



Master Plan Report

WOLF TRAILS PARK

Fairfax County Park Authority

Master Plan Report

WOLF TRAILS PARK

Fairfax County Park Authority

MASTER PLAN REPORT

OF

WOLF TRAILS PARK

PREPARED FOR

FAIRFAX COUNTY PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR

J. A. HEBERLEIN, DEPUTY DIRECTOR, PARK DEVELOPMENT

DONALD F. LEDERER, MANAGER, DESIGN DIVISION

AUTHORITY MEMBERS:

MR. THOMAS B. WHITE, JR., CHAIRMAN

DR. ROBERT D. MOSS, VICE CHAIRMAN

MRS. MARGARET ANDINO

MR. TOM BEATTY

MR. NATHANIEL CHOATE

MR. FREDERICK CRABTREE

MRS. ESTELLE HOLLEY

MR. JOHN MASTENBROOK

MR. RAYMOND W. PHILLIPS

MS. LAURIE SISSON

PREPARED BY

FAIRFAX COUNTY PARK AUTHORITY STAFF

TIMOTHY D. SCOTT, LANDSCAPE ARCHITECT

DECEMBER 1988

**WOLF TRAILS PARK
PRELIMINARY MASTER PLAN REPORT**

Table of Contents

<u>Section</u>	<u>Page No.</u>
<u>INTRODUCTION</u>	1
<u>OBJECTIVES</u>	1
<u>MASTER PLANNING PROCESS</u>	1
<u>PROPERTY ACQUISITION</u>	1
<u>LAND USE FACTORS</u>	2
LOCATION	2
PARK CLASSIFICATION	2
SERVICE AREA	2
Location Map	3
Service Area Map	4
DEMOGRAPHICS	5
OPEN SPACE AND ENVIRONMENTAL QUALITY CORRIDORS	5
COMPREHENSIVE PLAN	6
NEIGHBORING LAND USE AND ZONING	6
Land Use Plan	7
Zoning Map	8
<u>RECREATION FACILITIES</u>	9
PARK RECREATION FACILITIES	9
SCHOOL RECREATION FACILITIES	10
Nearby Parks and Schools	11
RECOMMENDED LEVELS OF RECREATION FACILITY AVAILABILITY	12
<u>COUNTYWIDE TRAIL PLAN</u>	13
Countywide Trail Plan	14

**WOLF TRAILS PARK
PRELIMINARY MASTER PLAN REPORT**

Table of Contents (Cont'd.)

<u>Section</u>	<u>Page No.</u>
<u>PHYSICAL FACTORS</u>	15
SITE ACCESS	15
TOPOGRAPHY	15
Slopes Map	16
VEGETATION	17
SOILS	17
Soils Map	18
UTILITIES	19
<u>EXISTING CONDITIONS</u>	19
<u>PROGRAM DEVELOPMENT</u>	20
SITE ANALYSIS CONCLUSIONS	20
Summary Analysis	21
INFORMATION EXCHANGE	22
AGENCY COMMENT SUMMARY	23
<u>PRELIMINARY MASTER PLAN DEVELOPMENT</u>	24
<u>PRELIMINARY MASTER PLAN DESCRIPTION</u>	24
ACCESS	24
OPEN PLAY FOR ATHLETICS	25
TENNIS COURTS	25
MULTI-USE COURT	25
PLAY APPARATUS AREA	25
TOT LOT	26
LANDSCAPE DEVELOPMENT	26
TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS	26

**WOLF TRAILS PARK
PRELIMINARY MASTER PLAN REPORT**

Table of Contents (Cont'd.)

<u>Section</u>	<u>Page No.</u>
STREET LIGHTS	27
Preliminary Master Plan	28
PRELIMINARY MASTER PLAN COST ESTIMATE	29
Maintenance Plan	32
ANNUAL OPERATING AND MAINTENANCE COST EXTIMATE AND MAINTENANCE SCHEDULE	33
<u>APPENDIX</u>	35
Conservation Division Comments	
Police Department Comments	
Historic Preservation Division Comments	
The Trails Owners Association Survey	
Master Plan Stake Out Minutes	
Soils Description	
<i>Letter to William H. Gordon Associates 1-Feb-91</i>	
<i>Citizen comment letters, July, August 1988</i>	
<i>Public Hearing summary comments and responses</i>	

INTRODUCTION

This report presents the preliminary master plan recommendations for development of Wolf Trails Park, an 11.5 acre community park serving the Spring Lake Community in Vienna, Virginia. Wolf Trails Park is a valuable resource because of its natural areas desirable for recreation and conservation in the developing Vienna/Tysons Corner area.

OBJECTIVES

The purpose of this report is to provide background information and to outline the methodology used and the decisions made in the development of the master plan for Wolf Trails Park. It has been prepared to supplement the graphic master plan and to provide a source of information for future park planning and design.

MASTER PLANNING PROCESS

In the context of park development, master planning is the process of providing direction and guidelines as to the appropriate types of facilities and areas that will enhance the character of the park and serve the community's needs. Master plans are normally prepared prior to construction of a particular park. A master plan provides an explanation of the planning process and the design criteria that ultimately will characterize the park's development. The report summarizes the data gathered from an in-depth analysis of the subject park and provides recommendations pertaining to its expected utilization and maintenance.

The Fairfax County Park Authority employs a design process which is flexible and enables local citizens to comment on the design, development and operation of the park site. Wolf Trails Park is being master planned through an abbreviated process approved by the Fairfax County Park Authority Board to expedite the park's development.

PROPERTY ACQUISITION

The Fairfax County School Board deeded 4.97 acres of land (formerly the Springlake School Site) to the Park Authority in 1977. An additional 6.52 acres were purchased from private ownership in 1980. The parcels adjoin each other and together comprise 11.5 acres.

LAND USE FACTORS

LOCATION

Centreville District

Map 28-4

Wolf Trails Park, consisting of 11.5 acres is located east of the intersection of Old Courthouse Road and Arabian Avenue in Vienna, Virginia. The site is generally surrounded by established single family residences. Wolf Trap Stream Valley is adjacent to the park to the east. Subdivisions situated near the park include: The Trails to the north of the park, Spring Lake to the south and west and The Bluffs of Wolf Trap to the east.

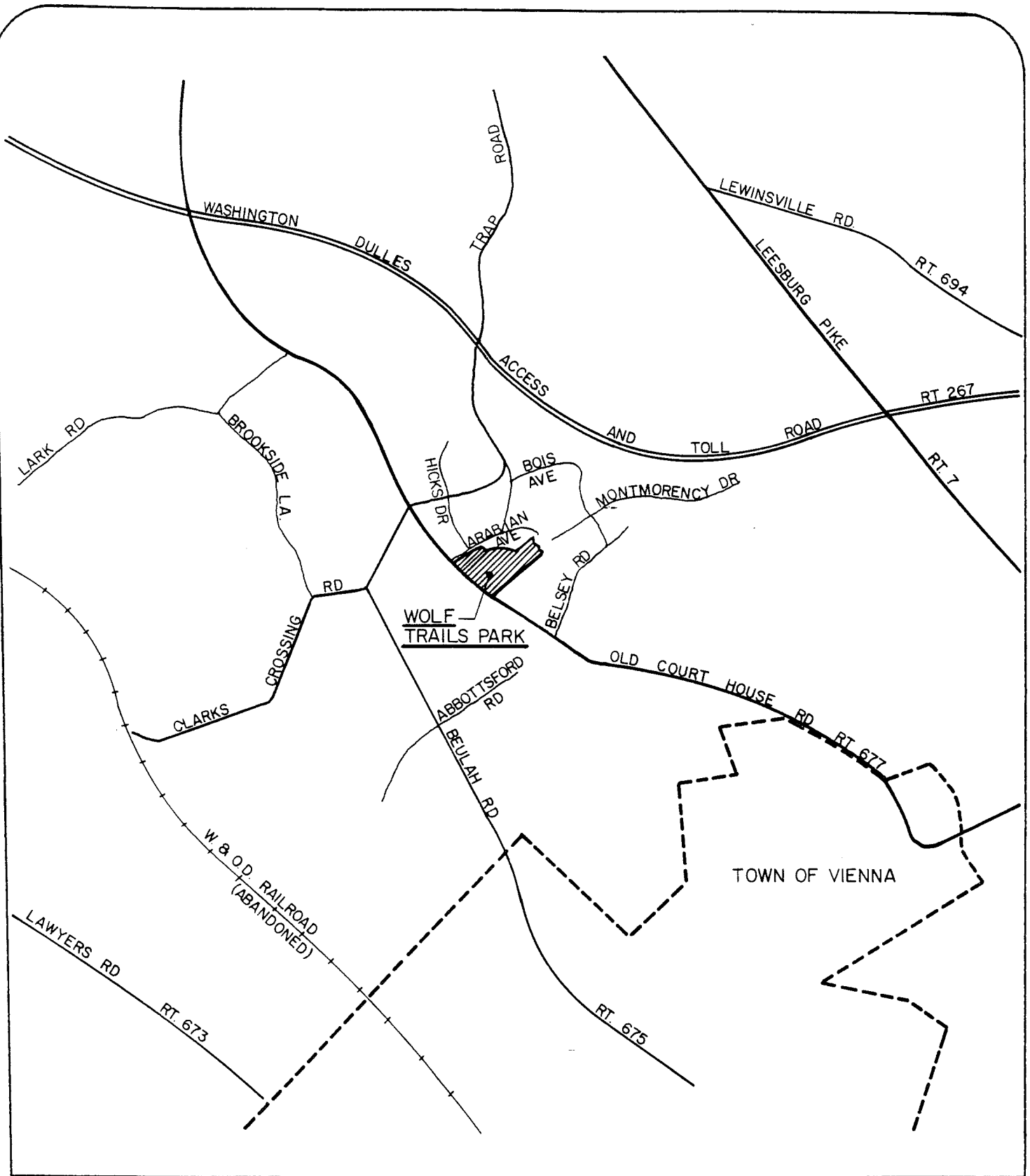
PARK CLASSIFICATION

The existing and proposed system of Fairfax County parks attempt 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.

Wolf Trails Park is classified as a community park. This is the most frequently occurring type and is designed to provide for daily recreation within an urban setting. Community parks are, therefore, oriented towards a short duration of recreation in active or passive uses. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after-school, after-work or weekend activities. Community parks serve the County's numerous neighborhoods and generally range in size up to 25 acres.

SERVICE AREA

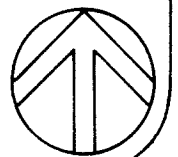
The primary service area of a community park is a 3/4 mile radius from the center of the park. This distance is considered convenient for pedestrian and bicycle access. The majority of park users can be expected from this area. All Fairfax County Park Authority park facilities are open for use to the public from any area, therefore, a secondary service area of 1-1/2 mile radius is studied to determine a broader scope of current recreational deficiencies and requirements. This area is bounded to the north by the Dulles Access/Toll Road, to the northeast by Leesburg Pike (Route 7), to the southeast by Maple Avenue (Route 123), to the southwest by the W & OD Trail and to the northwest by Difficult Run.

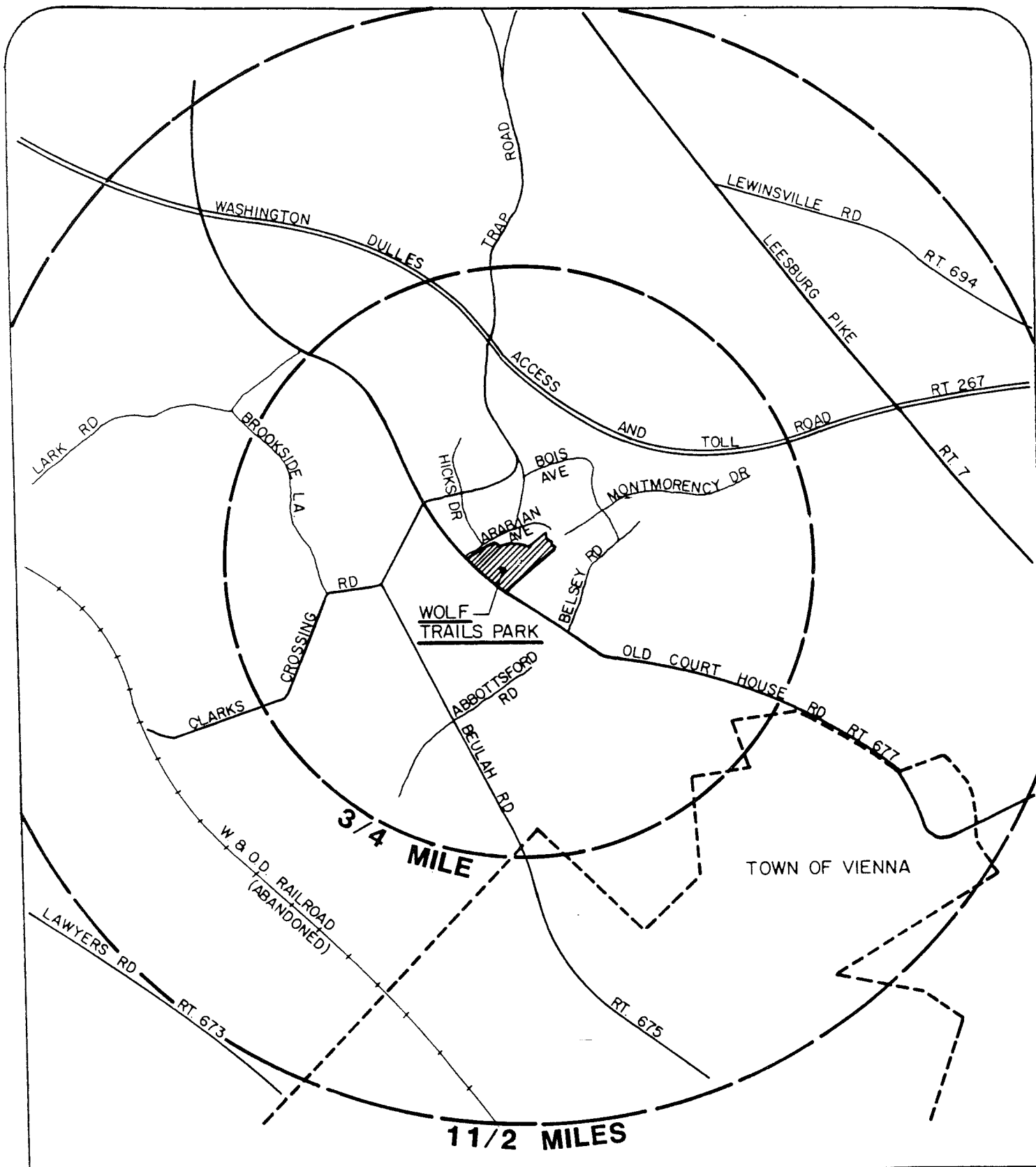


WOLF TRAILS PARK

LOCATION MAP

Feet 0 1000 2000

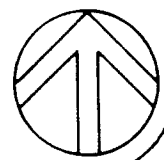
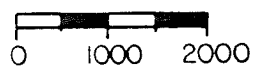




WOLF TRAILS PARK

LOCATION MAP AND SERVICE AREA

Feet



DEMOGRAPHICS

Analysis of current development in the park service area indicates there are approximately 2,773 individuals living within the 3/4 mile radius primary service area.

Expanding the study area to include the 1-1/2 mile radius secondary service area increases the estimated population to 9,114 individuals. An additional 200 residents live within the primary service area. However, due to the influence of the Dulles Access/Toll Road corridor which effectively deprives these residents of convenient access to the park, they have not been included in this study as potential users of the park. During the next 10 to 15 years the population is expected to stabilize at an estimated 8,094 people. This reduction in population is due to the rezoning of existing residential areas to commercial zones and the expected future development of these areas as such.

OPEN SPACE AND ENVIRONMENTAL QUALITY CORRIDORS

Undeveloped land provides visual relief from the concentration of urban development and creates opportunities for outdoor recreation and education, while at the same time serving many ecological functions. Natural features of the landscape such as flat open fields, wooded slopes and rolling hills are important to the relationships between water quality and quantity, vegetative resources and wildlife habitats. Wooded slopes, for example, while providing cover for animals also slows the rate of runoff into streams thereby making the stream a more suitable habitat for aquatic species, and decreasing damage from floods.

The Environmental Quality Corridor (EQC) has been developed to use the water resources of the County as the core elements of the streams, their floodplains, wetlands and shoreline areas.

The major components of the Environmental Quality Corridor open space system are the 100 year floodplain, stream influence zones and public park lands. Wolf Trails Park, because of its geographic location and inclusion of a portion of Wolftrap Creek is a part of this system. Protection of this area is important to water quality and as a visual amenity. The park must be developed with sensitivity to these concerns.

COMPREHENSIVE PLAN

Wolf Trails Park is located on the Fairfax County Area II Plan; Vienna Planning District; Spring Lake Community Planning Sector V3. The Comprehensive Plan's section on Public Facilities states that Wolf Trails Park should be developed.

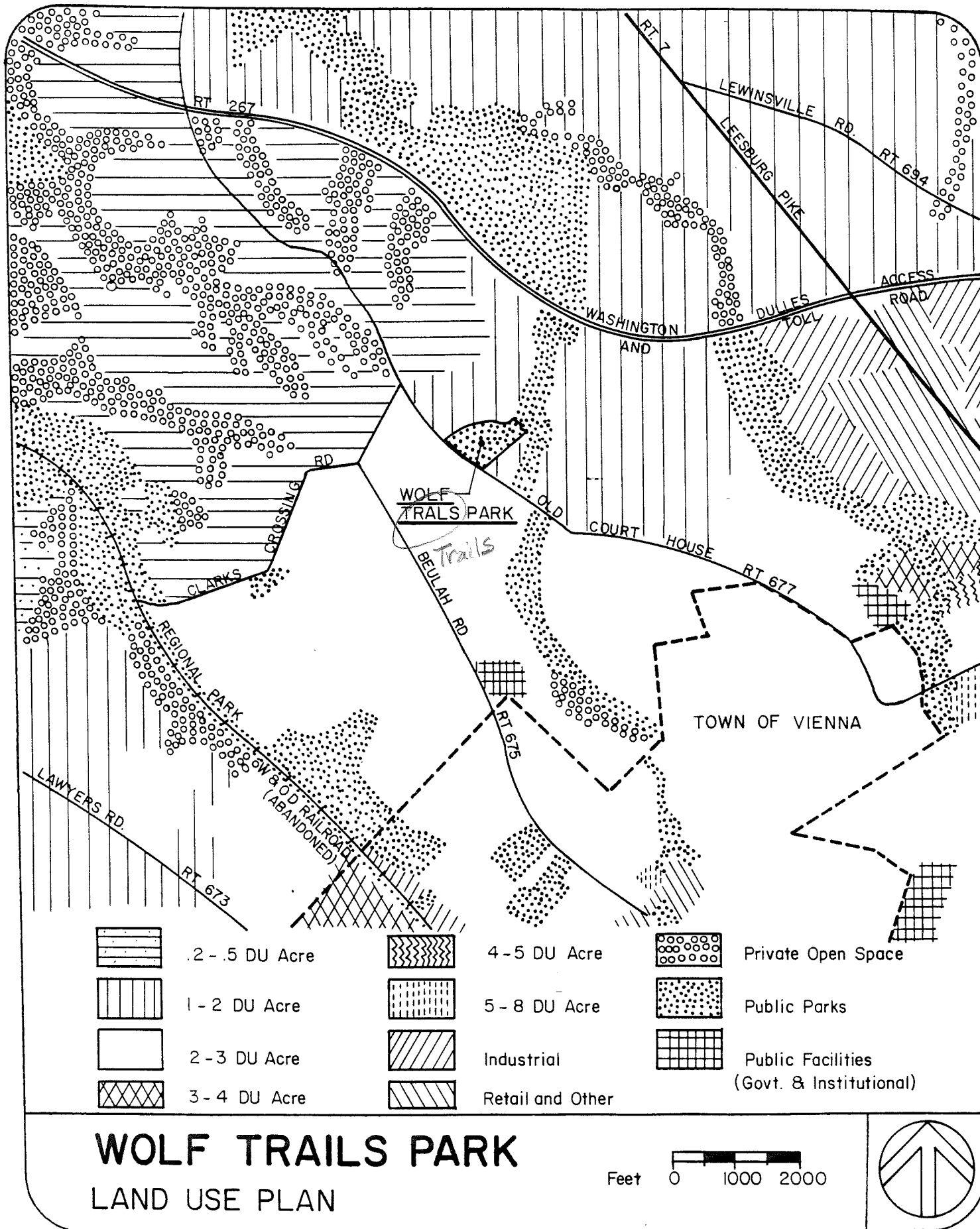
Other Comprehensive Plan directives call for the stabilization of older residential areas and to keep commercial development within the confines of existing commercially zoned land in the Tysons Corner area.

NEIGHBORING LAND USE AND ZONING

The predominant land use in the service area is single family residential consisting of R-1 and R-2 zoning. A portion of the surrounding land is classified as public park, the Wolf Trap Stream Valley Park. Wolf Trails Park is zoned R-2. As such, the park's development is a permitted use under Part 2, Section 3-2000, Paragraph 3-202, Item 3, Public Uses.

Public Use is defined, in part, in the Fairfax County Zoning Ordinance as:

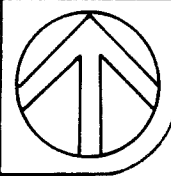
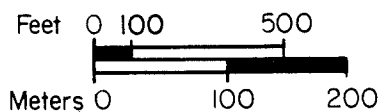
"Any area, building or structure held, used or controlled exclusively for public purposes by the department or branch of the Federal Government, Commonwealth of Virginia, or the Fairfax County government under the direct authority of the board of Supervisors, the Fairfax County School Board or the Fairfax County Park Authority, without reference to the ownership of the buildings or structures or the realty upon which it is situated."





WOLF TRAILS PARK

ZONING



RECREATION FACILITIES

PARK RECREATION FACILITIES

There are four parks within the 3/4 mile primary service radius of Wolf Trails Park. Wolf Trap Farm Park for the Performing Arts is owned by the National Park Service. While this park does provide leisure time recreation it does not afford area residents the typical daily opportunities provided by community and neighborhood parks within the Fairfax County Park Authority's park system. Wolf Trap Stream Valley Park (38 acres) is designed to provide a continuity of access between communities, serves as a recreational outlet for bicyclists, equestrians and hikers as designated and as a corridor for wildlife to travel between habitat areas. They are treated as critical environmental areas with special requirements to protect their floodplain and adjacent steep slopes according to adopted policy. Since they are part of the ecological sanctuaries in the county, stream valley parks must remain largely undisturbed. Their use is restricted primarily to activities of a passive nature. The following are additional public facilities located within the 3/4 mile radius primary service area.

Waverly Park (17 acres)

- Baseball Field
- Conservation Area
- Open Play Area
- Playground
- Tot Lot
- Hike/Bike Trail

Symphony Hills Park (3 acres)

- Not Master Planned

The following are public facilities located within the 1-1/2 mile radius secondary service area.

Clarks Crossing Park (175 acres)

- Soccer Field
- Equestrian Trails

Eudora Park (14 acres)

- Undeveloped

Foxstone Park (13 acres)

- Conservation Area
- Playground
- Tot Lot

W & OD Trail (NVRPA)
Hike/Bike/Equestrian Trails

Meadowlark Gardens (NVRPA)
Horticultural Displays

Glyndon Park (Town of Vienna)
Baseball Field
Basketball Court
Tennis Court (2)
Tot Lot
Picnic Area

North Side Park (Town of Vienna)
Undeveloped

SCHOOL RECREATION FACILITIES

Public School facilities within the service areas provide an additional source of recreational facilities. While filling a significant share of public recreational needs, school facilities are nonetheless only partially available for use by the general public, classes and school activities having priority.

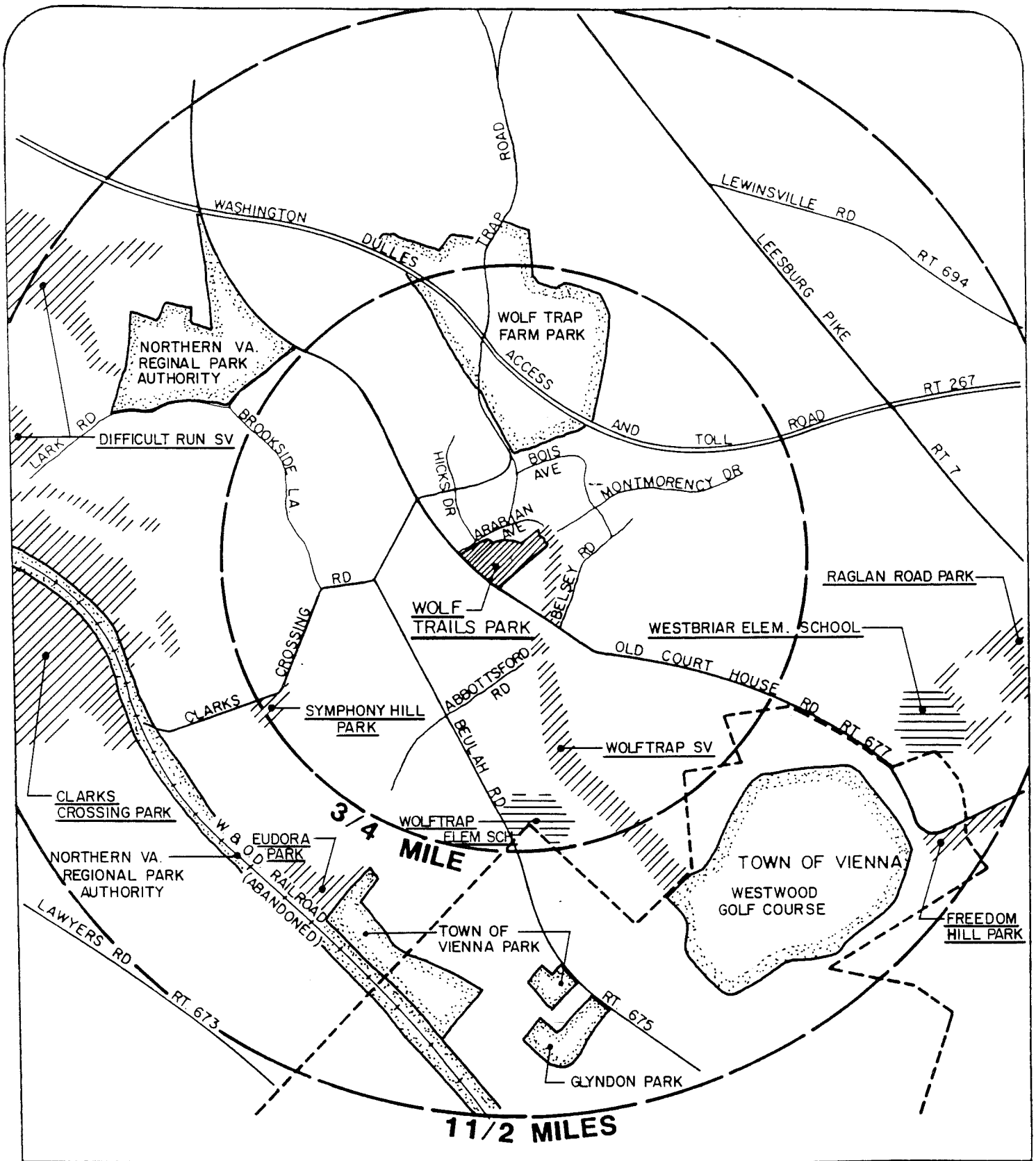
The following school is located within the primary service area (3/4 mile radius).

Wolf Trap Elementary School
Softball Field
Basketball Court (2)
Playground

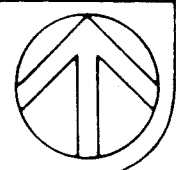
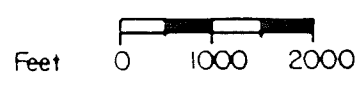
The following school is located within the secondary service area (1-1/2 mile radius).

Westbriar Elementary School
Softball Field (2)
Playground
Tot Lot

A limited amount of private recreation development exists within the study area, however, for the purposes of this report and its establishment of public need, they are not considered in the existing facilities evaluation.



WOLF TRAILS PARK NEARBY PARKS AND SCHOOLS



RECOMMENDED LEVELS OF RECREATION FACILITY AVAILABILITY

The following chart lists the recreation facilities most often requested in park development. It contrasts the standards established by the National Recreation and Parks Association (adopted by the Fairfax County Park Authority) to the existing facilities available within the park service area and determines the deficiencies.

FAIRFAX COUNTY PARK AUTHORITY FACILITY STANDARDS AS RELATED TO STUDY AREA - 1987

Park Service Area 1-1/2 Mile Radius

FACILITY	FCPA FACILITY STANDARD*	NEEDED FACILITIES		EXISTING PARKS	EXISTING SCHOOLS	TOTAL	SURPLUS/ (+) DEFICIENCY (-)	
		1987	2000				1987	2000
Baseball Field	1/500	18	16	1	0	1	-17	-15
Soccer Field **	1/1500	6	5	1	0	1	-5	-4
Softball Field	1/3000	3	3	0	3	3	0	0
Basketball Court (Multi-Use)	1/500	18	16	2	2	4	-14	-12
Tennis Court	1/1200	8	7	2	0	2	-6	-5
Playground	1/500	18	16	3	2	5	-13	-11
Tot Lot	1/500	18	16	3	1	4	-14	-12
Swimming Pool	1/15000	1	1	0	0	0	-1	-1
Golf Course	1/25000	0	0	0	0	0	0	0

Estimated population within designated service area: 1987 = 9,114
2000 = 8,094

* Adopted from National Recreation and Parks Association standards,
(1971) in reference to population.

** Standard for soccer facilities established by the Fairfax County Park Authority
based on demonstrated local needs.

The following explanation was taken from a National Recreation and Parks Association publication titled "National Park Recreation and Open Space Standards" published June 1971.

"Standards are relative rather than absolute requirements and should serve as guidelines or criteria to aid in the planning and decision making process. They point to deficiencies in the provision of adequate park and recreation areas within certain jurisdictions, service areas and communities.

The effectiveness of a community's services are often measured by comparison to a variety of national standards. The number of fire stations per capita; the number of school pupils per teacher; hospital beds per capita; school expenditure per pupil; the number of policemen per capita; etc., are all quantitative indices of performance and how well civil and social needs are being met."

Space standards are useful to developing a unified and balanced system of park and recreation lands and facilities. Some principal uses of standards are:

The development of a comprehensive plan of park and recreation areas and a systematic approach to land acquisition.

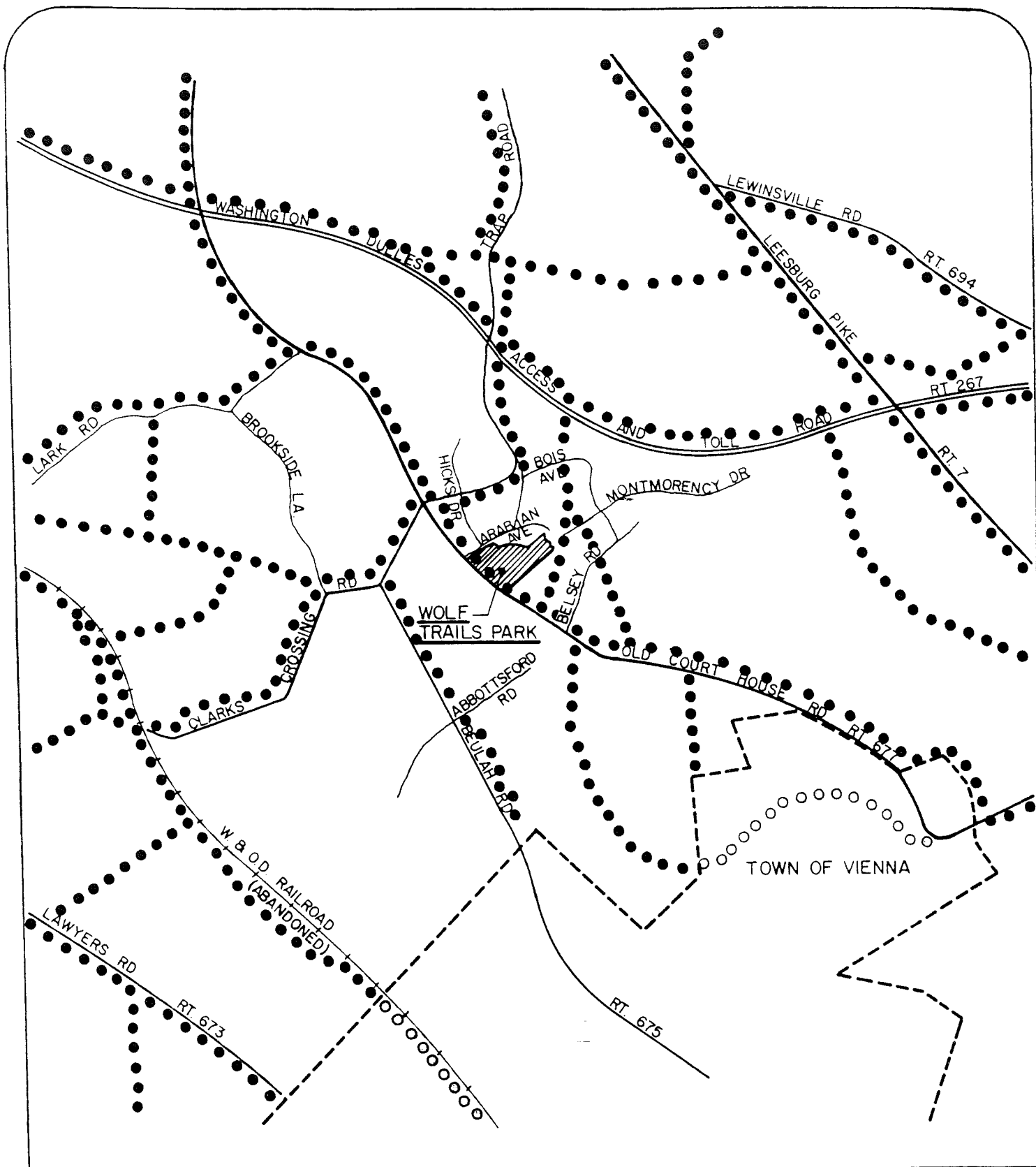
The determination of what and how many recreation facilities are needed to best serve the people, and where they should be provided.

Justify to political bodies the acquisition and development of park and recreation lands and facilities and the determination of priorities.

Use as a measure against which the effectiveness of the park and recreation system can be evaluated.

COUNTYWIDE TRAIL PLAN

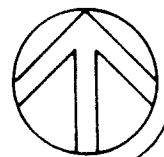
The Fairfax Countywide Trails Plan indicates a trail is to be constructed on the park side of Old Courthouse Road. Also, the countywide trail is located in the Wolftrap Creek stream valley east of the park. These trails will be of a surface and width capable of providing both bicycle and pedestrian access to the site. No trails exist at this time along the proposed alignments. Construction of these trail portions will coincide with the construction of facilities at Wolf Trails Park.



WOLF TRAILS PARK

COUNTYWIDE TRAIL PLAN

Feet 0 1000 2000



PHYSICAL FACTORS

SITE ACCESS

Wolf Trails Park has road frontage on both Old Courthouse Road and Arabian Avenue. Vehicular access to the park is possible from both of these roads. Old Courthouse Road's pavement width of 30' provides for some on-street parking on the park side. This occurs along approximately 325' of park frontage from its intersection with Arabian Avenue. Old Courthouse Road then narrows to a 20' road width for the remaining 280' of park frontage. Running parallel to the park's northern property line and Arabian Avenue is a four foot wide concrete sidewalk, providing pedestrian access to the park. In addition, the existing countywide trail in Wolftrap Stream Valley Park provides pedestrian access to the park site's eastern boundary. The park is bounded on the south by private property with no public access apparent at this time. The cul-de-sac of Arabian Avenue at the northeast corner of the park provides pedestrian access through a residential area. In its present undeveloped state, the Wolf Trails Park offers natural surface trails throughout the interior of the park.

TOPOGRAPHY

Slopes on the site range from 2.5% to 25%. The majority of the site is gently sloped to the north and east. A high point is located on the southeastern property line approximately 300' northeast of Old Courthouse Road. The low point occurs at Wolftrap Creek on the east side of the site. Slopes on the eastern portion of the site are in excess of 10%.

In general, the following slope criteria can be applied when considering development potential:

- 1) 0-5% Flat to slight slope - Excellent for recreation.
- 2) 5-10% Medium slope - good for recreation, some grading may be required.
- 3) 10-15% Moderate slope - Poor for recreation development, significant grading required.
- 4) 15% and greater Steep slope - Prohibitive for recreation or general construction.

VEGETATION

The northern portion of the site, the former school site was cleared of all woody vegetation prior to being deeded to the Park Authority. It is now maintained as a turf grass, open area. Ornamental Flowering Crabapple trees have been planted on the boundary of the park along both Arabian Avenue and Old Courthouse Road.

The southern portion of the site is wooded with a mature White Oak - Red Oak - Black Oak forest. There are also a significant number of Chestnut Oak present. Towards the southwest corner of the site near the existing houses, a large Red Maple with an unusual growth habit is worthy of protection during development of any facilities.

SOILS

Soils on the site are comprised of five major categories: Elioak Silt Loam, Glenelg Silt Loam, Meadowville Silt Loam, Rocky Land (acidic) and Mixed Alluvial Land.

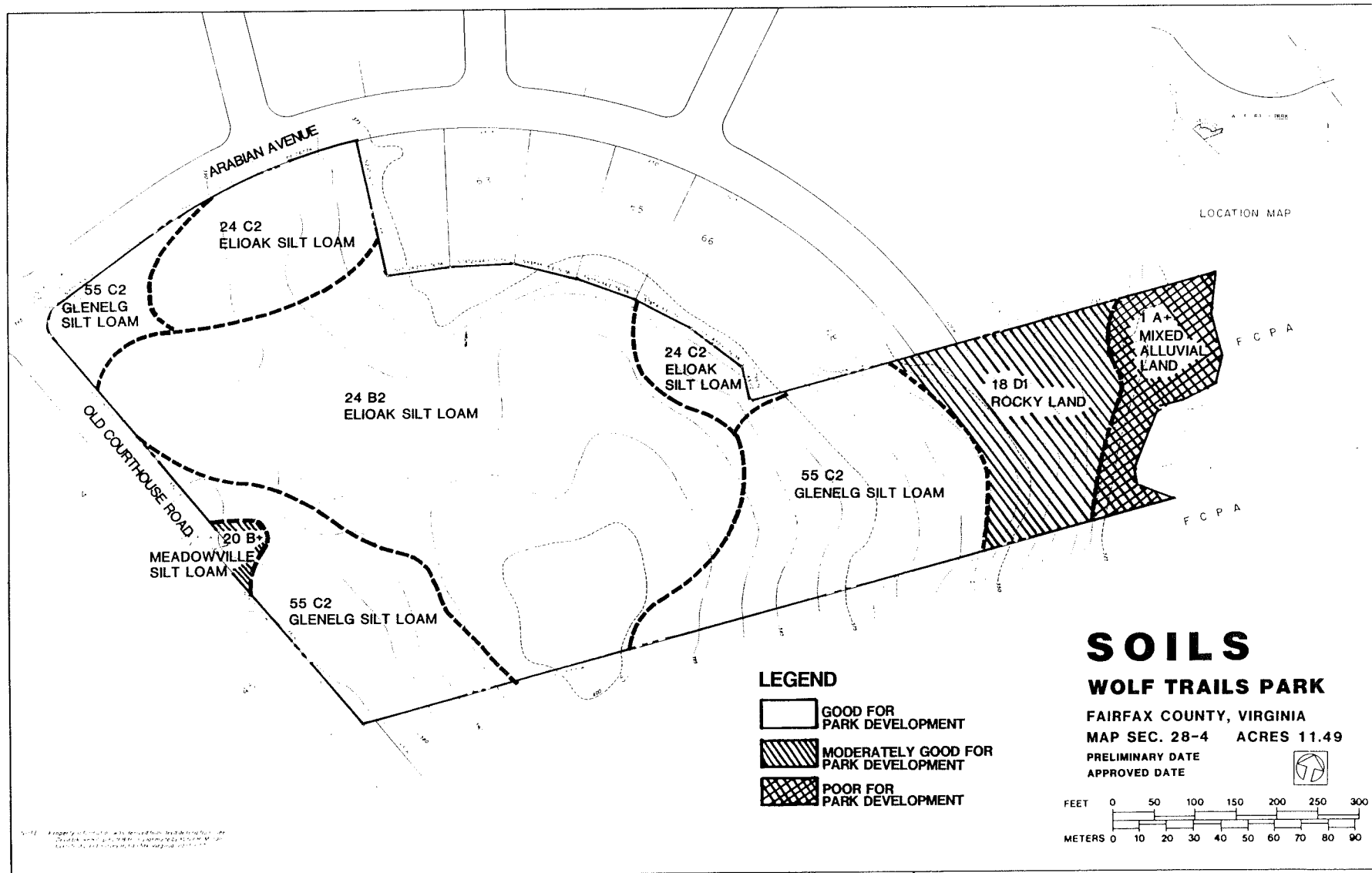
Elioak Silt Loam is rated good for subsurface drainage, slope stability and foundation support. It is rated good to fair for pavement sub-grade material. This soil covers 56% of the site. Glenelg Silt Loam has desirable properties for many uses. It is rated good for subsurface drainage, foundation support, slope stability and plant and turf grass growth. It is rated fair for pavement sub-grade material. This soil covers 29% of the site.

Meadowville Silt Loam is rated good for slope stability, fair for foundation support and marginal for subsurface drainage due to seasonal high water tables. It is rated poor for pavement sub-grade material. This soil covers .5% of the site.

Rocky Land (acidic) is rated good for foundation support, slope stability and pavement sub-grade material. It is rated marginal for subsurface drainage. This soil covers 9.5% of the site.

Mixed Alluvial Land - Flood Plain is rated good for pavement sub-grade material (gravel and sand areas only). It is rated poor for subsurface drainage and foundation support. This soil covers 5% of the site.

See appendix for full descriptions.



UTILITIES

Sanitary Sewer

An existing eight inch sanitary sewer line is located in the right of way of both Arabian Avenue in The Trails subdivision to the north of the park and Burlwood Court in Spring Lake Subdivision to the south of the park. There is also a 21" trunk line in the stream valley of Wolftrap Creek. The existing residences on the park site are now served by septic systems.

Water

There is an eight inch water main located on the northeast side (park side) of Old Courthouse Road. The existing residences on the park site are provided water from a well on the park site.

Electric

At the present time the two existing residences on Wolf Trails Park property are provided electric service from overhead power lines located on Old Courthouse Road.

Gas

An existing gas line is located in a 6 1/2' wide easement adjacent to the park's southwest property line, adjacent to Old Courthouse Road. The Washington Gas Light Company was granted the easement by the Park Authority in 1981.

EXISTING CONDITIONS

The 11.5 acre site is currently used for recreation purposes. A grassed open area approximately 200' x 300' is located in the northwest corner of the park and provides space for pickup soccer/football and baseball/softball games. Temporary wood goals exist but no backstops are located on the site. The Fairfax County Department of Recreation does not currently schedule practice or league games on this field. Natural surface trails exist on the site and provide access from the open, higher elevations of the park to Wolftrap Creek and the adjacent countywide trail system. The wooded area of the site has signs of tree house construction and various size earth excavations.

In addition, two wood frame houses on the site, purchased with the land in 1980, are currently being rented from the Park Authority. Also, two detached garages, one brick and the other, wood frame are located on the site in association with the houses. A well with electric pumps provides domestic water for the two houses. The houses are not connected to the county's sanitary sewer system but are served by individual septic systems. The houses are served by overhead telephone and electric service from lines on Old Courthouse Road.

PROGRAM DEVELOPMENT

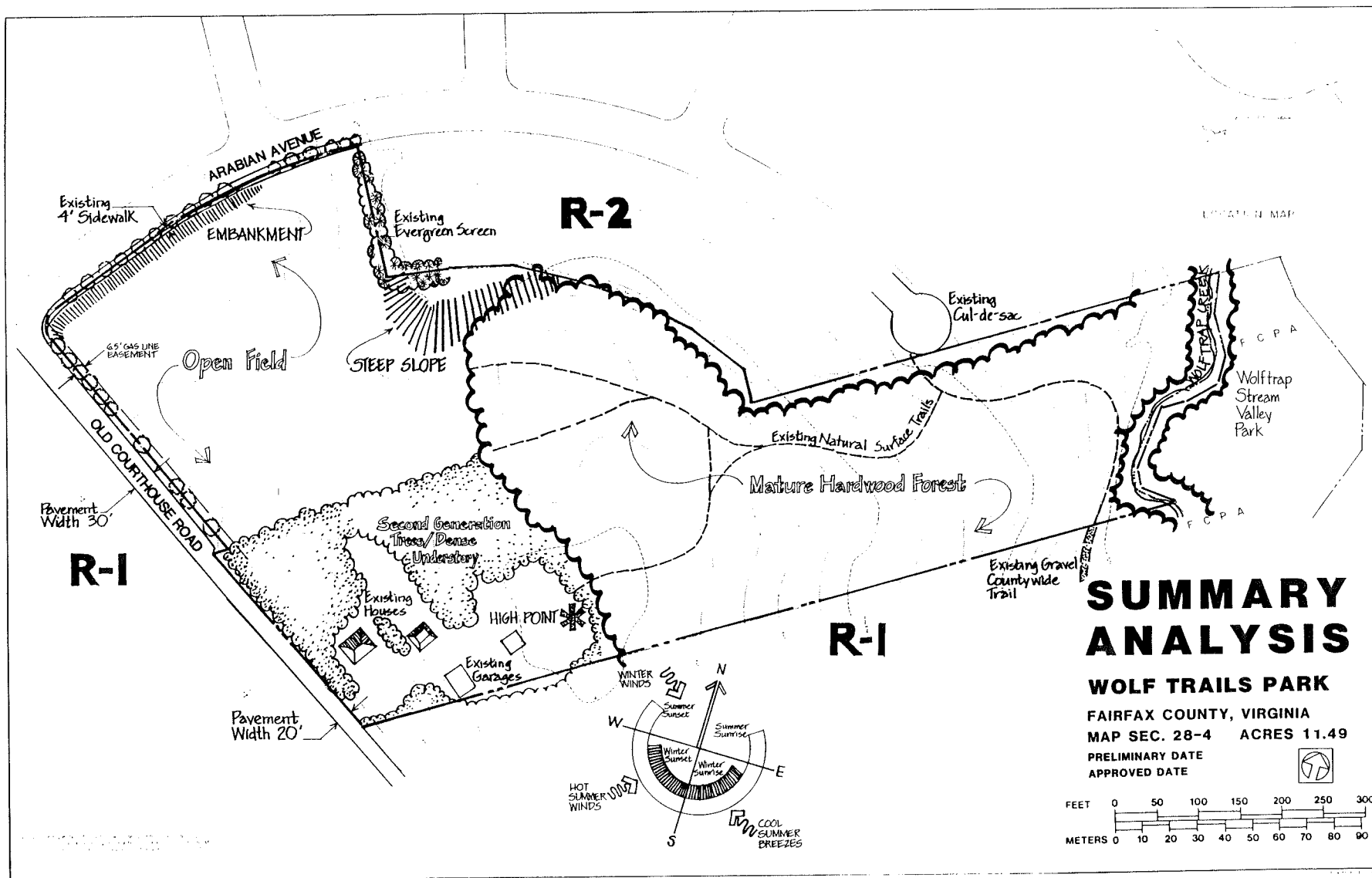
SITE ANALYSIS CONCLUSIONS

Based on the analysis of natural features, man-made elements and development potential, the majority of activity within Wolf Trails Park should occur in three general areas.

The first area, the northern portion of the site, approximately 5 acres in size was obtained from the Fairfax County School Board. This area has been cleared, graded and seeded to provide an open, flat area approximately 200' x 300' in size, suitable for development of active recreation facilities. The soil types do not present any problems for recreation use.

The second area, the southwestern portion of the site, located near the existing houses, is generally open with a few large trees and relatively gentle slopes. The houses, now being rented by the Park Authority would be removed prior to any construction on the site. The slopes and soils in this area of the site are not restrictive for most park development. Areas requiring flat grades for facilities such as tennis courts will require grading of cut and fill slopes.

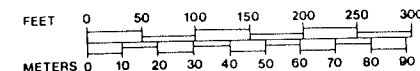
The third area, the southeastern portion of the site is the Wolftrap Creek Stream Valley, a tributary within the Difficult Run Watershed. The topography becomes increasingly steeper as it approaches the creek. This heavily wooded portion of the stream valley is part of the stream valley park plan adopted by the Fairfax County Park Authority and the Fairfax County Board of Supervisors. While not officially designated a "stream valley park", this portion of Wolf Trails Park does come under the influence of the following definition for stream valley parks.



SUMMARY ANALYSIS

WOLF TRAILS PARK

FAIRFAX COUNTY, VIRGINIA
MAP SEC. 28-4 ACRES 11.49
PRELIMINARY DATE
APPROVED DATE



"The major stream valleys of the County provide a continuity of access between communities, serve as a recreational outlet for hikers/horseback riders/bicyclists as designated and a corridor for wildlife to travel between habitat areas. They are treated as critical environmental areas with special requirements to protect their flood plains and adjacent steep slopes in accordance with adopted policy. Since they are part of the ecological sanctuaries in the County, stream valley parks must remain largely undisturbed. Their use, therefore, is restricted primarily to activities of a passive nature. Normally, the facilities may include trails, sitting areas, small picnic areas, small playground areas, open play areas and interpretive shelters."

The stream valley, its steep adjacent slopes and the significant wooded areas are desirable features to keep in mind during the master planning of this park.

The adjacent public streets, Arabian Avenue and Old Courthouse Road offer direct access to the park. There also is an opportunity to develop direct trail connections to the Countywide Trail System to provide extensive pedestrian access to the park.

INFORMATION EXCHANGE

As the result of several informal meetings the Park Authority held with The Trails Owners Association and through a neighborhood survey developed and distributed by their board of directors, The Trails Owners Association has recommended a list of desired park facilities. This is not a prioritized list of facilities but is rather, a list of preferred facilities the home owner's association generated, based upon the survey results.

Open Play Area	Play Apparatus Area
Picnic Area	Tot Lot
Trails	Tennis Court
Conservation Area	Multi-Use Court

Some concerns were voiced during the meetings with the community's representatives. These are expressed in a list of undesired facilities for this site.

No Parking, lights or fences.

No scheduled practice or league play for soccer/football or softball/baseball.

AGENCY COMMENT SUMMARY

Selected planning agencies, both within the County and Fairfax County Park Authority were requested to comment on their individual perspective of Wolf Trails Park. A brief summary of their comments are listed. Also see the appendix at the end of this report.

Environmental Services, Conservation Division, Fairfax County Park Authority states that the most significant section of the park is the wooded slope leading down to Wolftrap Creek. The proposed master plan adequately protects this area.

Cultural Resources, Historic Preservation, Fairfax County Park Authority states that due to the relatively recent soil disturbance on the site there is minimal probability that evidence of historic or prehistoric settlements exist.

Park Section, Police Department states that no serious problems have been encountered at this site. They also stress the importance of clear site lines to activity areas for effective police patrol and security of park facilities.

Recreation Department states that there is a critical shortage of regulation size athletic fields in the Vienna area. They recommend that a regulation size soccer field be developed on this site for scheduled league play. Further, without a field schedule there isn't a means to resolve field use conflicts.

Land Planning and Acquisition Division, Park Authority states that access from Old Courthouse Road to the existing on-site residences is hazardous and that the houses should be removed from the site prior to development.

PRELIMINARY MASTER PLAN DEVELOPMENT

In planning Wolf Trails Park, many factors influencing the site and its future development must be considered. Physical restraints of the site such as soils, adjacent land use, access and aesthetic attributes such as tree cover, land forms, etc. are to be considered. Also, community desires for specific facilities and present and future recreational needs within the service areas are included in the appraisal of site development.

The existing site features of Wolf Trails Park offer a site varied in its potential for park development. The large open field, the gently sloped open area and the steep wooded areas all present opportunities to provide a variety of park facilities on this site. Based upon this study, a preliminary Master Plan has been developed for analysis.

PRELIMINARY MASTER PLAN DESCRIPTION

ACCESS

Wolf Trails Park will be accessible to pedestrians and automobiles. The emphasis on access to a community park is towards the user on foot or bicycle. The internal trail system will be asphalt trails, eight feet wide and will connect all proposed facilities. These trails will also provide maintenance access for Park Authority vehicles. Two portions of the Countywide Trail system are also proposed for development. One section follows the alignment of Old Courthouse Road for the entire frontage of the park. This section will connect with the existing concrete sidewalk along Arabian Avenue which parallels the parks northern property line. The other section of the Countywide Trail is located at the eastern most part of the site, adjacent to Wolftrap Creek. This section of trail will connect with the existing trail in Wolftrap Stream Valley Park.

A 45 car parking lot is proposed to be located in the northwest corner of the site, near the intersection of Old Courthouse Road and Arabian Avenue. Entrances into the parking lot will be provided from both streets. The Park Authority is required to provide parking for recreational facilities subject to Article 11, Part 1, Section 11-104, Paragraph 18 of the Fairfax County Zoning Ordinance.

¹⁷
Road improvements to Old Courthouse Road will be included as part of the development of the park. Approximately 325 linear feet of Old Courthouse Road will be widened to a pavement width of 30 feet from its present width of 20 feet. Curb and gutter will be constructed along the park frontage where it does not now exist.

The Park Authority is required to provide road frontage improvements subject to Article 17, Part 2, Section 17-201, Paragraph 4 of the Fairfax County Zoning Ordinance.

OPEN PLAY FOR ATHLETICS

A regulation size (195' x 300') soccer/football field is proposed for the existing open field area in the central portion of the site. The "open play for athletics" designation will allow for future scheduling of the fields by the Department of Recreation and Community Services for both league play and practice if the demand for scheduled fields is justified. The open play for athletics field will not be lighted.

TENNIS COURTS

Two full-size, fenced tennis courts are proposed for this park. The tennis courts will be located in the northwest corner of the site, adjacent to the parking lot. The courts will be lighted. The lighting system proposed will be specifically designed for tennis courts and will ensure the elimination of light spill over into adjacent areas. The lights will be set on a 24 hour timer with an on demand activating switch that provides lighting for a limited period of time. The lights will shut off completely at a designated time.

PRACTICE TENNIS COURTS

Two practice tennis courts are proposed for this park. The practice tennis courts will be located between the tennis courts and the multi-use court. The practice tennis courts will not be lighted.

MULTI-USE COURT

A single multi-use court is proposed to be located adjacent to the practice tennis courts. This court will be lined for both basketball and volleyball use. This court will not be lighted.

PLAY APPARATUS AREA

A steel/wood play structure for school age children is located adjacent to the tennis courts and open play for athletics field. This structure will combine important design principles such as complexity, linkage of events, group interaction, development, challenging, creativity, safety and durability. The play area will have a suitable resilient ground surface and will be accessible from the asphalt trail system.

TOT LOT

A separate facility for pre-schoolers, the tot lot is located adjacent to the multi-use court and open play for athletics field and will be provided with appropriately, scaled down play equipment. The same design principles apply for the design of this structure as discussed for the play apparatus area. The tot lot is perceived as an adult supervised area with some of the equipment, such as swings, requiring adult assistance. Benches will be placed within the tot lot area. The tot lot will be physically separated from the play apparatus area for the safety of the younger children. The tot lot will have a suitable resilient ground surface and will be accessible from the asphalt trail system.

LANDSCAPE DEVELOPMENT

Plant material will be added to enhance the new development. This plant material will, for the most part be native to this area and will include both evergreen and deciduous trees and shrubs. Particular attention will be given to stabilization and restoration of disturbed areas, either existing or those created during construction.

TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS

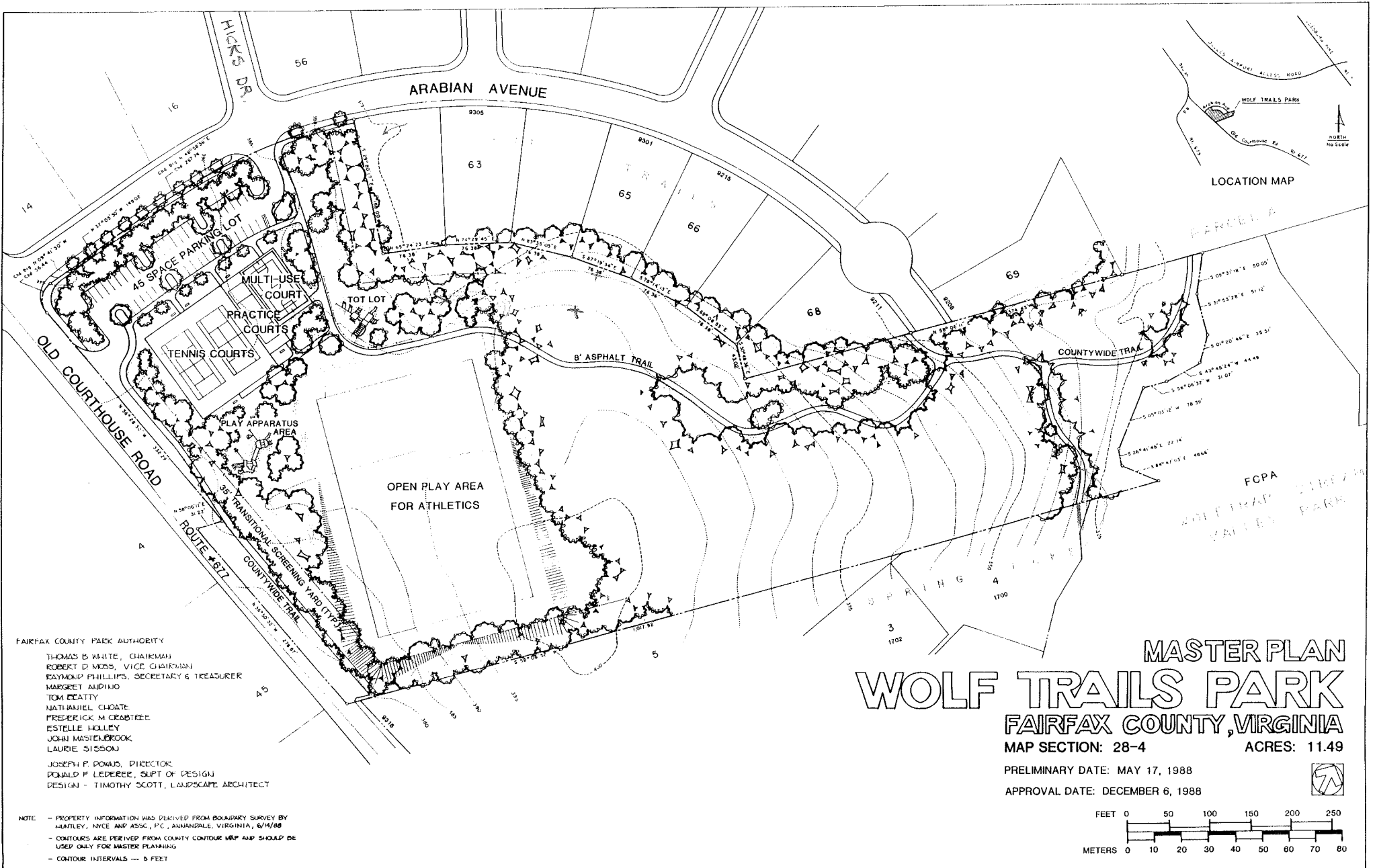
The Fairfax County Landscaping and Screening Ordinance (Fairfax County Zoning Ordinance, Article 13) is intended to make incompatible uses compatible by requiring a screen or buffer between the uses in order to minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. The screen and buffer must occur along all property lines adjoining to, or across the street from, a land use designated as incompatible to the proposed development according to the matrix provided in Article 13 of the Fairfax County Zoning Ordinance. In this instance the development of park land is designated as incompatible with the residential areas which adjoin the park and which are across the street from it. Transitional screening shall be consist of an unbroken strip of open space a minimum of 35 feet wide and planted with one large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, and one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet. The barrier shall consist of one of the following:

1. A 42-48 inch chain link fence (with fabric inserts by order of the Director of the Department of Environmental Management).
2. A 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director of The Department of Environmental Management.
3. A 6 foot high solid wood or otherwise architecturally solid fence.

Modifications and waivers of these requirements are possible on an individual case basis through the County's normal waiver process.

STREET LIGHTS

Street lights will be installed on the full frontage of the park along Old Courthouse Road and Arabian Avenue. The purpose of this requirement, according to the Fairfax County Public Facilities Manual, Article 7, Part 10, is "for the purpose of increasing crime deterrence, increasing pedestrian safety, and reducing potentially hazardous intersections." The Trails neighborhood is participating in a security light program sponsored by Virginia Power. "Colonial" type light fixtures on 14' high poles will be installed along Arabian Avenue. The Park Authority has been requested to participate in this program. The neighborhood has specifically requested that "cobra" type fixtures not be installed.



FAIRFAX COUNTY PARK AUTHORITY

THOMAS B. WHITE, CHAIRMAN
ROBERT D. MOSS, VICE CHAIRMAN
RAYMOND PHILLIPS, SECRETARY & TREASURER
MARGRET ANDINO
TOM MCATY
NATHANIEL CHOATE
FREDERICK M. CRABTREE
ESTELLE HOLLEY
JOHN MASTERBROOK
LAURIE SISSON

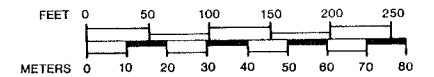
JOSEPH P. POWERS, DIRECTOR
RONALD F. LEDERER, SUPT. OF DESIGN
DESIGN - TIMOTHY SCOTT, LANDSCAPE ARCHITECT

NOTE - PROPERTY INFORMATION WAS DERIVED FROM BOUNDARY SURVEY BY
HUNTLEY, NYCE AND ASSOC., P.C., ANNANDALE, VIRGINIA, 6/4/88
- CONTOURS ARE DERIVED FROM COUNTY CONTOUR MAP AND SHOULD BE
USED ONLY FOR MASTER PLANNING
- CONTOUR INTERVALS - 5 FEET

MASTER PLAN
WOLF TRAILS PARK
FAIRFAX COUNTY, VIRGINIA
MAP SECTION: 28-4 ACRES: 11.49

PRELIMINARY DATE: MAY 17, 1988

APPROVAL DATE: DECEMBER 6, 1988



FAIRFAX COUNTY PARK AUTHORITY

Development Cost Estimate

Page 1 of 3

Project Coordinator Tim Scott

Project Title Wolf Trail Master Plan

Project Number 004198

Date Prepared December 1988

Item	Work Item	No. Units	Unit Cost	Total Cost
A.	SURVEY/LAYOUT			
	3 Man Survey Crew	80 Hours	\$90 /Hr	\$7,200
	Sub-Total			\$7,200
B.	MOBILIZATION			
	Equipment and Field Office	1 Each	\$1,800 /LS	\$1,800
	Sub-Total			\$1,800
C.	EROSION AND SEDIMENT CONTROL			
	Temporary Silt Fence	650 LF	\$4.80 /LF	\$3,120
	Temporary Construction Entrance	200 SY	\$6 /SY	\$1,200
	Temporary Sediment Trap	50 LF	\$12 /LF	\$600
	Sub-Total			\$4,920
D.	DEMOLITION AND REMOVAL			
	Two Story House	2 Each	\$3,720 /Each	\$7,440
	Garage	2 Each	\$1,200 /Each	\$2,400
	Septic Field	1 Each	\$1,800 /Each	\$1,800
	Sub-Total			\$11,640
E.	COUNTYWIDE TRAIL 8' width			
	Clearing	1,070 SY	\$1.20 /SY	\$1,284
	Fine Grading	180 CY	\$0.72 /CY	\$130
	4" Gravel Base (21A)	850 SY	\$3.78 /SY	\$3,213
	2" Asphalt Surface Course (S-5)	850 SY	\$5.40 /SY	\$4,590
	6" Gravel Shoulder	215 SY	\$5.68 /SY	\$1,220
	Sub-Total			\$10,437
F.	ASPHALT TRAIL 8' width			
	Clearing	1,950 SY	\$1.20 /SY	\$2,340
	Fine Grading	325 CY	\$0.72 /CY	\$234
	4" Gravel Base (21A)	1,565 SY	\$3.78 /SY	\$5,916
	2" Asphalt Surface Course (S-5)	1,565 SY	\$5.40 /SY	\$8,451
	6" Gravel Shoulder	390 SY	\$5.68 /SY	\$2,214
	Sub-Total			\$19,154
G.	PLAY APPARATUS AREA			
	Selective Clearing	710 SY	\$1.20 /SY	\$852
	Grading	250 CY	\$168.00 /CY	\$42,000
	Play Equipment	1 Each	\$120.00 /Each	\$120
	Wood Chips	160 CY	\$192.00 /CY	\$30,720
	Sub-Total			\$73,692
H.	TOT LOT			
	Selective Clearing	470 SY	\$1.20 /SY	\$564
	Grading	140 CY	\$7.20 /CY	\$1,008
	Play Equipment	1 Each	\$36,000.00 /Each	\$36,000
	Wood Chips	105 CY	\$42.00 /CY	\$4,410
	4' Chain Link Fence	160 LF	\$6.60 /LF	\$1,056
	Bench	2 Each	\$390.00 /Each	\$780
	Sub-Total			\$43,818
I.	OPEN PLAY FOR ATHLETICS			
	Clearing	5,600 SY	\$1.20 /SY	\$6,720
	Grading	14,500 CY	\$7.20 /CY	\$104,400
	Seeding	9,400 SY	\$1.20 /SY	\$11,280
	Convertible Goals	1 Pair	\$2,040 /Pair	\$2,040
	Sub-Total			\$117,720
	PAGE 1 SUB-TOTAL			\$290,381

FAIRFAX COUNTY PARK AUTHORITY

Development Cost Estimate

Page 2 of 3

Project Coordinator Tim Scott

Project Title Wolf Trail Master Plan

Project Number 004198

Date Prepared December 1988

Item	Work Item	No. Units	Unit Cost	Total Cost
J.	MULTI-USE COURT			
	Grading	1,000 CY	\$7.20 /CY	\$7,200
	Full Depth Asphalt (3" S-5)	455 SY	\$27 /SY	\$12,285
	Colorcoat	455 SY	\$6 /SY	\$2,730
	Volleyball Sleeves	1 Pair	\$120 /Pair	\$120
	Basketball Goals	1 Pair	\$1,950.00 /Pair	\$1,950
	Sub-total			\$24,285
K.	TENNIS COURTS			
	Grading	750 CY	\$7.20 /CY	\$5,400
	Full Depth Asphalt (3" S-5)	1,520 SY	\$27 /SY	\$41,040
	Colorcoat	1,520 SY	\$6 /SY	\$9,120
	Fencing	460 LF	\$15 /LF	\$6,900
	Net and Posts	2 Each	\$540 /Each	\$1,080
	Gates	2 Each	\$180 /Each	\$360
	Lights	2 Courts	\$22,800 /Court	\$45,600
	Sub-Total			\$109,500
L.	PRACTICE TENNIS COURTS			
	Grading	215 CY	7.20 /CY	\$1,548
	Full Depth Asphalt	365 CY	\$27 /CY	\$9,855
	CMU Wall	1 Each	\$1,800 /Each	\$1,800
	Colorcoat	415 SY	\$6 /SY	\$2,490
	Fencing	195 LF	\$15 /LF	\$2,925
	Gates	2 Each	\$180 /Each	\$360
	Sub-Total			\$18,978
M.	PARKING LOT			
	Grading	1,900 CY	\$7.20 /CY	\$13,680
	6" Gravel Base Course (21A)	2,050 SY	\$5.40 /SY	\$11,070
	2" Asphalt Surface Course (S-5)	2,050 SY	\$18 /SY	\$36,900
	Concrete Curb and Gutter	960 LF	\$15.60 /LF	\$14,976
	Line Painting	45 Spaces	\$2.70 /Space	\$122
	Sub-Total			\$76,748
	SITE FURNISHINGS			
	Bike Rack	2 Each	\$900 /Each	\$1,800
N.	Benches	6 Each	\$390 /Each	\$2,340
	Trash Receptacles	6 Each	\$180 /Each	\$1,080
	Sub-Total			\$5,220
	LANDSCAPE PLANTING			
	Site	1 LS	\$30,000 /LS	\$30,000
O.	Seeding	4,000 SY	\$1.20 /SY	\$4,800
	Sub-Total			\$34,800
	TRANSITIONAL SCREENING/BARRIER			
	Large Evergreen Trees	150 Each	\$324 /Each	\$48,600
P.	Medium Evergreen Shrubs	300 Each	\$288 /Each	\$86,400
	Large Deciduous Trees	50 Each	\$468 /Each	\$23,400
	4' Chain Link Fence	1,150 LF	\$6.60 /LF	\$7,590
	Sub-Total			\$135,000
	STREET LIGHTS			
	Standard Light Fixture	9 Each	\$1,800 /Each	\$16,200
Q.	Sub-Total			\$16,200
	PAGE 2 SUB-TOTAL			\$420,731

FAIRFAX COUNTY PARK AUTHORITY

Development Cost Estimate

Page 3 of 3

Project Coordinator Tim Scott

Project Title Wolf Trail Master Plan

Project Number 004198

Date Prepared December 1988

Item	Work Item	No. Units	Unit Cost	Total Cost
R.	ROAD FRONTAGE IMPROVEMENTS			
	Clearing	800 SY	\$1.20 /SY	\$960
	Grading	180 CY	\$7.20 /CY	\$1,296
	Concrete Curb and Gutter	325 LF	\$15.60 /LF	\$5,070
	6" Gravel Base (21A)	800 SY	\$5.40 /SY	\$4,320
	2" Asphalt Surface Course S-5)	770 SY	\$18.00 /SY	\$13,860
	Sub-total			\$25,506
S.	FACILITIES TOTAL			\$736,618
T.	UTILITY FEES, PAYMENTS AND PERMITS*			
	VDOT Entrance Permit	1 Proj	\$113 /Proj	\$113
	Sub-total			\$113
U.	DESIGN/ENGINEERING**			
	Design Fees	1 Proj	\$73,662 /Proj	\$73,662
	Sub-total			\$73,662
	CONTRACT ADMINISTRATION***			
	Plan Review	1 Proj	\$7,366 /Proj	\$7,366
	Site Plan Review	1 Proj	\$3,000 /Proj	\$3,000
	Inspection	1 Proj	\$58,929 /Proj	\$58,929
	Contract Administration	1 Proj	\$7,366 /Proj	\$7,366
	As-Built Survey	1 Proj	\$4,150 /Proj	\$4,150
	Sub-Total			\$80,812
	PAGE 1 SUB-TOTAL			\$290,381
	PAGE 2 SUB-TOTAL			\$420,731
	PAGE 3 SUB-TOTAL			\$154,587
	PROJECT TOTAL			\$865,698

*Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc.) and permits (building, VDOT, etc.)

**Staff and/or consultant estimated cost to prepare construction plans and specifications.

***Staff salaries and related expenses to administer facility construction including plan review and inspection.

FAIRFAX COUNTY PARK AUTHORITY

Annual Operating and Maintenance Cost Estimate

Page 1 of 2

Project Coordinator Tim Scott

Project Title Wolf Trails Master Plan

Project Number 004198

Date Prepared December 1988

Class *	Work Item	No. Units	Unit Cost **	Total Cost
A	ASPHALT PARKING LOT			
	Personnel	1 Crew	\$1,229 /Crew	\$1,229
	Operating	1 Year	\$98 /Year	\$98
	Capital	1 Year	\$589 /Year	\$589
	Sub-Total			\$1,916
C	ASPHALT TRAIL (PER 2,715 LF)			
	Personnel	1 Crew	\$519 /Crew	\$519
	Operating	1 Year	\$972 /Year	\$972
	Capital	1 Year	\$180 /Year	\$180
	Sub-Total			\$1,671
A	OPEN PLAY FOR ATHLETICS			
	Personnel	1 Crew	\$546 /Crew	\$546
	Operating	1 Year	\$624 /Year	\$624
	Capital	1 Year	\$329 /Year	\$329
	Sub-Total			\$1,499
B	TOT LOT			
	Personnel	1 Crew	\$417 /Crew	\$417
	Operating	1 Year	\$683 /Year	\$683
	Capital	1 Year	\$366 /Year	\$366
	Sub-Total			\$1,466
B	PLAY APPARATUS AREA			
	Personnel	1 Crew	\$1,340 /Crew	\$1,340
	Operating	1 Year	\$1,395 /Year	\$1,395
	Capital	1 Year	\$195 /Year	\$195
	Sub-Total			\$2,930
A	MULTI-USE COURT			
	Personnel	1 Crew	\$845 /Crew	\$845
	Operating	1 Year	\$50 /Year	\$50
	Capital	1 Year	\$5 /Year	\$5
	Sub-Total			\$900
A	DOUBLE TENNIS COURT			
	Personnel	1 Crew	\$2,600 /Crew	\$2,600
	Operating	1 Year	\$1,880 /Year	\$1,880
	Capital	1 Year	\$340 /Year	\$340
	Sub-Total			\$4,820
A	TENNIS COURT LIGHTING			
	Personnel	1 Crew	\$45 /Crew	\$45
	Operating	1 Year	\$816 /Year	\$816
	Sub-Total			\$861
	PAGE 1 SUB-TOTAL			\$16,063

FAIRFAX COUNTY PARK AUTHORITY

Annual Operating And Maintenance Cost Estimate

Page 2 of 2

Project Coordinator Tim Scott

Project Title Wolf Trails Master Plan

Project Number 004198

Date Prepared December 1988

Class *	Work Item	No. Units	Unit Cost **	Total Cost
A	PRACTICE TENNIS COURT			
	Personnel	1 Crew	\$1,300 /Crew	\$1,300
	Operating	1 Year	\$940 /Year	\$940
	Capital	1 Year	\$170 /Year	\$170
	Sub-Total			\$2,410
C	LANDSCAPE			
	Personnel	1 Crew	\$2,405 /Crew	\$2,405
	Operating	1 Year	\$490.00 /Year	\$490
	Sub-Total			\$2,895
	Page 1 Sub-Total			\$16,063
	Page 2 Sub-Total			\$5,305
	TOTAL			\$21,368

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

** Unit Costs are from Fairfax County Park Authority
 Maintenance and Operating Costs of Park Improvements.

APPENDIX

Conservation Division Comments

Police Department Comments

Historic Preservation Division Comments

The Trails Owners Association Survey

Master Plan Stake Out Minutes

Soils Description



Fairfax County Park Authority

MEMORANDUM

TO: Tim Scott
Design Division

DATE: August 31, 1987

FROM: Gil Aldridge, Div. Mgr.
Conservation Division

A handwritten signature in dark ink, appearing to be "GA", is written over the name "Gil Aldridge" in the "FROM" line.

SUBJECT: Wolf Trails Master Plan

Your request for input on the above park has been sent to staff for direct response to your office.

For your information, the trees along Arabian Avenue were planted by members of the community, and should probably remain as part of the total plan. The trees planted along Old Court House Road were planted by Washington Gas Light Company, as directed by the FCPA for fouling up on a gas line easement. They also should probably remain or be relocated on site as appropriate.

I am passing along this information only because you indicated there would be no public forum, and I don't know what records you may have on file which would provide the above.

If you have any questions, call me in the new office (if you can find out what my number is) or drop by (if you can find my office).



Memorandum

TO: Tim Scott, Design Division **DATE:** 11/19/87
FROM: Olin Allen, ~~Environmental~~ Environmental Services
Conservation Division
SUBJECT: Wolf Trails Park master plan

I am in agreement with the master plan for Wolf Trails Park as it was presented during the stakeout on 11/17. In terms of natural resources, the most significant section of the park is the wooded slope leading down to Wolftrap Creek. The forest is a mature White Oak-Red Oak-Black Oak type, although it contains a significant amount of Chestnut Oak. The proposed master plan adequately protects this area.

As I said at the stakeout, the large Red Maple southwest of the house should be saved. Its growth form, while somewhat bizarre for a maple, is very striking, and the tree should put on a terrific show of red and yellow colors in the fall. It appears to be very healthy, and therefore should offer no significant maintenance problems.

Any questions, please call.


oaWP0173.mmo

c Biglin/Aldridge

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Tim Scott
Fairfax County Park Authority DATE September 15, 1987

FROM: David P. Godwin, Second Lieutenant 
Park Section

FILE NO: Special Operations Division

SUBJECT: Wolf Trails Master Plan

REFERENCE: Your memorandum dated August 24, 1987

On September 10, 1987, I visited Wolf Trails Park as requested in your memorandum. I viewed the park from several accesses and found signs indicating no motorized vehicles. Further, I saw some evidence of consumption of alcoholic beverages, however, generally the park was clean despite the absence of trash receptacles. There was no other evidence of any criminal behavior.

Also, I checked with the Crime Analyst at the McLean District Station and he could find no record of any criminal activity in the park itself. This information is obtained from computer records and should not be considered conclusive since there could be a margin of error in entering data. None of the McLean District personnel I interviewed could recall any serious problems at this park. I did observe, however, that in the interest of safety, a fence along Old Courthouse Road could prevent soccer balls from leaving the field.

I hope that this information is helpful. If I can assist you further, I can be reached at 280-0515.

DPG/sab



Fairfax County Park Authority

MEMORANDUM

October 5, 1987

TO: Michael Rierson, Manager DPH
Barbara Naef, Assistant Manager DHP

FROM: Richard Sacchi, Cultural Resources Administrator DHP

SUBJECT: Wolf Trails Park Survey

In response to a request by Mr. Tim Scott I visited Wolf Trails Park, on September 25, 1987, to evaluate the park's archeological potential. I found no standing structures or other evidence of historic or prehistoric occupation. The soils are highly disturbed, minimizing the probability of subterranean in situ cultural deposits. However, this survey does not conclude that subterranean cultural deposits do not exist.

The Trails Owners Association

POST OFFICE BOX ~~340~~ 1051

VIENNA, VIRGINIA 22180

March 17, 1987

Mr. Frederick M. Crabtree
Member, Fairfax County Park Authority
9739 Five Oaks Road
Fairfax, Virginia 22031

Dear Mr. Crabtree,

As we discussed in October of last year, the Trails Owners Association is interested in cooperating fully with the Park Authority in its development plans for Wolf Trails Park. One item that we discussed was that the planning process might be facilitated if our association could generate some consensus as to what specific development would be desirable. To this end, we have circulated a small questionnaire, asking for our owners' suggestions. An extract from that questionnaire, and a summary of the 29 responses received to date is presented below:

WOLF TRAILS PARK: The Wolf Trails Park (at the corner of Arabian and Old Courthouse) is currently scheduled for development by the Fairfax County Park Authority in 1989. This summer, we will be given the opportunity to participate in the planning for that development. Only \$100,000 is currently scheduled to be expended for this effort. Recognizing that only minimal development is planned for Wolf Trails Park at this moment, what facilities would you like to see in the Wolf Trails Park, and which would you not like to see?

	<u>Yes</u>	<u>No</u>	<u>Other</u>
Baseball Field	8	9	1
Basketball Court	14	10	-
Fence	4	10	2
Football Field	2	13	-
Lighting	5	10	1
Parking Lot	3	16	1
Playground Equipment	17	5	1
Rest Rooms/Other Structures	2	16	1
Soccer Field	12	5	-
Tennis Court	11	10	-
Viewing Stand	1	15	-
Nature Walk/Trees	3	These choices were added into the list in several responses	
Bird Sanctuary/Pond	1		
Picnic Area	7		
Open Field/Multi-use	4		
Pool	1		

The conclusions that I draw from these responses are as follows:

(1) Many people like the open multi-use field that is presently available which can be used for soccer, baseball, football or other impromptu games. The site does not support more than one large field.

(2) There appears to be support for a multi-use paved area for basketball and tennis.

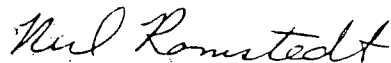
(3) There appears to be strong support for some playground equipment and for a picnic area. The development of a nature area with pathways/trees in the forested sections seems to be favored.

(4) Strong opposition is apparent to the possibility of a fence, parking lot, restroom/other structure, and viewing stand.

I hope that these results are of help to your office at this early stage in the development cycle.

I would also like to express my appreciation for the efforts of your office, and those of Mrs. Pennino, to emphasize the development of this park in the face of competing fiscal requirements. Mr. Dan Benson has advised me of your diligent attention to this matter, for which we are grateful. Please advise me as to any additional information that the Trails Owners Association might provide at this time. Feel free to write me at the address below or to call my home at 938-5963. I look forward to meeting you at the April Public Information Forum.

Sincerely,



Neil Romstedt
President, Trails Owners Association
1705 Hicks Drive
Vienna, Virginia 22180

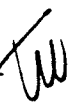
cc: Mrs. Martha V. Pennino
Supervisor, Centreville District
Fairfax County Board of Supervisors
12000 Bowman Towne Drive
Reston, VA 22090



Memorandum

TO Distribution List

DATE November 23, 1987

FROM  Tim Scott

SUBJECT Wolf Trails Park Stake Out Minutes

The following comments were received from the stake out at Wolf Trails Park held Tuesday November 17, 1987.

1. Reduce the size of the field from regulation size. Citizens do not want games or practice scheduled for the field.
2. Concern was expressed that the baseball field is too close to Old Courthouse Road and Arabian Avenue and that balls could land in the road.
3. A concern was expressed for the best drainage pattern for the field area. Can drainage behind the houses on Arabian Avenue be avoided? This is an issue that will be addressed during detail plan preparation.
4. Recreation Department asked if the Park Authority is going to put restrictions on the scheduling of the field. The response was that if the field is designated as an Open Play Area no league games or practice would be scheduled. Neither goals nor a backstop would be provided for the Open Play Area. A berm was suggested as a means of providing a backstop for baseball play.
5. The Recreation Department recommends the construction of a regulation size soccer field (330' x 225' or 195'). There is a need for scheduled fields in this area. Vienna Youth Soccer may be losing a field at Nottoway Park. The field will be used for practice even if it is not scheduled. Having a scheduled field will provide a means to resolve any conflict of use.
6. Another suggestion by the Recreation Department was to provide a regulation field and designate it as Open Play For Athletics and let the need for scheduling materialize on its own.
7. If the field is scheduled there will be a need to provide parking. There appears to be space to construct some on site parking to the southeast of the proposed Open Play Area. For the number of facilities proposed at this park, approximately 50 to 60 parking spaces would need to be provided. The Department of Environmental Management has in the past several months, requested parking be provided at similar type parks. The citizens have requested that parking not be provided. The suggestion was that placing the parking away from the homes on Arabian Avenue would lessen the impact of on site parking.

8. Pedestrian access is not provided from the south of the park. The County Wide Trail system is proposed for the park side of Old Courthouse Road but construction timing is not known at this time. The Park Authority will be required to construct the portion adjoining Wolf Trails Park at the time of park construction. The lack of pedestrian access might further produce a need to provide on site parking.
9. The question was asked if restrooms will be provided. Typically at a park of this size and with the type of facilities provided, restrooms are not provided. The "walk to" definition of the Community Park was meant to reduce the need for these types of facilities.
10. A suggestion was made to switch locations of the Tot Lot and Play Apparatus Area with the Multi-Use Court to provide a larger "safe" zone between Old Courthouse Road and wandering children. In their present locations the play areas are 125' from the road. County zoning ordinance requires a minimum of 100'. The observation of the Tot Lot (deemed most important) by police would be limited by this alignment. Police need unobstructed views from the adjacent streets or parking lots. The use of interior trails by police vehicles is generally not warranted. Foot patrol is generally not conducted unless there are disorderly complaints from citizens.
11. The issue of transitional yard screening was discussed. Park surveillance is obviously restricted or eliminated when screening plant materials are placed between streets or parking lots and the park facilities. The Park Authority will request a waiver for screening when the construction plans are submitted to the County for review by DEM. The Police Department will address this issue in a memo to the Park Authority. The citizens have also stated their opposition to screening of the park and will support a waiver request.
12. All interior trails will be 8' wide asphalt trails accessible by park maintenance vehicles. Removable bollards will be installed on the trail near any roads or parking to restrict unauthorized motor vehicle use.
13. None of the facilities will be lighted.
14. All existing structures on the site will be and removed from the site.
15. The Conservation Division has requested that the large Red Maple adjacent to Old Courthouse Road and the western most house be preserved during construction. The interior trail alignment will need to be adjusted.
16. Initially \$100,000 was appropriated for construction of this park. Now only \$10,000 is available. This is insufficient to provide any facilities nor is it sufficient to provide for all services necessary to complete the design of the park.
17. The Conservation Division and Recreation Department will submit additional remarks in writing. The Police Department and History Division will submit revised comments based on the stakeout plan.

24C1,2 - ELIOAK SILT LOAM, ROLLING PHASE (24C3, 24D1,2 and 24D3) *

Elioak silt loam, rolling phase, is a deep well drained soil that is developed from the weathered products of quartz sericite schist rock materials. It has a brown silt loam surface soil and a red clay to silty clay subsoil. It occurs on ridge tops in association with the Manor and Glenelg soils of the Piedmont uplands. Workability is good to fair, water holding capacity is good and natural fertility is medium to low. Soil reaction is strongly acid. (pH 5.0 - 5.4)

SUITABILITY:

This soil is well suited for most crops but best suited for small grains, hay crops, including alfalfa, and the production of sod because of the rolling slopes; it rates good for septic tank drainage fields, however, to get passing percolation tests, the test holes usually have to be dug to a depth of 5 to 7 feet. The test holes have to be dug through all of the clay subsoil into the weathered mica schist parent material. This soil rates from good to fair for road subgrade material and good for homesites and support of large buildings.

*24C3 differs from 24C2 mainly by having most of the surface soil removed by erosion. A few gullies have formed on some areas. 24D1,2 and 24D3 are similar to 24C1,2 and 24C3 but have steeper slopes. They are best suited for hay and pasture.

24 B1,2 - ELIOAK SILT LOAM, UNDULATING PHASE (24B3) *

Elioak silt loam, undulating phase is a deep, well drained soil that has developed from the weathered products of quartz sericite (Mica) schist rock materials. It has a brown silt loam surface soil and red clay to silty clay subsoil. It occurs mostly on ridge tops in association with the Glenelg and Manor soils of the Piedmont uplands. Workability, productivity and water holding capacity are good. Natural fertility is medium to low, and the soil reaction is strongly acid. (pH 5.0 - 5.5)

SUITABILITY:

It is well suited for most crops grown in the county, excellent for alfalfa, and is well suited for hay, corn and small grain crops, but rates only fair for vegetables and fruits. It rates good for septic tank drainage fields, however, to get passing percolation tests, the test holes usually have to be dug to a depth of 4 to 7 feet. The test holes have to be dug through all of the clay subsoil into the weathered mica schist parent material. This soil rates from good to fair for road subgrade materials, good for homesites and good for supporting large buildings.

*24B3, Elioak silt loam, eroded undulating phase, is similar to 24B1,2 except that most of the surface soil has been removed by erosion, and a few gullies have formed. It is less productive of most crops, more difficult to work and more erosive.

55B1, 55B2 - GLENELG SILT LOAM - UNDULATING PHASE (55C1, 55C2, 55C3, 55D1, 55D2, and 55D3)*

This is a moderately deep, well-drained brown loamy soil formed in materials weathered from quartz mica schist rocks. Usually at a depth of about 30 inches is friable weathered quartz sercite schist material, which is high in content of mica and contains fine to medium size quartz gravel and partially decomposed schist rock; this is commonly many feet in thickness.

This soil is on the upper slopes and hilltops in the Piedmont uplands. It is extensive and typically in large tracts ranging to several hundred acres in size. Associated soils include the red clayey Elloak soils on gently sloping uplands, the excessively drained, maceous Manor soils on hillsides, the imperfectly drained Glenville soils on foot slopes, in swales and drainageways, and the poorly drained Worsham soils on floodplains.

Depth to hard rock is generally from 10 to more than 50 feet. Natural fertility is low. The erosion hazard is moderate on undulating areas and high on hilly and steep areas. Permeability is moderate to moderately rapid. The available water holding capacity is moderate. Shrink - swell potential is low. Bearing capacity is moderate to high. Reaction is strongly acid. (pH 5.0-5.5)

SUITABILITY - This soil has desirable properties for many uses. It is easily excavated. It rates good for sites for houses, industrial and commercial developments, and high rise structures. It rates good for septic tank drain fields except in the areas noted below. It rates fair for road subgrade material because of the high mica content which has elastic qualities and is hard to compact. This soil usually has to be stabilized with cement or lime before roads will last any length of time without costly maintenance. This is a good soil for lawns, ornamental plants, and vegetable gardens as well as farm crops and meadows. Additions of lime and fertilizer, rates determined by a soil test, are needed for the establishment and good growth of most plants.

NOTE: There are two areas in the county that differ from the typical Glenelg soils in that hard rock is near the surface. One area is in the vicinity of Clifton and the other is near the Potomac River along River Road Number 603. In these areas on-site sewage systems are hard to locate; other properties are also adversely affected.

*55C1, 2 is similar to 55B1, 2 except for having steeper slopes. 55C3 is more severely eroded. 55D1, 2 has hilly slopes and is best suited for permanent vegetation. 55D3 has had most of its surface removed by erosion and has a few shallow gullies. It is best suited for permanent vegetation.

I (0-2%) - MIXED ALLUVIAL LAND - FLOOD PLAIN

This soil is derived from recent soil materials which have washed from the uplands and deposited along the stream bottoms. It consists mainly of somewhat poorly and poorly drained soils and mixed soil materials including very sandy areas and gravelly bars. In some places there are thin layers of brown silt loam and fine sandy loam materials over strata of gravel. It is subject to frequent flooding and needs drainage in many places for both farm and urban uses. The soil is acid in reaction in most places.

SUITABILITY:

This soil is best adapted to permanent pasture or forests. Vegetables can be grown on some small areas. All of this soil is in the flood plain and is unsuitable for home sites or other building sites. The high water table of this soil and frequent flooding makes it unsuitable for septic tank sewage disposal systems. The sandy and gravelly areas of this soil rate good for road and street subgrade material. The areas of silty and silty clay material rate poor for road and street subgrade material.

18D, 18E - ROCKY LAND (ACIDIC ROCK)

Rocky land consists mainly of areas in the Manor, Glenelg, Appling, and Louisburg soils, which are characterized by rock outcroppings, loose stones and cobbles. From 20-50% of the land surface is influenced by the stones and rock outcrops. These land types are too stony for the production of crops. Differences between 18D and 18E are mainly in slope ranges. 18D is on 14-25% slopes and 18E is on slopes above 25%. The soils between the rock outcroppings are strongly acid in reaction. (pH 5.0 - 5.4)

SUITABILITY:

18D is best suited for permanent pasture or forest, while 18E is best suited for forest. This land type rates poor for septic tank drain fields, however, seepage pits may be used successfully in a few cases where public water is available. It rates good for supporting large buildings and for highway subgrade materials.

20B (2-7% slopes) - MEADOWVILLE SILT LOAM

Meadowville silt loam is a deep, brown moderately well drained, friable, fertile soil that is derived from recent colluvial materials which have washed mainly out of the Glenelg, Elicak and Manor soil areas. It occurs mainly in depressions at the heads of drains and along upper drainage ways. It has a brown surface soil 16 to 24 inches thick and gray and brown mottles are usually present in lower subsoils. Natural fertility and water holding capacity are moderate to high. Workability is good and productivity is high under good management. The reaction is strongly to medium acid. (pH 5.0 - 6.0)

SUITABILITY:

These soils accumulate seepage water from the surrounding slopes and have a high water table during wet seasons. This soil rates poor for septic tank sewage disposal systems, road subgrade material and marginal to poor for building support.

This soil is well suited for most crops grown in the county, especially vegetables.

Fairfax
County
Park
Authority



3701 Pender Drive
Fairfax, VA 22030

(703) 246-5700

February 1, 1991

Mr. Jeff Parobek
William H. Gordon Associates, Inc.
1806 Robert Fulton Drive, Suite 200
Reston, Virginia 22091

RE: Master plan record - Wolf Trails Park

Dear Mr. Parobek:

Enclosed are: 1) the citizen comments from the master plan record which you requested, and 2) a comment and response summary which staff prepared as a part of the recommendation to the Board.

The comments were received and entered into the file during the master plan process, in generally two forms: 1) testimony at the public hearing, and 2) letters before and after the public hearing.

The letters are here transmitted in their entire and unedited form and rhetoric.

Your schematic design shall use the FCPA approved Master Plan as the basis for the design. A minimum of three (3) sketch plans are required. At least one of which shall be a literal interpretation of the Master Plan.

Unless there are safety and public welfare issues involved, it is not the intent of your contract to broach the master plan conclusions.

Sincerely,

Daryl DePrenger, Project Manager
Design Division

DJD/djd

cc: James L. Massey, Manager, Design Division, FCPA
Doug Petersen, Section Chief, Design Division, FCPA

Enclosures: 13 letters, July and August 1988; Public Hearing summary, 15 pages

1707 Abbey Oak Drive
Vienna, Virginia 22180
255-9739 (h)
695-5556

1 July 1988

Fairfax County Park Authority
3701 Pender Drive
Fairfax, Virginia 22030

Attention: Mr Tim Scott- Project Manager

Subject: Wolf Trails Park- Preliminary Master Plan

Dear Mr. Scott:

The purpose of this letter is to provide the Fairfax County Park Authority with some comments concerning the proposed Wolf Trails Park, as I will be unable to attend the public hearing on 6 July.

I am not in favor of the park for a number of reasons. First, the proposed park, after the expenditure of \$674,000 will not be a very good park, as it will be only 11.5 acres in total land area. The limited size is the biggest drawback. Second, it will detract from the existing residential area. Third, the benefits to the public are simply not sufficient to justify the capital investment of \$674,000 and an annual maintenance cost of \$20,000 per year, when other more cost effective alternatives are available. Fourth, in these times of severe fiscal constraints, we must try to maximize our opportunities to generate both income and annual tax revenue.

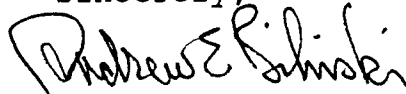
I propose that a better use of the land, and clearly more cost effective, would be to sell the land for development of single family homes. I believe that the 11.5 acre parcel would generate \$500,000 to \$750,000 in one-time income to Fairfax County. Subdividing the parcel into 10 separate residential lots, would result in single family homes in the \$300,000 to \$400,000 price range. These homes would generate \$25,000 to \$35,000 new annual property tax revenue. New road construction would not be necessary because of available access from Old Courthouse Road and the cul-de-sac on Arabian Avenue.

Page 2

I also propose that the public could obtain the same benefit of the athletic fields, tennis courts, multi-use courts if they were incorporated into the existing Meadowlark park only two miles away. Because this park already exists, and has a large unused land area, the many proposed expenses for Wolf Trails Park could be avoided. These expenses include the asphalt trail system (\$65,690), picnic area (\$3432), parking lot (\$48,142), landscape planting and screening (\$180,300), and road frontage improvements (8,303). These savings total \$305,867, and would still provide the public the same benefits as would be obtained from a park at Wolf Trails.

Please enter this letter into the public record of comments on 6 July. Please add my name to the mailing list for future notifications on this issue. The courtesy of a reply is requested.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew E. Bilinski". The signature is fluid and cursive, with the first name "Andrew" being more prominent.

Andrew E. Bilinski

CC: Ms Audrey Moore

BOYD LEWIS
9319 OLD COURT HOUSE RD.
VIENNA, VIRGINIA 22180
(703) 281-3899

July 7, 1988

Mr. Donald F. Lederer
Manager, Design Division
Fairfax County Park Authority
3701 Pender Drive
Fairfax, VA, 22030

Dear Mr. Lederer:

As a very concerned party to consideration of the Wolf Trails Park project let me express, in behalf of my wife and myself, appreciation for the opportunity we had last evening to discuss the so-called "preliminary master plan."

Despite the variety of opinions expressed it was my impression that most of those in attendance thought it was a splendid idea to develop the park.

Objections were raised by speakers to many of the principal features depicted in the plan. Since a complete record seems to have been kept by the young lady in the front row I will only deal here with my own views, as expressed last evening and as developed on further consideration today.

They are as follows:

1. The proposed preliminary master plan ignores existing traffic dangers so completely that one must assume the designer has never visited the site during the morning or evening hours during which great numbers of commuters traverse the section of Old Court House road affected at hair-raising speeds. Otherwise I do not see how any sane designer could envision a right-angle entrance/exit for a parking lot at precisely the point of greatest road hazard, where Old Court House narrows down from 30 feet width to about 20. Even if the plan could be altered for extending the 30-foot width, such an entrance would be highly questionable for reasons of safety alone.

2. I do not see how anyone viewing the elevation of the land proposed for parking lot could see it as an easy, inexpensive solution. Vast digging of earth would be required to set the lot in that spot--either that or a precipitous driveway entrance off a busy thoroughfare. Even residents of The Trails, on the other side of Arabian Avenue, seemed to prefer a lot at the Arabian Avenue side street.

2. Lederer

3. Even a cursory, eye-witness inspection of the site from Old Court House Road would show that there is a relatively easy solution to the safety and cost problems of the suggested plan: move the open playfield eastward overlapping the elevated area now occupied by the old houses. This might require a small amount of fill as opposed to a vast amount of earth removal by excavation, since the area of the larger house is almost level with the existing playfield. By so shifting the playfield you open up the area along Arabian Avenue for a safe parking lot.

4. My chief concern is traffic dangers which have quite evidently not entered into the preliminary master planning. If I stress them it is because I am in a position to observe them every day. Our property is almost opposite the area I see as posing the greatest danger.

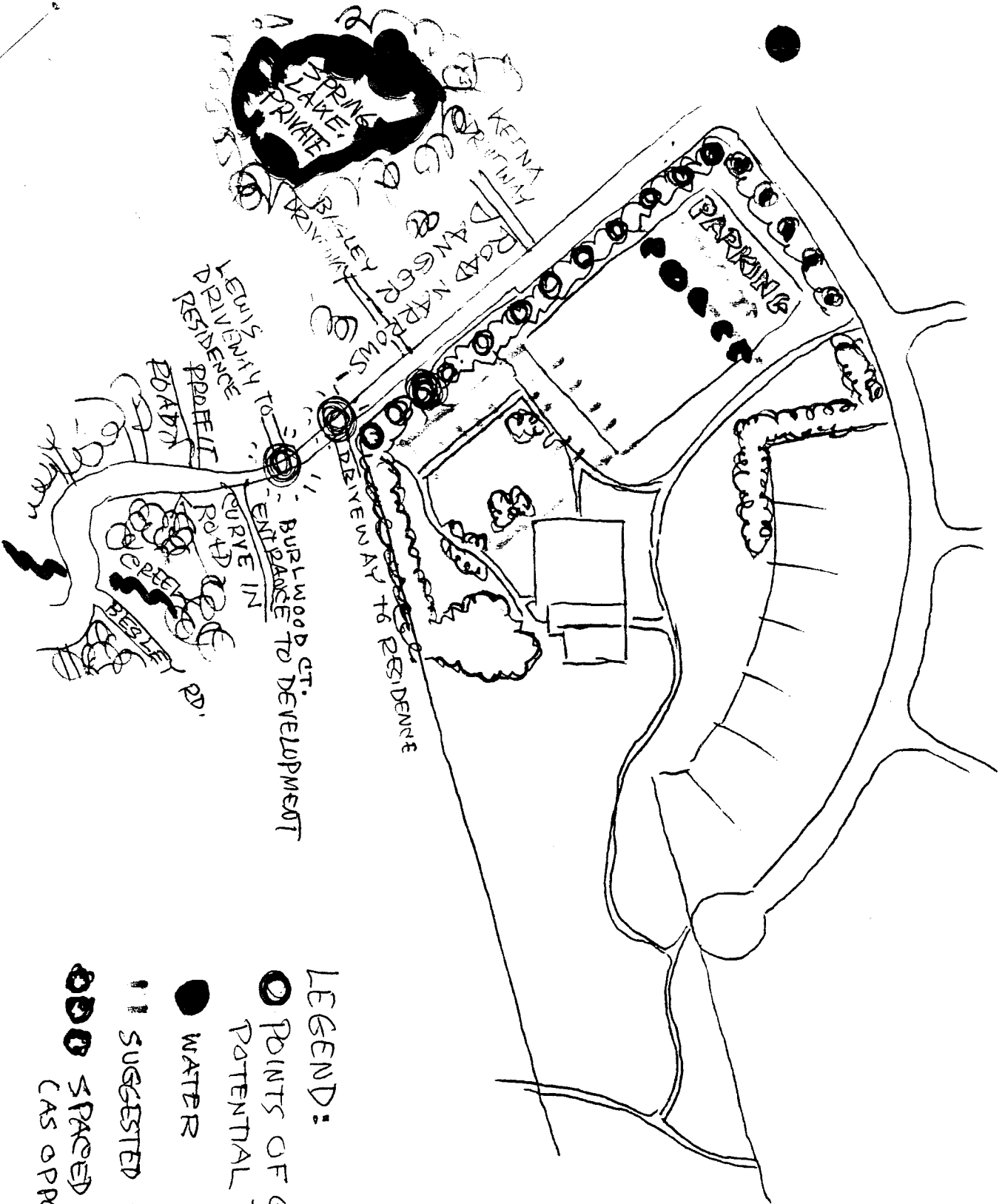
Beyond the above, Mr. Lederer, I associate myself completely with the views represented at the hearing by Mr. Klaus Friederich, president of the Spring Lake Association, a civic society of approximately 50 family members owning property half-encircling the proposed park site. It seems inconceivable the park project could have reached this stage without consulting the impact of this public facility upon a private park directly across the street. This area was 20 and 30 feet from the park site as opposed to the "approximately 3/4 or 1 1/2 mile radius" mentioned in your division's yellow sheet.

If you will forgive a well-meant intrusion upon your difficult domain, please take a look at the enclosed revised and annotated version of the map of the preliminary master plan. Better still, drop out some day and let me walk over to the site with you if my amateur topography is not clear.

Despite all of this, I hope the park is developed. It is a noble project.

Sincerely,

Boyd Lewis



LEGEND:

○ POINTS OF GREAT
POTENTIAL DANGER

● WATER

!! SUGGESTED CHANGE

○○○ SPACED SHRUB BARRIER
(AS OPPOSED TO SOLID).

1664 Trap Road
Vienna, VA 22180
July 7, 1988

Mr. J. A. Heberlein
Deputy Director for Park Development
Fairfax County Park Authority
3701 Pender Drive
Fairfax, Virginia 22030

Re: Wolf Trails Park Public Hearing
July 6, 1988

Dear Mr. Heberlein:

My husband and I live one block from Wolf Trails Park in Chapel Hill. From the meeting last night I learned that The Trails have been planning Wolf Trails Park for years with the Park Authority. I believe Chapel Hill and Spring Lake should have been considered during these discussions. Spring Lake houses touch on Wolf Trails Park but are not shown on the preliminary master plan.

I believe parking on Old Courthouse Road is a mistake. That road often floods a little way down from Wolf Trails Park and many times people have to turn around and back up to avoid the flooding by Besley Road. Many times the road is closed. Old Courthouse Road at this point is one of the most dangerous roads I know of in Fairfax County. During the winter, we often use Beulah Road because of the sharp turns on Old Courthouse and the hilly sections.

I don't think you need a parking lot for Wolf Trails Park. If it is supposed to be for the immediate neighborhood, everyone could walk to it. We go to Wolf Trap Farm Park often but we have never driven to it, preferring to walk. Wolf Trails Park is much closer to our house and I would never drive to it but would walk.

I hope this preliminary master plan doesn't ruin the trails that we have now. I don't agree with the gentleman who spoke at the meeting last night about the unsafeness of the trails. I personally use one all the time which starts at the end of Arabian Avenue and ends at Old Courthouse Road. Another trail can be picked up across Old Courthouse Road near Besley Road, crosses over Creek Crossing Road, and goes all the way to the town of Vienna. Now, using one of these trails is taking a walk through the woods but that atmosphere would change with an eight foot wide hard surface.

I like the idea of a neighborhood park and it would be nice for women with small children.

Yours truly,

(Mrs) Catherine H. McCarthy

9329 Old Court House Road
Vienna, Virginia 22180

7 July 1988

Donald F. Lederer
Manager, Design Division
Fairfax County Park Authority
3701 Pender Drive
Fairfax, Virginia 22030

Dear Mr. Lederer:

I am writing, as suggested at last night's hearing, regarding the preliminary Master Plan for Wolf Trails Park. My home of thirty-two years is opposite the planned entrance and parking lot.

Overall, the creation of a park in this neighborhood is most welcome. While one can debate the usefulness of each of the facilities planned, I want to emphasize three concerns:

1. The uphill entrance to the parking lot and the lack of a planned 30-foot wide roadway from the park property to Burlwood Court.

2. Further loss of ground cover on the park property.

3. Increased potential for trespassing over Spring Lake properties and unauthorized use of the lake.

The first concern poses increased danger to vehicles and pedestrians on Old Court House Road. One solution was proposed at the hearing- make the parking area access from Arabian Avenue. From our point of view that would be most desirable. Moreover, it would reduce the considerable excavation of the hillside needed to make the parking area. However, if it is not considered feasible to relocate the parking site with access from Arabian Avenue, other, less desirable, solutions might include:

1. Increase the width of Old Court House Road to thirty feet all the way to Burlwood Court. This would minimize the danger of constricting the road from thirty to twenty feet at a place where a driver cannot see approaching vehicles over the hill.

2. Increase the width of the road where it is now thirty feet to, say, 45-50 feet and provide diagonal parking spaces on Old Court House Road adjacent to the playing field. This would have the disadvantage of having to replant some existing trees but would be cost

effective compared to the present plan.

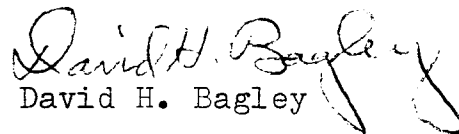
3. Create diagonal parking on Arabian Avenue with necessary widening of the street.

The second concern, about loss of ground cover, is environmentally important. Since the farm was sold for the development of The Trails subdivision some years ago, a lot of trees, shrubs, and ground cover have been removed. The result is flooding (of my property) by rain water runoff as well as reducing a natural environment for small animals and birds. The preliminary plan calls for paving substantial areas for parking, tennis, and other facilities, as well as an 8-foot wide path through the park. If we are to have the kind of park envisioned, loss of more natural growth is unavoidable. But to alleviate partially the adverse effects, a careful planting of new trees, shrubs, and ground cover is needed in amounts greater than called for in the present plan. Changing the location of the parking area to a level site would also help.

My last concern is for the security of my property and that of Spring Lake. It is natural for persons in hot weather or after exercise to avail themselves of a nearby lake. The shortest distance thereto is through our and adjacent properties. A partial solution would include the relocation of the parking area, posting of "No Trespassing" signs, and to close the park at night as is the custom in other parks in the area. It does not appear that the preliminary plan calls for a means to close the park. I recommend that such means be included and used as necessary.

Thank you for the opportunity to submit our comments and for yesterday's public hearing.

Sincerely,


David H. Bagley

Copy to: President, Fairfax County Spring Lake Assn.

1702 Gelding Lane
Vienna, VA 22181
July 8, 1988

Mr. Donald F. Lederer, Manager
Design Division
Fairfax County Park Authority
3701 Pender Dr.
Fairfax, VA 22030

Dear Mr. Lederer,

I am writing to submit my concerns regarding the development of the Wolf Trails Park on Old Courthouse Road. At this time I represent my family consisting of my husband, Karl, and my two children, 4-1/2 years and 16 months old.

My concerns are as follows.

I want to emphasize the necessity for ample playground equipment - swings, slides, climbing apparatus - as well as an ample tot lot. This neighborhood is slowly changing to include younger families, like my own, while some older families are moving away.

With children there are needs for bathrooms and water fountains. Please consider this in your plans.

With concern to safety please consider moving the parking lot entrance to Arabian Ave. Comments at the public hearing certainly brought out the necessity for this change. Also in the line of safety I feel it is important to consider lighting. Just recently this Spring a Domino pizza delivery man was robbed in front of my house. Various vandalisms have also occurred on Gelding Lane so I feel that this would be necessary at the park in 1988 or in the future.

I also feel that tree screening without walls are sufficient on the street sides, Arabian and Old Courthouse Road.

Thank you for considering all of my comments. I appreciate all the work you and your staff do to make this a park that my family and community can use in a safe environment while preserving nature as much as possible.

Very truly yours,

Deborah Stoehle

July 12, 1988

Mr. Donald F. Lederer
Manager, Design Division
Fairfax County Park Authority
3701 Pender Drive
Fairfax, VA 22030

Dear Mr. Lederer,

As president and chairman of the board of directors of Fairfax County Spring Lake Association, Inc., I would like to outline our views on the Wolf Trails Park plan. For background on our Association, let me point out that by many years, we are the longest established homeowners association within the area of the proposed park. Our membership includes all homeowners on the East and South sides of Beulah Road from 1841 to the intersection of Beulah and Old Courthouse Road; all properties on the South-West side (opposite the park) of Old Courthouse Road through 9201 Old Courthouse Road. All properties on Lakeside Drive, Proffit Road and Besley Road and certain homes on Tetterton Ave and Bois Road.

This should make it clear that Fairfax County Spring Lake Association Inc. represents a very significant portion of residents within the drawing area of the proposed park as well as a number of immediate adjoining properties on Old Courthouse Road.

Under these circumstances, my first comment would have to be my bewilderment, that my Association has not been included in the extensive process of planning and consultation between Fairfax County Park Authority and another local homeowners association. Our existence is a matter of public record, we are incorporated in Fairfax County. Why were we not contacted earlier? During my three years in office as president of the Association, I have never been contacted about this. We are now confronted with an accomplished fact that will have profound effects on the quality of our life. In view of this less than equal voice given my Association in earlier phases, I hope that our views given now can still be given their appropriate weight.

Let me start by endorsing the idea of the park as an alternative to yet more residential development. We believe a well laid out park can enhance the neighborhood. I must add, however, that both the park and the associated road work will once again cut back on natural environment and bird and small mammal habitat. We regret this and hope that as much forest as possible can be preserved.

As you may know, Fairfax County Spring Lake Association, Inc. owns and operates Spring Lake located about 150 yards across Old Courthouse Road from the proposed park site. Our lake, as are all such private lakes, attracts trespassers and vandals and we devote a great deal of thought and resources to this problem. There is no question that a popular park at Wolf Trails will aggravate that problem, no matter how the park is designed. We know we must

accept this in the interest of the community at large. But please let us work together so that ways can be found to at least reduce the problem. In our view there are three specific things that can be done in this respect:

- (1) The entrance-parking area should be moved to Arabian Avenue, well off Old Courthouse Road.
- (2) A fence, as substantial as possible, should bound the park all along Old Courthouse Road.
- (3) On no account should night-time play or use be encouraged by lighting. The most dangerous kind of our trespassing and vandalism problem occurs after dark.

Finally, on behalf of our Association, I wish to endorse the comments made by those of our members who reside immediately opposite the park on Old Courthouse Road. As long-time residents, their judgement on the traffic hazard problem should be a valuable input in your planning.

In conclusion let me say that the late stage of our awareness of this project must not necessarily preclude our cooperation from this point on. I and the other officers of my Association are available at any time in case further feedback is needed.

Sincerely,



Klaus Friedrich
President
Fairfax County Spring
Lake Association, Inc.

July 12, 1988

Fairfax County Park Authority
3701 Pender Drive
Fairfax, VA. 22030

Att: Donald F. Lederer

Sir:

We wish to support the development of Wolf Trails Park with the following comments:

1. The eight foot trails are far too wide for usage by walkers or bikers.
2. The number of parking spaces should be reduced. The entrance to the lot could be moved about 50 feet to the north.
3. The tennis courts should be moved in a southerly direction closer to the lot line and the parking lot.
4. The picnic area should be deleted. There is no demand for picnic facilities for other than beer parties by younger people.
5. The tot lot could be placed in the area freed up by moving the tennis courts. This enables a parent to stay in the tot lot yet be able to observe the open play area.
6. The main trail through the park should be relocated to the south further away from existing Arabian Avenue residences.

Respectfully yours,

Mike + Eileen Zimm

July 14, 1988

Mr. Donald F. Lederer, Mgr.
Design Division
Fairfax County Park Authority
3701 Pender Drive
Fairfax, VA 22030

Dear Mr. Lederer:

Re: Wolf Trails Park

Please consider this letter as my reaction and comments concerning the public hearing on the above matter held on July 6, 1988.

PROS:

- 1) The idea of improving the park side is wonderful. Obviously, however, there should have been more careful on-site exploration before the park was laid out.
- 2) I heartily endorse the plans to improve the walking paths throughout the park, and especially if they will tie in with the present path that runs along Wolf Trap Creek.
- 3) I enthusiastically approve the tree barrier plan on both Arabian Ave. and Old Courthouse Road. The more, the better.

CONS:

- 1) The parking plans as I think all agreed need to be revised with entry to the parking lot on Arabian rather than Old Courthouse. This will also save the cost of widening Old Courthouse.
- 2) The need for a picnic area is questionable.
- 3) I object strongly to installing lights anywhere in the park area - the soccer field or the tennis courts - as this would increase nighttime activity and be disruptive to the neighborhood with noise and trespass probabilities.

QUESTIONS:

- 1) Will there be basketball facilities? This would meet more needs than a practice tennis court lay-out.
- 2) Why do the park people plan such a nice project and then say they may be unable to maintain it? Could not some of the money (such as the picnic area and lights, etc.) be re-directed to more maintenance personnel? I am against the waiver process, as outlined at the meeting, which would do away with barriers, maintenance, etc.
- 3) Why was the Spring Lake area not included in the initial planning and questionnaire proceedings? We have much to gain by cooperating in this matter, and we will. I have lived in the area for 36 years and have coped with mighty trespass problems at Spring Lake (which is private and for the use only of Spring Lake residents). So far, through vigilance, we have not had a serious accident or a drowning but this is a constant concern, not only for us but for possible future victims - it's not just our problem.

Jeanne B. Walker
1774 Proffit Road
Vienna, VA 22180

Phone: 938-2346

Thank you for the
work you've done.

Jeanne B. Walker

July 17, 1988

Mr. Donald F. Lederer
Manager, Design Division
Fairfax County Park Authority
3701 Pender Drive
Fairfax, Virginia 22030

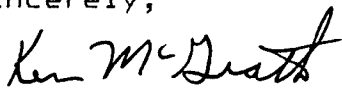
Dear Mr. Lederer:

On July 6, 1988, I attended a public hearing on the preliminary master plan for Wolf Trails Park. I am very much in favor of the Park Authority developing this particular park. However, I am concerned about a developmental aspect that will have an impact on the surrounding community and the county as well.

My concern is focused on the environmental habitat which exists on the mostly wooded 6.5 acres of the 11.5 acre track scheduled for development. A Ms. Cody along with another woman from the community expressed their concern over removing a considerable amount of the wooded area and taking away the habitat for many small animals and birds indigenous to this area. In addition, many species of migratory birds frequent this particular site year after year on their journey North and South. (A delight for many of the area residents.) I urge the Park Authority, when revising the Master Plan for Wolf Trails Park, to keep intact as much of the wooded areas as possible. Having lived on this property for the last 10 years, seeing more and more development, gives me a unique feeling for this tract of land. To destroy a large portion of this environmental habitat would be a travesty.

Thank you for hearing my concerns.

Sincerely,



Kenneth J. McGrath
9328 Old Courthouse Road
Vienna, Virginia 22180

cc: Jacquelyn Bonomo, National Wildlife Federation
Duncan Love, Fairfax Audubon Society

9303 Arabian Avenue
Vienna, VA 22180 Lot 64
July 21, 1988

Donald F. Lederer
Manager, Design Division
Fairfax County Park Authority
3701 Pender Drive
Fairfax, VA 22030

Dear Mr. Lederer,

As indicated by our address, our home ~~borders on the parkland~~ being considered for development at Wolf Trails Park, and we are therefore particularly concerned that ~~the proposed development~~ balances the interests of all involved.

The proposal to develop this parkland will benefit the community with much needed facilities. This development, however, must not impinge upon the legitimate rights of the homeowners who will be affected, and not be unduly detrimental to the environment. As I stated at the public hearing, our major concern is the proximity of the tennis courts and the 8 foot trail to the existing backyards of the homes on Arabian Ave.

Crime is a persistent problem in the neighborhood as evidenced by the Trails Homeowners Association request to secure street lighting. To date the police have been unable even to enforce the STOP sign on the corner of Gelding and Arabian Avenue. At the public hearing, Park Authority Board members themselves pointed out that county required screening can actually increase crime problems as the police will only occasionally patrol the periphery and the parking lot.

The answer, of course, is not to eliminate the screening nor to eliminate the wooded area behind our houses (what is a park without trees?). Nor is the answer lighted tennis courts (more below). The answer is to modify the design such that the facilities are located as closely as possible to streets and the parking lot, and as far as possible from the existing homes. One suggestion would be to eliminate the picnic area which seems superfluous given the fact that Meadowlark Regional Park is within one mile of the Trails, as is Wolf Trap Farm Park, and move the tennis courts closer to Old Courthouse Road.

The second major concern is tennis court lighting. Sodium vapor or any other lighting of the tennis courts is out of the question, now and in the future. Without the strongest possible written assurances that lighting will never be permitted, we can see no way to support the development of the parkland. This is a quiet community far from town, and the "glow" from Tysons is already bad enough. Lighting in the woods behind our house would not only ruin the quality of our lives, but could also reduce

the market value of our home. While the former is more important, the latter has a stronger legal basis.

The third area of concern is the environment. We are now in our tenth year in this home. During this time we have seen a healthy increase in wildlife, much of which centers around the wooded parkland. We personally have identified 25 species of birds, including a small group of American Goldfinches passing through. At least 15 of the species appear regularly. There are also rabbits, snakes, bats, squirrels and chipmunks. It is important that the development plan minimize the environmental impact, both short term in terms of tree removal and construction disturbance, and long term in terms of usage patterns, litter, etc.

We share the concerns voiced by others at the public hearing regarding number of parking spots, lack of sanitation facilities, distance of the play areas from the street, future maintenance of the park and police patrols.

We must now take this opportunity to strongly object to what we understand is the hearing procedure as indicated in item 6 of the Fairfax County Park Authority Public Hearing Procedure. As we understand it our comments will be analyzed, something may or may not be done about them and the plan, changed for the better, or worse, or not at all will be presented to the Park Authority Board, with no further review by the community and no opportunity to comment at the presentation. This approach isn't even take it or leave it, it is simply take it, like it or not. If you truly wish to operate in the interests of the community then the community must be able to review and comment on any alternative plans or modifications that you develop.

In summary, we support the concept of development but would like to see plan revisions that place considerably more distance between the proposed facilities and existing houses to preserve both the quality of life and property values. An important corollary to this is written guarantees that court lighting will never be installed. The project should be scaled down to reduce impact on the environment (possibilities include elimination of picnic area, reduced parking, elimination of practice court, use of part of existing open field area, and the plans should be coordinated with the police department to ensure the community of adequate patrols. Finally, the community should have an opportunity to see the results, if any, of their comments before they observe like statues its presentation to the Park Authority Board.

Sincerely,


Robert and Elizabeth Kirmse

cc: Martha Pennino

*Handwritten: Fairfax County
July 30, 1988*
July 30, 1988

Donald F. Lederer, Manager
Design Division, FCPA
3701 Pender Drive
Fairfax, VA 22030

Dear Sir:

Our family and I have lived at 9301 Arabian Avenue, Lot 65, for over ten years. One of the nicest things about our house has been the property, which backs up to woods and parkland. This lot has provided us with a private, quiet refuge from our busy world. It has been a comfort to know that houses could never be built behind us. We are, in general, pleased that Fairfax County plans to develop this property into a full-fledged County park. Nevertheless, we would like to bring the following concerns to your attention:

1. The proposed asphalt bike path will pass approximately 100 feet from our rear property line. We feel this is unnecessarily close. Our yard is unfenced, and we have had problems in the past with trespassers. Our property makes a convenient short cut to Gelding Lane.
2. The tennis courts and multi-use court are not only too close to our property for noise reasons but are too far from the street for practical reasons. People will have to park and walk back in the woods to see if the courts are in use. As a tennis player, we would prefer them to be closer to Old Courthouse Road and the parking lot.
3. Nobody likes a picnic better than we do, but this picnic area is not likely to be utilized sufficiently to justify the space allotted, the possible removal of trees, the cost, and the nuisance. Trash and bees are a recurring problem at picnic areas in this County. Given the limited space for this park, the picnic area seems like an unnecessary luxury when there are so many other picnic areas nearby: Wolftrap Farm Park, Meadowlark Park, Freedom Hill Park, Glyndon Park, to name just a few.
4. Play equipment and tot lots are a nice feature, but we rarely see children using them anymore, considering the diminishing numbers of women at home. The cost of this equipment seems high in relation to the use it is likely to get, considering that superior facilities are located at nearby Wolftrap School.
5. The landscape screening around the soccer field seems unnecessary; the present open field is already troubled with undesirable behavior at night. Won't this sort of activity increase behind the shield of the screening?
6. It would appear that a number of trees will have to be removed under this plan. How many trees will have to be cut down? Do you intend to conduct an environmental impact study? In the

ten years we have lived here we have seen a healthy increase in the numbers and varieties of birds--both resident and transitory. The area also supports a number of small animals. We feel they add much to the quality of our life.

We are also concerned that we will have no further input on the final plan to be drawn up. We feel some prior notice of the next draft plan, to include additional feedback, is only fair.

We feel, with a few adjustments, this area can offer recreational opportunities and preserve a respect for nature. Thank you for the opportunity to express our opinions.

Sincerely,

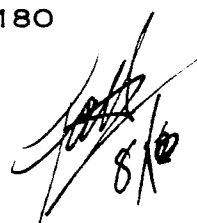
Lee Livingston *Adam Livingston*
Margery Livingston *Emily Livingston*

Lee and Margery Livingston
Adam and Emily Livingston
9301 Arabian Avenue
Vienna, VA 22180

The Trails Owners Association

POST OFFICE BOX 440

VIENNA, VIRGINIA 22180



Aug 2, 88

Mr. J.A. Heberlein
Deputy Director for Park Development
Fairfax County Park Authority
3701 Pender Drive.
Fairfax, Va 22030

Dear Sir,

On behalf of the members of the Trails Owners Association, I would like to thank you again for your efforts in the proposed development of the park on Arabian and Old Courthouse road.

In response to the various suggestions and objections raised in the meeting of July 6, 88 we have assembled an alternate range of solutions for your review.

The most relevant items are as follows: (A)Objections. (B)Solutions.

- 1.A. Size of Car Park.
- 1.B. If local county rules permit we feel that the size of the car park be reduced to 25 spaces or less.
- 2.A. Entrance to the car park in relation to the entrance to the lake of the Springlake home owners.
- 2.B. Our observation shows that the proposed entrance to the car park is not directly opposite to the entrance to the lake. However if any additional offset can be made by moving the entrance along Old Courthouse road, it may be done.
- 3.A. Tennis courts and multiuse courts have no lights.
- 3.B. We strongly feel that in order to obtain maximum utilization of the courts, lights with automatic time switch be provided.
- 4.A. Location of Tennis courts in respect to residents on Arabian.
- 4.B. The courts may be moved adjacent to the car park and the tot lot and play apparatus may be moved to the proposed location of the tennis courts. This will move the lights further away from the residents on Arabian. (see attached sketch)

Page 2.

5.A. Cemented Trails.

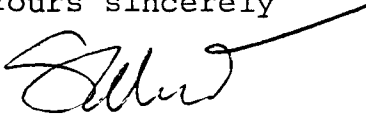
5.B. We suggest that where possible the asphalted trails be replaced by gravel paths to reduce overall cost, particularly behind the Arabian Avenue houses. Also the sidewalk proposed on Old Courthouse appears to be unnecessary.

6.A. Backstop and Picnic Area:

6.B. We recommend that a Backstop be included in the South east corner of the field near the tot lot. There does not appear to be much support for the picnic areas which can be eliminated.

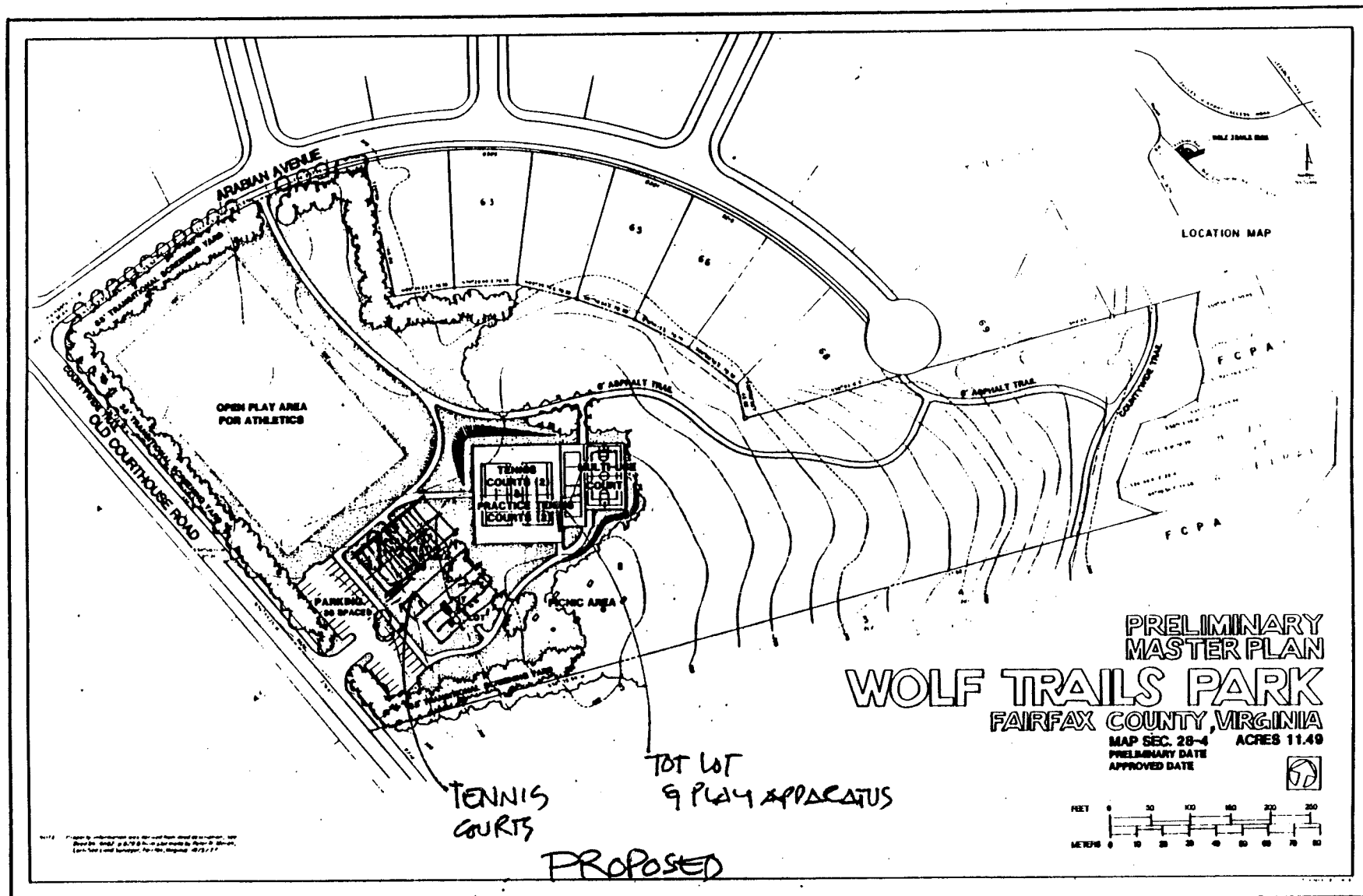
We hope that it will be possible to incorporate the above suggestions without too much change in the initial proposal. We request that if difficulty arises in any of the above items especially item 2, please contact the undersigned at 734 2844 or Dan Benson at 938 4471 and we would be happy to meet with you again to determine a workable solution.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Syed Ahmed', with a long horizontal flourish extending to the right.

Syed Ahmed.

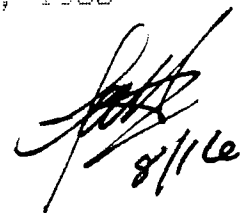
President.



Daniel L. Benson
1710 Hicks Drive
Vienna, VA, 22180
703/928-4471

August 5, 1988

Mr. J. A. Heberlein
Deputy Director for Park Development
Mr. Donald F. Lederer
Park Design Division Manager
Fairfax County Park Authority
3701 Pender Drive
Fairfax, VA, 22030



Gentlemen:

On behalf of The Trails neighborhood and me, I want to thank you and the Fairfax County Park Authority for being responsive to our neighborhood's wishes in your design of Wolf Trails Park. As you could tell at the July 6 Public Hearing, there is no one who opposes the development plans for the Park, although there are several differing ideas on specific details.

I agree with the comments being sent to you by The Trails Owners Association in all respects except the location of the parking. Our President, Syed Ahmed, has written you saying that the Association favors fewer parking spaces in the lot and moving the entrance northward along Old Courthouse Road to the southwest corner of the play field, rather than the mid-point of the parking lot's frontage along Old Courthouse.

I'll leave it for you to decide, but the reason for this move was to move the entrance out of an alignment with a driveway on the opposite side of Old Courthouse Road which leads directly down to the lake in the Spring Lake neighborhood. The idea was that we should seek to discourage trespass of Spring Lake by hot Park users seeking to cool off. The Spring Lake people seem to want your required 4 foot fence and plantings along Old Courthouse to be unbroken along the whole Old Courthouse frontage.

While it is not the Park Authority's job to solve Spring Hill's trespass problems, moving the entrance along Old Courthouse as Mr Ahmed suggests, in fact aligns the parking entrance directly opposite the driveway that Spring Lake objects to. This will create a bigger problem than your original entrance placement.

I suggest that you put the parking at the north end of the payfield along Arabian Ave with the entrance opposite Hicks Drive. Put in a single row of spaces - by my calculation 26 - the 35 foot plantings and fence plus the existing grading down from street level will adequately buffer the parking from the homes on Arabian Ave opposite the Park.

To solve the objection of the tennis courts and their lights near the Arabian Ave home, I suggest you move the tennis courts and the multi-purpose court to the Old Courthouse former parking lot area. There, there is only one home anywhere near to the courts.

I would eliminate the picnic area and move the tot lot and children's play area to the end of the play field about at the former tennis court location.

The addition I ask for to your plan is a simple baseball backstop at the southeast corner of the play field.

If you adopt the parking location I suggest, you will have to lengthen the playfield to the south, but this will require only minor grading.

Finally, I would eliminate any sidewalk or trail, paved or unpaved along Old Courthouse because it cannot be connected to any County trail without widening Old Courthouse Road beyond the Park lands - this widening is not planned nor anticipated.

I would ask that you pave the trails within the Park only from Arabian Ave to the tennis courts/multi-purpose court/tot lot area and the extreme eastern end of the Park. Please do not pave, but certainly construct a gravel path, behind the Arabian Ave. homes.

I believe that these suggested changes will improve upon your already good plan and take into account the concerns expressed at the Public Hearing. Please contact me if you need amplification of these thoughts.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Benson". The signature is fluid and cursive, with a large, stylized "S" at the beginning and a long, sweeping underline that extends to the right.

Wolf Trails Park
Preliminary Master Plan
Public Hearing

Public Hearing Responses

Lewis

Comment: There is a traffic problem on Old Courthouse Road. I am in favor with the principle of plan, but am concerned about the entrance to the parking lot and the poor sight distance on Old Courthouse Road. I don't support practice tennis courts as part of the plan.

Response: The parking lot entrance has been moved north on Old Courthouse Road near the intersection with Arabian Avenue. Also, there will be a parking lot entrance on Arabian Avenue directly across from Hicks Drive. The practice tennis courts have been removed from the plan.

Benson

Comment: I feel that the amount of transitional screening is excessive and would like to see it scaled down. I feel that gravel would be adequate for the parking area. I would like to see lighted tennis courts. I would like to see a baseball backstop on the open play field.

Response: The transitional screening is required by the Fairfax County Zoning Ordinance, Article 13, and will be enforced by the Fairfax County Department of Environmental Management unless the Park Authority requests a waiver or modification of the required screening. A dustless surface is required for all parking lots by the Fairfax County Zoning Ordinance, Article 11, and is considerably more expensive to maintain. Substantial opposition from adjacent and concerned residents precludes lighting any of the facilities. The size of the park and its proximity to roads and houses does not allow adequate space requirements to provide a baseball backstop on this plan.

Livingston

Comment: The asphalt trail is unnecessarily close to residences. The tennis courts are too close to the houses and too far from the parking lot and street. I do not want lighting on the facilities. The picnic area is unnecessary. The transitional screening is excessive. The tot lot and play apparatus area are not necessary.

Response: The asphalt trails will be kept a minimum of 50 feet away from the rear and side property lines of any residence. This allows for construction of any barrier and transitional screening the Park Authority will be required to provide within the 35 ft. transitional screening yard. The tennis courts have been located away from the houses and adjacent to the parking lot and streets.

No facilities will be lighted. The picnic area has been deleted from the plan. The transitional screening is required by the Fairfax County Zoning Ordinance, Article 13, and will be enforced by the Fairfax County Department of Environmental Management unless the Park Authority requests a waiver or modification of the required screening. The Park Authority's facilities deficiency study illustrate that both a tot lot and play apparatus area are appropriate facilities to be included in this plan.

Freidrich

Comment: Spring Lake has a problem with trespassers, I feel the Park Authority should work to solve any future problems of trespassing from park users into Spring Lake. The parking lot should be moved with access from Arabian Avenue. I am in favor of as much screening as possible with a fence along Old Courthouse Road. I am opposed to lighting of any facilities.

Response: The transitional screening and barrier requirements along Old Courthouse Road should alleviate much of the potential trespassing problems from the park into Spring Lake property. The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets. The plan depicts the full amount of transitional screening and barriers as required by the Fairfax County Zoning Ordinance. No facilities will be lighted.

Whitbread

Comment: I am concerned with the location of the parking lot, and cars entering and exiting at the crest of the hill on Old Courthouse Road.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets.

Kirmse

Comment: There is no need for the tennis courts or lighting. The courts are too close to the homes on Arabian Avenue. I do not want the picnic area. If plan has to have courts, move them and the asphalt trail away from the houses on Arabian Avenue.

Response: The facility deficiency study conducted by the Park Authority illustrates the need for tennis and multi-use courts in the service area of this park. No facilities will be lighted. The tennis courts have been located away from the houses and adjacent to the parking lot and streets.

Engman

Comment: I do not want tennis courts or parking. I do support the tot lot and play apparatus area.

Response: The facility deficiency study conducted by the Park Authority illustrates the need for tennis and multi-use courts in the service area of this park. The Fairfax County Zoning Ordinance, Article 11 requires the Park Authority to provide off-street parking for all the facilities provided at this park. The tot lot and play apparatus area are shown as part of this plan.

Amed

Comment: Without lights, tennis courts are of little or no use. The Park Authority is spending too much money on the plan. I am against the 8' wide asphalt trail, I prefer them narrow. There apparently is no support for the picnic area. There should be a survey to demonstrate need for picnic area.

Response: Substantial opposition by concerned residents from both The Trails subdivision and from the Spring Lake subdivision precludes lighting any of the facilities. The facilities provided in this park are similar to the types of facilities provided in other community parks. The construction standards developed are to provide a safe, aesthetic and low maintenance plan. Requirements to provide elements such as the Countywide Trail, transition yard screening and barrier and off-street parking are not within the immediate control of the Park Authority. The costs associated with the construction of these facilities are reasonable and expected costs. The width of the asphalt trails is to provide a safe facility for use by pedestrians and bicyclists. Conflicts and injuries are more likely to occur on narrow trails. The picnic area has been deleted from the plan.

Ogranovitch

Comment: Maintenance of the soccer field is very bad. The trails are very dangerous.

Response: Wolf Trails Park is not a developed park site and therefore is not on a regular maintenance schedule. Once the park site is developed each facility will receive regular maintenance as dictated by its use. The trails will be 8' wide asphalt trails and any dangerous curves or change in topography will be resolved when the plan is developed in detail.

Scheffle

Comment: The entrance to the parking lot should be moved to Arabian Avenue.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets.

Cody

Comment: I would like to keep as natural a park setting as possible. I am concerned about the entrance into the parking lot, it should be moved away from the steep hill on Old Courthouse Road.

Response: The majority of the park's facilities will be developed in the open areas of the park. The eastern portion of the site which is heavily wooded with mature trees will be maintained in its current condition with the addition of the asphalt trail. The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets.

Written Responses

Gilinski

Comment: I am not in favor of the park for a number of reasons. First, the proposed park, after the expenditure of \$674,000 will not be a very good park, as it will be only 11.5 acres in total land area. The limited size is the biggest drawback. Second, it will detract from the existing residential area. Third, the benefits to the public are simply not sufficient to justify the capital investment of \$674,000 and an annual maintenance cost of \$20,000 per year, when other more cost effective alternatives are available. Fourth, in these times of severe fiscal constraints, we must try to maximize our opportunities to generate both income and annual tax revenue.

Response: Typically the Park Authority does not take size into consideration when determining the quality of a park. The Park Authority's developed parks have not been found to lower the property value of the adjacent properties whether they are residential or commercial. The Park Authority feels that the benefits to the public are sufficient to expend these funds for development of this park.

"The goal of the Park Authority is to contribute to the quality of life and environment for the citizens, visitors and tourists of Fairfax County. The purpose of the Authority is to plan, acquire, develop, maintain and protect a park and recreation facility system oriented toward achieving this goal. Lands and facilities under the control the Authority are held as a public trust for the enjoyment and education of present and future generations. The Authority is pledged to protect these holdings from any encroachment that would threaten their use by the public."

The Park Authority does not operate with the intention of maximizing the revenue producing potential of its park lands. If it did there would be very few park sites developed outside of the floodplains and very little open space preserved within the County.

Comment: The public could obtain the same benefit of the athletic fields, tennis courts, multi-use courts if they were incorporated into the existing Meadowlark Park only two miles away.

Response: Meadowlark Park is owned and operated by the Northern Virginia Regional Park Authority. The Fairfax County Park Authority was established as a separate entity for the establishment and protection of park facilities within Fairfax County. The purpose of a community park is to provide a daily opportunity for residents within a 3/4 mile radius of the park to become involved in some type of physical recreation. Meadowlark Park is not located within the service of the this park site and its use as a park site as established by the Northern Virginia Regional Park Authority is not for active recreation facilities.

Lewis

Comment: The proposed preliminary Master Plan ignores existing traffic dangers.

Response: The Park Authority feels that the traffic conditions on Old Courthouse Road were addressed by the preliminary Master Plan. In the interest of the concerned citizens of the area the Master Plan has been revised.

Comment: I do not see how anyone viewing the elevation of the land proposed for the parking lot could see it as an easy, inexpensive solution. Vast digging of earth would be required to set the lot in that spot--either that or a precipitous driveway entrance off a busy thoroughfare. Even residents of The Trails, on the other side of Arabian Avenue, seemed to prefer a lot at the Arabian Avenue side street.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets.

Comment: There is a relatively easy solution to the safety and cost problems of the suggested plan: move the open play area eastward overlapping the elevated area now occupied by the old houses. By so shifting the playfield you open up the area along Arabian Avenue for a safe parking lot.

Response: The final Master Plan shows this configuration.

Comment: Traffic dangers have quite evidently not entered into the preliminary master planning.

Response: A site distance analysis per the Fairfax County Public Facility Manual's standards was conducted for Old Courthouse Road along the frontage of Wolf Trails Park for a distance extending 350 ft. on either side of the proposed entrance. The study showed that there was more than adequate site distance provided given the existing speed limit on the Road. In the interest of the concerned citizens of the area the Master Plan has been revised.

Comment: It seem inconceivable the park project could have reached this stage without consulting the impact of this public facility upon a private park directly across the street.

Response: Private parks are specifically not considered during the master planning process because they do not offer recreation opportunities to the general public. The Park Authority does not feel that trespassing into the Spring Lake property will occur specifically because of the development of the park. Representatives of the Spring Lake community stated that an existing trespassing problem exists now without the presence of a developed park. The construction of the transitional screening and barrier along Old Courthouse Road should deter the movement of pedestrians from the park towards the Spring Lake community.

McCarthy

Comment: Parking on Old Courthouse Road is a mistake. I don't think you need a parking lot for Wolf Trails Park. If it is supposed to be for the immediate neighborhood, everyone could walk to it.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets. The Fairfax County Zoning Ordinance, Article 11 requires the Park Authority to provide off-street parking for all the facilities provided at this park.

Comment: I hope this preliminary master plan doesn't ruin the trails that we now have.

Response: The proposed trail alignment shown on the final Master Plan is intended to follow as closely as possible the alignment of the existing trails within the park. The trails will be asphalt with a width of 8 ft. The trails are intended for use by both pedestrians and bicyclists.

Bagley

Comment: While one can debate the usefulness of each of the facilities planned, I want emphasize three concerns:

1. The uphill entrance to the parking lot and the lack of a planned 30-foot wide roadway from the park property to Burlwood Court.
2. Further loss of ground cover on the park property.
3. Increased potential for trespassing over Spring Lake properties and unauthorized use of the lake.

The first concern poses increased danger to vehicles and pedestrians on Old Courthouse Road. Make the parking access from Arabian Avenue. Other less desirable solutions might include:

1. Increase the width of Old Courthouse Road to 30 feet all the way to Burlwood Court.

2. Increase the width of Old Courthouse road to 45-50 feet and provide diagonal parking spaces adjacent to the playing field.
3. Create diagonal parking on Arabian Avenue with necessary widening of the street.

The loss of ground cover is environmentally important and can be alleviated by a careful planting of new trees, shrubs and ground cover in greater amounts than called for in the present plan.

My last concern is for the security of my property and that of Spring Lake. It does not appear that the preliminary plan calls for a means to the close park. I recommend that such means be included and used as necessary.

Response: By moving the location of the parking lot further north on Old Courthouse Road the need for increased widening of the road has become unnecessary. The road frontage being improved in this plan is required by the Fairfax County Zoning Ordinance, Article 17.

The restoration of any disturbed areas will occur with the development of the plan.

The park will have a sign posted "Park Closed at Dark". After this time anyone using the site is technically trespassing on the property. The Park Authority's unmanaged parks do not have means of physically closing the site to vehicular traffic. The streets adjacent to the parking lot will be lighted by street lighting and will provide security to the area.

Stoeckle

Comment: I want to emphasize the necessity for ample play ground and tot lot equipment.

Response: The tot lot and play apparatus area are a part of this plan.

Comment: With children there are needs on bathrooms and water fountains. Please consider this in your plans.

Response: In unmanaged parks where restrooms and water fountains have been provided they are repeatedly subjected to substantial vandalism.

Comment: With concern to safety please consider moving the parking lot entrance to Arabian Avenue.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets.

Comment: In the line of safety it is important to consider lighting.

Response: With the park facilities closed at dark no facilities will be open for use after this time. Anyone using the park site after that

time is trespassing. Street lighting is proposed along the park frontage of Old Courthouse Road and Arabian Avenue.

Comment: Tree screening without walls are sufficient on the street sides, Arabian Avenue and Old Courthouse Road.

Response: The transitional screening and barrier requirement may be modified through a waiver process when the plans are developed for construction. In some areas a complete waiver of the requirements may be requested and in other areas a modification may be requested. In large part the success of the waiver application depends on the concerns of the adjacent property owners.

Friedrich

Comment: The park and the associated road work will once again cut back on natural environment and bird and small mammal habitat. We regret this and hope that as much forest as possible can be preserved.

Response: The final Master Plan is preserving a majority of the existing mature wooded area on the eastern portion of the site.

Comment: Our lake, as are all such private lakes, attracts trespassers and vandals and we devote a great deal of thought and resources to this problem. There is no question that a popular park at Wolf Trails will aggravate that problem, no matter how the park is designed. We know we must accept this in the interest of the community at large. But please let us work together so that ways can be found to at least reduce the problem. In our view there are three specific things that can be done in this respect:

1. The entrance/parking area should be moved to Arabian Avenue, well off Old Courthouse Road.
2. A fence, as substantial as possible, should bound the park all along Old Courthouse Road.
3. On no account should nighttime play or use be encouraged by lighting, the most dangerous kind of your trespassing and vandalism problems occur after dark.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets.

The Park Authority does not feel that trespassing into the Spring Lake property will occur specifically because of the development of the park. Representatives of the Spring Lake community stated that an existing trespassing problem exists now without the presence of a developed park. The construction of the transitional screening and barrier along Old Courthouse Road should deter the movement of pedestrians from the park towards the Spring Lake community.

No facilities will be lighted.

Quinn

Comment: The eight foot trails are far too wide for usage by walkers or bikers.

Response: The width of the asphalt trails is to provide a safe facility for use by pedestrians and bicyclists. Conflicts and injuries are more likely to occur on narrow trails.

Comment: The number of parking spaces should be reduced. The entrance to the lot could be moved about 50 feet to the north.

Response: The number of parking spaces is determined by the types of facilities provided at the park. The parking lot is located at the intersection of Old Courthouse Road and Arabian Avenue.

Comment: The tennis courts should be moved in a southerly direction closer to the lot line and the parking lot.

Response: The tennis courts have been moved closer to the parking lot and streets and further from the residences.

Comment: The picnic area should be deleted.

Response: The picnic area has been deleted from the final Master Plan.

Comment: The tot lot could be placed in the area freed up by moving the tennis courts. This enables a parent to stay in the tot lot yet be able to observe the open play area.

Response: The tot lot is located in an area near the open play area. The Public Facility Manual requires that a tot lot be located a minimum of 100 ft. from an active recreation area. If this cannot occur a means of securing the tot lot must be provided, therefore a fence will be provided around the tot lot.

Comment: The main trail through the park should be relocated to the south further away from existing Arabian Avenue residences.

Response: The asphalt trails will be kept a minimum of 50 feet away from the rear and side property lines of any residence. This allows for construction of any barrier and transitional screening the Park Authority will be required to provide within the 35 ft. transitional screening yard.

Walker

Comment: The parking plans need to be revised with entry to the parking lot on Arabian Avenue rather than Old Courthouse. This will also save the cost of widening Old Courthouse.

Response: The parking lot has been located at the intersection of Arabian Avenue and Old Courthouse Road with entrances from both streets. The requirement to widen Old Courthouse Road is not dependant on the location of parking lot.

Comment: The need for a picnic area is questionable.

Response: The parking lot is deleted from the final Master Plan.

Comment: I object strongly to installing lights anywhere in the park area as this would be disruptive to the neighborhood with noise and trespass problems.

Response: No facilities will be lighted.

Comment: Will there be basketball facilities? This would meet more needs than a practice tennis court layout.

Response: The multi-use court will be a full size basketball court with ground sleeves provided for the installation of volleyball net posts on as needed basis.

Comment: I am against the waiver process, as outlined at the meeting, which would do away with barriers, maintenance, etc.

Response: Each adjacent property owner who would be affected by the granting of a waiver by the County has the opportunity to voice their concern to the County when the waiver request is submitted.

McGrath

Comment: When revising the Master Plan for Wolf Trails Park, keep intact as much of the wooded areas as possible.

Response: The final Master Plan is preserving a majority of the existing mature wooded area on the eastern portion of the site.

Kirmse

Comment: This development must not impinge upon the legitimate rights of the homeowners who will be affected, and not be unduly detrimental to the environment.

Response: The final Master Plan has been developed as a result of listening to the concerns of affected citizens and responding to those concerns. A majority of the perceived problems have been addressed and the plan presents a reasonable compromise. The rights of the homeowners are protected by the Department of Environmental Management throughout the development process.

Comment: Our major concern is the proximity of the tennis courts and the 8 foot wide trail to the existing backyards of the homes on Arabian Avenue.

Response: The tennis courts have been moved closer to the parking lot and streets and further from the residences. The asphalt trails will be kept a minimum of 50 feet away from the rear and side property lines of any residence. This allows for construction of any barrier and transitional screening the Park Authority will be required to provide within the 35 ft. transitional screening yard.

Comment: Modify the design such that the facilities are located as closely possible to streets and the parking lot and as far as possible from the existing homes.

Response: The tennis courts and multi-use court have been moved closer to the parking lot and streets and further from the residences.

Comment: Eliminate the picnic area and move the tennis courts closer to Old Courthouse Road.

Response: The picnic area has been deleted from the plan. The tennis courts have been located near the parking lot and the streets.

Comment: The second major concern is tennis court lighting. Lighting of the tennis courts is out of the question now and in the future.

Response: No facilities will be lighted.

Comment: It is important that the development plan minimize the environmental impact both short term in terms of tree removal and construction disturbance, and long term in terms of usage patterns, litter, etc.

Response: Tree removal will be required for the construction of these park facilities. The plan attempts to minimize the removal while still providing the types of facilities desired in a configuration acceptable to the majority of citizens. A landscape plan will be developed during the detail plan preparation which will enhance the park site and facilities. Long term disturbance of the environment is not anticipated with the proper construction of each facility.

Comment: The project should be scaled down to reduce impact on the environment, possibilities include: elimination of the picnic area, reduced parking, elimination of practice court, use of part of existing open field area, and the plans should be coordinated with the police department to ensure the community of adequate patrols.

Response: The picnic area and practice tennis courts have been deleted from the plan. The parking is a required element of the park site. The police patrol of the park site is under the authority of the

Parks Bureau of the Fairfax County Police Department. They will conduct regular patrols as well as respond to citizen calls.

Comment: We strongly object to what we understand is the hearing procedure as indicated in item 6 of the Fairfax County Park Authority Public Hearing Procedure. The community must be able to review and comment on any alternative plans or modifications that you develop.

Response: The public hearing procedure is a Park Authority Board approved process. It is felt that the comments received during the master planning process are addressed in a professional and sincere effort to produce a plan which provides the facility layout which addresses the concerns of the citizens and also planning and design issues. Your letter will be forwarded to the Park Authority management for their consideration.

Livingston

Comment: The proposed asphalt bike path will pass approximately 100 feet from our rear property line and is unnecessarily close.

Response: The asphalt trails will be kept a minimum of 50 feet away from the rear and side property lines of any residence. This allows for construction of any barrier and transitional screening the Park Authority will be required to provide within the 35 ft. transitional screening yard.

Comment: The tennis courts and multi-use court are not only too close to my property for noise reasons but are too far from the street for practical reasons. We would prefer them to be closer to old Courthouse Road and the parking lot.

Response: The tennis courts and multi-use court have been located adjacent to the parking and streets and away from the residences.

Comment: The picnic area is not likely to be utilized sufficiently to justify the space allotted, the possible removal of trees, the cost and the nuisance.

Response: The picnic area has been deleted from the plan.

Comment: Play equipment and tot lots are a nice feature, but we rarely see children using them anymore, considering the diminishing numbers of women at home. The cost of this equipment seems high in relation to the use it is likely to get, considering that superior facilities are located at nearby Wolftrap School.

Response: The facilities deficiency study conducted by the Park Authority illustrates the need for these facilities within the service area of this park.

Comment: The landscape screening around the soccer field seems unnecessary; the present open field is already troubled with undesirable behavior at night.

Response: The transitional screening and barrier is required by the Fairfax County Zoning Ordinance, Article 13. A modification or waiver to this requirement may be requested during the site plan review process.

Comment: It would appear that a number of trees will have to be removed under this plan. How many trees will have to be removed under this plan? Do you intend to conduct an environmental impact study?

Response: A number of trees will have to be removed to construct the facilities proposed for Wolf Trails Park. The impact is not considered substantial and does not require a formal environmental impact study. During the detail design phase of this project the location of trees will be surveyed. In all cases the need to preserve significant trees will be considered before the layout of each facility is finalized.

Amed

Comment: If local county rules permit, reduce the size of the parking lot to 25 spaces or less.

Response: The Fairfax County Zoning requires the Park Authority to provide off-street parking for each of the facilities in the park. The participants expected for each facility and the number of each facility determines the number of parking spaces required.

Comment: Our observation shows that the proposed entrance to the car park is not directly opposite to the entrance to the lake. However if any additional offset can be made by moving the entrance along Old Courthouse Road, it may be done.

Response: The parking lot is located near the intersection of Old Courthouse Road and Arabian Avenue with entrances to the parking lot from both streets.

Comment: We strongly feel that in order to obtain maximum utilization of the courts, lights with automatic time switch be provided. The courts may be moved adjacent to the parking lot and the tot lot and play apparatus may be moved to the proposed location of the tennis courts. This will move the lights away from the residents on Arabian.

Response: Substantial opposition from concerned residents from both Spring Lake and The Trails community precludes lighting any of the facilities. The concern for lighting is not only for the effect it will have on the residences but also for vandalism, trespassing and other illegal behavior occurring within the neighborhood.

Comment: We suggest where possible the asphalted trails be replaced with gravel paths to reduce overall cost, particularly behind the Arabian Avenue houses. Also the sidewalk proposed on Old Courthouse appears to be unnecessary.

Response: The asphalt trails provide a long term solution to erosion and maintenance problems encountered by the Park Authority in past experience. Initial installation costs will be lower for a gravel trail but over the long term the maintenance upkeep will cost more. The Countywide Trail on Old Courthouse Road is a required facility and in the long run will provide pedestrian access to a network of trails throughout the County.

Comment: We recommend that a backstop be included in the southeast corner of the field near the tot lot.

Response: The size of the park and its proximity to roads and houses does not allow adequate space requirements to provide a baseball backstop on this plan.

Comment: There does not appear to be much support for the picnic areas which can be eliminated.

Response: The picnic area has been deleted from the plan.

Benson

Comment: I suggest that you put the parking lot at the north end of the play field along Arabian Avenue with the entrance opposite Hicks Drive. Put in a single row of spaces - by my calculation 26 - the 35 foot plantings and fence plus the existing grading down from street level will adequately buffer the parking from the homes on Arabian Ave. opposite the park.

Response: The parking lot has been located near the intersection of Old Courthouse Road and Arabian Avenue with entrances to the parking lot from both streets. All transitional screening and barrier requirements are shown on the plan.

Comment: To solve the objection of the tennis courts and their lights near the Arabian Ave. homes, I suggest you move the tennis courts and multi-use courts to the Old Courthouse former parking lot area. There is only one home anywhere near to the courts.

Response: Substantial opposition from concerned residents from both Spring Lake and The Trails community precludes lighting any of the facilities. The concern for lighting is not only for the effect it will have on the residences but also for vandalism, trespassing and other illegal behavior occurring within the neighborhood.

Comment: I would eliminate the picnic area and move the tot lot and children's play area to the end of the play field about at the former tennis court location.

Response: The picnic area has been deleted from the plan. The tot lot and play apparatus area have been located near the open play area and courts.

Comment: The addition I ask for to your plan is a simple baseball backstop at the southeast corner of the play field.

Response: The size of the park and its proximity to roads and houses does not allow adequate space requirements to provide a baseball backstop on this plan.

Comment: Finally, I would eliminate any sidewalk or trail, paved or unpaved along Old Courthouse because it cannot be connected to any County trail without widening Old Courthouse Road beyond the Park lands - this widening is not planned nor anticipated.

Response: The Countywide Trail on Old Courthouse Road is a required facility and in the long run will provide pedestrian access to a network of trails throughout the County.

Comment: I would ask that you pave the trails within the Park only from Arabian Ave to the tennis courts/multi-use court/tot lot area and the extreme eastern end of the park. Please do not pave, but certainly construct a gravel path, behind the Arabian Ave. homes.

Response: The asphalt trails provide a long term solution to erosion and maintenance problems encountered by the Park Authority in past experience. Initial installation costs will be lower for a gravel trail but over the long term the maintenance upkeep will cost more.