3/4 mile radius of Villa D'Este Park, but due to the physical constraints mentioned previously, only one school facility, Mosby Woods Elementary School, is considered to be within the designated service area of the park site. The facilities located at Mosby Woods Elementary School are as follows: two soccer fields, a tot lot, a softball field, two basketball courts, two volleyball courts, a hard surface multiuse court and a new adventure playground.

Other public school facilities located within the 1-1/2 mile secondary service radius are as follows:

FAIRFAX CITY HIGH SCHOOL 6 baseball/softball fields (one lighted), 4 basketball courts (all lighted), 1 multiuse court, 1 football field (lighted), 1 soccer field, 4 tennis courts and 1 track.

OAKTON HIGH SCHOOL - 4 baseball/softball fields, 5 basketball courts, 1 multi-use court, 1 football field (lighted), 2 soccer fields, 8 tennis courts, and 1 track

LAYTON HALL ELEMENTARY SCHOOL 2 practice soccer fields, 2 girls softball fields, and a playground.

Facilities Summary

The following table indicates facilities currently available for public use within 3/4 miles of Villa D'Este Park.

<u>FACILITY</u>	Trail	Conservation Area	Undeveloped	Basketball Court	Open Play	Picnic	Playground	Tennis Courts	Tot Lot	Hiking Trail	Baseball/Softball	Parking
Mosby Woods Park (County)		*	*									
Ranger Road Park (City)				*	*							
Mosby Woods Park (Formerly Plantation Park)	*								2	*		
Mosby Woods Elementary School				2	*				*	*		
Fairfax City High School				4	*			4		*	*	
Oakton High School				5	*			8		4	*	
Layton Hall Elementary School				2	*					2	*	

CURRENT PARKS AND RECREATIONAL NEEDS ANALYSIS
PRIMARY SERVICE AREA

The table below summarizes the park and recreational needs of the primary service area for Villa D;Este Park as defined by the Farifax County Park Authority. The recreational needs are based upon the present population living within the designated service area. 1982 current population - 5303 people.

NOTE: F.C.P.A. facility standards are derived from studies compiled by the National Recreation and Park Association.

F.C.P.A. Facility Standards As Related to Study Area

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES	EXISTING PARKS	SCHOOL FACILITIES	SURPLUS/ DEFICIENCY
Tot Lot	1-500	11	3	1	-7
Baseball	1-6,000	1	0	0	-1
Softball	1-3,000	2	0	1	-1
Tennis	1-1,200	4	0	0	-4
Basketball/ Multi-Use	1-500	11	2	4	-5
Swim Pool	1-15,000	0	0	0	0
Golf Course	1-25,000	0	0	0	0
Soccer	1-1,500	4	0	2	-2

PROJECTED PARKS AND RECREATIONAL NEEDS ANALYSIS
PRIMARY SERVICE AREA

The table below summarizes the park and recreational needs of the service area for Villa D'Este Park as defined by the Fairfax County Park Authority. The recreational needs are based upon the projected population in the year 2000 of 5480 within the designated service area as defined earlier.

Year 2000 Project Population - 5480 people

FCPA Facility Standards As Related to Study Area

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES	EXISTING PARKS	SCHOOL FACILITIES	SURPLUS/ DEFICIENCY
Tot Lot	1-500	11	3	1	-7
Baseball	1-6,000	1	0	0	-1
Softball	1-3,000	2	0	1	-1
Tennis	1-1,200	4	0	0	-4
Basketball/ Multi-Use	1-500	11	2	4	-5
Swim Pool	1-15,000	0	0	0	0
Golf Course	1-25,000	0	0	0	0
Soccer	1-1,500	4	0	2	-2

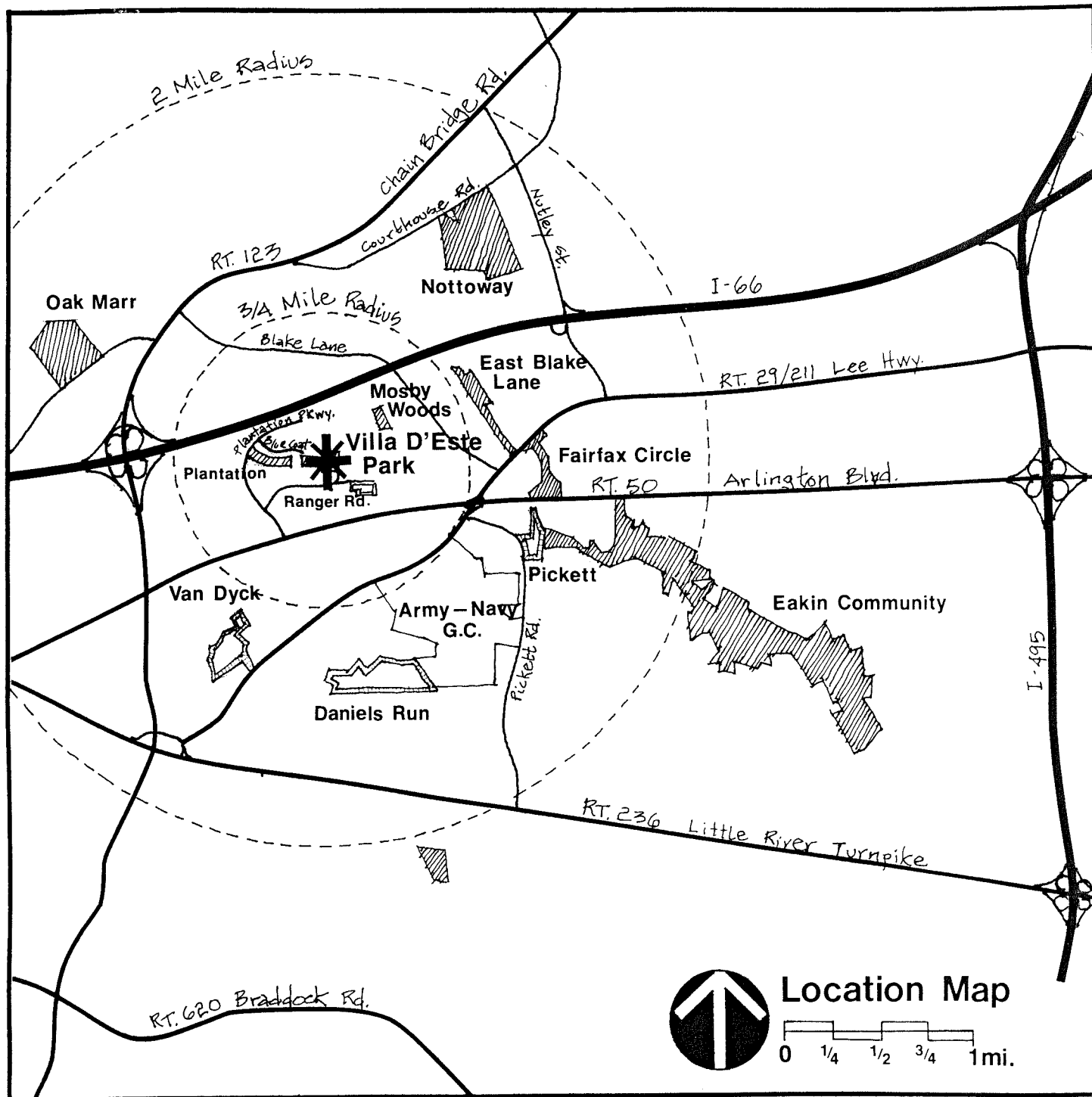
PARKS AND RECREATIONAL NEEDS ANALYSIS
SECONDARY SERVICE AREA

The table below shows the park and recreational needs of the secondary service area for Villa D'Este Park as defined by the Fairfax County Park Authority. The recreational needs are based upon the present population of 6608 within the 1-1/2 mile radius secondary service area as defined earlier.

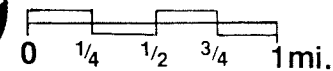
1982 Current Population - 6608 People

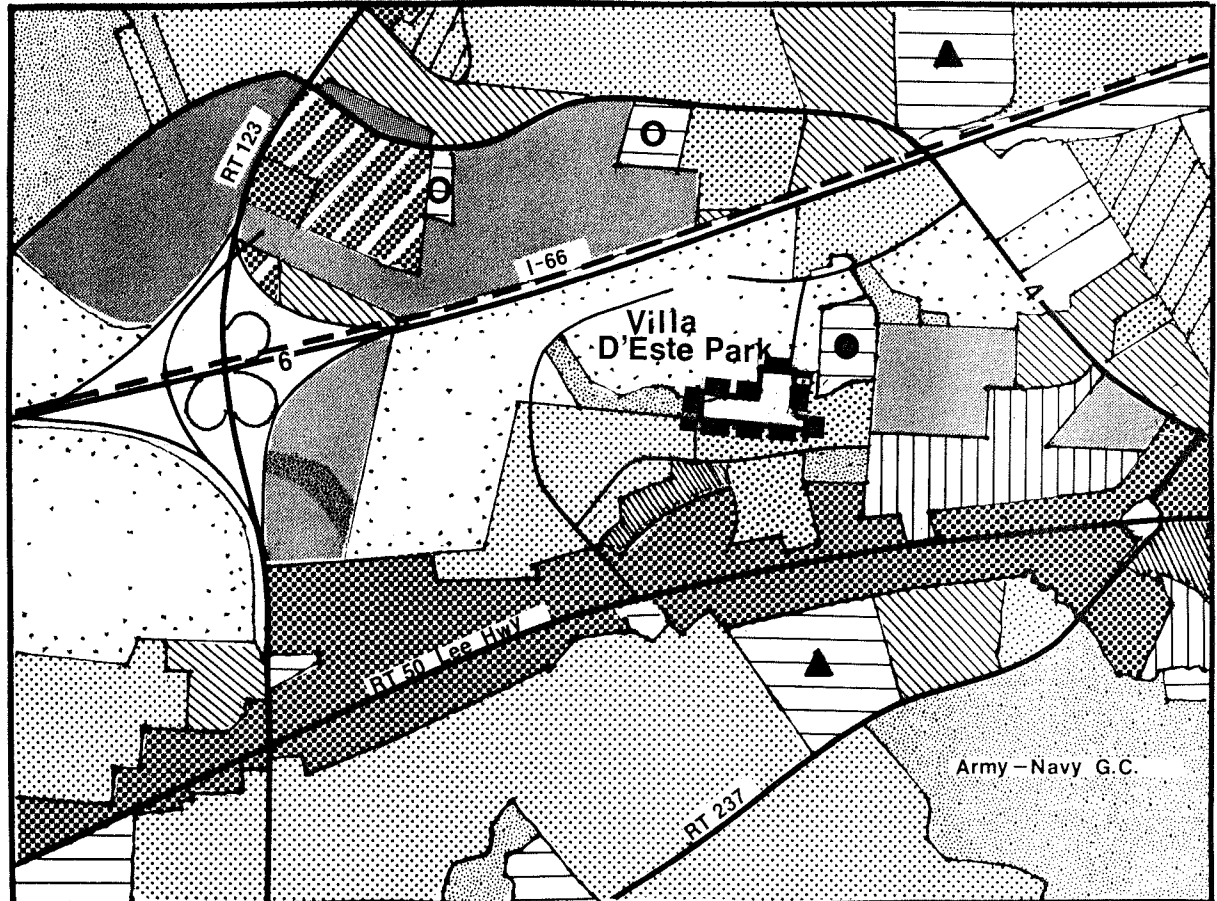
FCPA Facility Standards As Related To Study Area


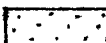



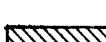

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES	EXISTING PARKS	SCHOOL FACILITIES	SURPLUS/ DEFICIENCY
Tot Lot	1-500	13	3	1	-9
Baseball	1-6,000	1	0	0	-1
Softball	1-3,000	2	0	1	-1
Tennis	1-1,200	6	0	0	-6
Basketball/ Multi-Use	1-500	13	2	4	-7
Swim Pool	1-15,000	0	0	0	0
Golf Course	1-25,000	0	0	0	0
Soccer	1-1,500	4	0	2	-2





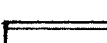




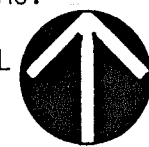
Location Map



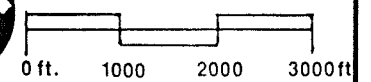


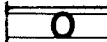



-  1-2 DU/AC.
-  2-3 DU/AC.
-  3-4 DU/AC.
-  4-5 DU/AC.
-  5-8 DU/AC.
-  8-12 DU/AC.
-  12-16 DU/AC.

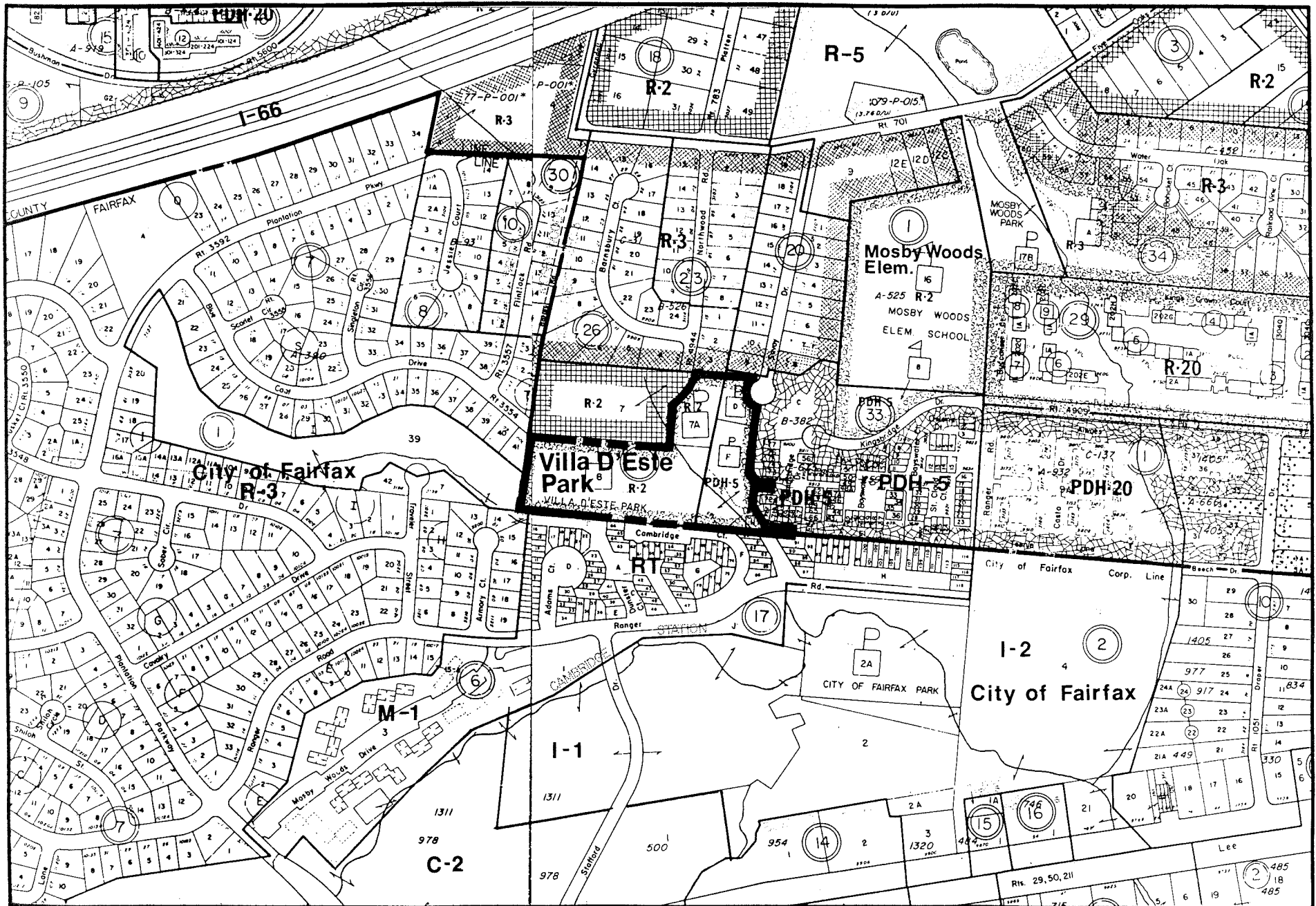
-  16-20 DU/AC.
-  COMMERCIAL OFFICE
-  RETAIL COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARKS & OPEN SPACE
-  ELEMENTARY SCHOOL



Land Use Plan



-  PROPOSED ELEMENTARY SCHOOL
-  HIGH SCHOOL
-  ROAD IMPROVEMENTS
-  ADD BUS LANES



CITY OF FAIRFAX

R-3 3 DU/AC.

RT 9 DU/AC. (TOWNH.)

M-1 MULTI-FAMILY
(DENSITY VARIES)

C-2 COMMERCIAL

I-1 INDUSTRIAL

I-2 INDUSTRIAL

FAIRFAX COUNTY

R-2 2 DU/AC.

R-3 3 DU/AC.

R-5 5 DU/AC.

R-20 20 DU/AC.

PDH-5 5 DU/AC.

(PLANNED DEVEL.)

PDH-20 20 DU/AC.

(PLANNED DEVEL.)



Existing Zoning

0 100 200 500 ft.

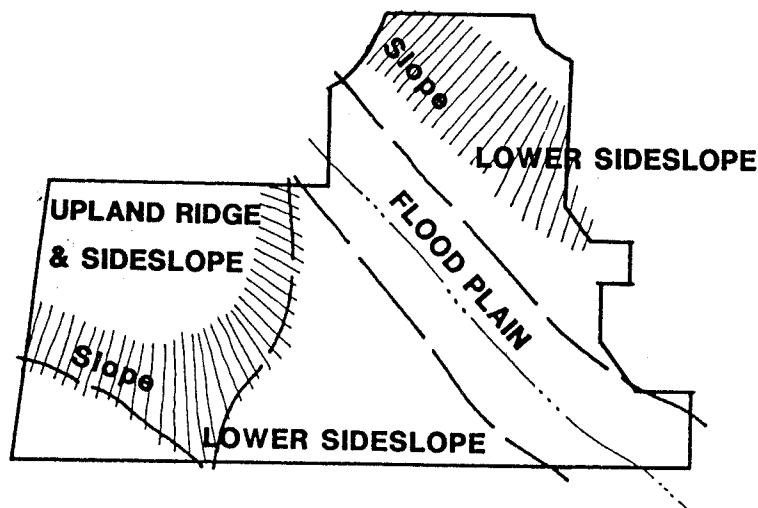
Site Analysis



SOILS ANALYSIS

The soils information contained in this section was obtained from the Soils Survey of Fairfax County. The use of the Soils Survey suggests the lands inherent limitations and development suitability in addition to providing a scientific basis for planning decisions.

Soils can be described according to the location or position within the landscape where the actual soil formation occurs. The Villa D'Este park site can be broken up into the following landscape positions: flood plain, lower sideslope, and upland ridge and sideslope positions.



Flood Plain

MIXED ALLUVIAL LAND (1A) (Restricted Park Use)

The Soil Survey indicates that approximately 25% of the park site is composed of the Mixed Alluvial soils type. The soils within this delineation consist mainly of recent mixed alluvials that washed from soils of the uplands and lodged on first bottoms along some of the smaller streams. The soils comprising this land type are associated with other soils of the flood plains, with soils of the colluvial lands, and with many of the upland soils. Most of these associated soils are somewhat poorly to poorly drained, have high seasonal water tables at or near the soil surface for extended periods of time, and are subject to flooding following heavy rainfalls. Therefore, intensive park uses within the area designated Mixed Alluvial Land (1A) would be restricted.

Lower Sideslope

GLENVILLE SILT LOAM (10B) (Suitable for Normal Use)

The Soil Survey indicates that Glenville Silt Loam (10B) is the predominant soil type and covers approximately 40% of the park site. This particular soil consists of light-colored, moderately well drained to somewhat poorly drained soils that occupy depressions on foot slopes and at the heads of drainageways. These soils have formed in local alluvium and colluvium that washed from the adjacent upland.

The areas designated as Glenville Silt Loam are suitable for normal park use, except during and for short periods following extended rainy periods.

Upland Ridge and Sideslope Soils

MANOR SILT LOAM (21C) (Suitable for Intensive Use)

The Soil Survey indicates that approximately 25% of the site is identified as Manor Silt Loam, Rolling Phase. The soil consists of shallow highly micaceous, somewhat excessively drained soils of the upland. The soils are on narrow, rolling ridge tops, and the steeper ridge slopes.

The area designated Manor Silt Loam (21C) is suitable for intensive park uses, although slope may limit some uses.

GLENELG SILT LOAM (55B) (Suitable for Intensive Use)

The Soil Survey indicated that Glenelg Silt Loam (55B) Undulating Phase comprises approximately 10% of the park site. The Glenelg soil consists of moderately deep, well drained soils that have formed in the residuum of quartz sericite schist. The soils occupy fairly wide, undulating to rolling interstream divides and are among the more extensive soils of the upland.

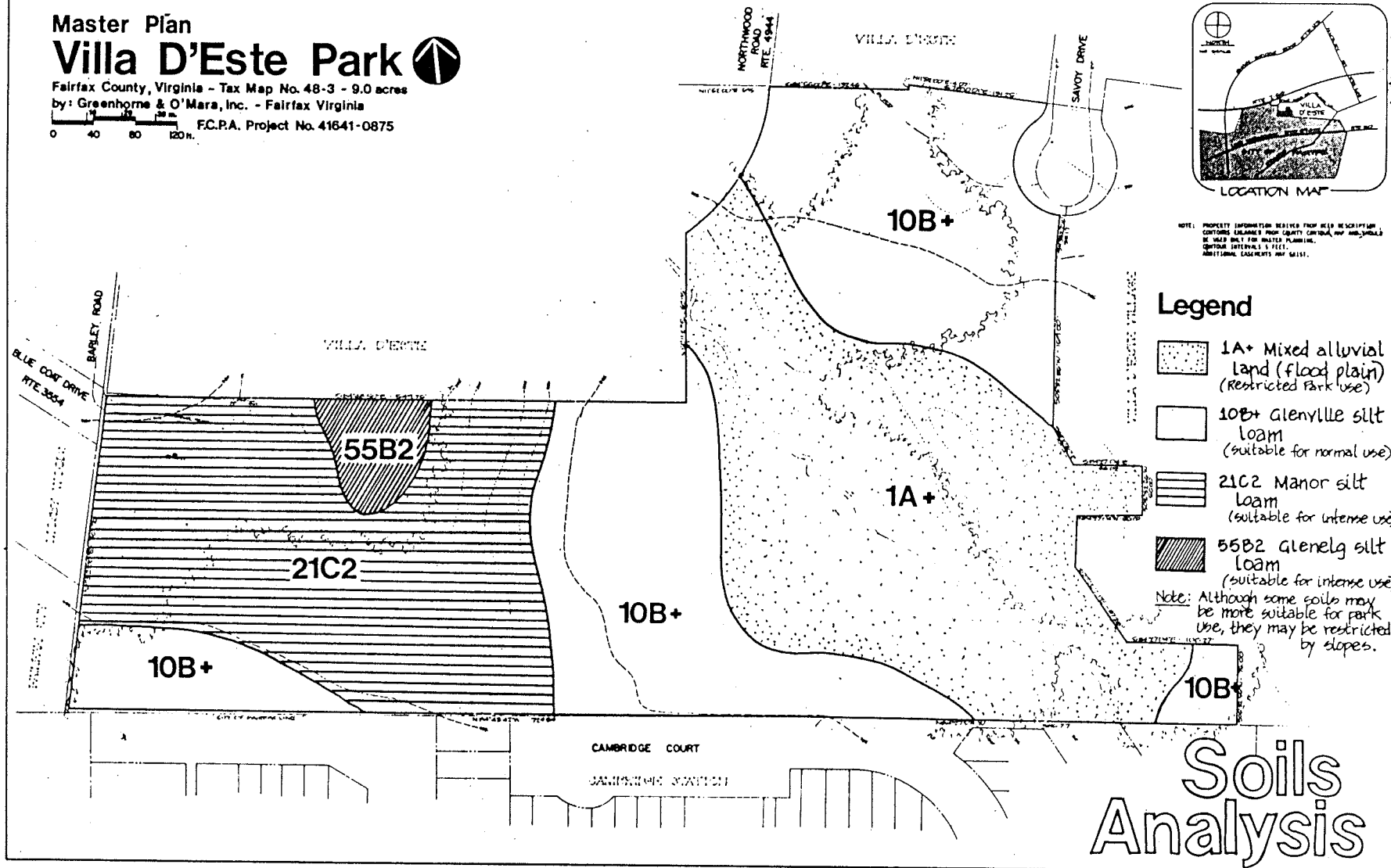
Glenelg silt Loam (55B) is suitable for intensive park uses, although slope may limit some uses.

Master Plan Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhome & O'Mara, Inc. - Fairfax Virginia

F.C.P.A. Project No. 41641-0875

0 40 80 120 ft.



Soils Analysis

SITE DRAINAGE

A ridge generally running north-south is located about in the middle of the western portion of the site. It divides the surface water runoff in two directions. The surface water to the west of the ridge flows to the south by southwest and towards a parking lot of the Cambridge Station townhouse development. To the east of the ridge, the surface water flows east by northeast to a small stream that bisects the site.

The surface water runoff from the northern portion of the site flows south by southwest and into the stream. From there, the stream flows southeasterly from the site and eventually into the Accotink Creek.

TOPOGRAPHY

The topography of this site varies from 0% to 15+% slope. The areas of 0-5% slope cover approximately 40% of the site and occupy two separate positions within the site topography. The largest 0-5% slope area is located in the middle and eastern portion of the site and is primarily floodplain/ bottomland. Though the slope of this area does not restrict park uses, the seasonally high water table limits development potential.

The other area of 0-5% slope within the site is a small area located along the north edge of the property line and at the highest elevation

of the site. This area is an extension of a small plateau at the top of the ridge, and presents no constraints to park development.

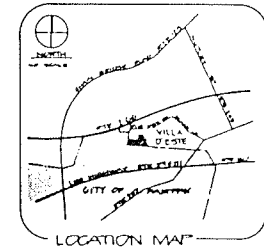
The area of 5-10% slope covers approximately 40% of the site. These slopes occupy a transitional zone within the site topography; they serve as a transition from the flood-plain/bottomland to the steeper ridge areas. The 5-10% slopes are located in the northern-most portion of the site and at the base of the ridge to the west. The areas of 5-10% slope do not impose constraints for park uses.

The area of steeper 10-15+% slopes are mainly located in the western portion of the site. These steeper slopes are on a rolling ridge that provide the greatest vertical relief within the site. The steepest areas should generally not be considered for park development.

Master Plan Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia
F.C.P.A. Project No. 41641-0875

0 40 80 120 ft.



NOTE: PROPERTY INFORMATION DERIVED FROM DEED DESCRIPTIONS
CONTOUR INTERVALS FROM COMPTON CONTOUR MAP AND SPOKE
IN USED ONLY FOR MASTER PLANNING
CONTOUR INTERVALS 5 FEET
ADDITIONAL ELEVATIONS MAY EXIST

Legend

- 0-5%
- 5-10%
- 10-15%
- 15+%

Slope Analysis

VEGETATION

With the exception of a small, open grass area in the northwestern portion of the site, the vegetative coverage of the site is approximately 90% mixed forest. The tree species within the mixed forest is dominated by maturing tulip poplar trees of 4" to 24" diameter in size. Interspersed within the tulip poplars are dying pines, cedars, and a few mature red maples, which indicates that this is primarily a relatively young successional forest. One large mature sycamore of + 24" diameter in size is located in the southwest corner of the site. The understory trees of this area consist of young American beech, red maples, cherry, dogwood and viburnum.

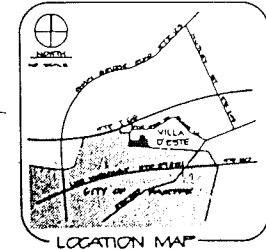
The ground cover generally consists of considerable wild rose, brambles, honeysuckle and mayapples, with one notable exception. At the highest elevation along the southwestern border of the park, is a concentration of wildflower species including jack-in-the-pulpit, perfoliated bellwort, and showy orchids. This particular area should therefore be scheduled for native plant rescue operation prior to any development, or preferably remain undisturbed.

The park also includes a small, reverting meadow area located in the northeastern section of the park.

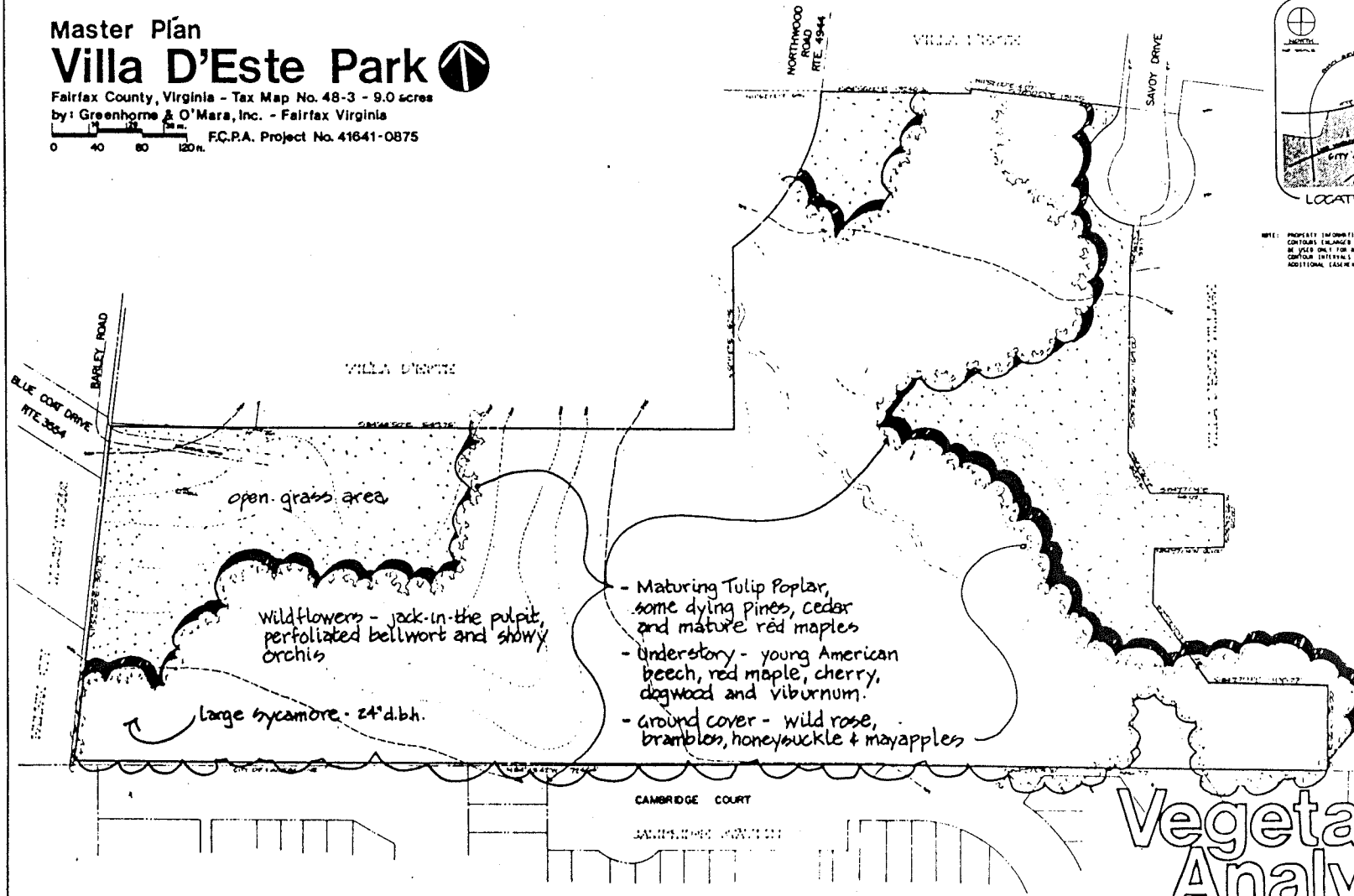
Master Plan Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorn & O'Mara, Inc. - Fairfax Virginia
F.C.P.A. Project No. 41641-0875

0 40 80 120 ft.



NOTE: PROPERTY INFORMATION DERIVED FROM DEED DESCRIPTION.
CONTOURS ENLARGED FROM COUNTY CONTOUR MAP AND LARGELY
BASED ONLY FOR MASTER PLANNING.
CONTOUR INTERVALS 5 FEET.
ADDITIONAL ELEVATIONS MAY EXIST.



Vegetation Analysis

ACCESS

There are two existing public roads that provide public access to Villa D'Este Park. Savoy Drive terminates at a cul-de-sac adjacent to the northeast corner of the site and provides possible opportunities for vehicular and pedestrian access. Blue Coat Drive, located within the Fairfax City limits, terminates at the northwest corner of the site. Due to the existing embankment at the terminus of the roadway, this point of access should be considered only for pedestrians.

The FCPA also contacted the owners of the property directly to the west of the parkland at the end of Northwood Road. Although the park lies immediately to the southeast of this public road and there is evidence that occasional park users enter the park from the end of Northwood, there is technically no means of legal public access at this point. The Park Authority was interested in obtaining the opinion of the owner of the

adjacent parcel 7 with regard to the Authority acquiring a public trail access easement. The easement area requested was 70+ square feet and was intended to provide legal public access from the sidewalk along Northwood Road and at the same time eliminate all liability responsibilities in conjunction with the small portion of the privately owned land adjacent to the park. Due to the owners decision not to negotiate a formalized trail easement, no legal public access can be considered to the park from Northwood Road.

UTILITIES

The eastern half of Villa D'Este Park contains numerous utility easements that bisect the site. The utility easements are as follows:

- o 15' wide sanitary sewer easement for a 21" sanitary sewer line. This easement bisects the site in a south by southwest direction and generally follows the existing small stream.
- o A 15' wide sanitary sewer easement which narrows to 10' wide traverses the site along the northern and eastern property line.
- o A 25' wide storm drainage easement from the east property line leading southward into the existing pond detection easement.

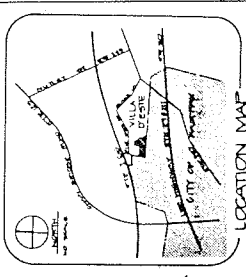
- o Two 10' wide storm drainage easements; one easement is along the east property line and traverses southwest into the existing pond detention easement. The second easement is located at the southeast property corner and flows towards the stream to the northwest.

- o A pond detention easement near the southeastern corner of the park

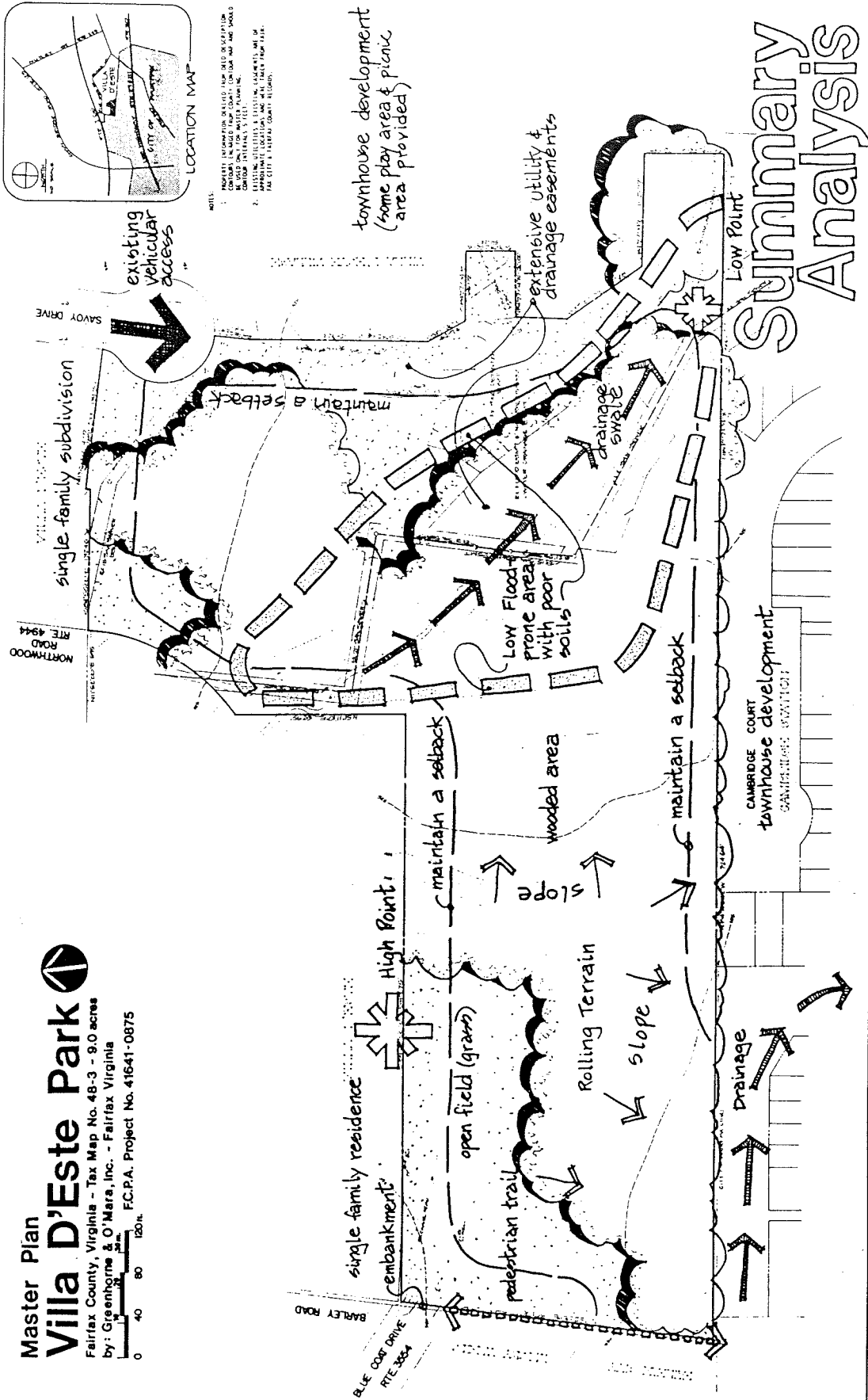
- o An existing flood easement and natural and storm water drainage easement. This easement is located along the stream.

Proposed park development should avoid all of the easements listed if possible, especially those in the vicinity of the detention pond, flood and natural storm water drainage easement. Permanent structures and facilities should not be located over existing sanitary or storm sewer lines as the Department of Public Works requires them to remain open for maintenance purposes.

Master Plan
Villa D'Este Park
 Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
 by: Greenhorne & O'Mara, Inc. - Fairfax Virginia
 F.C.P.A. Project No. 41641-0875



NOTE:
 1. PROJECT INFORMATION DERIVED FROM FIELD SURVEYING
 2. THIS PLAN IS A PRELIMINARY DESIGN AND SHALL
 BE USED ONLY FOR MASTER PLANNING
 3. CONCEPT, INTERIM, & FINAL PLANS
 4. APPROXIMATE LOCATIONS AND AREAS TAKEN FROM FIELD
 5. THE CITY & FAIRFAX COUNTY AGREEMENT



Program Development



INFORMATION EXCHANGE/FORUM CONCLUSIONS

On June 19, 1982, approximately 35 citizens, as individuals and representing such groups as: Cambridge Station Association, Villa D'Este H.O.A., Mosby Woods Association, Mosby Woods P.T.A., Villa D'Este Village H.O.A., Fairfax/Mt. Vernon/Metro Hockey Clubs, and Fairfax Police Youth Club, attended the Villa D'Este Park Information Exchange/Forum held at the Mosby Woods Elementary School.

The Information Exchange/Forum was held to inform residents within the service area of the park about the planning process and also to gain the opinions and ideas of those who attended the forum regarding Villa D'Este Park. The attendees were randomly divided up into four small discussion groups for the purpose of recording their ideas concerning the park in an orderly manner. Fairfax City residents were however, placed into a single discussion group.

The general opinions and concerns of those who attended are summarized as follows:

- o Maintain park as a natural area with no active recreational development
- o Reallocate funding to the creative playground at Mosby Woods Elementary School and/or Nottoway Park

- o Natural woodchip paths
- o Minimize public access, especially unauthorized motorized use.
- o Screening for neighboring private residences

Additional and specific information about the forum may be found in the appendix.

SUMMARY OF LETTERS RECEIVED

Mosby Woods P.T.A.

A letter sent by Charles London, President of Mosby Woods P.T.A., formally requested the Fairfax County Park Authority to supplement the funding needed to develop the proposed creative playground for Mosby Woods School. The amount of funding requested was \$12,000. The Park Authority agreed to provide \$7,000 in assistance for the construction of the creative play area at their meeting on July 6, 1982.

Mosby Woods Community Association

The Mosby Woods Community Association requested that any development of the park be extremely limited in scope. The ultimate preference of the association is that the area be left completely in its natural state with no development to occur.

Cambridge Station Association

A letter received from J. Philip Ferrara, Jr., President of the Cambridge Station Association, requested that the park be left in its natural state with particular importance that no access trails be developed from the park to Cambridge Station.

Fairfax City Parks and Recreation Advisory Board

The Chairman of this advisory board, Mr. John Mason expressed the importance which this park could provide in terms of a bikeway/trail connection from Fairfax City to the proposed Vienna Metrorail Station.

SUMMARY OF PUBLIC AGENCY COMMENTS

Comments were solicited from selected public agencies within Fairfax County, Fairfax City as well as various divisions within the Fairfax County Park Authority regarding the possible development of Villa D'Este Park. The following is a brief summary of the recommendations received. (also see appendix)

- o Fairfax County Office of Archeological Survey indicated that the Villa D'Este Park site is not considered potentially significant as a historic site.

- o Fairfax County Department of Recreation & Community Services recommends retaining most of the site in its natural state except for appropriate trails and limited development in the western portion of the property to include an open play area, multi-use court, apparatus and picnic area.
- o Fairfax County Park Authority Conservation Division recommends that the park development be small in scale and generally passive. A play area or tennis courts could be added if interest indicated. Of special interest were the concentration of wildflower species on the site, which were recommended for a native plant rescue operation prior to any development.
- o Fairfax County Soil Survey Office states that the Glenelg (55) and the Manor (21) soils series are suitable for intensive park uses, although slope may limit some uses. The Glenville (10) and the Mixed Alluvial land (1A) soil series would restrict intensive park uses due to high water table and saturated soil conditions.

Concept Development



After documenting the comments from the citizens who participated in the information exchange/forum and the various public agencies solicited, several conceptual designs for Villa D'Este Park were prepared. The intent of the various concepts is to show a range of possible park development, while remaining within the general context of the documented comments. The following is a brief description and a graphic layout of each conceptual design.

CONCEPT 1:

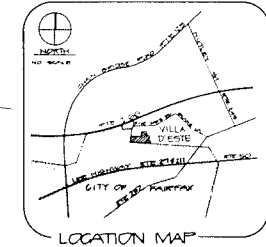
The development of Villa D'Este Park in Concept 1 is oriented towards passive recreational use. The passive recreation is in the form of walking or strolling through the park on a six foot wide trail. Besides providing passive recreation, the trail would provide a pedestrian connection to the two points of public access; Blue Coat Drive to the west, and Savoy Drive to the northeast. Additionally, a potential future trail connection to the Mosby Woods Elementary School is possible.

Concept 1 would also provide for occasional landscape enhancement/maintenance and landscape screening. The maintenance could include clearing portions of the existing wooded areas of thick, shrubby growth and downed timber to provide for safety, security, and a variety of spatial qualities within the park. The landscape screening would consist of evergreen trees planted along the northwest property line, screening the park from the adjacent homeowner.

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia
F.C.P.A. Project No. 41641-0875
September 1982

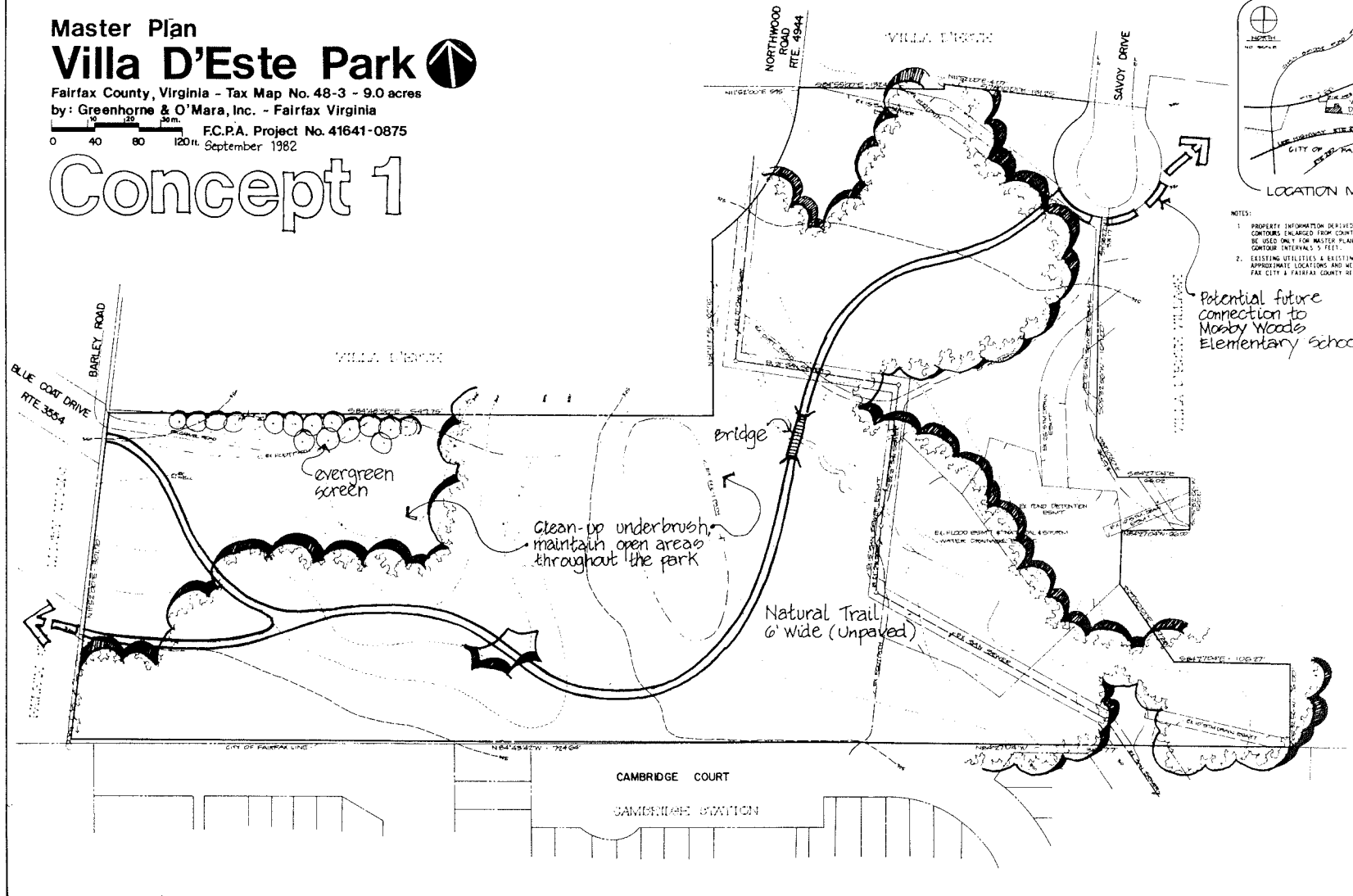
0 40 80 120 ft. F.C.P.A. Project No. 41641-0875
September 1982

Concept 1



- NOTES:
1. PROPERTY INFORMATION DERIVED FROM DEED DESCRIPTION CONTOURS ENLARGED FROM COUNTY CONTOUR MAP AND SHOULD BE USED ONLY FOR MASTER PLANNING. CONTOUR INTERVALS 5 FEET.
 2. EXISTING UTILITIES & EXISTING EASEMENTS ARE OF APPROXIMATE LOCATIONS AND WERE TAKEN FROM FAIRFAX CITY & FAIRFAX COUNTY RECORDS.

→ Potential future connection to Morby Woods Elementary School



CONCEPT 2:

The most intensive development of Villa D'Este Park occurs in Concept 2. This proposed development addresses three specific park uses; passive recreation, active recreation, and education.

The passive recreation is in the form of walking or strolling along a six foot wide trail that winds through the site. This trail connects to three access points; Blue Coat Drive to the west, Mosby woods park to the west, and Savoy Drive to the northeast. The design also includes two future potential trail connections; a trail connection to Mosby Woods Elementary School and a trail connection to Fairfax City's Ranger Road Park located to the southeast.

Active recreation opportunities are provided by a physical fitness course which includes ten exercise stations located along a six foot wide trail. This type of active recreation would allow the users to walk, jog, or run along the trail while stopping to perform a specific exercise at each station.

The education area within the park is an outdoor classroom/nature study area located centrally, and having path connections to the six foot trail. The classroom/nature study area would be available for use by the students of the Mosby Woods Elementary School and the public .

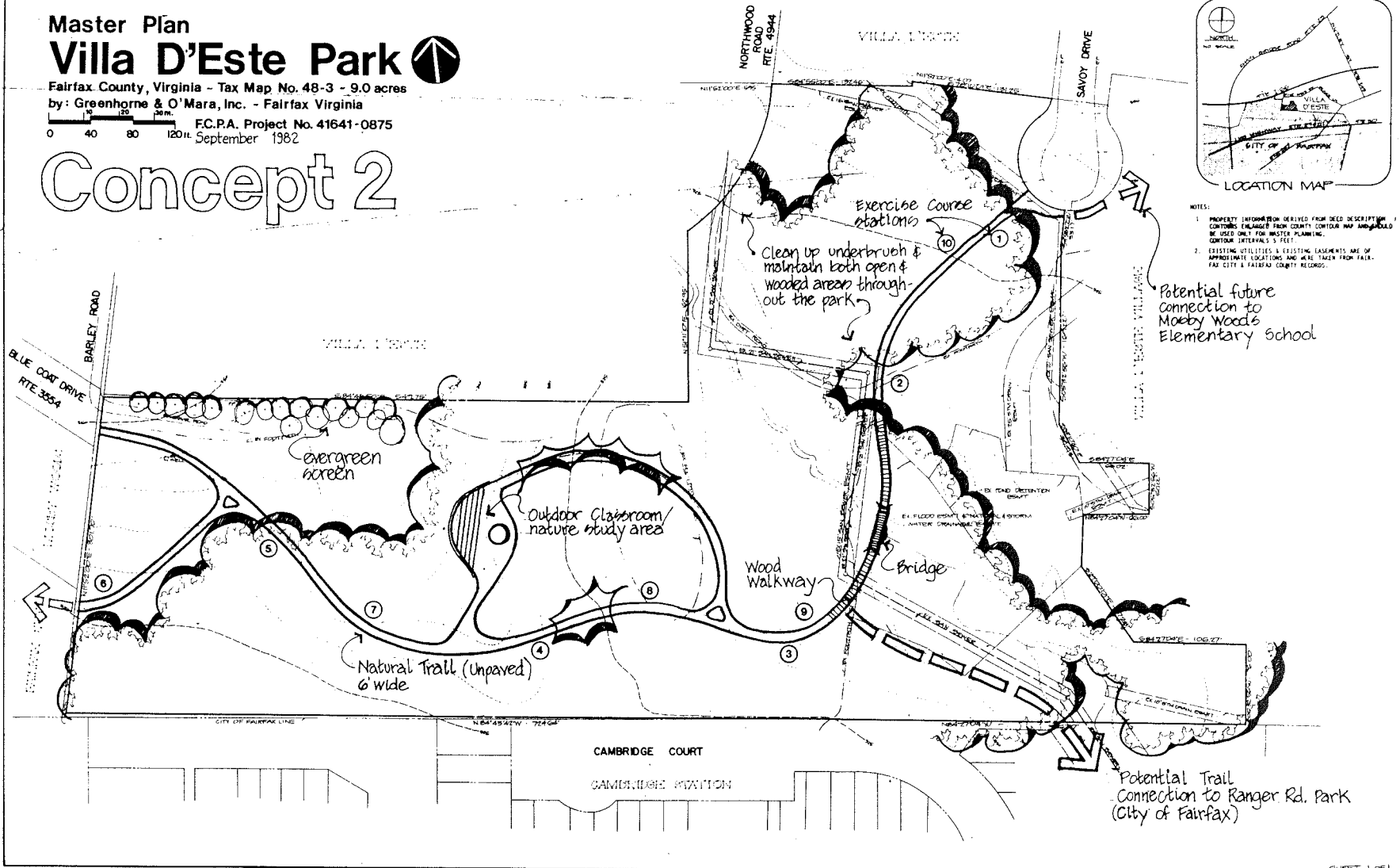
The design of Concept 2 also includes planting of evergreen trees to screen the property adjacent to the northwest.

Master Plan Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia

FC.P.A. Project No. 41641-0875
September 1982

Concept 2



CONCEPT 3:

In this concept, the park site remains in its natural state, with no planned maintenance and only minimal improvements. Specifically, the improvements would be the installation of two park identification signs; one sign located at the end of Blue Coat Drive to the northwest and the second sign located at the Savoy Drive cul-de-sac to the northeast.

In this plan the park would be redesignated a natural and passive park.

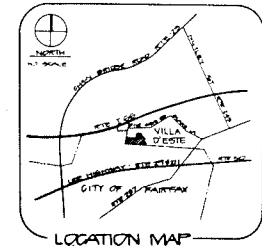
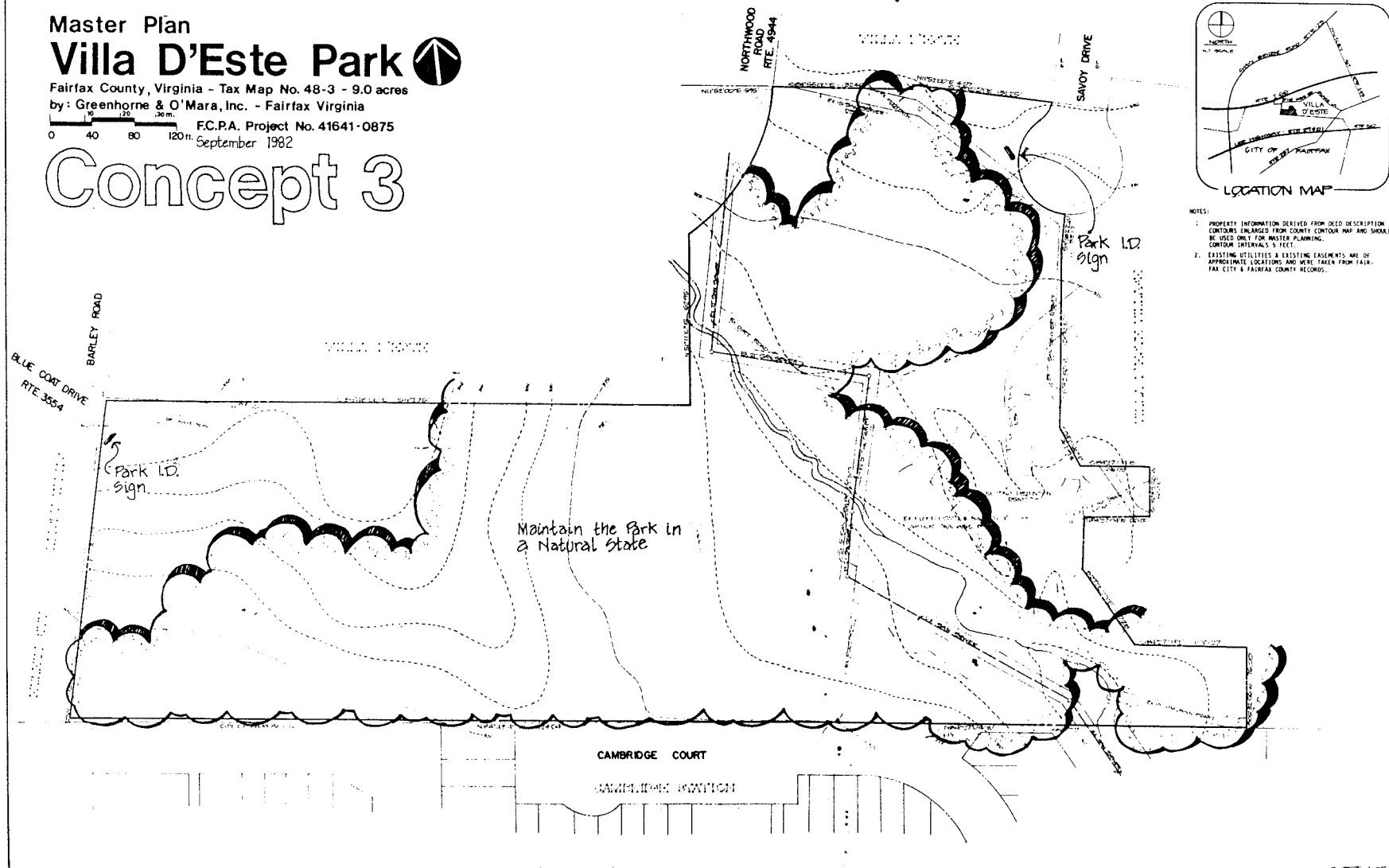
This is the least developed of the three concept plans presented in this report.

Master Plan Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia

0 40 80 120 ft. September 1982
F.C.P.A. Project No. 41641-0875

Concept 3



- NOTES:
1. PROPERTY INFORMATION DERIVED FROM DEED DESCRIPTION. CONTOURS ENLARGED FROM COUNTY CONTOUR MAP AND SHOULD BE USED ONLY FOR MASTER PLANNING. CONTOUR INTERVALS 5 FEET.
 2. EXISTING UTILITIES & EXISTING EASEMENTS ARE OF APPROPRIATE LOCATIONS AND WERE TAKEN FROM FAIRFAX CITY & FAIRFAX COUNTY RECORDS.



Master Plan

After evaluating, refining, and incorporating the various elements of the site analysis, the program, and the three concepts, a Master Plan for Villa D'Este Park has been developed.

Concept Plan 3 was chosen as a basis for the development of Villa D'Este Park. This plan was chosen because it was most in keeping with the natural and passive park designation. The park is left in a natural state. A vehicle barricade is to be provided off the end of Savoy Drive to limit access for unauthorized vehicles.

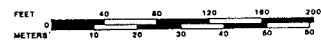
Staff had originally proposed Concept Plan 1 as the model for the master plan. This plan appeared to meet the desires of the community as expressed at the community forum held June 10, 1982 for Villa D'Este Park. The site had been proposed as a community park to contain a trail, stream crossing, signage, barricades, and landscaping. Due to the overwhelming response opposing improvements as noted at the public hearing January 29, 1985, it was recommended that the park be designated a Natural and Passive Park and that Concept Plan 3 serve as the model for the approved master plan.

It should be noted that further use of existing foot trails in the park may create further erosion situations which may require stabilization some time in the future.

A barricade is proposed off the end of Savoy Drive to restrict unauthorized vehicular traffic. The barricade is of wooden construction and will not be visually obtrusive.

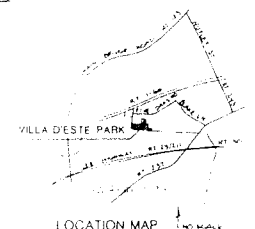
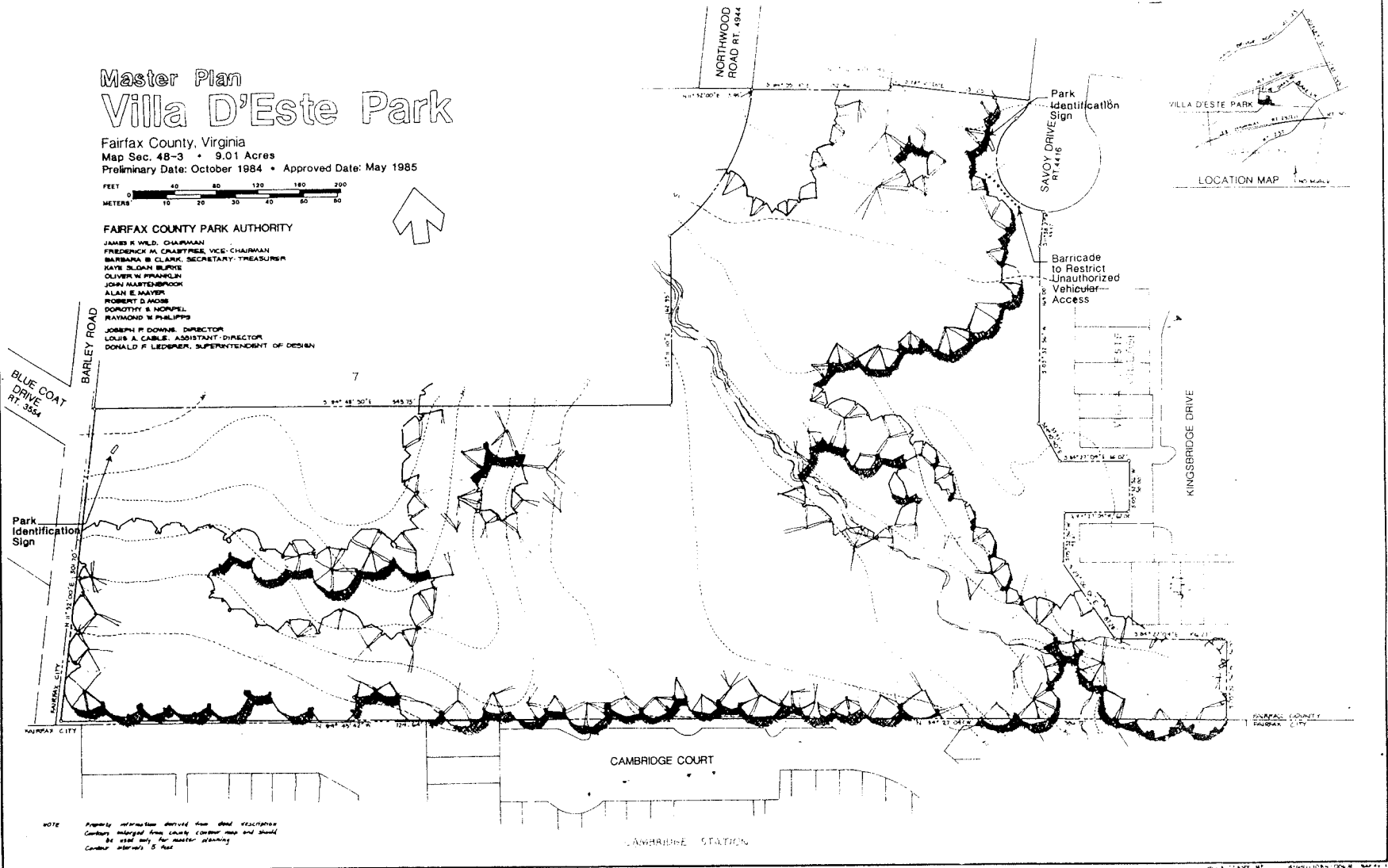
Master Plan Villa D'Este Park

Fairfax County, Virginia
Map Sec. 48-3 • 9.01 Acres
Preliminary Date: October 1984 • Approved Date: May 1985



FAIRFAX COUNTY PARK AUTHORITY

JAMES R. WILD, CHAIRMAN
FREDERICK H. CHASTYREK, VICE CHAIRMAN
BARBARA B. CLARK, SECRETARY-TREASURER
KAYE SLOAN BURKE
OLIVER W. PRINCE
JOHN MARTENBROOK
ALAN E. HAYES
ROBERT D. MOSE
DOROTHY S. NORDEL
RAYMOND W. PHILLIPS
JOSEPH P. DOWNIE, DIRECTOR
LOUIS A. CABLE, ASSISTANT DIRECTOR
DONALD F. LIESNER, SUPERINTENDENT OF DESIGN



NOTE: Elevation information derived from aerial photography
Contours indicated from contour map and should
be used only for master planning
Contour intervals 5 feet



Development Cost Estimate

	QTY	UNIT	UNIT PRICE	TOTAL
1. Barricade	1	LS	\$1,060	\$1,060
2. Design, Engineering, Contract Administration				\$ 110
TOTAL COST ESTIMATE				\$1,170

The balance of funds will be used for other parks in Providence District.

Cost / Benefit



COST VS. BENEFIT

There is no cost/benefit analysis as no facilities are being developed and the majority of Villa D'Este bond funds will be spent for other parks in Providence District.

Phasing Schedule



It is recommended that sufficient funds be moved forward from FY 87 to FY 86 to combine with the balance of available funds to meet the barricade expense of \$1170. This would permit necessary barricade construction in 1985. The balance of bond funds (approximately \$35,000) will be available for other Providence District parks. (\$422 as of 6 June 1985).

It should be noted that although \$100,000.00 was originally programmed for the development of Villa D'Este Park, funds have been spent during the planning and design of the park in addition to the \$7,000.00 contribution made by the FCPA to the Mosby Woods Elementary School PTA.

Annual Operating & Maintenance Cost Estimate



Class	Facility	Unit Quantity	Unit Cost	Total Cost
C	Landscaping	L.S.	\$200.00	\$ 200.00
	TOTAL			\$ 200.00

*Prepared from Productivity Report by the Office of Research & Statistics and the staff of the Fairfax County Park Authority, Fairfax County, Virginia. The figures are FY1982 personnel and FY1982 dollars.

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

MAINTENANCE PLAN

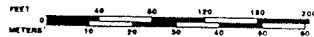
Master Plan

Villa D'Este Park

Fairfax County, Virginia

Map Sec. 48-3 • 9.01 Acres

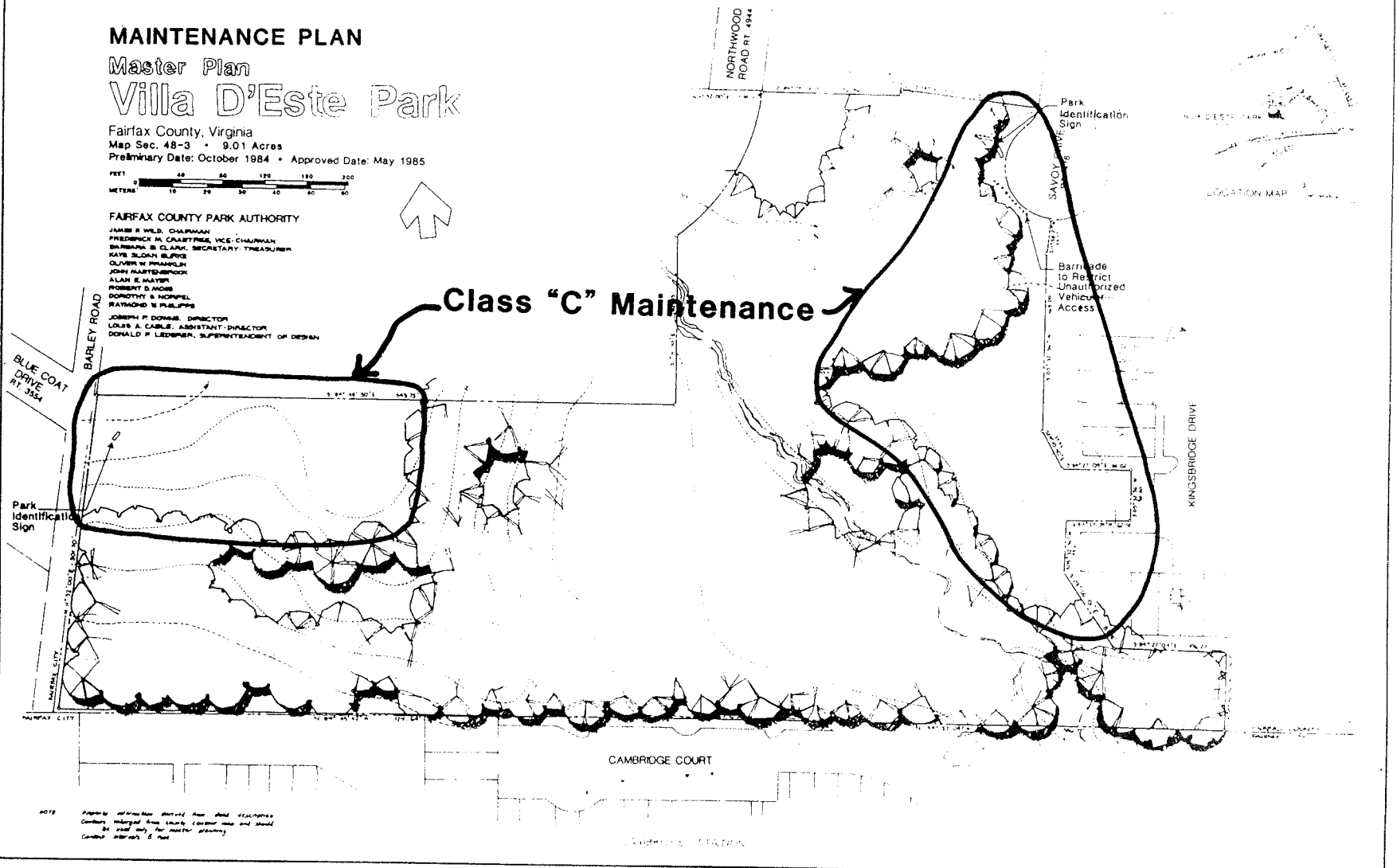
Preliminary Date: October 1984 • Approved Date: May 1985



FAIRFAX COUNTY PARK AUTHORITY

JAMES R. WILK, CHAIRMAN
 FREDERICK M. CHARTERIS, VICE-CHAIRMAN
 BARBARA B. CLARK, SECRETARY-TREASURER
 KATE SUDAN BLISS
 OLIVER W. PRINCE
 JOHN HARTENBERG
 ALAN E. HAYES
 ROBERT S. MOSE
 DOROTHY S. HORNELL
 RAYMOND W. PHILLIPS
 JOSEPH P. DONAHUE, DIRECTOR
 LOUIS A. CABLE, ASSISTANT DIRECTOR
 DONALD R. LEDERMAN, SUPERINTENDENT OF DESIGN

Class "C" Maintenance



NOTE: Property information derived from deed descriptions. Contours indicated from charts (contour lines and shade) do not apply to master planning. Contour intervals 5 feet.

Appendix



- o Villa D'Este Park Master Plan Design Initiation memorandum by F.C.P.A.
- o Villa D'Este Park - Forum Announcement by F.C.P.A., May 5, 1982
- o Villa D'Este Park Information Exchange/Forum Summary, F.C.P.A., July 16, 1982
- o Letter from Charles London, President, Mosby Woods P.T.A.
- o Letter from Bernard M. Martin, Association Secretary, Mosby Woods Community Assoc.
- o Letter from J. Philip Ferrara, Jr., President Cambridge Station Association
- o Site Survey from Susan Allen, District Naturalist, F.C.P.A.
- o Soil Survey from James E. Belshan, Soil Scientist
- o Historic Survey for Villa D'Este Park from Mark Spencer, F.C.P.A.
- o Archeological Survey from Ed Chatelain, Archeologist
- o Memorandum from Recreation and Community Services
- o Letter from John Mason, Chairman, Parks and Recreation Advisory Board, City of Fairfax
- o Memorandum dated November 16, 1982, from F.C.P.A. "Master Plan Stakeout"

- o Memorandum dated April 15, 1985, Preliminary Master Plan Approval
- o List of Public Hearing Attendees
- o Letters from citizen attendees of Hearing and FCPA responses.
- o Public Hearing notice for Villa D'este and Mosby Woods, December 26, 1984
- o Public Hearing summary, January 29, 1985.



Fairfax County Park Authority

M E M O R A N D U M

To: Messrs. Cable, Heberlein, Rierson, & Aldridge Date: 3-29-82

From: Chris Bogert, Landscape Architect *cb.*

Subject: Villa D'Este Park Master Plan

The Design Division has initiated the master plan process for Villa D'Este Park, located on 3120 Northwood Road, Fairfax. An information exchange/forum will be held this spring to listen to area citizens and groups having an interest in the planning of this park.

It is requested that each of you visit and evaluate the site, and return your comments, analysis and/or recommendations to me by April 30, 1982.

Your comments will be reviewed for use in preparing the preliminary master plan to be prepared by a consultant soon after the forum. You will be notified when the preliminary plan is ready for stake-out/field review.

CBB/mlb

Attachment

cc: J. Larry Fones, Director. Recreation
Capt. Harper, Police, W. Springfield Substation
Ed Chatelain, Comprehensive Planning
Pete Johnson, Comprehensive Planning
Larry Johnson, Soil Scientist



Fairfax County Park Authority

M E M O R A N D U M

To: Don Lederer

Date: 5-5-82

From: ✓ Chris Bogert *Jo.*

Subject: Villa D'Este Park - Forum Announcement

The 3/4 mile primary service radius for the park is somewhat reduced due to the presence of a number of high traffic volume roads nearby. The park's service radius has been chosen to include all areas south of Route 66, north of Lee Highway (excluding all commercial and industrial areas), west of Blake Lane and east of the Fairfax City line. It should be noted that approximately half of this service area is located within Fairfax City and half in the county.

The following communities are either townhouse or apartment complexes which have a resident managers office. Each listed below have agreed to distribute our announcements providing we deliver them to the respective office.

<u>Name</u>	<u>No. Units</u>
Yorkville	237
Fairfax Circle Villa	340
Hawthorne Village Apartments	<u>362</u>
	939

Mr. Frank Schroeder, a district chairman for the Boy Scouts of America in the Fairfax area assured me on May 4, 1982 that he would see to it that the remaining 1222 homes would receive notification via direct delivery by scout troop(s) in the area.

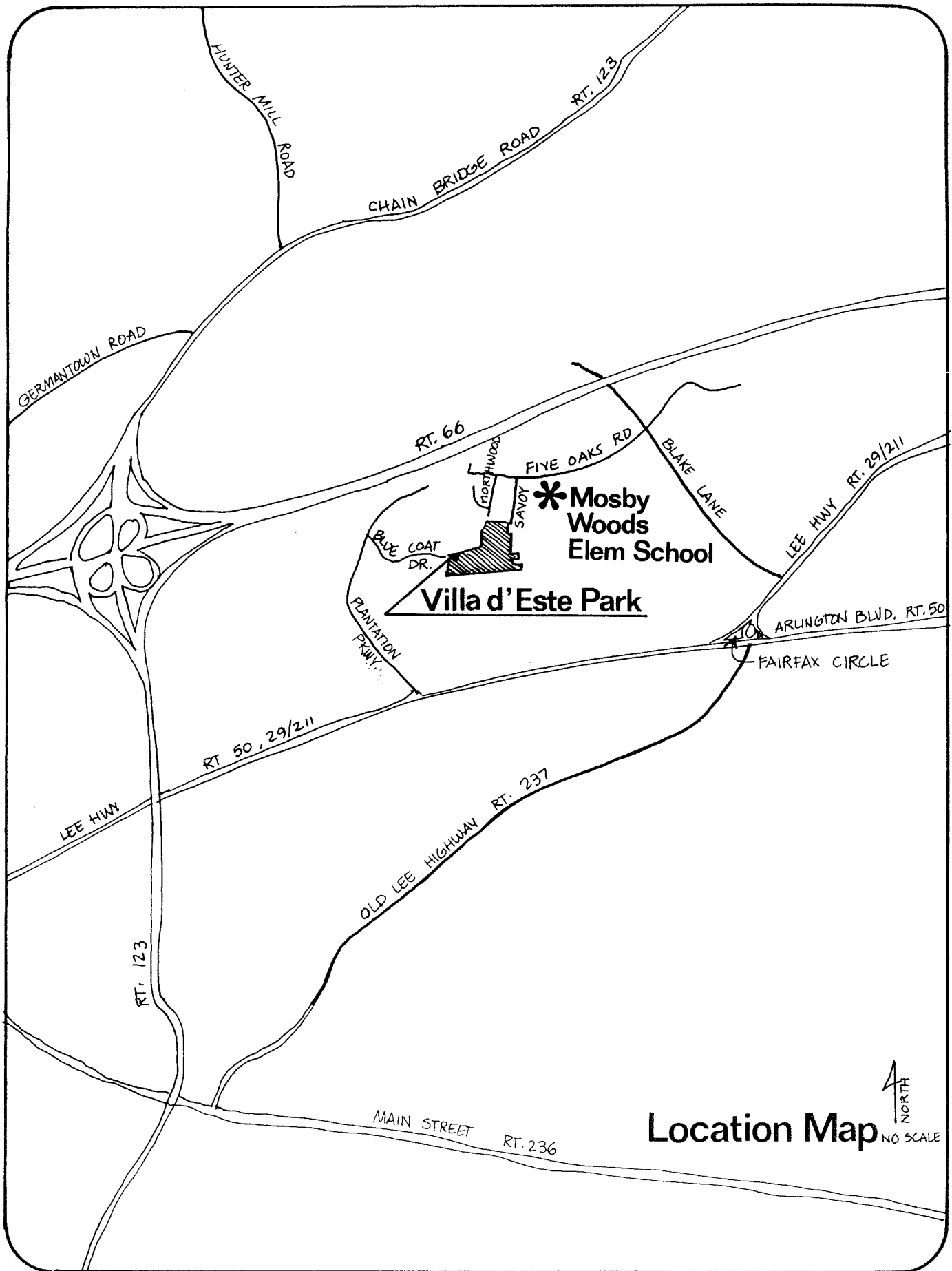
Total number of homes in service area = 2161.

Attached is a sample announcement.

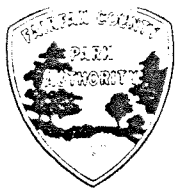
CBB/sh

Encl.

cc: Cable



Location Map  **NORTH**
NO SCALE



Discover your parks...

PA-196
5-5-82

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

COME...DISCOVER THE JOYS OF PARK PLANNING

PRELIMINARY MASTER PLAN CYCLE: INFORMATION EXCHANGE/FORUM ON VILLA D'ESTE PARK

The Fairfax County Park Authority is holding a public information exchange/forum pertaining to the preliminary master plan cycle of Villa D'Este Park on June 10, 1982 at 8:00 p.m. at the Mosby Woods Elementary School cafeteria, 9819 Five Oaks Road, Fairfax, VA. To reach the school, travel north on Lee Highway Route 29/211 from Fairfax Circle for 0.2 miles, then turn left onto Blake Lane. After travelling about 0.6 miles, turn left onto Five Oaks Road and proceed approximately $\frac{1}{4}$ mile. The school is on the left.

This information exchange/forum is being scheduled in place of questionnaires that are normally distributed to households, in an effort to explore the community needs and priorities for possible land use of this park site. The approach is being taken to encourage all individuals and/or groups, young and old alike, to speak or write out expressing their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help us plan your parks.

Villa D'Este Park is a 9.0+ acre community park in the Providence Magisterial District, located at 3120 Northwood Road, Fairfax. The northern portion of the park is periodically wet and is generally covered with thick brambles and shrubby growth. Vegetation on the higher, drier western portion of the site is typified by a mix of pine and deciduous trees gradually giving way to the grasses and weeds found in an open meadow area. The land generally slopes toward the southeast corner of the park where two small creeks join.

Capital Improvement Funds are available from the 1977 Bond Referendum for improvements in the amount of \$100,000, if deemed appropriate at the conclusion of the planning process. Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary, a follow-up session with community representatives may be scheduled depending on the information gathered at this information exchange/forum. All responses will be considered in the preparation of the preliminary master plan for Villa D'Este Park.

The preliminary master plan will be presented at a public hearing in Fairfax, to be scheduled in late 1982, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is Chris Bogert, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 251.

Louis A. Cable, Assistant Director

Donald F. Lederer, Superintendent of Design



Discover your parks ... 7-16-82

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

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR VILLA D'ESTE PARK

FROM: CHRIS BOGERT, LANDSCAPE ARCHITECT *Jo.*

SUBJECT: WHAT WE HEARD AT THE VILLA D'ESTE PARK INFORMATION EXCHANGE/FORUM

The following pages reflect what information has been gathered from the community to date. If any of our notes appear out of order, please call or write us to correct the record.

We have much work to do before a preliminary master plan will be aired later this year or early next for further review and comment by the community at large.

Thanks for your interest and ideas; we'll keep you informed.

VILLA D'ESTE PARK INFORMATION EXCHANGE/FORUM - SUMMARY

HELD: June 10, 1982 at 8:00 p.m. in the Mosby Woods Elementary School cafeteria

ATTENDEES: John Mastenbrook (Providence Magisterial District Representative), Fred Crabtree (Centreville District), and James Wild (Lee District and Chairman) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Don Lederer, Chris Hoppe, Chris Bogert, Melissa McDonald, and Lauren Bisbee from the FCPA Design Division staff; Susan Allen, Leon Nawojchik, Mona Enquist-Johnston, and Paul Engman from the FCPA Conservation Division staff; Bill Hellwig from the FCPA Park Operations staff; Sgt. Suzanne Lambert from the Park Police; Hank D'Antonio from Greenhorne & O'Mara, consultants; and approximately 35 citizens representing themselves and such groups as: Cambridge Station Association, Villa D'Este HOA, Mosby Woods Association, Mosby Woods PTA, Villa D'Este Village HOA, Fairfax/Mt. Vernon/Metro Hockey Clubs, and Fairfax Police Youth Club.

Mr. Cable welcomed the citizens and explained the forum procedure and its place in the planning process. He explained that we hope to come away with a lot of good information for staff to work with, in addition to gathering other data, and come back here later in 1982 and present some preliminary ideas on how the park might be master planned. If the citizens have additional thoughts or want to change their thoughts after tonight, they can call or write in within the next 30 days. He also asked that they notify others, not here tonight, that may wish to comment.

John Mastenbrook thanked the citizens for participating in the planning process. He elaborated on the forum procedure and overall park planning process. He also outlined the history of the park.

Mr. Cable noted that the Fairfax City residents will be organized into one discussion group. He mentioned that the Park Authority is very interested in their views but he felt a need to separate their views from those of County residents.

Using transparencies, Chris Bogert reviewed the different classes of parks, activity potential, location map, service radius, City and County line, Accotink Stream Valley, zoning, nearby parks, nearby schools, access, adjoining subdivisions and properties, open area (old home site). Slides of the site showed a view from Savoy Drive, trails, view into HOA parcel (Villa D'Este HOA), Northwood Drive, Bluecoat Drive, vegetation, open area, and flora.

A citizen pointed out that three private residences border the parkland on the Bluecoat Drive entrance.

*A citizen mentioned that the dirt trail at Bluecoat Drive is an easement to her property, not an easement to the parkland.

Mr. Cable mentioned a letter from the Mosby Woods PTA. They were asking the Park Authority to help finance their creative playground. He also summarized a statement from the Mosby Woods CA requesting that the park remain in its natural state and not be developed into a recreational park. They also suggested some limited uses such as paths and benches. They are concerned about the access. Mr. Cable also noted that a memo from the Fairfax County Recreation Department endorsed limited improvement of the site.

A citizen asked what determined that Villa D'Este is a 'community' park. Mr. Cable explained that it is a community park in its current state, but as we plan it, this could change.

A citizen asked what could be done with the \$100,000 available for development. Mr. Cable suggested that this will be answered in the individual discussion groups.

A citizen asked the potential for development, since the land is 30-50% floodplain. Mr. Cable acknowledged that it does limit the site. Chris Bogert showed a transparency of the summary analysis showing soils and slopes of the site.

*A citizen asked where public lands touched the park (potential access). Chris Bogert said at Bluecoat and Savoy Drives. *Another citizen asked about Northwood. Mr. Cable said not at the present time.

Mr. Cable introduced Sgt. Suzanne Lambert from the Park Police. He said she would be listening in on the groups.

*A citizen asked if we have data on what facilities will cost to maintain. Mr. Cable said yes.

*A citizen asked who the Park Authority serves. (He was opposed to the separation of City and County residents into different groups.) Mr. Cable said that first, we serve the residents and taxpayers of Fairfax County, but we want to take the City residents' comments into consideration too.

A citizen asked if the \$100,000 is state or County funds. Mr. Cable said County (1977 Park Bond Referendum).

*Another citizen opposed the separation of the County and City residents into different discussion groups. Mr. Cable noted that we needed to identify their input for information-gathering purposes.

*A citizen asked if they had a choice as to whether a park is developed or not. Mr. Cable said there is a park there now, but you do have a choice as to whether you have development or not.

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

Four groups were organized for discussion with the leader in each group being a FCPA staff member. The following agenda was suggested to each group:

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group

The following information summarizes the results of the discussions within each group:

GREEN TEAM

Facilitator: Chris Bogert

LIKES - TOP FIVE PRIORITIES

1. REALLOCATE FUNDING TO CREATIVE PLAYGROUND (Mosby Woods School)
2. REALLOCATE FUNDING TO NOTTOWAY PARK
3. DO NOT DEVELOP
4. TIE: (A) WOOD CHIP TRAIL AND (B) IF ANY DEVELOPMENT, FENCE SHALL BE ERECTED ALONG NW PROPERTY LINE
5. NO NEED FOR FURTHER RECREATIONAL DEVELOPMENT (there is sufficient in the area)

LIKES - COMPLETE LISTING AND VOTING COUNT

- A. Reallocate funding to Nottoway - 20 points
- B. Do not develop - 17 points
- C. No need for park for further recreation development - 8 points
- D. Trails, wood chip - 12 points
- E. Must maintain natural buffer of at least 50 feet - 1 point
- F. Outdoor classroom - 7 points
- G. If there is any development, fence shall be erected along NW property line - (Shirley property) - 12 points
- H. Add no dumping signs - 7 points
- I. Picnic facilities - 4 points
- J. Reallocate \$\$ to creative playground - 26 points

DISLIKES - TOP FIVE PRIORITIES

1. NO LIGHTS
2. NO MOTORIZED VEHICLES
3. NO VEHICLE ACCESS ON SAVOY DRIVE (too narrow)
4. NO DISTURBANCE OF NATURAL WILDLIFE HABITAT (PLANT/ANIMAL)
5. FISCALLY IRRESPONSIBLE IN TIME OF BUDGET RESTRAINTS (to develop the park)

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- A. No lights - 20 points
- B. No vehicular access of Savoy Drive - 15 points
- C. No Interference with natural drainage - 11 points
- D. No disturbance of natural wildlife habitat (plant/animal) - 14 points
- E. Fiscally Irresponsible in time of budget restraints - 13 points
- F. No motorized vehicles - 19 points

SPECIAL CONCERNS

- A. NARROWNESS OF SAVOY DRIVE PRECLUDES VEHICULAR TRAFFIC
- B. EXPENSE TOO HIGH FOR RETURN, TOO LOW RETURN TO COMMUNITY, NOT COST EFFECTIVE
- C. WILL THE DEMOCRATIC PROCESS BE HONORED WHEN THE CONSULTANT HAS ALREADY BEEN HIRED?

RED TEAM

Facilitator: Ed Nenstiel

LIKES - TOP FIVE PRIORITIES

1. MAINTAIN AS UNDEVELOPED LAND (clear underbrush, cut grass, etc.)
2. PASSIVE DEVELOPMENT - (TRAIL)
3. LEAVE IT ALONE
4. NATURE AREA - WILDLIFE HABITAT
5. SCREENING FOR RESIDENCES

LIKES - COMPLETE LISTING AND VOTING COUNT

- A. Leave it alone - 16 points
- B. Maintain it as undeveloped land - 20 points
- C. Screening for residences (i.e. Kingsbridge) - 9 points
- D. Passive development - trails - 19 points
- E. Fence put up by Park for containment - 4 points
- F. Give money to school project - 8 points
- G. Direct safe access by H.W. School children - 4 points
- H. Picnic facilities - 4 points
- I. Security for park area - 4 points
- J. Transfer funds to Nottoway - 2 points
- K. Nature area - wildlife habitat - 15 points

DISLIKES - TOP FOUR PRIORITIES

1. AUTO TRAFFIC IN SURROUNDING NEIGHBORHOODS
2. MOTOR VEHICLE ACCESS (of any kind)
3. TO DO NOTHING
4. TIE: ATHLETIC (ACTIVE) FACILITIES AND CROWD-ATTRACTING FACILITIES
(HARD SITES OR FIELDS - NO MAJOR CONSTRUCTION)

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- A. To do anything - 15 points
- B. Athletic facilities (hard sites and fields) - active - 13 points
- C. Crowd attracting facilities (no major construction) - 13 points
- D. Motor vehicle access - 22 points
- E. Automobile traffic in surrounding neighborhood - 27 points
- F. Trails - 0
- G. Overnight parking - 2 points
- H. Cutting standing trees - 10 points
- I. Improvement of access - 3 points

SPECIAL CONCERNS

WHERE WILL PEOPLE PARK?

SECURITY - VANDALS, SQUATTERS, DRUG USE, GOD ONLY KNOWS

MAINTAINABILITY - CUT GRASS, KEEP UP FACILITY

PASSIVE VS. ACTIVE

USEABLE BY MOSBY WOODS STUDENTS (would need access)

SCREENING/FENCING ADJOINING PRIVATE HOMES

YELLOW TEAM

Facilitator: Chris Hoppe

LIKES - TOP FIVE PRIORITIES

1. NATURAL AREA
2. DIVERT MONEY TO MOSBY WOODS ADV. PLAY
3. NATURE TRAIL
4. FITNESS TRAIL
5. TIE: WALKING TRAILS AND EDUCATION AREAS (tree identification)

LIKES - COMPLETE LISTING AND VOTING COUNT

- A. Trails - walking - 8 points
- B. Natural area - 22 points
- C. Play equipment coordinated with M.W. - 0
- D. Picnic tables/benches - 4 points
- E. Nature trail - 17 points
- F. Tennis courts - 7 points
- G. Retain trees - 3 points
- H. Bird sanctuary - 1 point
- I. Education areas - 8 points
- J. Divert money to M.W. playground - 21 points
- K. Fitness trail - 14 points

DISLIKES - TOP FIVE PRIORITIES

1. MOTORIZED VEHICLE TRAILS
2. PARKING LOT - (asphalt or anything)
3. BMX TRAIL
4. ASPHALT TRAILS (paths okay)
5. PICNIC SHELTER

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- A. No picnic shelters - 9 points
- B. No black top parking lot - 27 points
- C. No black top trails - 10 points
- Multi-use court - 6 points
- D. Motorized vehicle trails - 35 points
- E. BMX trails - 15 points

SPECIAL CONCERNS

- A. MOSBY WOODS PLAYGROUND \$\$
- B. ACCESS FROM MOSBY WOODS SCHOOL (if park is to have development)
- C. MOTORCYCLE PROBLEM
- D. VILLA D'ESTE PRIVATE PROPERTY
- E. DEAD TREES - SAFETY
- F. SAFETY: WATER, INSECTS, NOXIOUS PLANTS
- G. TRAFFIC FROM KINGSBRIDGE TO SAVOY (cutting across Villa D'Este area)
- NATURALIST-LED ACTIVITIES (would like to have)
- H. CRIME, MALICIOUS MISCHIEF
- I. BIKE TRAIL CONNECTION? (Are there any planned bike trails?)
- NATURE CENTER (found out later this would cost too much)

BLUE TEAM (Fairfax City residents)

Facilitator: Susan Allen

LIKES - TOP FIVE PRIORITIES

1. AS IS NATURAL - EXACTLY AS IS
2. RESTRICTED ACCESS
3. \$\$ SHOULD GO TO M.W. SCHOOL PLAYGROUND
4. NATURAL PATHS
5. POLICE PATROL

LIKES - COMPLETE LISTING AND VOTING COUNT

- A. Natural state - exactly as is (most of group) - 43 points
- B. Restricted access - 33 points
- C. Tennis courts - 5 points
- Natural trodden-down paths developed - 12 points
- D. - -
- E. Police patrol - 11 points
- F. Maintenance - 4 points
- \$\$ should go to M.W. School - 27 points

DISLIKES - TOP FIVE PRIORITIES

1. NO PARK DEVELOPMENT
2. NO ROADS/NO THRUWAYS
3. NO ACCESS FOR MOTOR VEHICLES (BIKES)
4. NO TREE REMOVAL
5. NO DEVELOPED PATHS

*"LET IT BE" - John Lennon

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- A. No roads - no thruways - 30 points
- B. No parking lots - 7 points
- C. No access for motor vehicles (i.e. motor bikes) - 19 points
- D. No tree removal - 14 points
- E. No lighted areas - 0
- F. No developed paths - 8 points
- G. No park development - 43 points
- H. No athletic facilities - 7 points
- I. No playground equipment - 3 points
- J. No drugs, booze, etc. - 2 points
- K. No street parking - 2 points

SPECIAL CONCERNS

- A. DRUGS, DRINKING (DRUG DEALING)
- B. TRAFFIC - BLUECOAT DRIVE IS TOO NARROW
- C. CRIME
- D. DESTRUCTION OF NATURAL ENVIRONMENT
- E. INFRINGEMENT ONTO PRIVATE PROPERTY
- F. MAINTENANCE NEEDED IF DEVELOPED
- G. 23 PARK POLICE FOR 400+ PARKS - LIMITED RESOURCES FOR BIG PROBLEMS
- H. --
- I. PARKING PROBLEMS
- J. CYCLE OF DEGENERATION (i.e. Mosby Woods Park = woodland = park = problem)
- K. DO WE NEED ANY DEVELOPMENT AT ALL?
- L. PROBLEMS ASSOCIATED WITH WOODED AREAS (DENSE AREA - CAN'T SEE WHAT'S HAPPENING)

* * *

Mr. Cable closed the meeting by saying that we will be sending out a summary of the information gathered and we will be back before the end of the year with the preliminary plan and alternatives. We will inform you of the next meeting and we hope that the same group, and others, will be on hand.

* * *

SUMMARY OF LETTERS WE HAVE RECEIVED:

1. A letter received from John Mason, Chairman, Fairfax City Parks and Recreation Advisory Board, expressed the importance which Villa D'Este Park could provide in terms of a trail/bikeway connection from the City of Vienna Metrorail Station.

His letter also mentioned the PRAB's recommendation for the City to develop the Beatty tract (tax map 48-3((2))4) principally for two soccer fields and including an important section of the proposed trail link mentioned above.

2. A letter sent by Charles London, President of the Mosby Woods PTA, formally requested the FCPA to supplement the funding needed to develop the proposed Creative Playground for the Mosby Woods School. The amount of funding requested is \$12,000.
3. A summary of the statement made by the Mosby Woods Community Association with regard to the Villa D'Este Park generally requested that any development of the park be extremely limited in scope. The ultimate preference of the Association is that the area be left completely in its natural state with no development to occur.
4. A letter received from J. Philip Ferrara, Jr., President of the Cambridge Station Association, requested that the park be left in its natural state with particular importance that no access trails be developed from the park to Cambridge Station.

25mm
6/10/82

Dear Mr. Cable:

We would like to request supplemental funding for our playground from the Park Authorities 1977 Bond Referendum. The proximity of Mosby Woods to the Villa D'Este Park Project would provide extensive recreational opportunities for a greater segment of the County population.

1. Security (School Security patrols Mosby Woods School)
2. No maintenance (Mosby Woods PTA will maintain)
3. Delay or eliminate Mosby Woods Park Master Planning process

I would like to thank you in advance for your cooperation and consideration of our request.

Charles London

cc: James Scott
Dave Meadows
Susan Faust
Jeff Williams

MOSBY WOODS COMMUNITY ASSOCIATION

June 10, 1982

The following is a summary of the statement made by this Association to the County of Fairfax on this date concerning the development of a recreational park adjacent to Villa d'Este residential area and bordering on the Mosby Woods subdivision of Fairfax City.

- The membership of the Association recommend that the area in question be left in its current natural state and not be developed into a recreational park. This is particularly the desire of the residents of Mosby Woods who live adjacent to the subject area.

- If the area is developed into a recreational park, we recommend that the following guidelines be integrated into the park development plan:

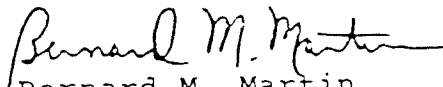
-- Minimal development be initiated, to include benches and walking paths with play areas, but excluding athletic facilities and ball fields.

-- Walking paths be developed to physically prohibit motor bike traffic.

-- No access road be constructed into the park from Blue Coat Road or any other street in the Mosby Woods subdivision.

-- No parking lot be constructed at the end of Blue Coat Road adjacent to the proposed park area.

- In conclusion, the preference of the Mosby Woods Community Association is that the area be left in its natural state and not be developed into a recreational park.



Bernard M. Martin
Association Secretary

Cambridge Station

June 11, 1982

Mr. Chris Bogert
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Chris:


We are grateful for the efforts of the Fairfax County Park Authority staff on the evening of June 10th in handling the Ville d'Este proposal. Their patience and understanding was appreciated under difficult circumstances.

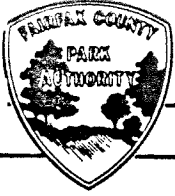
Now that we have had an opportunity to listen to the proposal, we would like to take this opportunity to summarize the feelings of the Cambridge Station Association. We feel that the Ville d'Este land should be left in its present natural state and remain undeveloped. Of particular importance is our concern that there be no access trails from the common boundary of Ville d'Este Park and Cambridge Station. This would result in dangerous vehicle and foot traffic through our already crowded private land parking and housing areas.

Perhaps the best use of available monies would be to fully develop the Mosby Woods school park facilities. Such an area would be accessible to the public, as well as visible and more easily patrolled by the police.

Thank you again for your patience and effort.

Sincerely,


J. Philip Ferrara, Jr.
President
Cambridge Station Association



Fairfax County Park Authority

M E M O R A N D U M

To: Chris Bogert, Design Division

Date: 5/11/82

From: Susan Allen, District Naturalist *SA*

Subject: Villa D'Este Park Master Plan

Villa D'Este Park is a 9.054 acre parcel of land located at 3120 Northwood Road, Fairfax. Single family homes border the park on the north and townhouses on the east, west and south. The southern park boundary parallels the Fairfax City limits approximately 1½ blocks north of Route 50 in the Cambridge Station subdivision.

The park's topography slopes east by northeast from a high point in the southwestern corner. A small stream transecting the site in a southeastern direction is one of the headwaters of Accotink Creek. North of the stream the site is generally flat.

The site is dominated by maturing tulip poplar trees (4-24" d.b.h.) interspersed by dying pines, cedars and seven mature red maples. One large sycamore (+ 24" d.b.h.) is located in the southwest corner of the park. The understory consists of young American Beech, red maples, cherry, dogwood and viburnum.

The ground cover generally consists of considerable wild rose, brambles, honeysuckle and mayapples with one notable exception. At the highest elevation along the southwestern border of the park, is a concentration of wildflower species including jack-in-the-pulpit, perfoliated bellwort and showy orchis. This site should therefore be scheduled for a Native Plant Rescue operation prior to any development.

A small reverting area is located in the northeastern section of the park.

No major wildlife populations occupy the site due to surrounding development; however, at least one large rabbit, named Peter, lives here.

The northeastern section of the park, adjacent to the public access on Northwood Drive is suitable for development. Trail access should be provided to serve the residents of Cambridge Station subdivision.

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 Della D'Este Tax Map # 47-3 Acres 9.054 Mag. District Providence
 Street Location/Access 3120 Northwood Road, Fairfax
 Naturalist District B Planner Assigned Robert

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	95%	2	2	1	2
Open Field			2	1	
Managed Field					
Reverting Field	5%				3
Stream Valley	X				
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

stream area represented as part of Hardwood forest

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 _____, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

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

*Gentle slope from southwest corner (Concord Ave) to
tributary stream; generally flat valley stream*

III. Environmental Problems

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

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

Note any particular information deemed important regarding III.

some tree houses

IV. OTHER: Indicate by checkmark those items which apply to the site/area

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>	
Roads _____	Open space _____	Tennis _____	Trails _____
Trails _____	Sing. Fam. Homes <input checked="" type="checkbox"/> _____	Ballfields _____	Walkways _____
Public Easement _____	Townhouses <input checked="" type="checkbox"/> _____	Playground _____	Swimming _____
Houses _____	Apartments _____	Tot Lot _____	Nature Trails _____
Other Buildings _____	Business _____	Picnic _____	Cons. Area _____
Private Dump _____	School _____	Multi-Use Ct. _____	Other _____
		Shelter _____	_____
		Restrooms _____	_____
		Parking Lot _____	_____
		Fishing _____	_____
		Boating _____	_____

Briefly describe initial impressions of the site:

Young hardwood forest, generally open no looking in understory

Briefly describe any special features of the site:

Inclusionary headwater of headwater creek

Recommended public use (recreational/interpretive):

Small scale passive, playground, for all levels of interest indicated

Recommended further actions (Conservation Division):

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

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

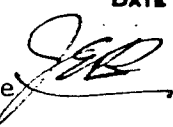
Site Survey Completed 30 April 1982 James V. Allen
 (DATE) BY

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Chris Bogert, Landscape Architect
Fairfax County Park Authority

DATE: April 28, 1982

FROM: James E. Belshan, Soil Scientist
Fairfax County Soil Survey Office 

FILE NO:

SUBJECT: Villa D'Este Park

REFERENCE: Tax Map Section: 48-3-001-7A, 8; 48-3-0033-D, F.

A soil map was prepared by me of the above referenced park site and is attached. Three general soil conditions are shown by the 4 soil series mapped. The approximate soil boundaries of each are delineated. These boundaries are usually transitional over a distance of several feet and on this site correspond to topographic contours and landscape position.

The general soil characteristics of each area are as follows:

1. Upland ridge and sideslope
Manor (21) and Glenelg (55) Series.

The soils within these delineations occupy well drained landscapes and have good internal soil drainage. These soils have formed in the weathered products of sericite schist, and have developed several feet thick. These soils are suitable for intensive park uses, although slope may limit some uses.

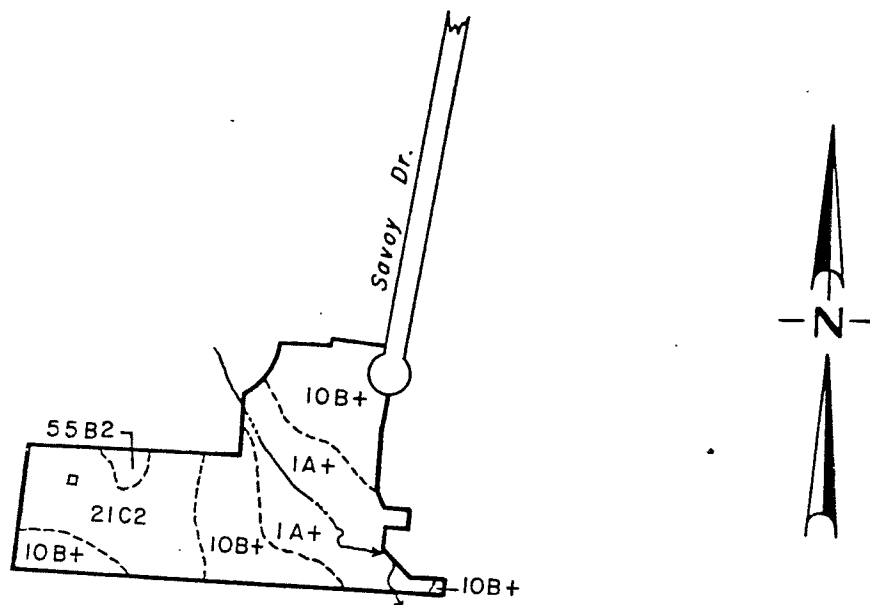
2. Lower sideslope landscape position
Glenville (10) series

The soils within this delineation have seasonally high water tables at about 12 to 24 inches. These soils will not have an adverse affect on normal park use, except during and for short periods following extended rainy periods.

3. Flood Plain
Mixed alluvial land (1A) land type.

The soils within this delineation have high seasonal water tables at or near the soil surface for extended periods of time, and are subject to flooding following heavy rainfalls. Intensive park uses would be restricted because of saturated soil conditions. A flood plain study would be helpful to determine the limits of potential flooding as effected by stormwater runoff upstream, and is recommended.

SOIL TYPE MAP OF AN APPROXIMATE 9.0+ ACRES PROPERTY PROPOSED FOR THE MASTER PLAN
 PROCESS FOR VILLA D'ESTE PARK, LOCATED ON 3120 NORTHWOOD ROAD, FAIRFAX COUNTY.
 TAX MAP SECTION: 48-3-001-7A, 8; 48-3-0033-D, F.



LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
1A+ .	Mixed alluvial land (FLOOD PLAIN), 0-2% slopes
10B+	Glenville silt loam, 2-7% slopes
21C2	Manor silt loam, 7-14% slopes
55B2	Glenelg silt loam, 2-7% slopes
----	Soil Boundary
Scale:	1" = 500 feet
Mapped by:	James E. Belshan, Soil Scientist Fairfax County Soil Survey Office
Date:	April, 1982

Memo to Chris Bogert, Landscape Architect - dated 28 April, 1982 - attached.

CHRIS HOPPI, DIVISION OF DESIGN

9/15/82

MARK SPENCER, COLVIN RUN MILL PARK

HISTORIC SURVEY FOR MOSBY WOODS PARK & VILLA D'ESTE PARK

In regards to the development of the two parks, the following information may be noted:

- (1) Both park sites are not on the historic county register.
- (2) No significant historic events took place at either park.
- (3) There is no physical evidence of old structures, foundations etc; however when I walked through the parks, they were knee-deep in poison ivy I will walk through them again during the winter.

References: County Historic Register, Deed Check, Hopkins Map, Civil War Atlas

cc: Rierson

, Alexander

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Don Lederer, Superintendent
Design Division, Fairfax County Park Authority

DATE November 16, 1982

FROM: Ed Chatelain, Archaeologist *EC*
Fairfax County Archaeological Survey

FILE NO:

SUBJECT: Archaeological Surveys of Villa D'Este and Mosby Woods Parks

REFERENCE: Stake-out announcement of 11-1982

Archaeological surveys of Villa D'Este and Mosby Woods Parks were conducted on November 16, 1982. Since no significant archaeological sites were located on either park, and the type of work planned involves limited ground disturbance, no further consideration is warranted.

MEMORANDUM

David Jillson, Landscape Architect
Chris Bogert, Landscape Architect

FCPA

DATE June 9, 1982

Leonard B. Gunsior, Assistant Director
Recreation and Community Services

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

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

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

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

L G/dm

Louis A. Cable, Assistant Director, FCPA



City of Fairfax

Recreation Department
3500 Old Lee Highway
Fairfax, Virginia 22030
(703) 385-7858

June 4, 1982

Mr. Chris Bogert
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Chris:

Many thanks for including me on your distribution for information on the public forum on villa D'Este Park. Unfortunately, I will be unable to attend as it is the same evening as our monthly Parks and Recreation Advisory Board meeting. Therefore, let me take this means to offer a few brief comments.

From a City of Fairfax park perspective, these considerations may be of interest:

- Trail planning: As you know, we are addressing options to ensure a good trail/bikeway connection from the City to the Metrorail station. A possible design involves crossing the City/County boundary on the north edge of the Beatty Tract traveling along Ranger Road to Mosby Woods School, then along Five Oaks Road to the station. The villa D'Este Park area may offer the opportunity for another leg of such a design.
- Park planning: We (on the PRAB) look forward to developing the Beatty Tract as part of the City's draft Comprehensive Plan currently being reviewed by the City Council. The PRAB's recommendation is for development principally for two soccer fields.

I would be interested in the results of your forum and any agreed design. Again, thanks for your courtesty.

Yours truly,

John Mason
Chairman, Parks and Recreation Advisory
Board

JM:mkk

cc: E. Wyatt, City Manager



M E M O R A N D U M

To: Don Lederer

Date: 11-16-82

From: Chris Bogert *JB.*

Subject: Villa D'Este and Mosby Woods Parks - Master Plan
Stake Outs

On Friday, November 12, 1982 master plan stake outs of design/development plans for the two parks listed above were held commencing at 1:30 p.m. with the following in attendance at each park:

Villa D'Este Park:

F.C.P.A. Design: Chris Hoppe, Chris Bogert
F.C.P.A. Development: Jay Jorgensen
F.C.P.A. Conservation: Susan Allen
Greenhorne and O'Mara: Hank D'Antonio, Mark Weglarz

Mosby Woods Park:

F.C.P.A. Design: Chris Hoppe, Chris Bogert
F.C.P.A. Development: Jay Jorgensen

Comments and conclusions made with respect to each of these two parks are as follows:

Villa D'Este Park:

1. The trail location as flagged was decided to be moved approx. 50-60 ft. further to the southeast (downstream) due to the trails apparent close proximity to the privately owned parcel adjacent to the park on the north. It was noted that the suggested area for the trail to be relocated is virtually impassable due to a very heavy growth of briars and vines, thus the reason it was not flagged as suggested.
2. It was decided to change the note which currently labels the trail from "Nature trail" to "Trail".
3. It was decided to change the note which currently reads "Fair-Weather Stream Crossing" to "Stream Crossing". This comment was intended to allow the F.C.P.A. the design flexibility of providing the most cost effective stream crossing at the time of detail design. Possibilities include a pre-fabricated steel bridge, fair-weather stream crossing or a large culvert with concrete end walls.
4. It was decided to change the comment currently on the plan from "Clean-up underbrush - Maintain open areas along the trail" to "Clean-up underbrush along the trail".

5. It was decided to slightly alter the trail alignment in order to remain within the area of shrubby growth and avoid the maintained open area adjacent to the park on the north.
6. The trail access out to Blue Coat Drive from the top of the slope should diagonally traverse the slope and meet the existing sidewalk on the north side of Blue Coat. Steps may be required to traverse the slope in order to achieve a trail designed in accordance with the guidelines as set forth in the Public Facilities Manual.
7. As had already been decided prior to the stake-out, the trail shown from the end of Northwood Road to join the primary east-west trail is to be eliminated. The park sign at the end of Northwood is also to be eliminated.
8. The evergreen screen shown on the plan was suggested to also be removed if as a result of the preliminary master plan hearing the primary trail is removed, ie. a natural/passive park results.

Mosby Woods Park:

1. It was suggested to either eliminate the 4' wide trail currently shown to be woodchip or designate as asphalt surfacing. The preference seemed to be to eliminate the 4' wide trail as it will probably aggravate the adjoining property owners and a safe school sidewalk already exists along Five Oaks Road and the School's entrance road.
2. It was decided to directly contact the principal of the Mosby Woods Elementary School with respect to the proposed outdoor classroom. This concept may be somewhat repetitive as a result of the recent construction of a small amphitheatre in conjunction with the new adventure playground on the school grounds.

There were no additional comments or questions with respect to the facilities proposed for development at this time by those present at the stake outs.

If anyone has any further comments, please submit them to me by November 22, 1982 for consideration.

DFL/sh

cc: Attendees
Downs
Cable
Heberlein
Aldridge
Jorgensen
Rierson
Royce



Fairfax County Park Authority

MEMORANDUM

TO: Donald F. Lederer, Superintendent of Design DATE: Apr. 25, 1985
FROM: Kirk Holley, Landscape Architect *leh*
SUBJECT: Villa D'Este and Mosby Woods Preliminary Master Plans

RECOMMENDATION:

Park Authority adopt the Villa D'Este and Mosby Woods preliminary master plans and reports as presented at the public hearing with the following changes:

- A. VILLA D'ESTE PARK (see attached plan)
 1. Delete all facilities listed below:
 - (a) 6' Gravel Trail (340 LF)
 - (b) 6' Woodchip Trail (900 LF)
 - (c) Fairweather Stream Crossing
 - (d) Vehicle Barricade on Blue Coat Drive
 - (e) All Landscaping
 2. Provide vehicle barricade off of Savoy Drive as shown.
 3. Use the balance of development funding for some improvement in the Providence Supervisory District.
 4. Designate Villa D'Este Park as a "Natural and Passive Park". (See definition below.)
 5. Change the master plan and report to reflect the above changes.
- B. MOSBY WOODS PARK (see attached new plan)
 1. Delete all facilities listed below:
 - (a) 6' Asphalt Trail (720 LF)
 - (b) 4' Woodchip Trail (320 LF)
 - (c) 2 Vehicle Barricades
 - (d) 1 Fairweather Stream Crossing
 - (e) 1 Clustered Fitness Area
 - (f) 1 Outdoor Classroom Area
 - (g) All Landscaping
 2. Designate Mosby Woods Park a "Natural and Passive Park". (See definition below.)
 3. Change the master plan and report to reflect the above changes.

Due to the overwhelming response opposing improvements to the two preliminary master plans at the public hearing January 29, 1985, I recommend we eliminate any improvement to either of these two sites. In addition, six letters and numerous phone calls have been received within the 30 day open period, all expressing the desire to leave one or both sites natural. Finally, no citizen or civic groups has stepped forth supporting any facet of either plan, at this point in time. However, it should be noted that existing foot trails at both locations may create further erosion situations that may require stabilization at some time in the future.

Definition of a Natural and Passive Park - A natural area is selected after careful evaluation by the staff and Authority as to its potential for public use or open space. The facilities to be provided and the types of uses are circumscribed by the natural features and ecological values of the site. Natural areas provide educational resources and lend environmental quality to a community. Most are selected for inclusion in the park system because of their unique flora, fauna, anthropological, archaeological or geological features. Some parks will have to be managed to retain the diverse types of flora and fauna currently found within park boundaries. Facility development would be kept to a minimum, but depending upon specified purposes might include trails, photo blinds, boardwalks, observation stands, interpretive shelters and nature/visitor centers plus access and parking when appropriate.

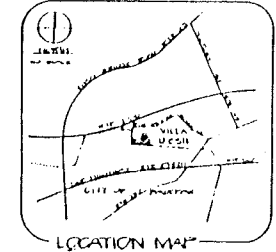
Preliminary
Master Plan

Villa D'Este Park

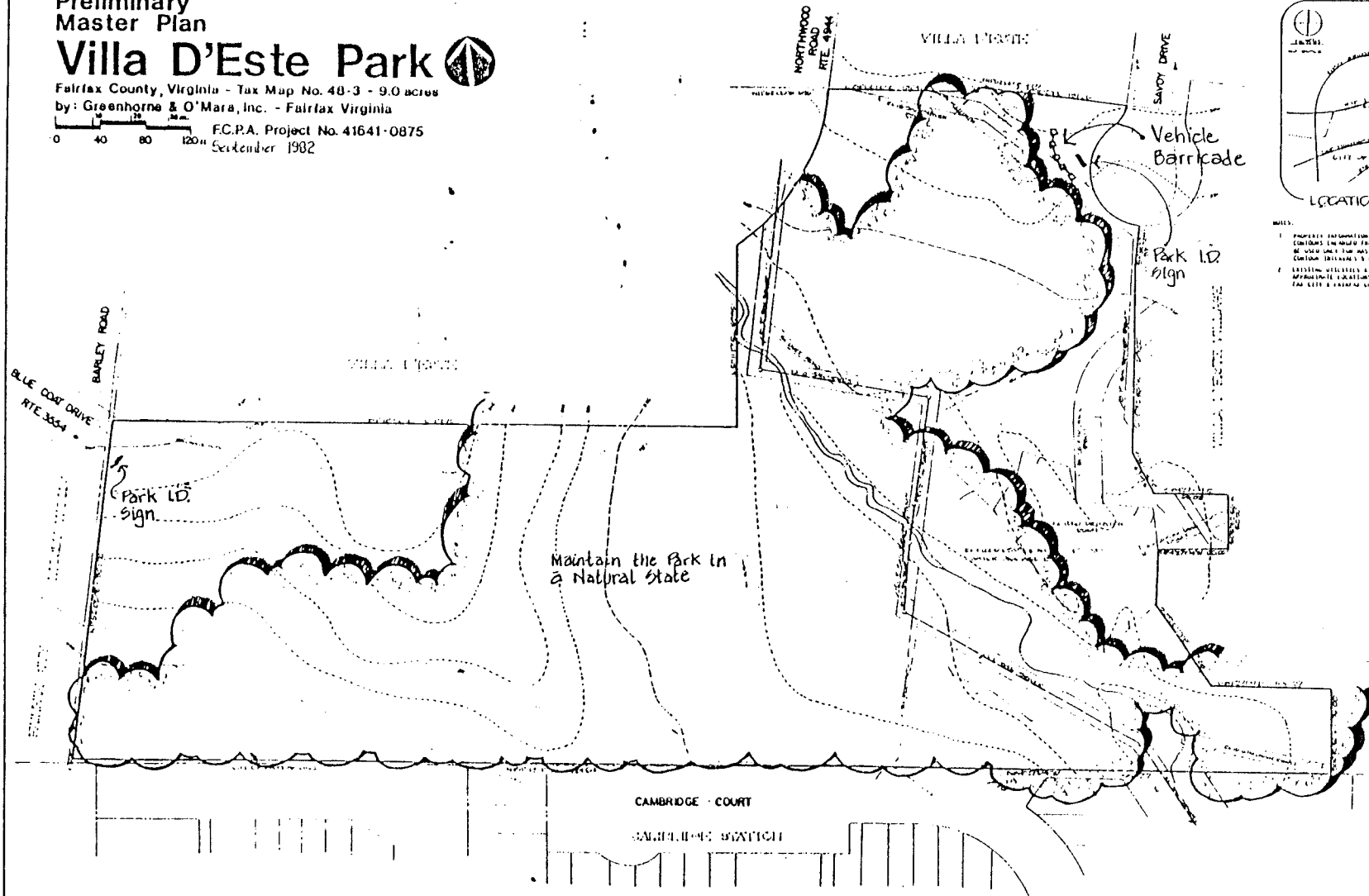
Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia

EC.P.A. Project No. 41641-0875
September 1982

0 40 80 120'



- NOTES:
1. PROPERTY INFORMATION DERIVED FROM FIELD SURVEY. CONSULT THE OWNER FOR CURRENT INFORMATION. SEE THE OWNER'S RECORD DRAWING FOR THE MASTER PLAN.
 2. EXISTING UTILITIES & EASEMENTS ARE SHOWN IN THE LOCATION MAP. SEE THE CITY & COUNTY RECORDS FOR THE CITY & COUNTY RECORDS.



STATEMENT RECEIVED FROM THE COMMUNITY AND PARK AUTHORITY RESPONSES:

The preliminary master plans were presented at a public hearing on January 29, 1985, at Mosby Woods Elementary School. Approximately 40 citizens attended, representing themselves, the Cambridge Station Civic Association, the Villa D'Este Civic Association and the Mosby Woods Civic Association. Following the public hearing, six letters were received, four from citizens, one from the president of the Mosby Woods Civic Association, and one from the Chairman of the Fairfax City Park and Recreation Advisory Board. The following statements and corresponding responses are from the public hearing and letters:

Comments Concerning Both Mosby Woods and Villa D'Este Parks:

- Statement 1. Leave both sites as natural areas.
- Response 1. It is recommended that both parks be designated "Natural and Passive" parks as described in the FCPA Policy Manual. No development of facilities is recommended.
- Statement 2. No vehicular access or parking.
- Response 2. No formal vehicular access is proposed for either site although it is possible that authorized maintenance or safety vehicles would go on site in the event of an emergency. A barricade should be erected off of Savoy Drive to help restrict unauthorized vehicular access to Villa D'Este Park. No parking is proposed at either site. As indicated in the Mosby Woods report it is anticipated that the existing parking lot at the elementary school would be utilized by park visitors. Because both parks are neighborhood oriented it is anticipated that most visitors would arrive by foot or bicycle.
- Statement 3. Development of parks would create problems for surrounding communities.
- Response 3. It is recommended that the park not be developed. See response no. 7.
- Statement 4. Spend development funds on maintenance of existing recreational facilities at other sites.
- Response 4. Available funding was approved in the 1977 Park Bond Referendum for development only. It is likely that if no development funds are spent for one of these sites, the money would be used for development of another park site within Providence District.
- Statement 5. Preparation of the master plans is a waste of money.
- Response 5. The master planning process is required as part of FCPA policy. Since the site is currently owned by the Park Authority some plan for its ultimate use must be developed as described in the Policy Manual.
- Statement 6. Why was this hearing held?
- Response 6. The hearing is a necessary procedural step in the planning process. The hearing is part of a democratic process and offers the Park Authority an opportunity to listen to public comment.

Statement 7. Can FCPA guarantee that County Police will come out every time there's something strange going on in parkland. There is a concern for tree houses, pornographic books, spray-painted obscenities, beer drinking, tree carvings, and set fires at parks.

Response 7. The Park Authority relies on citizen interest in community parks to alert County Police to suspicious or illegal activities. Developed parks receive scheduled police visitation and on-call visitation but undeveloped parks do not receive scheduled visitation. It is in the neighborhood's best interest to note suspicious activities and report them promptly if they occur to the County Police. The Park Authority encourages and supports neighborhood crime watch groups if and when they are formed near public parkland.

Some "problems" often cited as occurring in conjunction with parkland are discussed below:

a. Drugs. Controlled substances are not permitted in the parks.

There is presently no statistical basis that shows the incident frequency of illegal drug activities in parks.

b) Crime. There is no statistical basis to show that parks are the scene of crimes in relation to other areas of the community. Recent unofficial research by a citizen from the Fitzhugh Park area found that the incident rate was 3.4 per 100 persons population for parks, 4.0 per 100 for the surrounding community, and 7.5 per 100 for the County.

When a park is developed, the increase of activity increases the neighbor observing neighbor type surveillance and discourages idle people from the area due to the possibility of being noticed.

Developed parks receive more police visitation than parks which are not developed.

c) Night. Adopted regulations establish that each park opens at sunrise and closes at sundown, except in the case where other times are posted at the park entrance.

d) Trash. Developed parks receive regular maintenance visits for trash pick-up.

In general the Park Authority contends that improvements to a neighborhood, and added value to the quality of life from park acquisition far outweigh negative factors which may or may not occur.

Statement 8. Thought the park was acquired to preserve undeveloped open space.

Response 8. The park was acquired to serve community needs. One of those needs appears to be a green space within walking distance of the surrounding neighborhoods.

Statement 9. Only certain people were notified about the hearing.

Response 9. The Park Authority staff makes every effort to notify all citizens and community groups which might have an interest in park planning. We notify in writing all bordering property owners, all identified community groups and civic associations within the service area and all concerned parties who have written or telephoned the Authority. In addition, we advertise the public hearing in a local, widely circulated daily paper (the Journal in this case), and we place two large sign boards per park in a prominent location along the street 30 days prior to the hearing.

Comments Concerning Mosby Woods Park:

- Statement 10. Give development funds to Mosby Woods PTA for play equipment.
- Response 10. \$7,000 was donated to the Mosby Woods PTA in 1982 to help fund the existing play structure.
- Statement 11. How will people enter park.
- Response 11. Access is available off of Five Oaks Drive, Water Oaks Drive, Hawthorne Village Drive, and Mosby Woods Elementary School property.
- Statement 12. Why would FCPA want a park at this site.
- Response 12. Mosby Woods is a park. It exists through the desires of the community for a public green space in that service area.
- Statement 13. How will site development around the park affect the nearby pond.
- Response 13. The pond and property around it are privately owned. It is not known what land use is planned for the pond and surrounding property. The Park Authority has no plans to acquire it.
- Statement 14. Mosby Woods was not addressed at the 1982 forum and therefore should not be addressed at the public hearing.
- Response 14. The Park Authority chooses to incorporate the master plan for Mosby Woods Park into the process previously initiated for Villa D'Este Park in an effort to maximize planning efficiency. Because both parks are similar in size and site character, serve similar neighboring communities, and are in such close proximity, it was decided that public funds and planning time could be saved by master planning both parks at once. We did so realizing that this was a variation (not violation) of Park Authority policy regarding this matter. This variation was felt to serve the best interests of all concerns.
- Statement 15. If the site is left undeveloped, what will be the eventual disposition of the property? Would it be sold?
- Response 15. If the approved master plan for Mosby Woods Park designates a Natural and Passive Park and shows it to remain unimproved, it will remain that way for an indefinite length of time into the future. Were the Board member under Park Authority procedure or an active citizen group to lobby for improvement, it is conceivable the plan could be revised and the park developed in some fashion. If the land were to be disposed it would be in accordance with Policy 103 of the FCPA Policy Manual. Briefly, Policy 103 calls for needs assessments, public meeting(s), and hearing(s) that involve the Park Authority Board and the Board of Supervisors.

Comments Concerning Villa D'Este Park:

- Statement 16. Preliminary master plan report recommends native plant rescue.
- Response 16. As it is recommended that Villa D'Este Park be designated a Passive and Natural Park, no native plant rescue operation will be implemented per FCPA procedure.
- Statement 17. Why was an easement sought to access the park.
- Response 17. As with all park sites, the Park Authority seeks all available access points to permit safe, convenient use to the largest number of citizens. The easement off of Northwood Drive was sought to limit the possibility of park users trespassing over private property.

Statement 18. Concern about public access to park off of Blue Coat Drive over private property.

Response 18. Because Villa D'Este is not to be developed, no access will be developed off of Blue Coat Drive. If, at some point in the future, access is needed for some reason not now foreseen, this point of access should be considered only for pedestrians as discussed in the report. Furthermore, this access if ever constructed should be located above the existing retaining wall diagonally traversing the slope with steps as outlined in Mr. Bogert's recommendation.

A. VILLA D'ESTE PARK

Development Cost Estimate:

Vehicle Barricade (1)	<u>\$1,060</u>
Total Facility Cost	\$1,060
Design, Engineering, Contract Administration	<u>\$ 110</u>
TOTAL COST ESTIMATE (No maintenance required)	\$1,170

B. MOSBY WOODS PARK

Development Cost Estimate:

No development	\$ -0-
----------------	--------

KWH/mlb

MOSBY WOODS/VILLA D'ESTE
~~PUBLIC HEARING ATTENDEES~~

Barb & Jim Anderson
9907 Barnsbury Court
Fairfax, VA 22031

Roena Markely
3119 Northwood Rd.
Fairfax, VA 22031

Mrs. A.R. Cowan
10007 Blue Coat Dr.
Fairfax, VA 22030

Mary & Gifford Shirley
3131 Barley Rd.
Fairfax, VA 22031

Ruth & John Fitzpatrick
3122 Savoy Dr.
Fairfax, VA 22031

Al Pickeral
9822 Five Oaks Rd.
Fairfax, VA 22031

Larry Haverhals
9733 Water Oak Dr.
Fairfax, VA 22031

Rose Quinn
3108 Savoy Dr.
Fairfax, VA 22031

Charles R. Ashmore
2920 Sayre Rd.
Fairfax, VA 22031

Virginia Goodard
9821 Five Oaks Rd.
Fairfax, VA 22031

John Kelsey
3223 Plantation Pkwy.
Fairfax, VA 22030

Nancy Crowley
3121 Savoy Dr.
Fairfax, VA 22031

Norma & Chester Junek
3031 Platten Dr.
Fairfax, VA 22031

Verlon H. Bass
9737 Water Oak Dr.
Fairfax, VA 22030

Mary K. Smith
3032 Platten Dr.
Fairfax, VA 22031

N. McDiarmid
3241 Bayswater
Fairfax, VA 22031

Rose Bronconillo
3059 Bohicket Ct.
Fairfax, VA 22030

John W. Seeger
3142 Bayswater
Fairfax, VA 22031-1605

Maeke Linn
9869 Sweet Mint Dr.
Vienna, VA 22180

John Gaust
3053 Bohicket Ct.
Fairfax, VA 22031

Mark A. Goldenberg
3142 Bayswater
Fairfax, VA 22031-1605

Nealen McDonald
9869 Sweet Mint Dr.
Vienna, VA 22180

Thomas & Janice Jones
9823 Five Oaks Rd.
Fairfax, VA 22031

Mrs. A.W. Fort
3111 Northwood Rd.
Fairfax, VA 22031

Bettie Gee
9716 Ranger Rd.
Fairfax, VA 22030

Julia B. & Lawrence Miller
3107 Northwood Rd.
Fairfax, VA 22031

Stephen Weidman
Cynthia Weidman
3113 Northwood Rd.
Fairfax, VA 22031

9913 Barnsbury Court
Fairfax, Virginia 22031
February 7, 1985

Fairfax Park Authority
Executive Division
4030 Hummer Road
Annandale, Virginia 22003

Re: Villa de 'Este Park

Gentlemen:

Although I was not able to attend the January 29, 1985 hearing held at the Mosby Woods Elementary School and to hear the discussions regarding the proposed park at the end of Northwood Road, which is less than a block from my home, I would like to confirm that I oppose the establishing of any park in this location. I am also opposed to opening Northwood Road to traffic from the Mosby Woods subdivision.

Prior to rendering any decision in this regard, I assume that those people living in close proximity to this area will have another opportunity to share their concerns.

Very truly yours,

Raymond C. Foote

Raymond C. Foote

RCF

Fairfax County Park Authority

4030 Hummer Road • Annandale, VA 22003 • (703) 941-5000



1983 NATIONAL GOLD MEDAL AWARD
1984 NACPRO ORGANIZATIONAL AWARD

Authority Members
James F. Wild
Chairman
Frederick M. Crabtree
Vice-Chairman
Barbara B. Clark
Secretary-Treasurer
Kaye Sloan Burke
Oliver W. Franklin
John Mastenbrook
Alan E. Mayer
Robert D. Moss
Dorothy S. Norpel
Raymond W. Philipps

Director
Joseph P. Downs
Assistant Directors
Louis A. Cable
James A. Heberlein

February 13, 1985

Mr. Raymond C. Foote
9913 Barnsbury Court
Fairfax, VA 22031

RE: Villa D'Este Park

Dear Mr. Foote:

We have received your letter pertaining to the preliminary master plan for the referenced park. We have noted your comments regarding the following items: (1) that there should be no development of Villa D'Este Park, and (2) that Northwood Road should not be "opened to traffic from the Mosby Woods subdivision".

These comments will be placed with the others received and taken into consideration before the final adoption of the master plan.

I thank you for your interest in this project.

Sincerely yours,

Kirk W. Holley
Landscape Architect

KWH/jpb

cc: John Mastenbrook
Louis A. Cable/
Donald F. Lederer

9869 Sweet Mint Drive
Vienna, VA 22180
February 9, 1985

Louis A. Cable
Assistant Director
Fairfax Co. Park Authority
4030 Hummer Road
Annandale, VA 22003

Dear Mr. Cable,

I attended the meeting of the Villa D'Este and Mosby Woods parks at Mosby Woods Elementary School on January 29th. I was appalled to learn that the people residing in those communities had met with park personnel two years ago saying they wished to have their parks remain untouched -- only for their requests to be disregarded and the park authorities going ahead to develop three plans for the parks.

My feelings coincide with the persons who attended the meeting again last month asking -- again -- that the parks remain untouched. They have valid reasons for their requests. The two major reasons, in my opinion, are that should there be anything put into the parks, the parks will then be even more appealing to minors who are seeking out places for escape from school and from the acceptable social activities of the community. Additionally, as was pointed out at the meeting, any development of the parks might also encourage persons of a devious nature, resulting in an increase of criminal activities and possibly even resulting in residents being physically harmed.

I will be very interested in receiving the outcome of the procedures relating to the Villa D'Este and Mosby Woods parks. Hopefully the park authority will respect the wishes of the community and leave the parks alone.

Why is a non-resident of those communities interested? Because what happens in these procedures will indicate what I might expect to happen in my community some day. It will be reassuring for me to learn that the majority of a community rules. It will also encourage me to continue wanting to participate in local community matters if it proves that decisions are made by those interested enough to physically appear and actively participate in the decisionmaking process.

Sincerely,

Maeke Linn

Fairfax County Park Authority

4030 Hummer Road • Annandale, VA 22003 • (703) 941-5000



1983 NATIONAL GOLD MEDAL AWARD
1984 NACPRO ORGANIZATIONAL AWARD

Authority Members
James F. Wild
Chairman
Frederick M. Crabtree
Vice-Chairman
Barbara B. Clark
Secretary-Treasurer
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Oliver W. Franklin
John Mastenbrook
Alan E. Mayer
Robert D. Moss
Dorothy S. Norpel
Raymond W. Philipps

Director
Joseph P. Downs
Assistant Directors
Louis A. Cable
James A. Heberlein

February 13, 1985

Ms. Maeke Linn
9069 Sweet Mint Drive
Vienna, VA 22180

RE: Mosby Woods and
Villa D'Este Parks

Dear Ms. Linn:

We have received your letter pertaining to the preliminary master plan for the referenced parks. We have noted your comments regarding the following items (1) that the parks remain undeveloped and (2) that development may attract park uses which would be undesirable to the community.

These comments will be placed with others received and taken into consideration before the final adoption of the master plan.

I thank you for your interest in this park project.

Sincerely yours,

Kirk W. Holley
Landscape Architect

KWH/jpb

cc: John Mastenbrook
Louis A. Cable/
Donald F. Lederer

Mosby Woods
Please
reply

February 11 - 1985

Mr. Downs
Executive Office
4030 Hummer Dr.
Annandale Va. 22003

~~Cliff Masterbrook~~
~~F. Crabtree~~

Dear Mr. Downs

I am writting in regards to the meeting my husband and I attended concerning the Fairfax County Park "Villa de Vista". We think this is the last thing we need in here is a park. I have the pleasure of feeding the wild animals and watching them make their homes. Why deprive them of this? Life is so cruel. God put us all here for a purpose, encluding our little friends. My husband and I are getting along in age and we enjoy this kind of life. If a park is developed in here it will destroy all the wild life and their homes. We have enough to content with, the kids abuse our trees not to mention the fires we have found that have burned out. I would like to bring to your attention if there is someone needing a walkway to Metro. There is a very nice blacktop walkway going from Mosby Woods Subdivision to Five Oaks Road, which continues on to Blake Lane.

We have conferred with Mr. Crabtree and Mr. Masterbrook concerning our property. My home would be facing the park, our property line is adjacent to the park land. If the park is developed, we would preferr to have a fence instead of the trees.

Sincerely

Gifford & Mary Shirley
3131 Barley Rd.
Fairfax Va 22031

to: *COPIE* (I will respond h/t)

10007 Blue Coat Drive
Fairfax, Virginia 22030
February 12, 1985

Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

IN RE: Villa D'Este Park

ATTN: Mr. Kirk Holley

Dear Mr. Holley:

This will acknowledge our telephone conversation of Thursday, January 31, 1985 and receipt of two copies of sections of the Preliminary Master Plan, including a memorandum from Mr. Chris Bogert to Mr. Don Lederer dated November 16, 1982 (public information) part of which concerns one possible access point to Villa D'Este Park via Blue Coat Drive if said park is ever developed.

I agree with you that your showing of a portion of my private driveway as the possible access point from Blue Coat Drive at the January 29, 1985 Park Authority meeting totally misrepresented the facts. At the June 1982 Park Authority meeting concerning Villa D'Este Park the possible access point was shown to be the deadend of Blue Coat Drive. Said street deadends into an embankment and the recommendation was that access would be up and over the embankment (slope) and above our retaining wall. It was further stated that the Park Authority might have to construct steps to traverse the slope above our retaining wall. Please note the following partial quotations, one from the Preliminary Master Plan, and the other from the November 16, 1982 memorandum from Mr. Bogert to Mr. Lederer.

"ACCESS: There are two existing public roads that provide public access to Villa D'Este Park. Savoy Drive terminates at a cul-de-sac adjacent to the northeast corner of the site and provides possible opportunities for vehicular and pedestrian access. Blue Coat Drive, located within the Fairfax City limits, terminates at the northwest corner of the site. Due to the existing embankment at the terminous of the roadway, this point of access should be considered only for pedestrians."

Alvin R. Cowan to
Kirk Holley
Villa D'Este Park

- 2 -

"Paragraph 6: The trail access out to Blue Coat Drive from the top of the slope should diagonally traverse the slope and meet the existing sidewalk on the north side of Blue Coat. Steps may be required to traverse the slope in order to achieve a trail designed in accordance with the guidelines as set forth in the Public Facilities Manual."

The slide you showed at the January 29, 1985 Park Authority meeting of a portion of my private driveway and which you stated was a sidewalk and the access point into said park is incorrect. In order for us to get into and out of our private driveway, we have to drive over said "sidewalk". Every bit of concrete that is beyond our original driveway and parking pad was legally designed and built by my husband and totally paid for by my husband, and is our private driveway. This is not a city sidewalk - we paid for every inch of it! We will not allow you access over our private driveway nor will we allow you to keep us from using our private driveway.

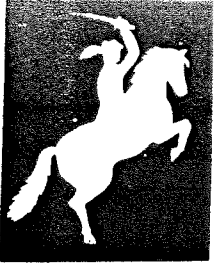
I strongly stress that the original recommendation (see paragraph 6 of Mr. Bogert's memorandum to Mr. Lederer dated November 16, 1982, and the access information contained in the Preliminary Master Plan) be followed to the letter. This is the only acceptable option to us. If said Villa D'Este Park is ever developed, access should go up the embankment and above our retaining wall. If the park is not developed, the matter of access from Blue Coat Drive should be dropped.

I am returning to you a copy of the Preliminary Master Plan and the November 16, 1982 memorandum from Mr. Bogert to Mr. Lederer with my comments noted thereon.

Sincerely yours,


Mrs. Alvin R. Cowan

IVC
Enc.



MOSBY WOODS COMMUNITY ASSOCIATION



Kirk H. (DWC) Please respond.

February 18, 1985

Mr Louis A. Cable, Asst. Director
Fairfax County Park Authority
Annandale, VA 22003

*cc J. [unclear]
F. [unclear]*

Dear Mr. Cable:

On behalf of the Mosby Woods Community Association I am forwarding herewith the gist of our testimony of January 29, 1985 regarding the proposed Villa D'Este Park.

In essence, this is a restatement of our position set forth in June 1982. The Association continues in its strong feeling that the area referenced not be developed into a recreation park. We are virtually unanimous in recommending that the plot be left as it is in its current natural state.

Villa D'Este park, if developed, would be adjacent to the community of Mosby Woods and would therefore entail some sort of access to the park through the community. The obvious entrance/exit would be at the end of Blue Coat Drive, which would result in great personal inconvenience to adjacent residents. Further, the capacity of the street to assimilate additional traffic and parking is nil.

We see no feasible and acceptable access from Mosby Woods to such a park, and again firmly request that the area be left as it is and not further developed.

Sincerely,

John W. Kelsey
John W. Kelsey
President,

Mosby Woods Community Association

copy Crabtree



City of Fairfax

Kirkley
8/27
Respect

Recreation Department
3730 Old Lee Highway
Fairfax, Virginia 22030
(703) 385-7858

February 19, 1985

cc J. Mason
F. Greenlee

Mr. Joseph Downs
Executive Director
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Downs:

On behalf of the City of Fairfax Park and Recreation Advisory Board (PRAB), this is to go on record as opposing any development by the Park Authority of the Mosby Woods and Villa D'Este park areas.

We understand that several years ago Mr. John Mason, then Chairman of PRAB, sent a letter to the Park Authority supporting the development of Villa D'Este Park from the perspective of trails planning. At the time, Villa D'Este offered a possible connection for a trail route from the City of Fairfax to the Vienna Metrorail Station. These plans have totally changed since then, however. The City's trail system will now be connected to Metrorail and Northern Virginia Regional Park Authority's W&OD Trail by another route, with the assistance of NVRPA. We want to emphasize that Mosby Woods and Villa D'Este Parks do not provide any link whatsoever to any current or planned City of Fairfax trails.

We are also aware of the virtual unanimous opposition to any development of these areas expressed by the citizens of Fairfax at public hearings conducted by the Park Authority on June 19, 1982 and again on January 29, 1985.

In conclusion, based on the overwhelming opposition to these projects expressed by our residents, and due to the fact that the proposed park areas no longer have any relevance to our trails system, the Park and Recreation Advisory Board urges the Park Authority not to develop these areas and to use the funds for this project elsewhere.

Sincerely,

Arthur F. Little

Arthur F. Little
Chairman, Park and Recreation
Advisory Board

AFL:jhg

cc: Honorable Mayor and Members of City Council
Edward A. Wyatt, City Manager
Members of PRAB



Discover your parks...

12-26-84
PA 796

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

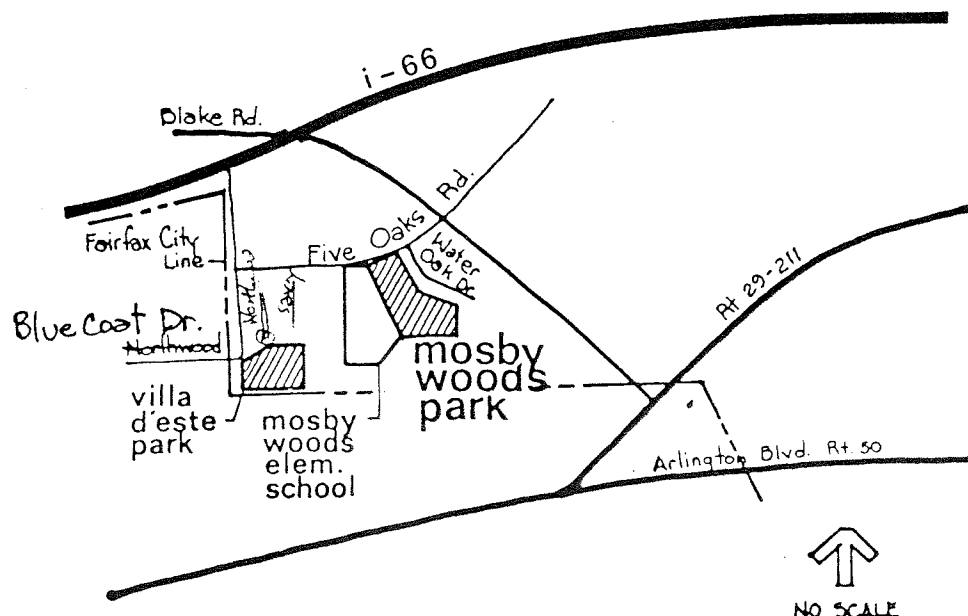
PLEASE HELP US DISTRIBUTE THIS INFORMATION TO FRIENDS, NEIGHBORS, AND GROUPS
INTERESTED IN THIS TOPIC. THIS PRELIMINARY PLAN IS NOT FINAL
AT THIS POINT IN THE PROCESS; WE URGE YOU TO COMMENT!

PUBLIC HEARING FOR PRELIMINARY MASTER PLANS OF MOSBY WOODS PARK AND VILLA D'ESTE PARK

The Fairfax County Park Authority is holding a public hearing on January 29, 1985 at 8:00 p.m. in the cafeteria of Mosby Woods Elementary School, 9819 Five Oaks Road, Fairfax, Virginia for the purpose of presenting the preliminary master plans of Mosby Woods and Villa D'Este Parks. The Park Authority would like to hear your opinion of the preliminary master plans and listen to your ideas concerning the parks. This proposal is a result of community participation in the forum held June 1982 at this school as well as careful study/analysis of various concept plans.

Both parks are located within close proximity to each other and a number of neighboring communities. Both parks have similar natural features and share similar off-site characteristics. It is assumed that any improvements of either site will affect many of the nearby communities. Therefore, the Park Authority decided to incorporate both parks into the master plan process in an effort to maximize planning efficiency.

The two community parks, located in Providence District, are bounded by I-66, the Fairfax City line, Arlington Boulevard, and Blake Lane. Mosby Woods Park is at 9813 Five Oaks Road off of Blake Lane. It was acquired through purchase and dedication in three transactions between 1964 and 1977. Villa D'Este Park is at 3120 Northwood Road off of Five Oaks Road southeast of Mosby Woods Park and Elementary School. It was acquired through purchase of 6 acres in 1974 and dedication of the balance in 1978.



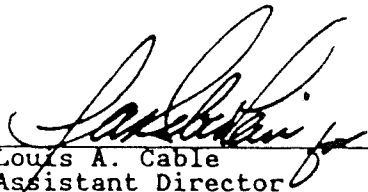
LOCATION MAP

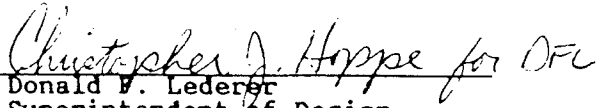
Neither site has any existing recreational facilities on it. Both sites have a stream, are rolling with small perimeter hills, and are moderately wooded. No on-site factors prevent development at either site, however extensive grading, drainage modification and other site work would be required for construction of a large recreational facility.

Interested persons may review the rendered preliminary master plans and the in-depth report at the Fairfax County Park Authority Headquarters, or at the Mosby Woods Elementary School. Additional copies of this flier may be picked up at the Park Authority Headquarters or at the school. The in-depth report may be obtained for a fee, only at the Park Authority Headquarters (hours: 8:00 to 4:30 p.m., Monday - Friday). To reach the Park Authority Headquarters, take Rt. 495 to Little River Tnpke. East Exit; turn left off of Little River Tnpke. at the first stoplight to Hummer Road; proceed on Hummer Road for 1/4 mile to the park entrance on the left. The school can be reached by travelling west on Route 50, making a right on Old Lee Highway, an immediate left on Blake Lane Road, and travelling about 1 mile to a left at Five Oaks Road. The school is 1/2 mile on the left at 9819 Five Oaks Road.

Persons, groups or organizations receiving this flier are urged to have a representative at the hearing to present their views on behalf of the individual/organization. If you wish to speak at the public hearing, please register with Mrs. Lauren Bisbee at the Park Authority Headquarters, 941-5000, ext. 261. THIS PRELIMINARY PLAN IS NOT FINAL AT THIS POINT IN THE PROCESS; WE URGE YOU TO COMMENT!

There will be a lapsed time of one month following the hearing for citizens to submit in writing (as individuals or collectively through their organizations) more specific comments. After all requests have been considered, the plans will be presented to the Park Authority for the final approval and ultimate development program, if appropriate. The public is welcome to attend the Park Authority meeting when the preliminary master plans are presented for adoption, however, no public comments will be accepted at that regularly scheduled FCPA meeting. All individuals and/or groups sending letters, petitions or in attendance at the hearing will be notified in advance of the plans coming back before the FCPA for consideration. Anyone else wishing to be placed on the mailing list regarding these parks, please call Mrs. Lauren Bisbee. The project coordinator for these preliminary plans is Kirk Holley, Landscape Architect with the Fairfax County Park Authority, 941-5000, ext. 225.


Louis A. Cable
Assistant Director
Fairfax County Park Authority


Donald V. Lederer
Superintendent of Design
Fairfax County Park Authority

MOSBY WOODS PARK

PRELIMINARY MASTER PLAN

Site Description: The 7.1 acre site is moderately sloped and wooded. Half of the site is covered by floodplain; those soils and that area are only fair for development. No other site conditions restrict development although the site is crossed by many utility easements. Except for a few unimproved trails, no recreational facilities exist on site.

Preliminary Plan Description: The preliminary master plan shows a 6' wide asphalt trail from Water Oak Drive to the neighborhood school (approx. 720 linear feet) with a 4' wide woodchip trail lateral (approx. 320 linear feet) both with vehicle barricades. The stream crossing is a low maintenance concrete fair-weather fording. A clustered fitness area with 10 to 15 fixed stations is shown near the school as is an outdoor classroom area. Such facilities would not duplicate what now exists at the adjacent school. The majority of the site is left in a natural, undisturbed state. No lighted facilities are planned.

Preliminary Cost Estimate:

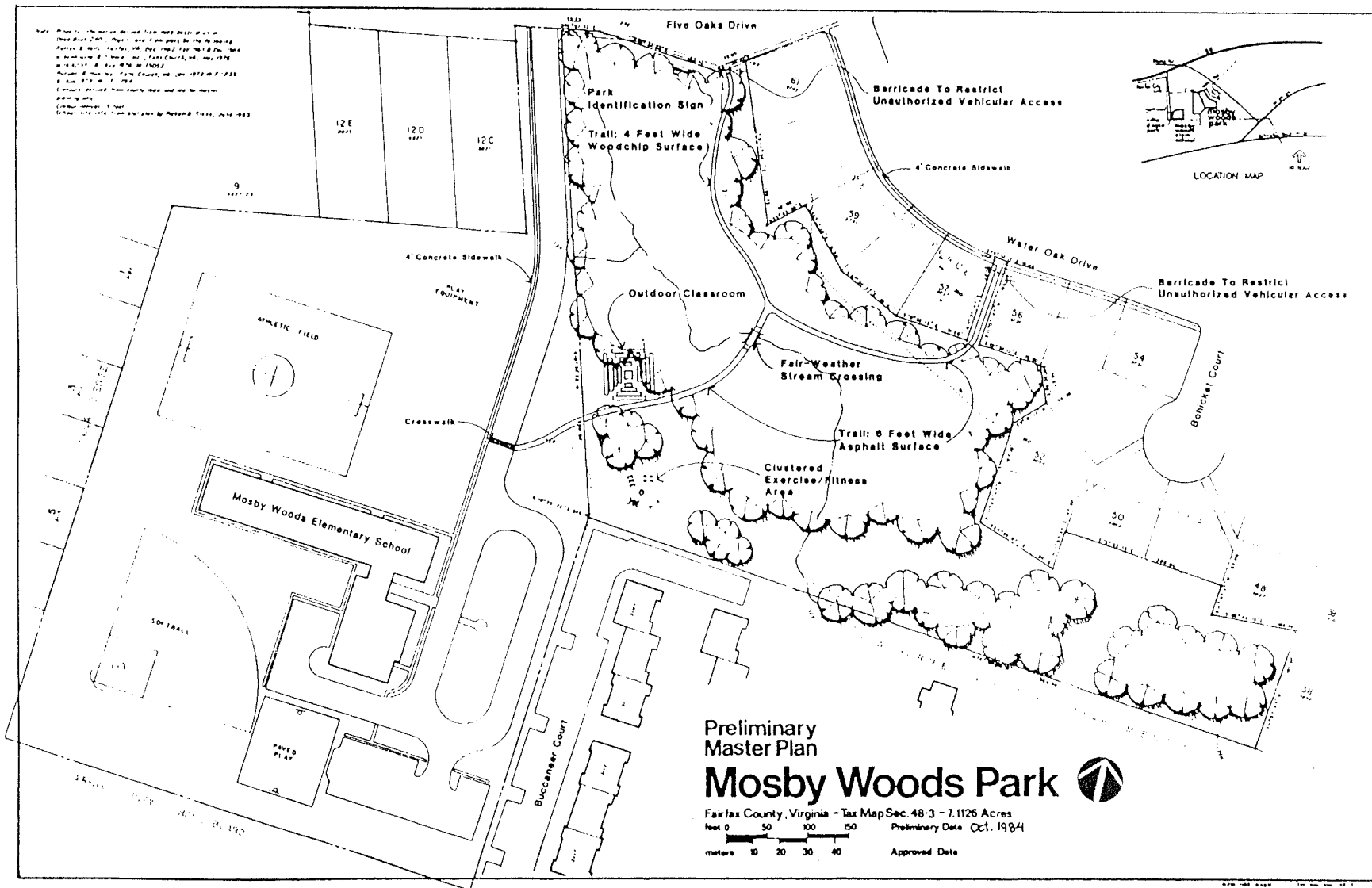
• Trails including stream crossing and barricades	\$31,507 ←
• Clustered fitness area	\$10,800 ✓
• Outdoor classroom	\$ 5,400 ✓
• Signage and landscaping	\$ 4,080 ✓
Subtotal facilities	\$51,787
• Design/engineering fees	\$ 6,991 ←
• Contract administration	\$10,697
TOTAL COST ESTIMATE	<u>\$69,475</u>

Preliminary Annual Maintenance Costs:

• Trails and stream crossing	\$734
• Clustered fitness area	\$830
• Outdoor classroom	\$200
• Landscaping	<u>\$200</u>
TOTAL COSTS	\$1,964

Recommended Phasing: The total cost estimate of \$69,475 exceeds available funding. Currently, there is no available money for design or development this fiscal year. There is \$7,637 available through bond funds originally programmed for use in fiscal years 1986 and 1987.

• Phase I (Recommended FY 85)	
Design/engineering fee with consultant	\$6,991
Site signage	<u>\$ 480</u>
TOTAL PHASE I	\$7,471
• Phase II	
All site development	\$51,307
Contract administration	<u>\$10,697</u>
TOTAL PHASE I	<u>\$62,004</u>
TOTAL ALL PHASES	<u>\$69,475</u>



VILLA D'ESTE PARK
PRELIMINARY MASTER PLAN

Site Description: The 9.0 acre site is rolling and mostly wooded. A small stream crosses the site leaving 1/3 of it in flood plain. The flood plain and soils are only fair for development. No other site conditions restrict development although this site is crossed by many utility easements. No recreational facilities exist on site.

Preliminary Plan Description: The preliminary master plan shows a 6 foot wide wood chip and gravel trail (approx. 1240 linear feet) with vehicle barricades. The stream crossing is a low maintenance concrete fair-weather fording. Landscape evergreen screening and signage are also shown. The majority of the site is left in a natural state. No lighted facilities are planned.

Preliminary Cost Estimate:

• Trail including stream crossing and barricades	\$30,067	
• Signage and landscaping	\$ 5,280	
Subtotal Facilities	\$35,347	
• Design/engineering fees	\$ 3,535	
• Contract administration	\$ 6,388	
TOTAL COST ESTIMATE		\$45,270

Preliminary Annual Maintenance Costs:

• Trails and stream crossing	\$1,122	
• Landscaping	\$ 200	
TOTAL COSTS		\$1,322

Recommended Phasing: The total cost estimate of \$45,270 exceeds available funding. Currently \$419 is available. Through fiscal year 1987 a total of \$36,457 is available for design and development. In order to build with existing funding it is recommended a lesser quality trail be initially constructed for a savings of \$10,229. This would result in reduced development costs of \$35,041. Funds for final trail development could be made available through future bonds.

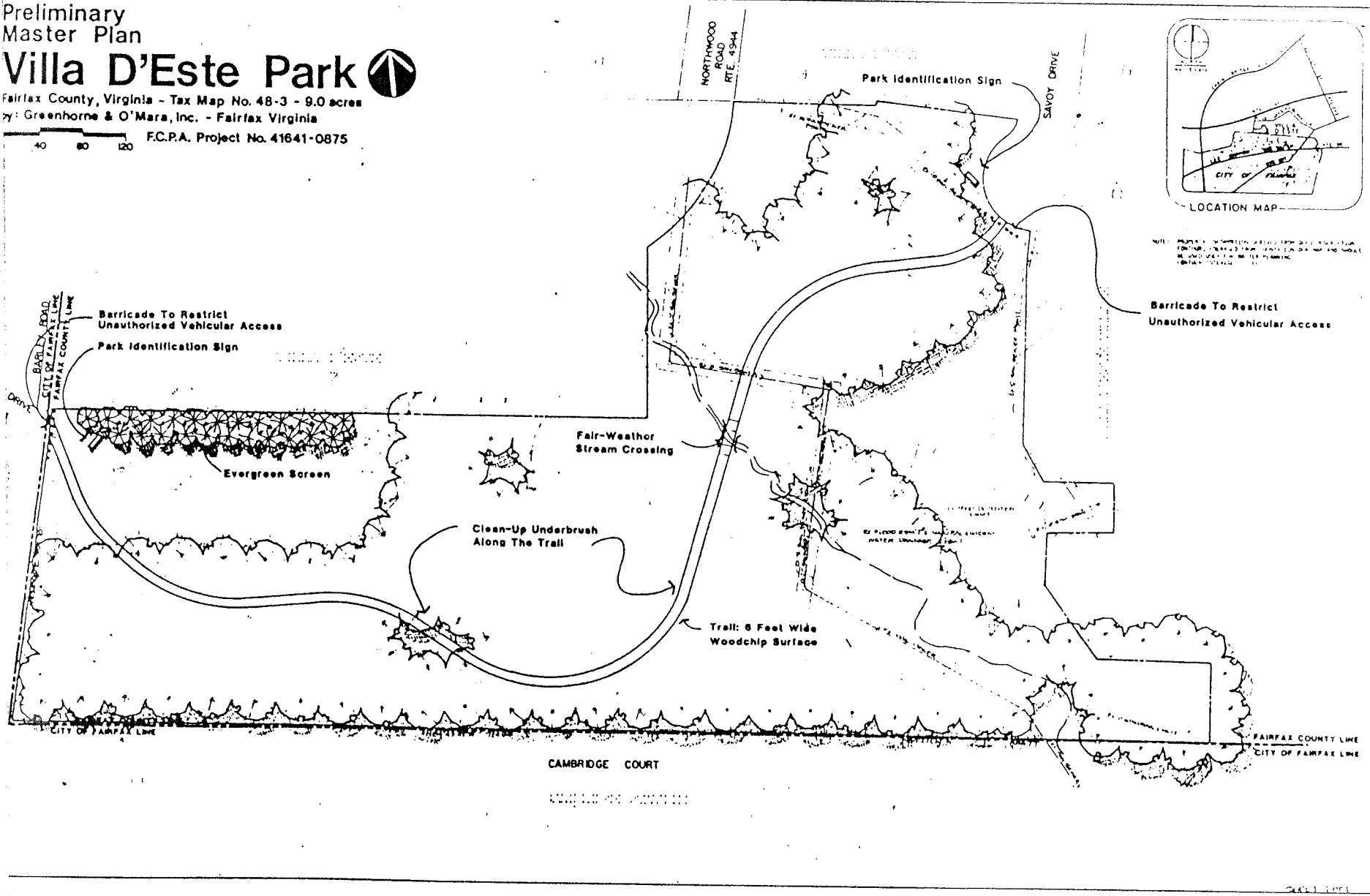
• Phase I (recommended FY 85)		
Trail and crossing	\$24,216	
Signage and landscaping	\$ 3,504	
Subtotal Facilities	\$27,720	
Design engineering	\$ 2,772	
Contract administration	\$ 4,549	
TOTAL PHASE I		\$35,041
• Phase II		
Trail improvement	\$9,229	
Contract administration	\$1,000	
TOTAL PHASE II		\$10,229

Preliminary
Master Plan

Villa D'Este Park

Fairfax County, Virginia - Tax Map No. 48-3 - 9.0 acres
by: Greenhorne & O'Mara, Inc. - Fairfax Virginia

F.C.P.A. Project No. 41641-0875



HOW ARE PARKS DESIGNED?

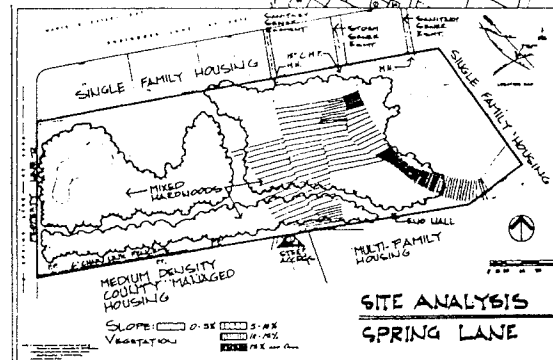
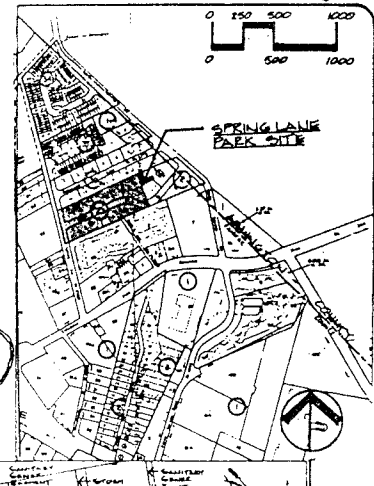
THE TIME INVOLVED IN THE MASTER PLANNING PROCESS DEPENDS ON THE COMPLEXITY OF THE PROJECT.

1 ANALYSIS SHEETS

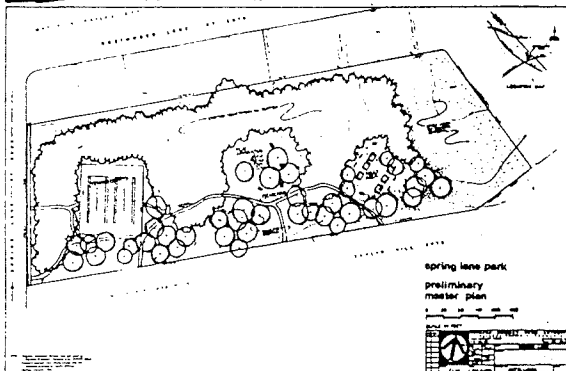
AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND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

FAIRFAX COUNTY
PARK AUTHORITY

DIVISION OF DESIGN
FOR MORE INFORMATION
CALL 941-5000 EXT. 261



3 PRELIMINARY MASTER PLAN



2 FORUM AND/OR QUESTIONNAIRES

THE SECOND STEP IN THE PROCESS IS TO GATHER INFORMATION FROM THE FAMILIES WITHIN AN APPROXIMATE ¼ OR ½ MILE RADIUS OF THE PARK BY HOLDING A PUBLIC FORUM AND/OR DISTRIBUTING QUESTIONNAIRES. THE PUBLIC RESPONSES GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

PUBLIC PARTICIPATION
FOR THE SPRING LANE PARK

1. Name of respondent: _____

2. Address: _____

3. Phone: _____

4. How did you learn about this project? _____

5. Do you own a home in the area? _____

6. How long have you lived in the area? _____

7. How many children do you have? _____

8. How many cars do you have? _____

9. How many times have you visited the park? _____

10. How many times have you used the park? _____

11. How many times have you used the playground? _____

12. How many times have you used the picnic area? _____

13. How many times have you used the walking paths? _____

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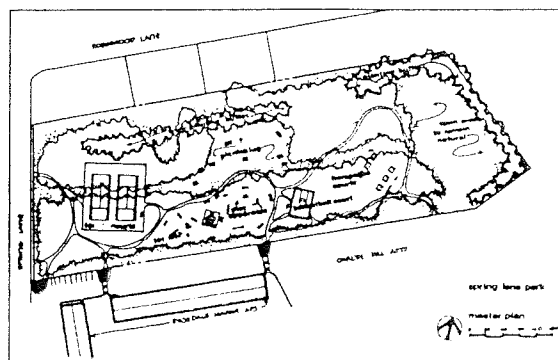
98. How many times have you used the other facilities? _____

99. How many times have you used the other facilities? _____

100. How many times have you used the other facilities? _____

4 FINAL MASTER PLAN

THE RESULTS OF THE SITE ANALYSIS AND THE FORUM AND/OR 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.

MOSBY WOODS & VILLA D'ESTE PARKS
PUBLIC HEARING
SUMMARY

HELD: January 29, 1985 at 8:00 p.m. in the Mosby Woods Elementary School cafeteria.

ATTENDEES: John Mastenbrook (Chairman), Fred Crabtree, Ray Philipps, and Alan Mayer of the FCPA Board; Louis Cable, Kirk Holley, Susan Allen and Lauren Bisbee of FCPA staff, and approximately 40 citizens representing themselves and the following groups: Cambridge Station C.A., Villa D'Este C.A., Mosby Woods C.A., and Savoy Drive.

Mr. Mastenbrook introduced the other Board members and staff and explained the park design process. He mentioned that a forum was held in June of 1982.

Kirk said that because of the close proximity of the two parks (within 1/2 mile) and because they are both community parks, it was decided to design the two together to save staff time. (We expected the community input would be much the same for both parks.) Using an overhead projector Kirk showed the locations of both parks, service radius, access, acquisition history, nearby parks and schools and their facilities and how these compare to FCPA facility standards, zoning around both parks. He explained the on site analysis for Villa D'Este and then for Mosby Woods, which included: slopes information, soils, vegetation, summary analysis showing utility easements, and access points. Slides of Villa D'Este showed entrance off Savoy Drive, small creek, south portion near Cambridge Station, and entrance off Bluecoat Drive. (At this point, a citizen said that the land at end of Bluecoat Drive [which ends on a diagonal] was her private property and not park property.) Kirk reviewed the forum results for Villa D'Este, input from other County agencies and FCPA divisions, letters received following the forum, and funding available. He explained that using all this information staff developed three concept plans. Out of these three, concept 1 was selected to be developed into the preliminary master plan. Kirk reviewed this plan in detail (Attachment I). He also explained the maintenance schedule and phasing. He then showed slides of Mosby Woods Park which showed the park entrance, entrance to school, bridge, stream, bordering properties, and the Mosby Woods play facility. He explained that the forum comments, together with letters received from citizens, other County agencies, and FCPA divisions for Villa D'Este were adapted to the Mosby Woods site. He reviewed the funding available, three concept plans developed, preliminary master plan, cost estimate and phasing. Concept 3 was selected to be developed into the preliminary master plan (Attachment I).

Kirk cleared up a discrepancy in the cost estimate figure in the mailout vs. the master plan report. The mailout figure is the correct one.

SPEAKERS:

1. John Kelsey, President, Mosby Woods Community Association, 3223 Plantation Parkway, Fairfax 22030.

The Association is in much the same position as it was three years at the forum in June of 1982 when they last provided their input on the parks. The Association still recommends that the area be left in a natural state and not be developed into a recreational area. The residents in the immediate vicinity of the park feel strongly about this. If they can't control the development of the park, then they recommend minimum development to include only a walking path and minor play areas. No athletic facilities. If there is a walking path, then prohibit access for any wheeled vehicles. No access road from Bluecoat into the park. Do not make any parking facilities available for those that might use the park. Afraid people would park at end of Bluecoat if recreation facilities are developed; this would create problems.

2. Bettie Gee, President, Cambridge Station C.A., 9716 Ranger Road, Fairfax, 22030

They border Villa D'Este on the south side.

They have reviewed the forum results and they were rather suprised to see the preliminary master plan developed because the concensus was that it be left in its natural state, undeveloped. She is very pro parks but there is a concern about development of small parks that are limited in use. Development would create problems for surrounding residential communities. Propose spending funds on maintaining existing playing fields.

3. Verlon Bass, 9737 Water Oak Drive, Fairfax 22030

Lives adjacent to Mosby Woods. Agrees with previous two speakers. They do need parks but most of this site is drainage field and would be hard to develop. There would be many people going in and out of the park. Opening up of paths would create too much traffic through the park and he would be concerned for the security of his home and his children.

Give the funds to Mosby Woods PTA for play equipment.

4. John Fitzpatrick, 3122 Savoy Drive, Fairfax 22031

The concensus of the forum was no development in Villa D'Este.

Mentioned that in the master plan report the FCPA recommends a native plant rescue operation.

This plan is a waste of money - they don't want it.

Wildlife is being squeezed out.

Is beginning to feel pressured - three years ago they told PA they didn't want anything done but a 100 page master plan report was done anyway. FCPA bureaucratic process is making a sham of the democratic process. Why did they have to come back here tonight to tell the FCPA they don't want it? Feels they don't have any voice in the matter - somebody was paid to develop a plan that they don't want.

Mr. Mastenbrook said the democratic process is still operative.

5. Mrs. Mary Shirley, 3131 Barley Road, Fairfax 22031

Lives adjacent to Mosby Woods Park.

Shared some of her experiences with this piece of property. Doesn't dare to walk in her property or park. They have found tree houses, pornographic books and magazines, spray painted obscenities in the snow and carvings on her trees; and there have been fires set.

How are people going to enter the park? There will be no access from Barley Road where she lives. This park has been quite a nuisance to her; she has "No Trespassing" signs. The FCPA is not using her easement for access, no way. Can't understand why anyone would want a park here. The kids play here and use it anyway, drinking, and carrying on, so why invest money in it?

20

Mr. Mastenbrook asked her how she felt about the tree buffer? Mr. Shirley said it will not keep out trespassers. If there is an easement here, he is afraid kids will drive and park in their yard.

Mr. Mastenbrook asked them to please be specific about their recommendations for parkland near their property and to perhaps put it in writing to the FCPA.

6. Barbara Anderson, 9907 Barnsbury Court, Fairfax 22031

There is a large pond near site (across street from Mosby Woods). When this site is developed, how will it affect the pond?

Mr. Mastenbrook said this is not park property.

7. Steven Weidman, 3113 Northwood Road, Fairfax 22031

He was in on the zoning of the development near the pond, and the developer agreed to build around it. The new CA will maintain it.

He backs what everyone has said. They are for parks, children and dogs. They have been involved since the beginning (at the forum); thought everyone agreed to no development.

Mr. Mastenbrook said the pond is headwaters to the stream that goes through Mosby Woods Park. He mentioned that different people have different definitions of what a park is. If we had not acquired the site as parkland it would probably would have been a townhouse development.

Two citizens said they wanted a park here to preserve undeveloped open space.

Mr. Fitzpatrick said it sounds like the FCPA has already decided that we are going to have a developed park.

8. Ruth Fitzpatrick, 3122 Savoy Drive, Fairfax 22031

Their neighborhood has fought many battles on Savoy Drive. She is outraged and paranoid. They said nothing and they meant it but the FCPA drew up the plans anyway. FCPA is in for a fight if it goes ahead with these plans.

They have had to cope with kids dealing drugs near Savoy Drive. There have been paths that cars have made through the park. Can the FCPA guarantee the Fairfax County Police will come out every time they call and say "there's something strange going on in the parkland?" Or will it be monitored by the Park Police?

Doesn't understand why they are here tonight. They said no at the forum and the PA went ahead and came up with plans anyway. The FCPA is making a mockery of democracy. Asked which of PA Board is for the development?

Mr. Mastenbrook said that we are here with an open mind to listen to you; nothing is set in concrete. We have a democratic process that we follow. He then explained the master plan process again in hopes of answering her question as to why we were here tonight.

9. Jim Anderson, 9907 Barnsbury Court, Fairfax 22031

The forum consensus was "leave it alone". Since then FCPA has spent funds for survey, consultant, preliminary master plan, etc. He is worried - what do they have to do? The general consensus said "leave it alone". His fear is "Are we gonna get it anyway?"

Mentioned that the Shirley's were approached to donate an easement after they said they didn't want access from there at the forum. They keep saying "no" and the PA keeps coming back. They will go to court to get their way if necessary.

10. Mrs. Alvin Cowan, 10007 Bluecoat Drive, Fairfax 22030

At the forum, they pleaded with FCPA to hear what they were saying to us. They said emphatically no. She is appalled that they have to plead again tonight. Everyone is saying no development of this park. FCPA should not spend any more funds on this park (staff time, proposals, meetings, etc.). Just drop it.

11. Mr. Thomas Jones, 9823 Five Oaks Road, Fairfax 22031

Represents himself and his neighbor Mrs. Goddard. Leave Mosby Woods as is in a natural state. Development will cause problems here. The new play area (school) has drawn parties, trash, etc. that no one will take responsibility for (School Board or otherwise). This may happen in parkland too.

The wildlife have been driven out of the area - they need natural areas.

The Forum in 1982 did not address Mosby Woods area therefore it should not be brought up here tonight before they are given the opportunity of a forum.

The area is too small, it cannot stand the development. It will bring outside problems. Nottoway is nearby with ample facilities.

Mr. Crabtree asked if he was saying that the play area had caused problems. He said yes it had, but with the help of the Park Authority, the School Board put in buffer of trees which has helped some.

Mr. Mastenbrook asked if he was experiencing trespassing from the development east of the park, from children trying to get to the school by the shortest route. Mr. Thomas said no but the next speaker said yes.

12. B.N. Kinello, Bohicket Court

Children do use their property as an access way to get to school. Daytime use doesn't bother her but it would bother her if they used it at night. She has been robbed two times in six years. One of those times, it was done by children. Doesn't want a nuisance area developed here. Don't make access to the homes easier. It poses a security problem and she is not sure it adds much to the area.

Only certain people were notified in advance of the public hearing - not sure adequate representation is here. Community at large is not aware of this proposal.

Doesn't object to outdoor classroom to help the children.

Mr. Mastenbrook said the Mosby Woods parcel was acquired to provide green space between community and school. The reason he asked about trespassing was because one objective of plan was to provide access to the school. Ms. Kinello said the children who use the paths are the older children who attend the high school.

Mr. Philipps - Re: Mosby Woods - Asked if there was any objection to outdoor classroom? Several citizens said yes. If the FCPA puts a roof on top of it the kids will use it to hang out, for beer parties, etc.

Several citizens questioned the PA procedures and asked why Mosby Woods Park wasn't given a forum? Mr. Cable said the PA decided after the Villa D'Este forum to bring the two together for planning purposes. In this instance, we asked the Board to modify the planning procedure.

13. Rose Quinn, 3108 Savoy Drive, Fairfax 22031

If it is not developed and left as is, what is the eventual disposition of that property? Would FCPA sell it? Mr. Cable said since some of land was dedicated, it has to remain open space.

A citizen asked if no matter what they said tonight, the FCPA process still has to be followed? Mr. Mastenbrook said the record has to remain open for 30 days and then full Board action is required. Mr. Cable said your message is loud and clear tonight though.

A citizen accused the PA of modifying its procedure when it is convenient to us. Mr. Mastenbrook said that it is a procedure and not a legal requirement.

A citizens asked why Fairfax County can't have an area remain natural? (similar to the Reston open space program.) There are lots of animals in this park; why take their homes away from them? Take wildlife into consideration. They need a place also.

Mr. Mastenbrook said that the Park Authority loves preserved natural space with a trail system (just like Reston). He said that the very fact that we have a park here means we have preserved a green space and he hasn't heard anyone say they don't want a green space. Several citizens yelled that they didn't believe that he could say that. Mr. Mastenbrook tried to explain what he meant but the citizens would not let him continue and interrupted yelling that he was trying to say that people here don't like parks. They said they love parks but they want it for all creatures. Mr. Mastenbrook asked how the users were going to get into the park (access)? Will they trespass to get to the park? The citizen screamed back that Mr. Mastenbrook didn't know what he was talking about and that that was his problem. The citizens said the kids do not trespass.

At this point a teenager said he thought it would be a bad idea to build a park here, because other kids his age would misuse it. They have access now and can play here. If FCPA builds park, you are talking about problems you cannot control, drugs, etc.

Mr. Crabtree said he lives on Five Oaks. He has been on the PA for 16 years. We have the finest park system in the U.S. The planning process has been carried out in democratic process. He said there is a word going around Fairfax County called "NIMBY" which means "not in my backyard." The message is clear to the PA that you don't want any development. The forum results do show though that quite a few people wanted trails and the PA just tries to satisfy all the different groups. Mr. Crabtree asked if they would like the park cleaned up and a tree buffer planted? He mentioned that he has experienced similar problems with the kids near his house (drugs, etc.) He said that the PA is sensitive to what you are saying; and he hoped that tempers will cool a little bit. He added that he feels Mr. Mastenbrook has been very patient and thought that everyone had had a chance to speak.

Mr. Mastenbrook thanked the citizens for coming and giving their views and said that the Park Authority had been listening. He closed the hearing at 9:45 p.m.

