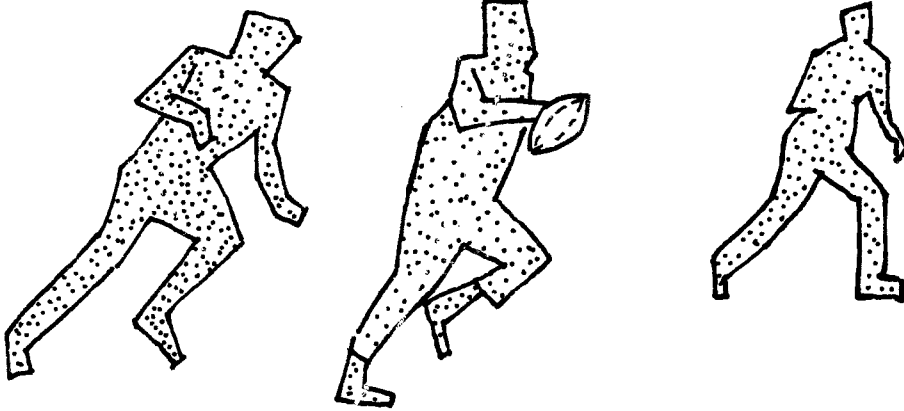


DISPLAY COPY

DO NOT REMOVE



**PRELIMINARY  
MASTER  
PLAN  
REPORT**

**FAIRFAX COUNTY  
PARK AUTHORITY**

**LINWAY TERRACE PARK**

MASTER PLAN REPORT  
OF  
LINWAY TERRACE PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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

AUTHORITY MEMBERS:

JAMES F. WILD, CHAIRMAN  
ROBERT D. MOSS, VICE-CHAIRMAN  
NANCY K. CUDDY, SECRETARY-TREASURER  
ROD K. BRANDSTEDTER  
BARBARA B. CLARK  
FREDERICK M. CRABTREE  
LORRAINE F. FOULDS  
CALVIN HILL  
JOHN MASTENBROOK  
DOROTHY S. NORPEL

PREPARED BY:

TEVY SCHLAFMAN & ASSOCIATES  
LANDSCAPE ARCHITECTS/PLANNERS

MAY 1981

PRELIMINARY MASTER PLAN REPORT

LINWAY TERRACE PARK

TABLE OF CONTENTS

Introduction.....1  
Objectives.....1  
Background.....2  
    Location Map.....2  
Site Inventory.....3  
    Existing Conditions Plan.....5  
    Slopes Map.....6  
    Soils Map.....7  
Community Involvement.....8  
    Thoughts on parks in area.....9  
Public Recreation Facilities.....10  
    Location Map.....11  
The Preliminary Plan.....12  
    Plan.....13  
Photograph.....14  
Photograph.....15  
Photograph.....16  
Development Cost Estimate.....17  
Cost vs. Benefit.....18  
User Levels.....18  
Annual Operating and Maintenance Cost.....20  
Phasing.....20  
Appendix.....22  
Attachments  
    Questionnaire.....23  
    Site Survey of Natural Features.....27  
    Archaeological Survey.....30  
Parking Study.....31

## INTRODUCTION

The need for recreation as an essential element for assuring the physical and mental well-being of men, women, and children, young and old, rich and poor, is more widely recognized today than ever before.

The intention of this master plan study is to help us increase our knowledge of the Linway Park area and to assist us in gaining a greater insight into the wishes of the community. We have attempted to identify and articulate the local needs and to make the available resources work better for the residents. Recommendations presented by concerned citizens have been considered in the preparation of this report.

According to the Park Authority Manual "a community park the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with no or limited parking. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are the smaller ones serving the county's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses". Linway Terrace Park is a "community park".

## OBJECTIVES

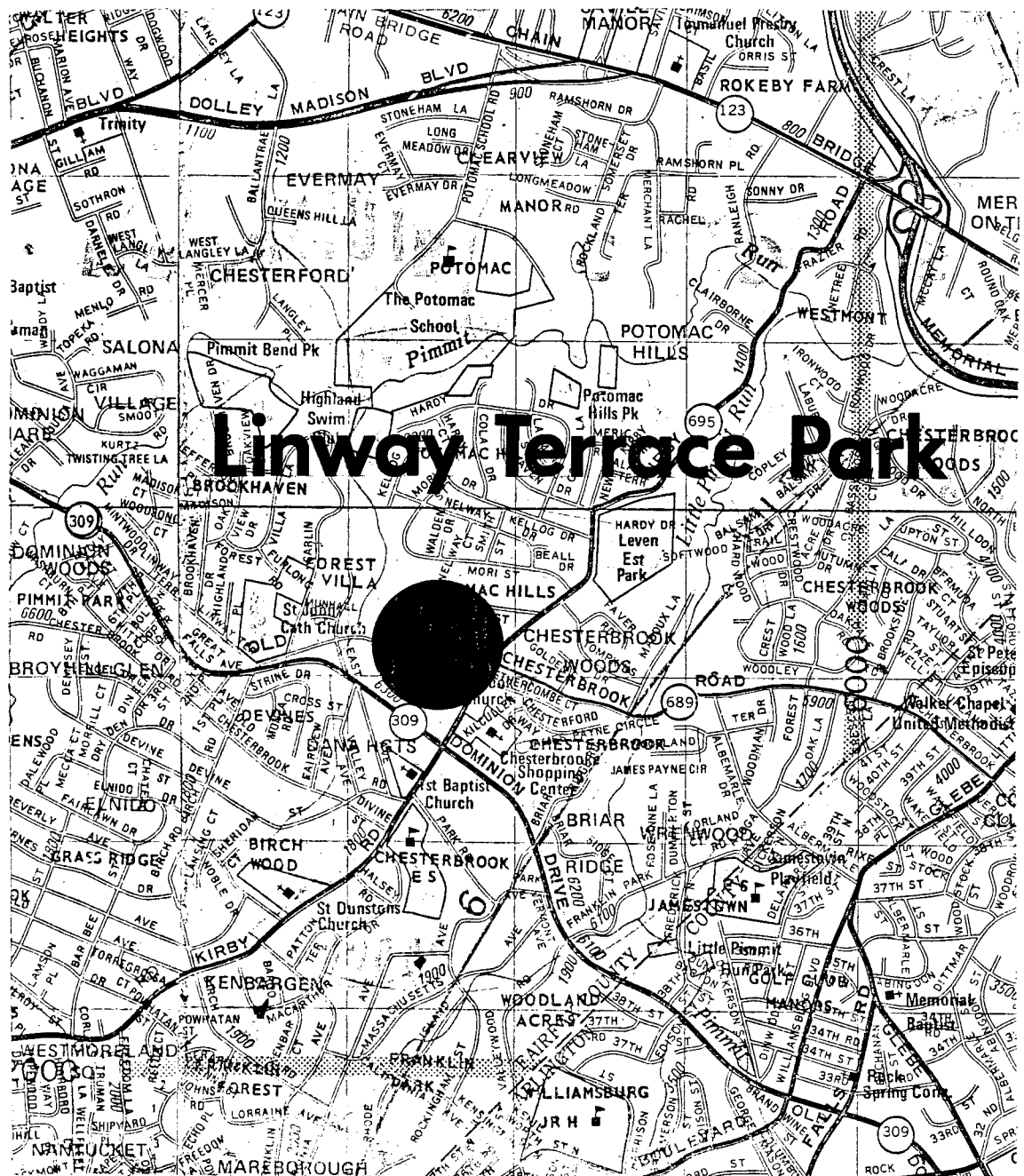
The major goals of this plan are:

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

BACKGROUND

Linway Terrace Park is a 10.7 acre parcel of rolling ground in McLean, bordered on the south by Linway Terrace. It is in the Dranesville Magisterial District, approximately one-half mile from the Arlington County boundary.

There are 452 dwelling units within the Linway 3/4 mile 'planning' area; a total of 618 is projected.



SITE INVENTORY

The only existing public access to the Park is on Linway Terrace; a narrow paved sidewalk extends along the 552 foot southern boundary. The Park is bordered on all sides by private, single family, residential property. Indications from the County planning office are that future zoning will significantly increase the number of homes in close proximity to the Park.

"Rezoning 78-D-155", 1 October 1975, approved a change of eight (8) acres from R-1 to R-3. The entrance to the proposed subdivision (23 du's) is on the south side of Linway Terrace, almost due south of the tennis courts proposed in the master plan.

Existing utilities along Linway Terrace include an overhead electric line, a six inch (6") gas line along the north edge of the road, and a ten inch (10") water line along the south side of the road.

Approximately eighty percent (80%) of the proposed park is "managed field", seventeen and one-half percent (17½%) "reverting field" and the remaining two and one-half percent (2½%) "mixed forest". There is a gradual incline from east to west, and decline from south to north. The highest point is 297 feet, on the western side.

The "Slopes" map illustrates that about twenty percent (20%) of the site is undesirable for active use. Much of the remaining area will require a certain amount of grading to enable the development of large, level, play areas.

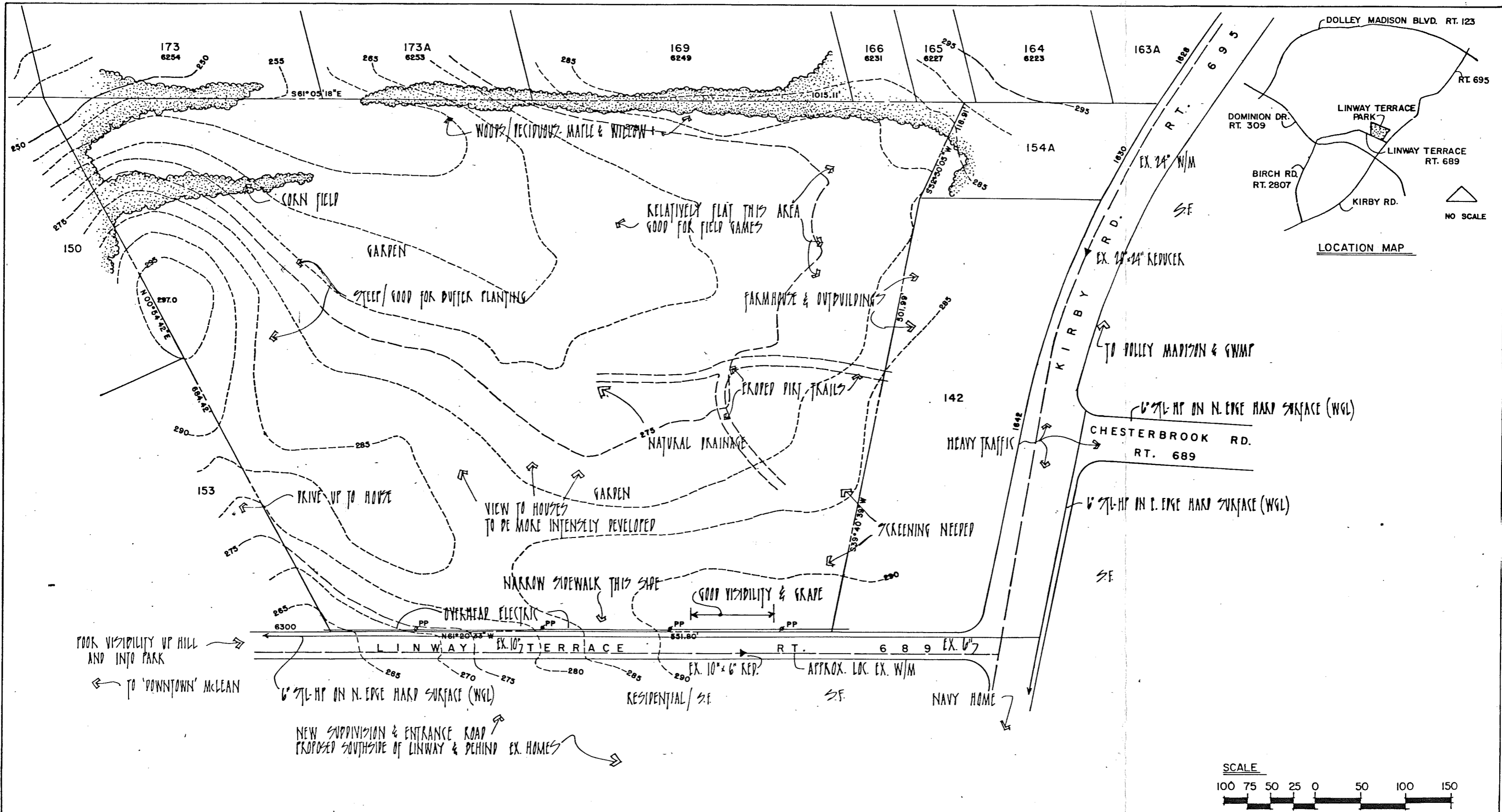
The "Soils" map reveals that the Park is quite suitable for wide variety of uses. Six types of soil are present on the site.

1. Glenelg Silt Loam, Undulating Phase:

This soil has high desirable properties for many uses. It is easily excavated and rates good for residential, industrial and commercial developments. 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 as well as meadows. This soil covers 3.75 acres or 35% of the land.

2. Glenelg Silt Loam, Rolling Phase:  
This soil has the properties as the Glenelg Silt Loam, Undulating Phase, previously noted. This soil covers 1.95 acres or 18% of the land.
3. Glenville Silt Loam:  
The use and development of this soil is restricted because of the seasonally high water table. The soil rates poor for low structures, roads, and parking lots. Diversion ditches, subsurface drainage systems and several feet of fill may be required during installation of these elements. The soil rates fair for recreational areas, (ballfields, tennis courts), during the Summer season when the water table is low. Then some facilities may, however, require underdrains during the Spring and Fall seasons. This soil covers 1 acre or 9% of the land.
4. Meadowville Silt Loam:  
These soils accumulate seepage water from the surrounding slopes and have a high water table during wet seasons. This soil rates poor for road subgrade material. This soil covers 2.75 acres or 26% of the land.
5. Manor Silt Loam:  
This soil type is best suited for permanent pasture but rates fair for road subgrade material. The high erosion hazard requires good erosion control in large graded areas. The soil is fair for the growth of plant material. Irrigation may be required during dry periods because of the soils low water-holding capacity. The soil covers 1 acre or 9% of the land.
6. Elioak Silt Loam, Rolling Phase:  
This rates from good to fair for road subgrade material. This soil covers .25 acre or 2% of the land.

At the present time the parcel is being farmed under an interim lease agreement; this agreement is for the 1981 growing season only.



NOTE: TOPOGRAPHY & PROPERTY LINE DATA PROVIDED BY FCPA

**TEVY SCHLAFMAN & ASSOC.**  
 LANDSCAPE ARCHITECTS PLANNERS  
 8801 CARLYNN CT. BETHESDA, MD. 20034  
 (301) 828-8344

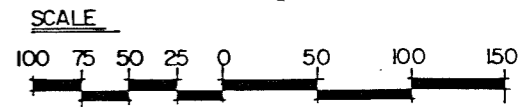
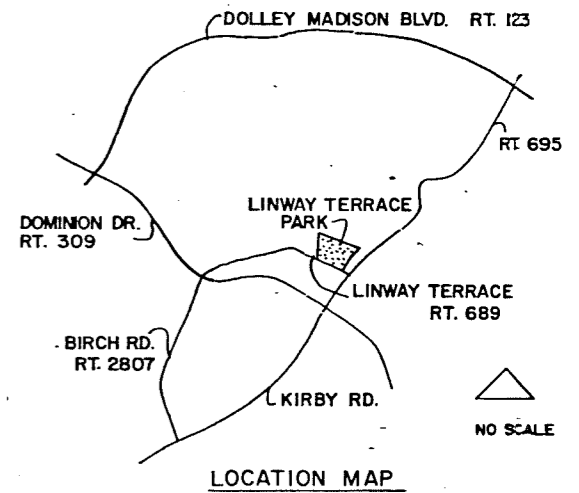
SUBJECT	REV		<b>FAIRFAX COUNTY PARK AUTHORITY</b> FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA. 22003 • PHONE (703) 941-5000	
			GNS: abc app: dec 10.7A tax map 31-3	Park: LINWAY TERRACE Project:
			Date: MAY 1981	Project no. 4617
			Scale: 1" = 50'-0"	Sheet: 3 OF 4





**LEGEND**

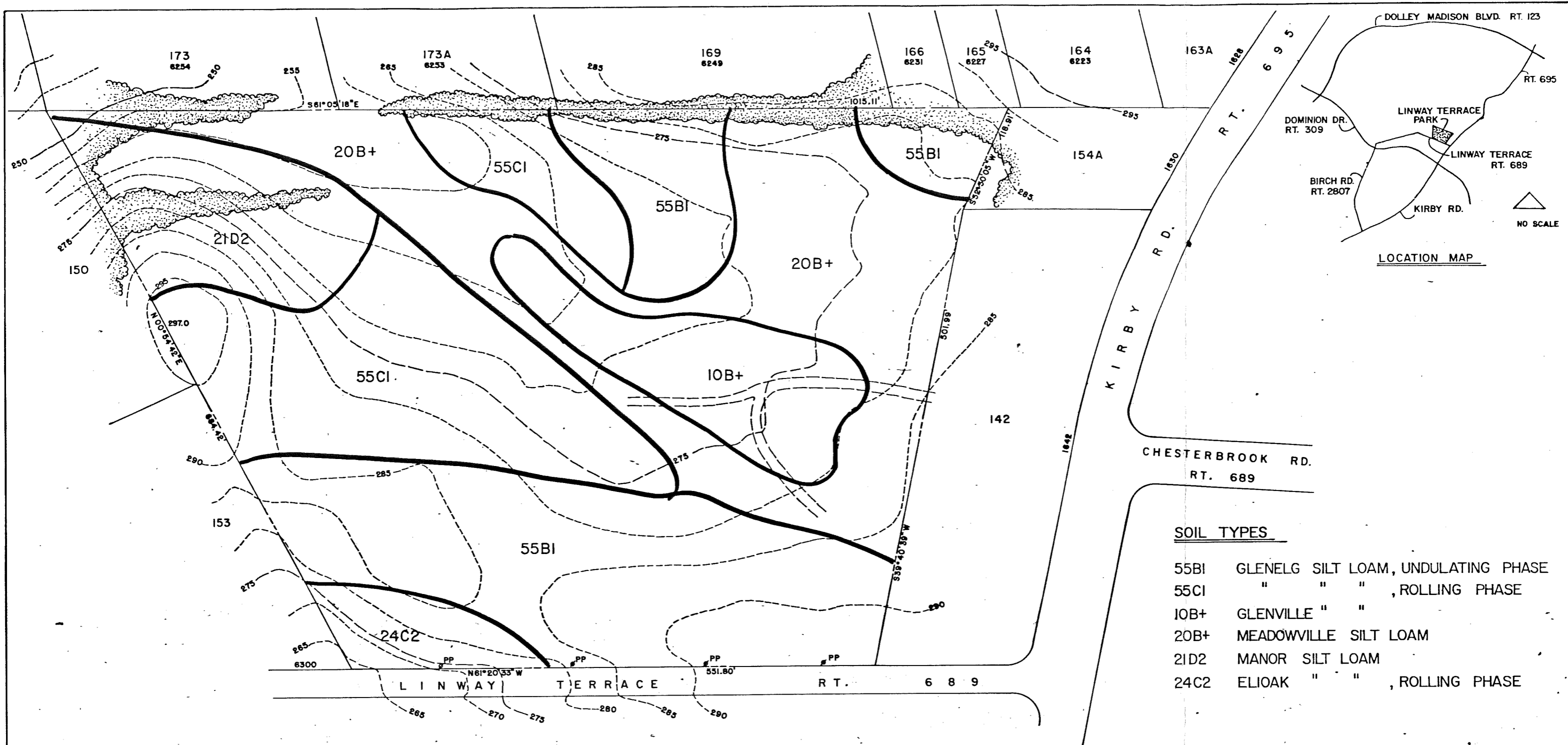
	0-5%
	5-10%
	10-15%
	15-20%
	20%



NOTE: TOPOGRAPHY & PROPERTY LINE DATA PROVIDED BY FCPA

**TEVY SCHLAFMAN & ASSOC.**  
 LANDSCAPE ARCHITECTS PLANNERS  
 8801 CARLYNN CT. BETHESDA, MD. 20034  
 (301) 829-8344

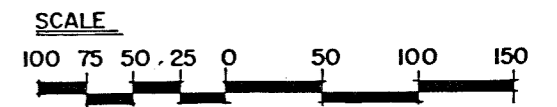
SUBJECT	REV		<b>FAIRFAX COUNTY PARK AUTHORITY</b>		
			FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA. 22003 • PHONE (703) 941-5200		
			des. <i>ANS</i>	chk. <i>MB</i>	Park <b>LINWAY TERRACE</b>
			app.	del.	Project <b>SLOPES</b>
				10.7 A.	
				tax map 31-3	
				Date <b>MAY 1981</b>	
				Project no. <b>4617</b>	
				Sheet <b>2 OF 4</b>	



LOCATION MAP

**SOIL TYPES**

- 55BI GLENELG SILT LOAM, UNDULATING PHASE
- 55CI " " " , ROLLING PHASE
- 10B+ GLENNVILLE " "
- 20B+ MEADOWVILLE SILT LOAM
- 21D2 MANOR SILT LOAM
- 24C2 ELIOAK " " , ROLLING PHASE



NOTE: TOPOGRAPHY & PROPERTY LINE DATA PROVIDED BY FCPA

**TEVY SCHLAFMAN & ASSOC.**  
 LANDSCAPE ARCHITECTS PLANNERS  
 8801 CARLYNN CT. BETHESDA, MD. 20834  
 (301) 223-8344

SUBJECT	REV		<b>FAIRFAX COUNTY PARK AUTHORITY</b> FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA 22003 • PHONE (703) 941-5000	
			dwg: <i>ANS</i> app: <i>des</i>	Park: LINWAY TERRACE Project:
			10.7 A. tax map 31-3	<b>SOILS</b>
			Scale: 1" = 50'-0" Date: MAY 1981	Project no. 4617 Sheet 1 OF 4

COMMUNITY INVOLVEMENT

Citizens living within a 3/4 mile radius of the Park have been asked to express their thoughts on the proposed development. Fifteen hundred questionnaires were distributed, one hundred forty-five (145) or approximately 9.6% were returned. The community response follows:

<u>Age Distribution</u>	<u>Number of Respondents</u>	<u>Percent of Respondents</u>
0-5	26	5.7
6-12	62	13.7
13-20	58	12.8
21-45	136	30.0
46-60	104	23.0
Over 60	<u>67</u>	<u>14.8</u>
	453	100.0

<u>Facilities requested most often</u>	<u># of requests</u>	<u>Percent</u>
Picnic area	52	50
Parking lot	47	45
Play apparatus (school age)	44	42
Tennis court	44	42
Tot-lot	40	39.5
Open play area	41	39
Fitness trail	38	36.5
Multi-use court	33	32
Nature trail	31	30
Practice tennis court	30	29
Shelter	26	25
Horseshoe area	25	24
Soccer field	23	22
Baseball field	19	18.3
Softball field	17	16
Shuffle board	13	12.5
Football field	7	6.7

Other proposals included garden plots, trees, a golf course, and water fountains.

Fourteen (14) respondents indicated that they wished no change in Linway Terrace Park; twenty-seven (27) expressed a desire for minimal improvements.

Thoughts on parks in area

Excellent.....	9
Excellent county-wide, inadequate this area.....	1
Great.....	1
Great, let's have more.....	1
Great, but like Montgomery County Regional Parks/Cabin John, etc...	1
Very good.....	8
Good.....	8
Quite good.....	1
Far above average.....	1
Very nice.....	1
O.K.....	2
Adequate.....	3
Fine.....	2
Minimal.....	1
Very, very bad.....	1
Unnecessary, park near library fills the need.....	2
Resent having to pay taxes to support facilities.....	2
Unsatisfactory, unsafe.....	2
"Closed at Dark" should be enforced.....	2
Needs more curfew enforcement.....	2
Do not use parks-"we are afraid of bodily harm".....	1
Not well policed.....	1
Very well maintained.....	2
Well maintained.....	3
Generally well kept and utilized.....	2
Beautiful, but wretchedly maintained.....	1
Uninteresting, & not well kept--especially one near Haycock School.	1
Unexciting.....	1
Thoughtfully & attractively well designed/appealing to all age groups.....	2
Well planned, make good use of shade trees.....	1
I have been appalled at the lack of decent playgrounds/I use Arlington County/We need more open fields (apparently the dominant park plan in the McLean area).....	1
They seem to be afterthoughts of residential development and do little to qualitatively enhance life styles of County residents..	1
Their nature is beautiful. Some are too busy and loud. Would like a coffeehouse where people could get together for coffee ice cream, etc.....	1
Why can't Fairfax County build a park like Cabin John in Montgomery County.....	1
As resident of Fairfax County for 18 years I like Montgomery County better.....	1
Not as good as Arlington's.....	1
Should be for all ages (ref. to Navy Retirement Home).....	1
Need all-purpose recreational park/include garden plots.....	1
Leave in farm.....	1
Need jogging trails.....	1
There is a real need for Linway Terrace.....	1
Park is not needed at Linway Terrace.....	1
Etc.....	+

<u>County parks used most often</u>	<u>Number of indications</u>
Marie Butler Leven Preserve	33
None	30
Great Falls	20
Misc. school facilities	10
Burke Lake	7
Madison Library Park	7
Arlington County Parks	7
Olney	5
Lewinsville	5
Lake Fairfax	3
River Bend	3
Turkey Run	3
Jefferson	3
Wakefield	3
Burling Tract	3
Cabin John, Montgomery County	2
Bull Run	2
Wolf Trap Farm	2
Misc. parks	11

PUBLIC RECREATION FACILITIES

Public recreation facilities within a three-fourths (3/4) mile radius of Linway Terrace Park may be found at the following sites:

Marie Butler Leven Preserve

Conservation area	Nature trail
Parking	Hiking trail

Pimmit Bend Park

Open play	Conservation area
-----------	-------------------

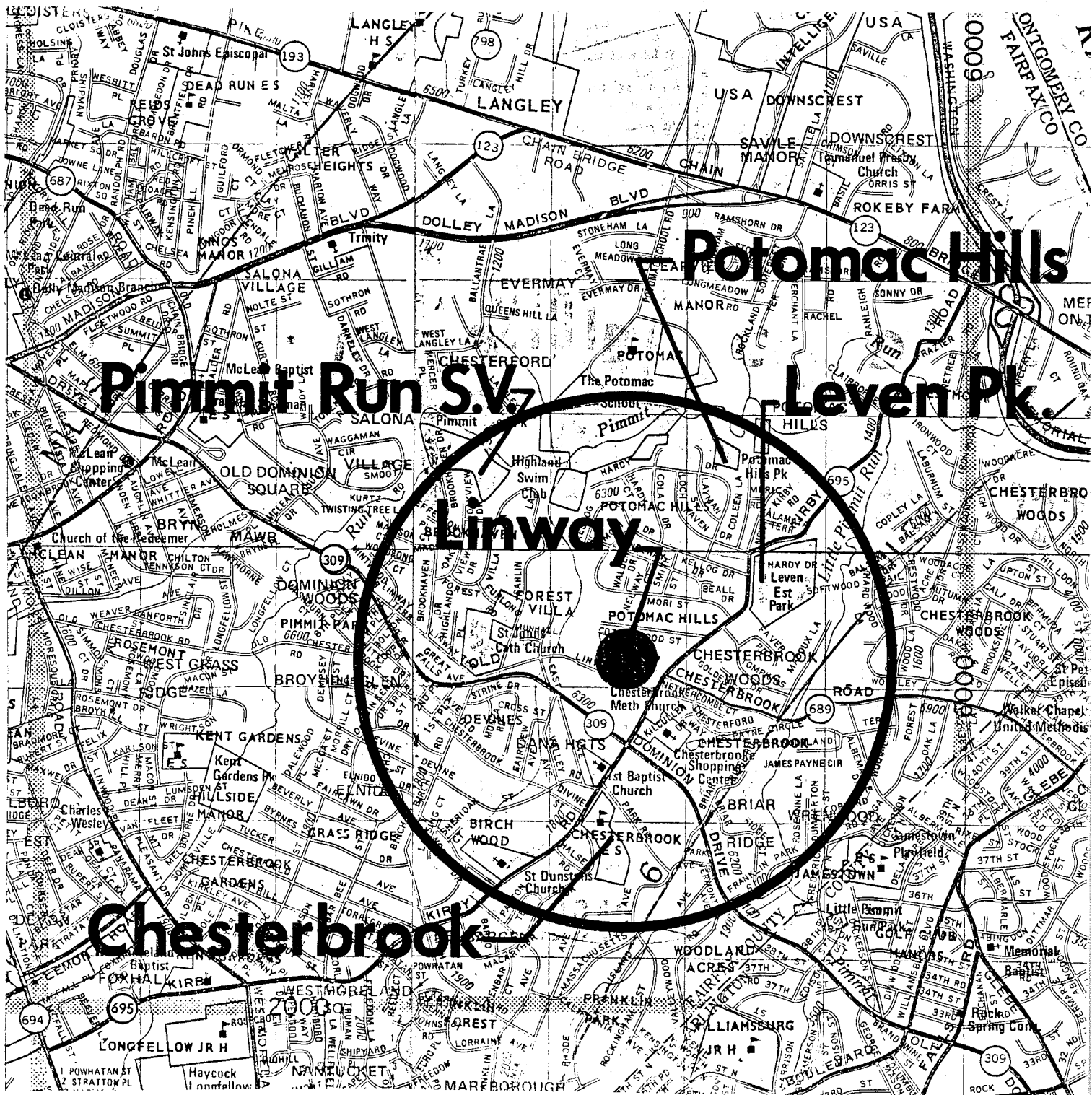
Potomac Hills

Baseball field	Open play
Conservation area	Hiking trail

Chesterbrook Elementary School

Play equipment	Multi-use court
----------------	-----------------

The locations of the facilities noted above, and their proximity to Linway Terrace Park, are shown on the map on page eleven (11).



**Potomac Hills**

**Pimmit Run S.V.**

**Leven Pk.**

**Linway**

**Chesterbrook**

THE PRELIMINARY PLAN

The preparation of a preliminary master plan for Linway Terrace Park is the result of carefully blending proposals by the local citizens, and government officials, with site characteristics. As a basic policy, the plan proposes two categories of activities. The first consists of freeform activities such as walking, picnicking, and a tot-lot; the second activity is determined by game rules and includes tennis, basketball, volleyball, softball, soccer, and football. As a consequence, those facilities planned for Linway are capable of accomodating a lone user or a group of individuals.

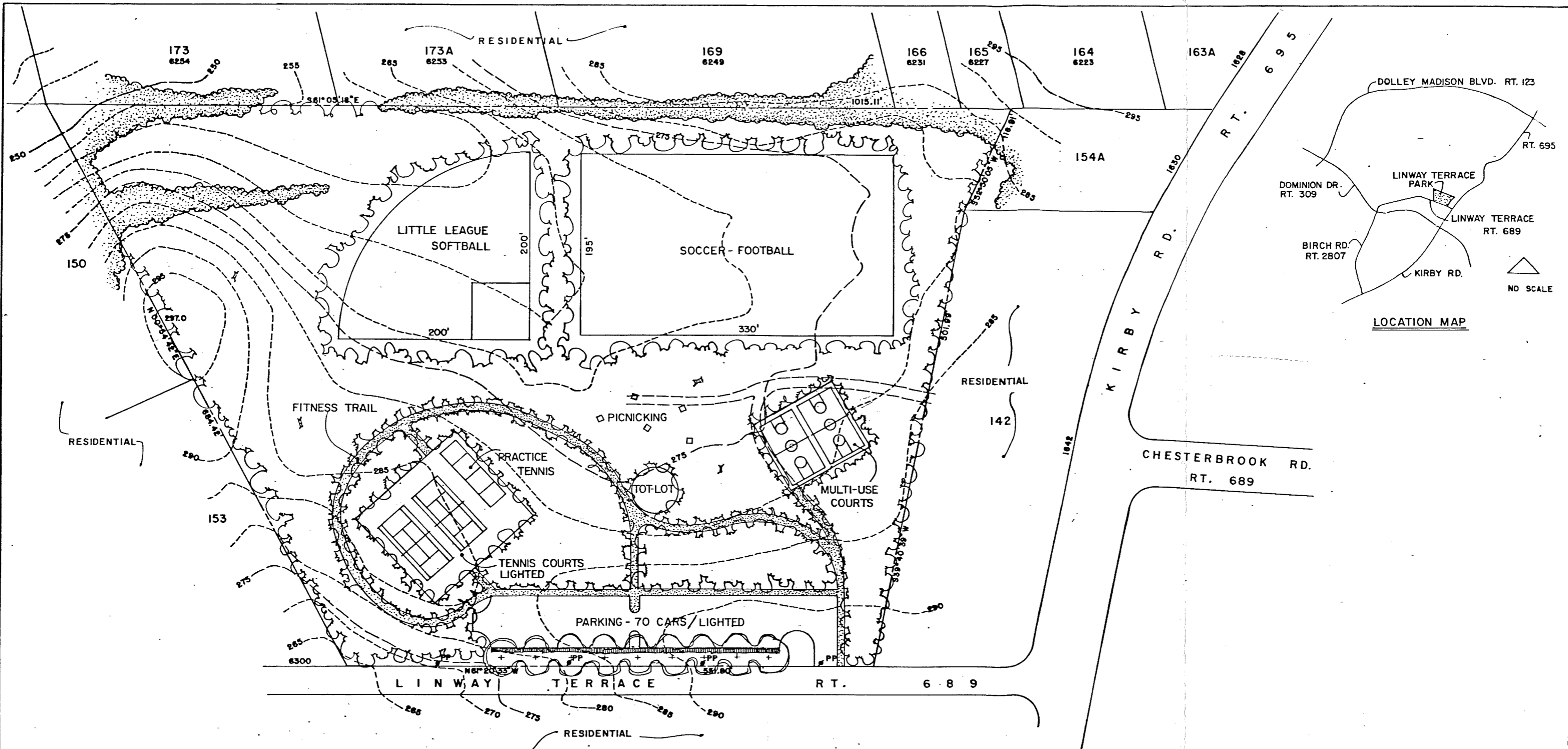
A 70-car parking lot, with security lighting, has been proposed along Linway Terrace. An earth berm and/or trees and shrubs may be utilized to screen the lot from the roadway and private residences. A paved walkway adjacent to the entrance to the parking lot has been suggested as a means of linking the multi-use courts, tot-lot, picnic area, and tennis courts. Exercise stations and benches are recommended at various points along the walkway.

Although a significant amount of grading will be necessary to accomodate those facilities noted, each activity has been located to take best advantage of site conditions. The tennis courts have been placed on a relatively level area at the southwestern corner of the Park. Because of grades between Linway Terrace and the courts, players should find few distractions and the courts themselves should be well screened from the roadway. The courts will be lighted.

The tot-lot has been placed in close proximity to the tennis courts and picnic area to 'help' those using those facilities. Timber equipment is recommended.

The northeastern corner of the Park has been selected for a soccer/football field primarily because of the modest amount of grading necessary. Although a great more grading will be necessary to include it, a ballfield has been recommended at the northwestern sector. Having the field games at the 'lower end' of the Park will facilitate the creation of a more 'park-like' (trees, etc.) atmosphere along the southern end.

An extensive planting program for aesthetic and stabilization purposes has been recommended throughout the Park. This program includes a buffer of fifty feet (50') or more to help soften the impact of what promises to be a heavily used area.

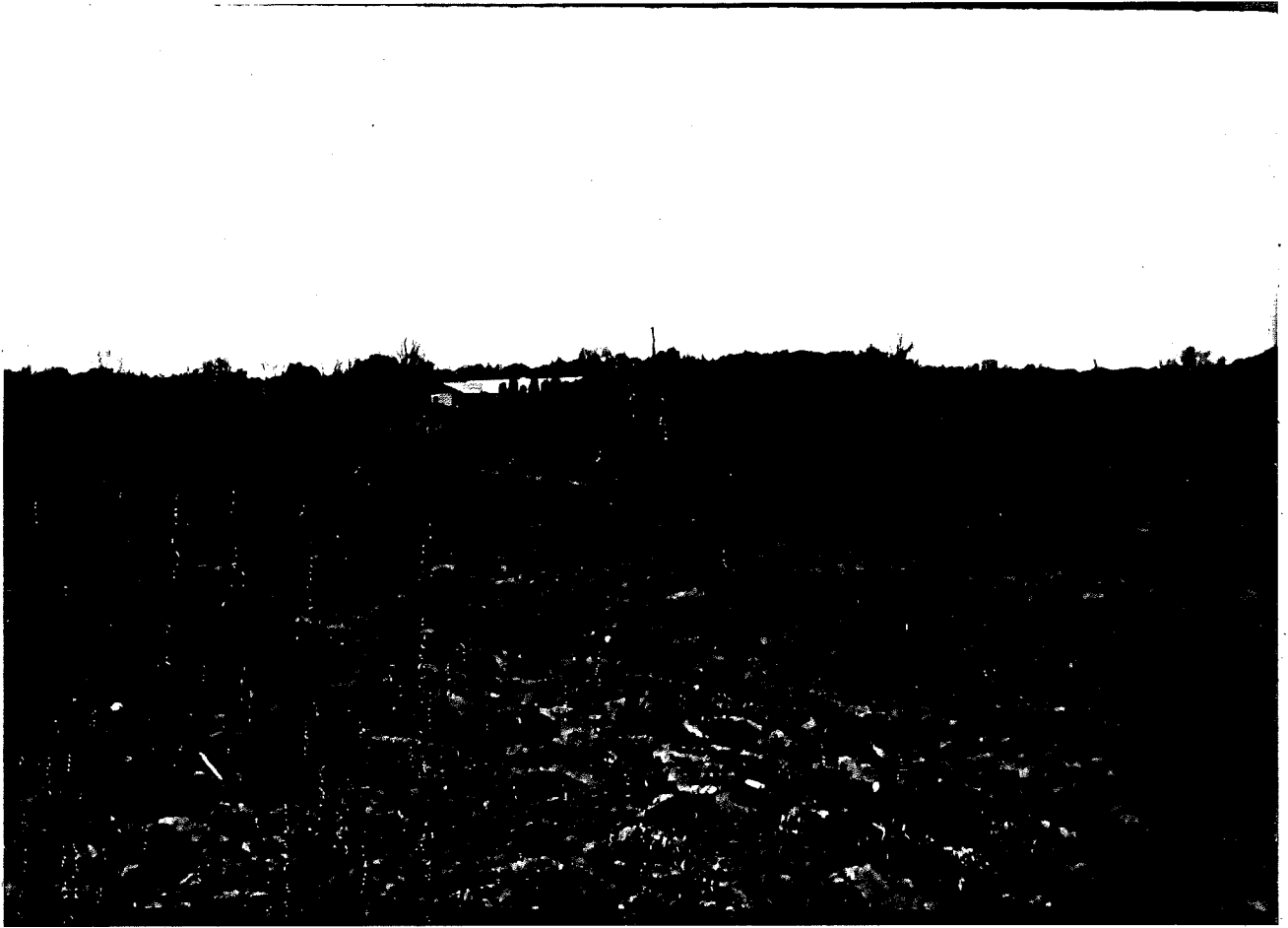


NOTE: TOPOGRAPHY & PROPERTY LINE DATA PROVIDED BY FCPA

**TEVY SCHLAFMAN & ASSOC.**  
 LANDSCAPE ARCHITECTS PLANNERS  
 8901 CARLYNN CT. BETHESDA, MD. 20034  
 (202) 828-8344

SUBJECT	REV		<b>FAIRFAX COUNTY PARK AUTHORITY</b> FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA. 22003 • PHONE (703) 941-5000		
			app. <i>MS</i> des. <i>BC</i> Park Project	<b>LINWAY TERRACE</b>	
			107.A. tax map 31-3	PRELIMINARY <b>MASTER PLAN</b>	
			Date MAY 1981	Project no. 4617	Sheet 4 OF 4





VIEW FROM VICINITY OF ENTRANCE DRIVE

A = PARKING

B = TENNIS/PRACTICE COURTS

C = TOT-LOT



VIEW TO NORTH FROM VICINITY OF PARKING AREA

- A = PICNIC AREA
- B = SOFTBALL FIELD
- C = SOCCER/FOOTBALL FIELD
- D = MULTI-USE COURTS



VIEW TO NORTHEAST FROM VICINITY OF PARKING AREA

A = SOCCER/FOOTBALL FIELD

B = MULTI-USE COURTS

DEVELOPMENT COST ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>	<u>COST</u>
<b>A. PARKING</b>				
Grading/paving	2444 sy	10.75 sy	\$ 26,273	
Lighting	1	LS	<u>7,500</u>	
TOTAL A.....				\$ 33,773
<b>B. WALKWAY</b>				
Grading/paving	1575 lf	9.00 lf	\$ 14,175	
Lighting	1	LS	6,000	
Benches	6	500 ea	<u>3,000</u>	
TOTAL B.....				\$ 23,175
<b>C. ACTIVITIES</b>				
Tot-lot (Wood play equipt.)	1	LS	\$ 27,000	
Tennis courts w/ practice court	2	LS	66,767	
Tennis Court lighting	1	LS	10,000	
Drinking fountain	1	LS	3,000	
Multi-use courts	2	LS	23,500	
Exercise Course	1	LS	12,000	
Picnic area	1	LS	<u>3,000</u>	
TOTAL C.....				\$145,267
<b>D. BALLFIELDS</b>				
Soccer/football				
Grading	7150 sy	1.25 sy	\$ 8,938	
Seeding	1½ A	2000 A	3,000	
Goals	2 ea	1800 ea	3,600	
Softball				
Grading	5333 sy	1.25 sy	\$ 6,666	
Seeding	1¼ A	2000 A	2,500	
Bleacher pad/fencing	1	LS	27,600	
Infield	1	LS	<u>4,400</u>	
TOTAL D.....				\$ 56,704
<b>E. LANDSCAPING</b>				
Trees and shrubs		LS	<u>\$ 40,000</u>	
TOTAL E.....				\$ 40,000

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>	<u>COST</u>
F. MISCELLANEOUS				
Grading	9500 sy	1.25 sy	\$ 11,875	
Seeding	3 A	2000 A	<u>6,000</u>	
TOTAL F.....				\$ 17,875
SUB-TOTAL A - F				\$316,794
20% Contingency				<u>63,359</u>
SUBTOTAL				\$380,153
Engineering and Design				<u>\$ 38,015</u>
TOTAL.....				\$418,168

The FY 81 budget for improvement of Linway Terrace Park is \$120,534. The funds were made available by the 1977 Park Bond Referendum.

#### COST VS. BENEFIT

The total estimated implementation cost for the Park is \$418,168. With an estimated 8,000 people living within a 3/4 mile radius of the Park, the total development cost breaks down to \$52.27 per person.

During the first twenty (20) years of the Park's operation, an estimated 898,000 persons will use the facilities, (44,900 users/year X 20 years). This translates into a cost of 47¢ per park user per visit.

#### USER LEVELS: ESTIMATE

The number of users is based upon an examination of similar facilities in the region and from past experiences in planning recreational facilities.

The estimation of the number of activity days of park use, (where a user day is one person taking part in one activity on a particular day; peak time is usually considered to be a summer Sunday at 2 p.m.) is purely an assumption. The total estimated number of users of Linway Terrace Park is 44,900 per year.

A synopsis of activity use is noted on the next page.

Activity	Estimated Number of Users/Year	Estimated Number of Vehicles/Year
A. Soccer/football	18,720	8,914
B. Softball/ Little League	12,600	6,000
C. Tennis courts (2)/ practice tennis	2,900	1,381
D. Multi-use courts (2)	5,400	2,571
E. Picnic area	1,800	857
F. Tot-lot	2,400	1,143
G. Exercise Course	1,080	514
	44,900	21,380

Note: One vehicle estimated per 2.1 persons.

#### A. SOCCER/FOOTBALL FIELD

The anticipated primary use of the field is for organized play. This assumes a six-month season, with a field having a daily average use of 60 (spectators not included) for games or practice sessions: 60 persons X 12 games/week X 26 weeks= 18,720 users/year.

#### B. SOFTBALL

Assuming a six month season with 70 users per day (spectators not included): 70 X 180=12,600 users/year.

#### C. TENNIS COURTS/PRACTICE COURTS

Based upon a 200 day season, 6 players per tennis court per day, plus an estimated 500 users for the practice tennis courts:  
6 users X 2 courts X 200 days= 2400 plus 500= 2,900 users/year.

#### D. MULTI-USE COURTS

The multi-use courts are planned to be basketball courts for unorganized play. A 270 day season is estimated with 10 users per court projected: 10 users X 2 courts X 270 days= 5,400 users/yr.

#### E. PICNIC AREA

Use is estimated at 2 users per day per table for 180 days with heaviest use on weekends between April and October:  
5 tables X 2 user average X 180 days= 1,800 users/year.

F. TOT-LOT

Assuming 10 users per day for 240 days: 10 X 240= 2,400 users/yr.

G. EXERCISE COURSE

Estimating 270 user days with an average daily use of 4, for a ten station course: 4 users X 270 days= 1,080 users/year.

ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

<u>CLASS**</u>	<u>FACILITY</u>	<u>UNIT QTY.</u>	<u>UNIT COST</u>	<u>COST</u>
-	Parking lot	-	LS	\$ 550
A	Soccer/football	1	\$1,227	\$ 1,227
A	Softball/L.L.	1	\$9,217	\$ 9,217
A	Tennis court area	2	\$1,175/CT.	\$ 2,350
A	Multi-use court	2	\$ 587/CT.	\$ 1,174
A	Picnic area	1	\$1,197/AC.	\$ 300
B	Tot-lot	1	LS	\$ 1,161
B	Exercise Course	1	LS	\$ 500
B	Open areas	4.5 AC.	\$ 627/AC.	\$ 2,822
TOTAL ANNUAL O & M COST ESTIMATE.....				\$19,301

\*\* Maintenance Schedule:

- A = Mowed/maintained every 7-14 days
- B = Mowed/maintained every 14-39 days

PHASING

There is approximately \$120,534 from the 1977 Park Bond Referendum for development and implementation of the master plan in FY 81. An additional \$100,000 is projected in FY 86, but must be approved thru the referendum process.

Since the total development of this Park is estimated to cost \$418,168, construction of facilities will occur in several phases.

Recommended Phase I - FY 81

Parking	\$ 26,273	
Ballfields (complete)	56,704	
Landscaping	<u>8,300</u>	
Subtotal	\$ 91,277	
10% design fee	<u>9,128</u>	
Subtotal	\$100,405	
20% contingency	<u>20,081</u>	
Total Phase I	\$120,486	\$120,486

Recommended Phase II - FY 86

Multi-use courts (complete)	\$ 23,500	
Tot-lot (complete)	27,000	
Picnic area (complete)	3,000	
Misc. grading/seeding (comp.)	17,875	
Landscaping	<u>4,000</u>	
Subtotal	\$ 75,375	
10% design fee	<u>7,538</u>	
Subtotal	\$ 82,913	
20% contingency	<u>16,583</u>	
Total Phase II	\$ 99,496	\$ 99,496

Recommended Phase III

Remainder of activities, walkway, lighting and landscaping	\$150,142	
10% design fee	<u>15,014</u>	
Subtotal	\$165,156	
20% contingency	<u>33,030</u>	
Total Phase III	\$198,186	<u>\$198,186</u>
Total Costs		\$418,168

Note: Money for Phases II and III will be from Park Bond CIP's as approved through the referendum process.



APPENDIX

Preliminary drawings have been reviewed by all concerned County agencies and the site staked out for inspection. As a consequence, certain modifications to the "Stake-Out" plans have been made.

Those reports furnished by others are included on the following pages as background information.

In August 1980, the Fairfax County Park Authority requested a civic association response to the questionnaire shown on pages 25 and 26 of this report. Requests were sent to the Chesterbrook Civic League, Brookhaven-Forest Villa Civic Association, Potomac Hills Civic Association, Old Chesterbrook Village Civic Association and the Thursday Morning Garden Club.

A response was received from the Thursday Morning Garden Club.

Please refer to pages 8,9, and 10 for family responses.

# Fairfax County Park Authority

4030 Hummer Road, Annandale, Virginia 22003  
Telephone (703) 941-5000



Director  
Joseph P. Downs

Assistant Directors  
Louis A. Cable  
James A. Heberlein

Authority Members  
Estelle R. Holley  
Chairman  
James F. Wild  
Vice Chairman  
Robert D. Moss  
Secretary-Treasurer  
Barbara B. Clark  
Frederick M. Crabtree  
Nancy K. Cuddy  
Lorraine F. Foulds  
Calvin Hill  
John Mastenbrook  
Dorothy S. Norpel

As you probably know, with community assistance, the Fairfax County Park Authority has distributed copies of the enclosed questionnaire concerning to the homes in your association's jurisdiction. In order that we may have as complete a coverage as possible, it is requested that in addition to the family questionnaires, the Civic Association return an association's response. In this manner, all families will have an opportunity to have input, both individually and collectively, to the master plan process.

We would like to have a response to us by *Sept 26., 1980*  
I wish to thank you for your continued support and interest in the Fairfax County Park system; any questions please call.

Sincerely,

Louis A. Cable  
Assistant Director

LAC/mlb

Enclosure

QUESTIONNAIRE  
FAIRFAX COUNTY PARK AUTHORITY  
LINWAY TERRACE PARK

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

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

\* \* \* \* \*

Linway Terrace Park is located at 6200 Linway Terrace, McLean, in the Dranesville Magisterial District. This facility is a community park, defined as follows: Community parks are designed to encourage short term visits. They are convenient and accessible to pedestrian or bicycle traffic. Community parks are small, generally ranging up to 25 acres in size and serve the County's numerous neighborhoods. Facilities generally provided in community parks include: playgrounds, tot lots, athletic fields, basketball and tennis courts, picnic, sitting and open play areas, walks and trails, shelters with restroom facilities and parking lots. These parks can be wooded, suitable for passive uses and can be lighted where necessary.

Linway Terrace Park, 10.6 acres in size, is a gently sloping site made up of open fields and to a lesser degree, deciduous trees. The site has potential for active recreation. Basketball, baseball, playground and other recreational facilities exist at nearby school and park sites within the 3/4 mile radius service area.

\* \* \* \* \*

The Fairfax County Park Authority appreciates your assistance in the planning process. Please respond to the questions and return this questionnaire to the Fairfax County Park Authority by Aug. 15, 1980. The project coordinator for this park is Joseph Sicenavage, Landscape Architect with the Park Authority.

\* \* \* \* \*

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

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

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

2. Which one of the following statements best describes your feelings concerning Bryn Mawr Park? (Circle only one choice. If choosing item (c), indicate facilities desired.)

a. I/we do not need any change in Bryn Mawr Park. (If circled, go to question no. 3).

b. I/we only need minimal improvements, i.e., upgraded by seeding, planting, trails, benches. (If circled, go to question no. 3).

c. I/we need the following recreational facilities in the park:

- \_\_\_\_\_ Horseshoe area
- \_\_\_\_\_ Multi-use court
- \_\_\_\_\_ Nature trail
- \_\_\_\_\_ Open play area

- \_\_\_\_\_ Picnic area
- \_\_\_\_\_ Play apparatus (school, age)
- \_\_\_\_\_ Shuffleboard
- \_\_\_\_\_ Tot lot (pre-school)

Other ideas \_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following information is to be obtained by assigned personnel in the preparation of requested reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

I. GENERAL INFORMATION

Site Name Linway Terrace Tax Map # 31-1 Acres 10 - 6 Mag. District Dranesville  
 Street Location/Access Linway Terrace and Kirby Road  
 Naturalist District IV Planner Assigned Sicenavage

II. NATURAL FEATURES

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

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest					
Mixed Forest	2.5	2.0	2.0	1.0	1.0
Open Field					
Managed Field	80.0	2.0	2.5	1.5	3.5
Reverting Field	17.5	2.5	3.0	2.0	1.5
Stream Valley					
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Portions of reverting field have good wildlife potential (especially for birds).

## II. Cont.

B. Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 \_\_\_\_\_, 2 \_\_\_\_\_, 3 \_\_\_\_\_  
4 \_\_\_\_\_, 5 \_\_\_\_\_, 6 \_\_\_\_\_

## Description:

Not Surveyed

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

Gradual incline from east to west and decline from south to north with slight rises in north and hill in northwest.

III. Environmental Problems

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

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

Note any particular information deemed important regarding III.

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

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>
Roads _____	Open space <u>X</u>	Tennis _____
Trails _____	Sing. Fam. Homes <u>X</u>	Ballfields _____
Public Easement _____	Townhouses _____	Playground _____
Houses _____	Apartments _____	Tot Lot _____
Other Buildings _____	Business _____	Picnic _____
Private Dump _____	School _____	Multi-Use Ct. _____
Cultivated Corn <u>X</u>	Cultivated Corn <u>X</u>	Shelter _____
		Restrooms _____
		Parking Lot _____
		Fishing _____
		Boating _____
		Trails _____
		Walkways _____
		Swimming _____
		Nature Trails _____
		Cons. Area _____
		Other _____
		Community Parks <u>7</u>

Briefly describe initial impressions of the site:

Combination of reverting and managed fields. Small treed area.

Briefly describe any special features of the site:

Extensive frontage to Linway Terrace. Fairly flat but pleasantly rolling.

29

Recommended public use (recreational/interpretive):

Active

Recommended further actions (Conservation Division):

None	<u>X</u>
Baseline Survey	_____
Interpretive Plan	_____
Managed Cons. Area	_____

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

Site Survey Completed 7/23/80

DATE

Bill Thomas

BY

Reviewed 7/28/80

Paul Engman, District Naturalist



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

Donald F. Lederer, Superintendent  
Design Division

**TO:** Fairfax County Park Authority

**DATE** February 27, 1981

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

**FILE NO:**

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

**REFERENCE:**

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

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

ERC:bak

PARKING STUDY FOR LINWAY TERRACE

Activity/Facility	Park Visitor Use Level	
	Average	High
Soccer/football	60	75
Softball	50	75
Two tennis courts	6	8
Double practice tennis	4	6
Two multi-use courts	20	32
Picnic area ( <u>5</u> tables)	<u>10</u>	<u>40</u>
Total Park Visitors (persons in park)	<u>150</u>	236

Daily Parking Demand = No. persons in park = No. of cars  
 No. persons per vehicle (2.1)

Average  $\frac{150}{2.1} = 70$  cars required

High:  $\frac{236}{2.1} = 112$  cars required