

# Lamond Park



## *General Management Plan Conceptual Development Plan*

July 2002

Fairfax County Park Authority

Approved 7/31/02





## Acknowledgements

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## *General Management Framework*

### I. INTRODUCTION

#### A. Purpose & Plan Description

The purpose of the General Management Plan (GMP) is to serve as a guide for all future planning and programming of this site. This document should be referred to before any planning and design projects are initiated.

Management zones have been established with accompanying lists of potential uses for each zone. The uses are described in general terms so that as visitors needs change, the uses provided can change as well. General Management Plans are meant to be flexible, to change with the changing needs of park visitors. Every GMP should be updated periodically to reflect changes that have occurred both on and off the site.

#### B. Property Location

Lamond Park, named for A. Slater Lamond, is located at 7509 Fort Hunt Road in Alexandria, Virginia, in a densely developed neighborhood in the Mt. Vernon Supervisory District. This proposed community park parcel is 17.9 acres in size and represents one of the few remaining large tracts of open space in this area of Fairfax County. The land is generally bounded on the north by Belle Vista Drive (Rt. 3577), on the east by Park Terrace Drive (Rt. 1517), on the south by Morningside Lane (Rt. 2116) and by Fort Hunt Road (Rt. 629) on the west.



### II. BASIC DATA

#### A. Ownership & Land Use History

The early history of the property is somewhat unclear. In 1703, it was part of a 598-acre parcel granted by the Northern Neck Proprietors to Thomas Sandiford. In 1715, Sandiford bequeathed this land to William Darrell and his wife Ann Fowke Mason, daughter of Colonel George Mason. By 1760, Gerrard Alexander owned the 248-acre northern portion of the Sandiford grant, although it is not clear when he came into possession of the tract. In 1816, Valengen conveyed the land to Thomson Mason of Hollin Hall. The land was sold to Samuel Collard in 1839.

In 1876, the estate of Jane Johnston was divided and 18 unimproved acres of "Burkely" were conveyed to Katie M.G. Johnston. Land tax records show that there were no improvements to this parcel until at least 1922, when it was sold to T.J. Snyder. The Snyders sold the property in 1925 to S.B. Moore, who sold it to the Lamonds in 1940.



While the land records do establish ownership history of this property, they give no specific evidence of improvements prior to the Lamond ownership. The land tax records after 1876, when this parcel was divided from the larger “Burkely” estate, indicate that the principal improvements on the estate had been located elsewhere. Earlier tax records show net improvements on yet large parcels and offer little evidence for improvements on these particular 18 acres. Nevertheless, because land records do not always document the existence of improvements, especially outbuildings, tenancies and quarters, the lack of such evidence does not insure the absence of resources. Thus, while the history of this parcel indicates a low probability for historic cultural resources, their absence should be confirmed by survey.

Due to its topographic features, Pre-European contact Native Americans would have favored this area. Its immediate proximity to Paul’s Spring Branch and one of its tributaries, and to the Potomac River would have made this location optimum for settlement. The high ground overlooking these secondary streams would have added to the attraction. Only survey and

subsurface testing can confirm the presence of prehistoric resources.

The land was acquired by the Fairfax County Park Authority through purchase on February 4, 2000 for the amount of \$4,600,000. The full version on ownership and land use history can be found in the appendix at the end of this report.



## **B. Comprehensive Plan**

According to the Comprehensive Plan, Mt. Vernon Planning District:

The Comprehensive Plan for Fairfax County (the Plan), Virginia, Area IV, Section “Mount Vernon Planning District” provides the following planning direction for the development of the Park elements.

*...There remains a deficiency of community parkland and facilities...*

*...Pursue acquisition of 18-acre Parcel 93-4((1))3 for Community Park use...*

*...Complete development of existing parks and upgrade facilities as needed...*

### *1. Parks & Recreation*

The Comprehensive Plan for Fairfax County



(the Plan), Virginia, Area IV, Section “Mount Vernon Planning District” Page 16 of 159 provides the following planning direction for the development of the Park elements.

*... Expand selected park sites to provide additional active recreation facilities...*

*... Complete development of existing parks and upgrade facilities as needed...*

The previously referenced facilities would satisfy the goal mentioned above.

### **C. Zoning District**

Land within the park boundaries is zoned R-2 for Residential District Use. The proposed park facilities are a permitted use under Article 3-302 “Public Uses”.

The maximum building height permitted in the R-2 zone for structures other than Single Family Dwellings is 60 feet. Any structures that may be proposed within Lamond Park will not exceed this height. The bulk plane, FAR and Open Space requirements will easily be satisfied.

### **D. Park Classification**

Community Parks provide a variety of individual and organized recreation activities conveniently located for short-term visits. The park may be located in residential neighborhoods and Suburban Centers. Community parks primarily support active recreation, including organized sports; the site may be intensely developed, in part, while still providing a

moderate amount of vegetated open space for buffers. All facilities planned for a neighborhood Park could also be located in a Community Park.

Facility development may include athletic fields, court facilities, picnic areas, playground, tot-lot, garden plots, fitness stations, trails and parking. Parking is provided on-site or co-located with appropriate adjoining development. The park size will typically be 10-50 acres, serving several neighborhoods. Service area is 5 to 10 minute drive or 15-20 minute bicycle trip. Depending on the density of surrounding communities, the service area generally extends up to 3 miles.

### **E. Park Service Area**

The primary service area for Lamond Park is within a 1-1/2 mile (aerial) radius from the center of the park. This distance is considered the maximum for easy pedestrian or bicycle access. This radius defines recreational deficiencies that would relate to Lamond Park. Park facilities are generally open for use by the general public and some potential park users could be expected from this area.

### **F. Demographics & Land Use**

Analysis of current census data indicates there are approximately 22,744 individuals residing within the park service area. Housing within the service area is supplied by a variety of single family, townhouse and apartment units. Land use is also devoted to commercial development as well as open space and schools and other public facilities.



## **G. Area Recreation Facilities**

There are no other park facilities under the jurisdiction of the Fairfax County Park Authority within the service area of the park.

## **H. Countywide Trail Plan**

The Countywide pedestrian/bike trail plan for the Mount Vernon District area of Fairfax County indicates a major 8-foot wide asphalt trail for development on the east side of Fort Hunt Road running in a north/south direction. A connection into the park trail system should be made along Fort Hunt Road in conjunction with this alignment.

## **I. Resources**

### **1. Existing Conditions**

A 10-room residence, built in 1939-40, exists on the site. Access to the structure is by way of a single lane gravel driveway from Fort Hunt Road, approximately 300 ft. north of the Fort Hunt Road/Morningside Lane intersection and traffic light.

### **2. Vegetation**

The site is mostly wooded, with a predominance of White Oak (*Quercus alba*) in the steep topography areas and Tulip Poplar (*Liriodendron tulipifera*) in the floodplain area. All areas have mature high canopy trees with well-defined understory layers. The invasive exotics, English ivy (*Hedera helix*) and Japanese honeysuckle (*Lonicera japonica*), along with the native greenbrier (*Smilax rotundifolia*) are found in all portions of the site where nearly every piece of deadwood has been overtaken.

The forest structure was informally evaluated and the habitat numbers would appear to indicate that for each of the four deciduous stands, the numerical ranking under the Maryland State Forest Conservation Technical Manual methodology would return values of 14 or 15. This shows that the biological diversity is fairly good with good to excellent wildlife habitat. However, the potential for invasive degradation reducing the habitat value is high. Please refer to appendix for Natural Resource Inventory methodology and complete forest stand delineation information.

### **3. Soils**

Soils found on the property fall within the following descriptions: Marine Clay; Fairfax Silt Loam; Fairfax Gravelly Silt Loam and Mixed Alluvial. Please refer to in-depth descriptions for each soil type in the appendix of this report.

### **4. Slope**

Approximately two-thirds of the site lies within the 0 – 5% slope range, indicating land that is generally flat to gently sloping. This slope range is best for development because of limited site disruption, i.e. tree clearing, site grading (earthwork), etc. Development on steep slopes, on the other hand, requires clearing and grading that quickly becomes cost prohibitive.

### **5. Hydrology**

An intermittent stream runs through the eastern end of the property. The watershed (primarily off-site) above the storm drain that empties into the stream is





approximately 40 acres. The stream channel receives storm runoff from adjacent older developed areas, and is severely eroded. The stream restoration should utilize a design that minimizes disturbance to native vegetation on the site, while maximizing the native wildlife habitat.

## 6. Site Access

Vehicular access to the site exists primarily from an existing gravel entrance driveway at



Fort Hunt Road. A secondary vehicular access point was also evident through a locked chain link fence gate located at the terminus of Burtonwood

Drive. Pedestrian access is also possible from the terminus at Admiral Drive on the north and south sides of the park.

## III. PARK PURPOSE & SIGNIFICANCE

### A. Park Purpose: What is the purpose of the park?

Park Purpose statements are intended to provide an umbrella for planning and decision making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can

remain flexible, as legislative requirements and visitor preferences change.

The purpose of Lamond Park is to:

- Preserve, protect & restore cultural and natural resources.
- Provide a variety of active & passive recreation for residents within the service radius of the site.
- Generate revenue with adaptive reuse of a cultural resource consistent with preservation standards and to provide educational and interpretive opportunities that will increase the understanding of the county.
- Generate revenue to support the operation, maintenance & restoration of park resources & facilities.
- Provide educational and interpretive opportunities that will increase the understanding of the county's cultural and natural heritage.

### B. Significance Statement: Why is the park important?

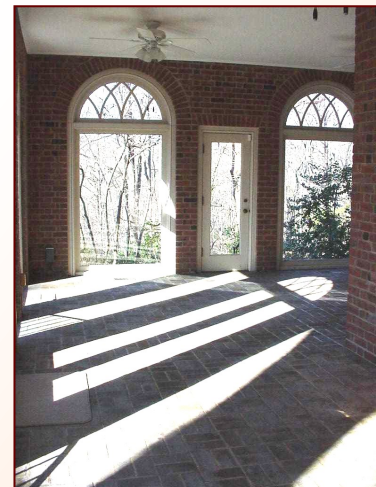
The property could provide a:

- variety of recreational opportunities and experiences not currently available in this area.
- place for quiet refuge in a natural setting in an otherwise highly developed area of the county.
- meeting place within the community for seminars, parties, conferences, receptions, etc.



## C. Visitor Experience: What will the visitor experience be at this proposed park?

- Visitors will be able to enjoy the natural beauty of the land and be provided the opportunity for solitude and relaxation.
- Visitors will be able to rent the house and grounds for private celebrations, corporate events and civic group meetings as well as enjoying the occasional small arts or musical event.



- Visitors will be able to participate in a variety of active and passive recreational activities.
- Visitors will be able to meet for parties, receptions, conferences, seminars, etc. in an historic 1940's house.
- Visitors will be able to learn about and observe programs such as the master gardener series, etc.

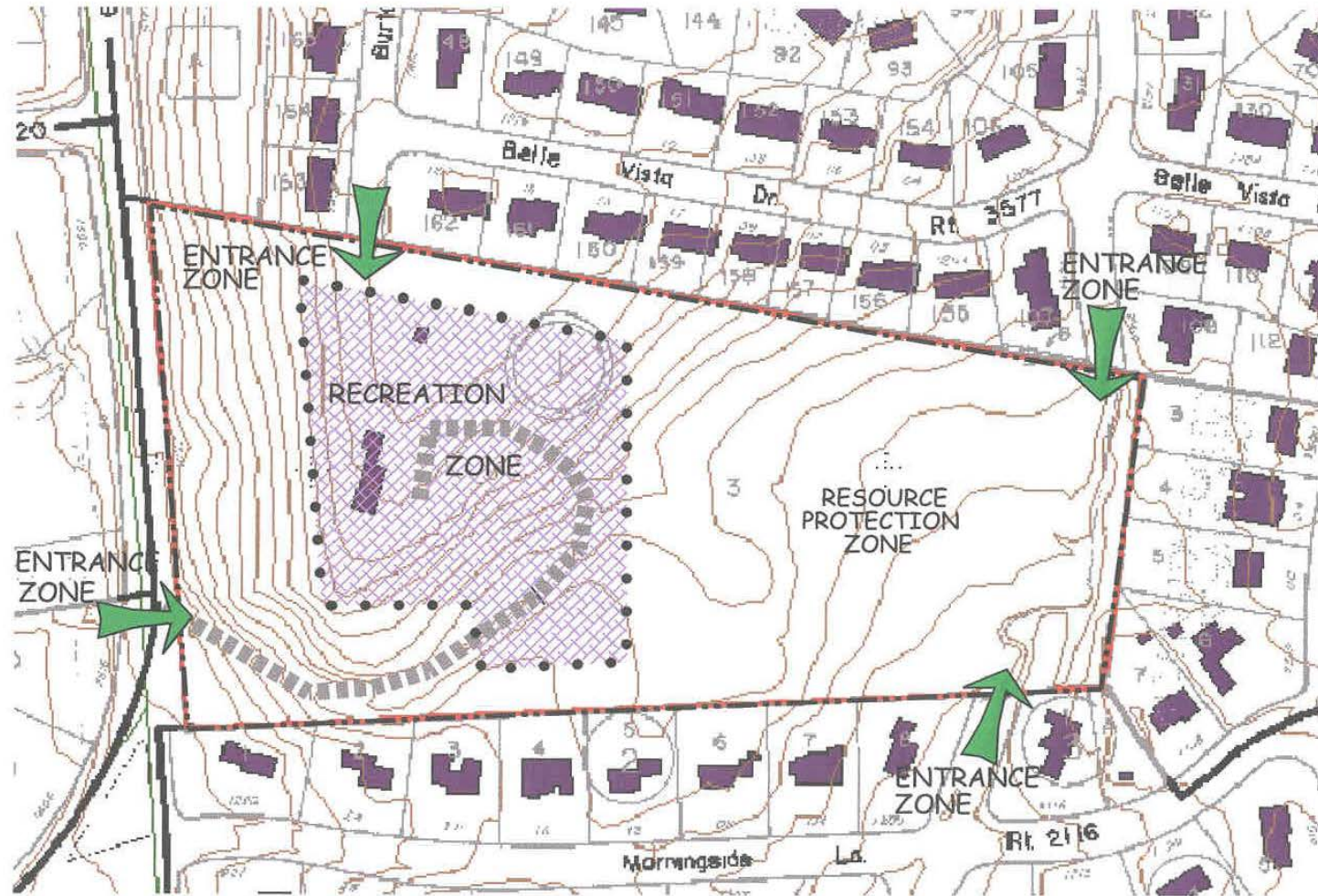
## IV. GENERAL MANAGEMENT PLAN MANAGEMENT FRAMEWORK

The management framework integrates research, site analysis and basic data presented in this document. Management zones have been defined to provide a framework for decision-making. Existing conditions and recommendations from a Lamond Community Task Force were considered in the development of the management zones. The framework provides broad flexibility within a range of potential uses

for each management zone. The “Potential Uses” stated for the zone describes what uses are acceptable for each zone. If a use is not listed for a zone, by its omission, it is considered an incompatible use for that zone. The potential uses are intentionally general to allow flexibility when making future decisions.

### A. Resource Protection Zone

The Resource Protection Zone (RPZ) should include the central portion of the site eastward to include the area of the intermittent stream to the eastern border of



# Lamond Park General Management Plan

Prepared By:  
Fairfax County Park Authority  
July 2002



the park. Likewise, the western most area of the parcel that parallels Fort Hunt Road should also be protected. Portions of these areas are situated on steep slopes over marine soils making the area unstable and highly susceptible to erosion. Vegetative cover indicates good biological diversity with good to excellent wildlife habitat. The RPZ should also include a buffer area adjacent to residential properties surrounding the parcel. Buffers between the recreational areas of the park will remain undeveloped and may additionally be planted with appropriate vegetation to further limit sound travel and lines of sight. Human impact in this zone will be kept to a minimum. Management of the natural resources will be allowed, however, new structures or environmental degradation of this zone shall be prohibited.

Potential Uses:

- Trails and trail support facilities (except in buffer area)
- Wildlife & habitat management
- Research, interpretation & education of the resources



**B. Entrance Zone**

The vehicular entrance zone for this parcel should include the location of the existing gravel road into the property from Fort Hunt Road, the access road from Burtonwood Drive and any parking areas within the property. Utilization of any entrance along Fort Hunt

Road may require turning movement improvements as indicated by the Virginia Department of Transportation. The barricaded areas located at the property boundaries at Admiral Drive should be designated pedestrian entrances only. Permanent barricades and signage prohibiting parking should be installed at the terminus point of each road but should be constructed in a way for pedestrians to safely enter the park.

Potential Uses:

- Road & road improvements
- Parking facilities
- Trails & utilities

**C. Recreation Zone**

The remaining area of the park will be designated a Recreation Zone. The primary purpose of this zone is to provide visitors with active and passive recreational experiences.

Potential Uses:

- Active & passive recreation
- Required site development facilities (such as screening & barriers)
- Utilities & storm water management

**D. Site Management Recommendations**

Until the creation of a Project Implementation Plan, the following



recommendations will be used to provide guidance for land management matters.

## 1. Cultural Resources

- To restore and renovate the house for a tenant/caretaker apartment, as well an upscale private and corporate special events venue.
- To make adaptive reuse of structure consistent with preservation standards and park purpose.
- To identify, record and preserve the park's historic and archeological resources.
- To record the historic events and activities that might have been associated with the property.
- To foster attitudes and practices that support conservation of historic resources.



## 2. Natural Resources

- To conserve and, where consistent with approved park planning, enhance designated natural areas.
- To foster attitudes and practices that support conservation of the natural resources and responsible environmental stewardship.

## 3. Education and Interpretation

- To provide a small educational and interpretive programs/exhibits to improve the quality of life and appreciation of the county's natural and historic heritage.

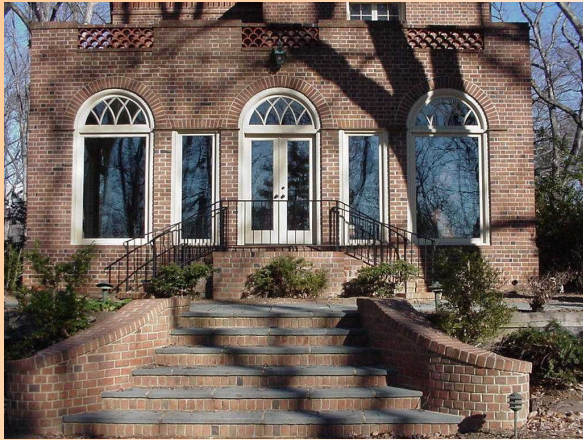
## 4. Horticultural Management Plan

- To inventory the existing plantings and to conduct an evaluation based on at least a year's study.
- To research family documents to determine original landscape design and materials.
- To explore joint design, procurement and management partnerships with local area gardening groups for long-term care of the grounds immediately surrounding the building with the goal of developing a designated period historic landscape.

## VI. CONCEPTUAL DEVELOPMENT PLAN

### A. Introduction

The Conceptual Development Plan (CDP) for Lamond Park describes recommendations for future development



and management of the park. The CDP contains descriptions of the concept plan elements, design concerns and plans (maps) that show the general locations of recommended projects.

## **B. Description of Plan Elements**

### **1. Former Lamond Residence**

The residence should be restored and renovated for an upscale private and corporate event venue, a tenant/caretaker apartment and a small office for staff during events. A tent area near the formal gardens should also be provided for outdoor event opportunities. A permanent caretaker is recommended for security at the house, policing the grounds, answering park visitor's questions and for notifying park staff of problems on the site, etc.



The formal garden and reflecting pool area on the south side of the house should be renovated with appropriate plant material to

restore its former splendor. Overgrown shrubbery should be thinned or eliminated and a new landscape planting plan to include annuals and perennials should be prepared for the garden. In keeping with the current paving materials, brick paving should be used as the preferred base in all pedestrian areas. The formal garden should be named after Gilbert S. McCutcheon, current Vice-Chairman of the Park Authority Board and member for the Mount Vernon District since 1994, for his exemplary service to the community and for his significant contributions to the protection of natural and cultural resources of the Fairfax County park system.

### **2. Entrance Road**

The gravel entrance road into the park from Fort Hunt Road should remain in the current location but should be paved and widened to provide adequate ingress/egress for the site. VDOT mandated entrance requirements such as turn lanes, etc. may be required at Fort Hunt Road.

A second entrance road should be established at Burtonwood Drive. At very least, this road could serve as an emergency (second) access for the park, but would also serve as the primary access for the Villamay community east of Fort Hunt Road. Without this second connection, park users

from neighborhoods bordering on the north would most likely park along neighborhood street right-of-ways when entering the park from Villamay. However, the Park

Open Meadow

Picnic Area

Play Area

Tennis Court

Restrooms

Tot-lot Area

Parking

Formal Gardens

Entrance Road

Natural Surface Trail Loop



Not to Scale



# Lamond Park Conceptual Development Plan

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Fairfax County Park Authority  
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Authority discourages off-site parking in adjoining neighborhoods as general policy. If cut-through traffic within the park (traveling from Fort Hunt Road through the park non-stop to Burtonwood Drive) is anticipated, separate unconnected parking areas could be established to accommodate traffic from both entry points but which are prevented from crossing over from one parking area into the other. In that case, emergency vehicles could still have ready access through the use of locking bollards.

### 3. Parking Area

The parking area near the front and to the north of the residence should be paved to serve a total of 25 to 30 spaces. The design should allow for a split in the parking areas to serve the Fort Hunt Road entrance and the Burtonwood Drive entrance. Internal connectivity should be established between the parking areas but should be controlled by a locking device to prevent cut-through traffic within the park. Wheel stops and line paint should provide adequate management of the facility. However, if storm water management becomes an issue, curb and gutter should be installed in lieu of the wheel stops. An additional 50 spaces should be provided for periods of peak public use, as an overflow parking area on the grass in the meadow area.

### 4. Trail System

The Countywide trail plan administered under the Fairfax County Comprehensive Plan requires a pedestrian/bicycle trail (8' wide asphalt) along Fort Hunt Road on the western edge of the property. Additionally, all of the planned facilities within the park i.e., parking lot, house, picnic and play areas,

etc. should be made accessible from a paved trail system within the park. A natural surface loop trail system that was previously developed around



the perimeter of the park should remain. Trail amenities should include permanent trail markers to guide the way, park benches strategically placed along the

trail alignment, and interpretive signs at specific locations indicating flora and fauna of the area. Pedestrian entrance points from adjoining neighborhoods should be aesthetically pleasing to the eye as well as being functional. The south entrance at Admiral Drive will require a pedestrian bridge in order to cross the small stream.

### 5. Picnic Area

A picnic area with a small shelter structure should be located under the trees near the tot lot and playground areas. This area is envisioned for short-term use such as an







afternoon activity and should include picnic grills. An accessible asphalt trail should connect the picnic area with the rest of the park facilities.

## 6. Playground Area

A playground area with an adjacent but separate tot lot should be installed at a location northeast of the house. Playground equipment should be of natural materials and blend with the natural beauty of the land. Both areas should provide a wide range of play events and be accessible to people with disabilities. An important element of the design of this playground is to provide visual access to the picnic area and tennis court. Seating areas should be provided in the best possible locations to provide this visual access. As much of the playground as possible should be placed in the shade, with no tree removal to accommodate it. A drinking fountain should be included in the core activity area for park user convenience.

## 7. Restrooms

A small stand-alone restroom structure should be built along the perimeter of the activity area to serve park users. The design should follow the standard park model with minimum fixtures required by Code. A uni-sex room may also be desirable for changing diapers, etc.

## 8. Tennis Court

A single tennis court should be developed along the perimeter of the core activity area and possibly act as a buffer to the upper entrance road. The court should have standard fencing with adjustable center net

and standard colorcoat surfacing. Pedestrian benches should be situated to provide a seating area for players and those interested in observing the game.

## C. Design Concerns

1. Park type facilities should not be lighted for after-dark use.
2. Water use and consumption for any proposed development will be obtained from the public water supply. Stormwater control during and after construction should be under Best Management Practices in accordance with the Public Facilities Manual and the Park Authority mission to protect the environment. Management of the storm water runoff and satisfaction of BMP requirements for the entire park (17.92 acres) should be provided with the design and construction of an on-site detention pond.
3. This mostly wooded site needs a series of maintenance activities to prevent any further degradation. The invasives are located throughout the site in every forest stand area. Maintenance procedures should include control of the exotics English ivy, Japanese honeysuckle, and the ornamental exotic, vinca major, or they will continue to displace the native herbs and shrubs. Care should be taken during these activities to minimize disturbance of the leaf layer, the fallen and dead trees, and the native shrubs. The native greenbrier, while an invasive, provides an excellent shrub level wildlife environment. This site has a vast canopy area of mast producing trees, as well dead standing and fallen trees and will continue to



provide a substantial and valuable wildlife habitat if invasive exotics are controlled while allowing the native greenbrier to remain.

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## 1. Ownership and Land Use History

The following brief history of the ownership of Lamond Park is based on land records housed in the Fairfax County Courthouse. The early history of the property is somewhat unclear. In 1703, it was part of a 598-acre parcel granted by the Northern Neck Proprietors to Thomas Sandiford. In 1715, Sandiford bequeathed this land to William Darrell and his wife Ann Fowke Mason, daughter of Colonel George Mason. Ann and her third husband, Thomas Smith, later divided this land between their two daughters, Susannah and Mary Smith. The northern portion conveyed to Mary Smith.

By 1760, Gerrard Alexander owned the 248-acre northern portion of the Sandiford grant, although it is not clear when he came into possession of the tract. A missing deed recording a conveyance from Thomas Smith *et al.* to Gerrard Alexander between 1755 and 1761 may have recorded this transaction. The heirs of Philip Alexander then conveyed the property to Charles William Valengen sometime between 1760 and 1813. In 1816, Valengen conveyed the land to Thomson Mason of Hollin Hall. In the records of the time, this tract is known as the “Hog Island” tract. Mason’s estate was divided in 1824, and Lot 3 (143 acres) was conveyed to his daughter Mary and her husband Fayette Ball. After their deaths, the land was sold to Samuel Collard in 1839.

Collard almost immediately conveyed this property to his wife Margaret, who conveyed it in trust to her brother, George Burke. The Collards and Burke sold approximately 15 acres west of Neck Road to George Mason of Hollin Hall. In 1853, Margaret bequeathed the remaining 128 acres to her brother.

In 1864, Burke confirmed the sale of 128 acres to the Johnston heirs, Jane A., Mary A., and Francis E. In 1876, the estate of Jane Johnston was divided and 18 unimproved acres of “Burkely” were conveyed to Katie M.G. Johnston. Land tax records show that there were no improvements on this parcel until at least 1922, when it was sold to T.J. Snyder. The Snyders sold the property in 1925 to S.B. Moore, who sold it to the Lamonds in 1940.

While the land records do establish ownership history of this property, they give no specific evidence of improvements prior to the Lamond ownership. The land tax records after 1876, when this parcel was divided from the larger “Burkely” estate, indicate that the principal improvements on the estate had been located elsewhere. Earlier tax records show net improvements on yet larger parcels and offer little evidence for improvements on these particular



18 acres. Nevertheless, because land records do not always document the existence of improvements, especially outbuildings, tenancies and quarters, the lack of such evidence does not insure the absence of resources. Thus, while the history of this parcel indicates a low probability for historic cultural resources, their absence should be confirmed by survey.

Due to its topographic features, Pre-European contact Native Americans would have favored this area. Its immediate individually identified points, proximity to Paul's Spring Branch and one of its tributaries, and to the Potomac River would have made this location optimum for settlement. The high ground overlooking these secondary streams would have added to the attraction. Only survey and subsurface testing can confirm the presence of prehistoric resources.



**FAIRFAX COUNTY PARK AUTHORITY**

12055 Government Center Parkway  
Suite 927  
Fairfax, VA 22035-1118



**PLEASE HELP US DISTRIBUTE THIS INFORMATION TO FRIENDS,  
NEIGHBORS & GROUPS INTERESTED IN THIS TOPIC.  
WE WILL BE LOOKING AT ISSUES, OPPORTUNITIES & IDEAS  
ON HOW THIS PARK MIGHT BE DEVELOPED  
WE URGE YOU TO COMMENT!**

**PLANNING WORKSHOP  
Lamond Property**

**Thursday, January 24, 2002  
7:00 pm  
Whitman Middle School Cafeteria**

Share your ideas for this undeveloped 18-acre park site located at 7509 Fort Hunt Road, Alexandria. This will be the initial meeting to kick-off the official park master plan process. A citizen Task Force recommendation made prior to acquisition of this property will be used as a basis for discussion. We will be looking at issues, opportunities and ideas for how the park might be developed. The workshop will be held at 7:00 p.m. on Thursday, January 24, 2002 in the Whitman Middle School cafeteria, 2500 Parker's Lane, Alexandria.

Persons, groups, or organizations receiving this flier are urged to attend to present their views. For persons with hearing impairments, sign language interpreter services are available upon request. Please call (703)324-8563 or (703)324-3988 TTY at least one week before the meeting.

Comments will be accepted at the workshop or can be mailed to Joe Sicenavage, Senior Landscape Architect, Planning & Development Division, Fairfax County Park Authority, 12055 Government Center Parkway, Suite 421, Fairfax, VA 22035. Email comments should be sent to: [parkmail@co.fairfax.va.us](mailto:parkmail@co.fairfax.va.us). This meeting is the first step in the planning process and will be followed by a Public Hearing on a draft plan once the project is complete. Those responding to this meeting will be notified of all subsequent meetings concerning this project.

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## FAIRFAX COUNTY PARK AUTHORITY

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12055 Government Center Parkway  
Planning and Development Division  
Fairfax, VA 22035-1118



## Agenda

### Planning Workshop

#### Lamond Property

JANUARY 24, 2002

1. Introductions of Park Authority Board and staff
2. Staff presentation of park information
3. Small discussion groups of citizens are formed based on name tag color.
  - Purpose is to allow everyone to speak, be heard and to listen.
4. Agenda for all groups:
  - Each group needs 3 volunteers (facilitator/recorder/spokesperson)
    - Facilitator helps to keep group on assignment
    - Recorder writes groups comments on newsprint
    - Spokesperson presents group information at end of meeting
  - 5 minutes - Silent Generation - gather your thoughts on likes, dislikes, special concerns at the park and possible park names
  - 10 minutes - Round Robin Listing - taking turns, quickly list 'Likes', 'Dislikes', park name possibilities and any 'Special Concerns' without any discussion
  - 20 minutes - Group Discussion - Discuss gray areas to refine any points listed on each sheet
  - 10 Minutes - Ranking - Determine the top three picks on each list after each list is completed.
    - With a show of hands, vote for your top priority item. Vote only once!
    - Indicate the number of votes for each item in the left margin of each sheet
    - Determine the highest priority items in each list by the number of votes for each
    - Volunteer spokesperson for each group will announce the top three priorities on each list to the entire assembly
5. After allowing 45 minutes for group work, groups reconvene into large assembly.
6. A spokesperson from each group will present the top three priorities from their group
7. Staff makes final comments.
8. Workshop is adjourned.



VOICE: (703) 324-8563 ❖ TTY: (703) 324-3988 ❖ VISIT THE PARKS ONLINE: [www.co.fairfax.va.us/parks](http://www.co.fairfax.va.us/parks)



**TO: ALL PARTIES INTERESTED IN THE FUTURE PLANS FOR LAMOND PROPERTY**

**FROM: Joe Sicenavage, Planning & Development Division**

**SUBJECT: What we heard at the Lamond Planning Workshop**

**DATE: 1/31/02**

The following pages reflect the information that has been gathered from the community at the subject workshop. If any of our notes appear out of order, please alert us to correct the record. This memo does not include email and letter comments received prior to the workshop

### **Lamond Property Planning Workshop**

**Held: January 24, 2002, 7:00 p.m. at Whitman Middle School Cafeteria**

#### **Attendees:**

Supervisor Gerry Hyland; Gil McCutcheon, Park Board Member, Mount Vernon District; Jennifer Heinz, Park Board Member, At-Large; Lee Stephenson, Director, Resource Management Division; Lynn Tadlock, Director, Planning & Development Division; Karen Lindquist, Manager, Historic Properties Rental Services; Ted Zavora, Manager, Capital Facilities & Budget Administration Branch, Roxanne Fraver, Public Information Office; Irish Granfield, Land Development Supervisor, Land Acquisition & Planning Branch; Todd Roberts, Project Manager; Kelly Davis, Project Manager & Joe Sicenavage, Senior Landscape Architect, Master Planning Section. Approximately 70 citizens attended the planning workshop.

Lynn Tadlock explained the forum procedure and its place in the planning process. She explained that we are here to listen and record all that you have to say and we hope to come



away with a wealth of thoughts for staff to work with. If you have additional thoughts or want to change your thoughts after tonight, you can call, write or email our office. She also asked the citizens to notify others, not here tonight that may wish to comment.

Using a laptop computer and projector, Joe Sicenavage gave a brief background on the park, including park classification, site analysis information and a photographic tour of the residence in the park. Joe then addressed the audience by describing the process for the planning workshop. Four groups of citizens were formed for discussion. He stated that the purpose is to allow everyone to speak, be heard and to listen. The following agenda was suggested for all small group discussion:

1. Brainstorming
  - a. Silent Generation - gather thoughts on likes, dislikes special concerns and suggestions for a new name for the park.
  - b. Round Robin Listing - taking turns listing likes, dislikes, special concerns and park name suggestions without discussion.
1. Discussion of line items on each list
2. Ranking top priorities on each list

After the groups ranked their discussion results, a spokesperson presented the most important comments from each team.

The following text summarizes the result of the discussions in each group (as recorded at the workshop): (1<sup>st</sup> three are numbered in priority order, \* indicates tied categories)

## **Green Team**

### **(Likes)**

1. Adopt task force plan
2. Desire playground - yesterday
3. \*Interpretive trail
4. \*Preserve/protect trees/clear deadwood

### Other Comments

- ❖ Tennis Court with basketball hoops near house
- ❖ Removal of invasives





- ❖ Remove poison ivy
- ❖ Receptions - revenue generation
- ❖ Caretaker for safety
- ❖ Dog park
- ❖ Drinking fountains/restrooms
- ❖ Master Gardener Program
- ❖ Quiet nature zone
- ❖ Grass playing field - not sports - frisbee, father/son baseball catch
- ❖ Plant boundary hedge in buffer to screen neighbors
- ❖ Benches on trails
- ❖ Picnic tables

### **(Dislikes)**

1. Large Playing fields
2. Vehicular access from Burtonwood
3. Motorized vehicles off road

#### Other Comments:

- ❖ Mountain bikes off trails
- ❖ Emergency vehicular access from Burtonwood Dr.
- ❖ Improvement of driveway to 2 lanes
- ❖ Clear cutting

### **(Special Concerns)**

1. Noise spillover into community
2. Burtonwood Dr. vehicular access
3. \* Native plantings - replace bamboo
4. \* Confirm location of Burtonwood Dr. gas line

#### Other Comments:

- ❖ Access - # of vehicles vs. access points
- ❖ Widen driveway changes character
- ❖ Access - one way loop?



- ❖ A/C in house
- ❖ Handicapped entrance/facilities
- ❖ Quiet hours
- ❖ Install a bridge @ S. Admiral Dr. access

## **(Park Name Suggestions)**

1. Highland Forest
2. Historical figure (local) /event
3. \* Hollin Forest
4. \* 100 acre wood
5. \* McCutcheon/Hyland Community Park

Other Comments:

- ❖ Hunt Park

## **Red Team**

### **(Likes)**

1. Endorse preliminary plan - like it
2. Active recreational area - skaters park / board / inline skating
3. For wedding receptions/parties/scouts

Other Comments:

- ❖ Picnicking
- ❖ Children's play area
- ❖ Pet area - i.e. dog run/walk
- ❖ Nature trail
- ❖ Garden things - labels
- ❖ Benches every so often
- ❖ Restroom facilities?
- ❖ Educational - Plant I.D. / seminars
- ❖ Wildlife - animal habitat
- ❖ Passive nature park
- ❖ Existing vegetation as a buffer



- ❖ Water fountain
- ❖ Formal garden - educational club
- ❖ Maintain natural habitat
- ❖ Tot Lot = to all entrances
- ❖ Bicycle racks

## **(Dislikes)**

1. Active park - skateboards
2. Lights
3. \* Passive use
4. \* Noise

### Other Comments:

- ❖ Tot lot
- ❖ Minimize paving
- ❖ Active recreation - no paving
- ❖ Balls landing in yards
- ❖ Invasive plant removal
- ❖ Poison Ivy
- ❖ Basketball court

## **(Special Concerns)**

1. \* Safe crossing - Ft. Hunt Rd.
2. \* Crossing on Morningside Ln.
3. \* Access - walking
4. \* Parking for park users
5. \*\* Restrooms - want them - sanitation, water fountain
6. \*\* How is it maintained?
7. Exact location of tot lots

### Other Comments:

- ❖ Funding?
- ❖ Trees/limbs/on private property and in park



- ❖ Sell 10M for 100 year lease

### **(Park Name Suggestions)**

1. Mt. Vernon Highlands
2. \* Historical reference to site
3. \* Natural Habitat - reference
4. Brigadoon

### Other Comments:

- ❖ Gil McCutcheon
- ❖ Potomac Heights
- ❖ Turkey Ridge
- ❖ M. Vernon Hyland's

### **Blue Team**

### **(Likes)**

1. \* Serenity / Peaceful
2. \* Beauty
3. \* Passive / Simple
4. \* Preserve nature / open space
5. \* Increased natural area
6. \* Bird sanctuary
7. \*\* Walking only / limited access
8. \*\* Recreation / Exercise / trails
9. \*\* Tennis courts
10. \*\*\* Open house to community

### Other Comments:

- ❖ Convenience
- ❖ Educational resource
- ❖ Picnics / parties
- ❖ Dog run - no leashes



## **(Dislikes)**

1. \* Large team sports
2. \* Overdevelopment
3. \* Soccer fields / new tennis courts
4. \* Creation of new major facilities - keep natural
5. \*\* Drinking etc.
6. \*\* Car traffic
7. \*\* Lots of parking
8. \*\* Crowds / large events
9. Too rustic footpath

### Other Comments:

- ❖ Long planning process
- ❖ Too restrictive rules for dogs/pets
- ❖ Don't lose history
- ❖ development - facilities
- ❖ People / events / cars

## **(Special Concerns)**

1. \* Safe pedestrian access to park
2. \* Ivy - poison & english
3. \* Safety - Emergency contact
4. \* Deer / ticks
5. \* Perimeter fence
6. \*\* Crowds
7. \*\* Overdevelopment
8. Resources \$

### Other Comments:

- ❖ Dogs OK!
- ❖ Playground for kids / simple
- ❖ Keep woods / increase
- ❖ Safety



- ❖ Overdevelopment
- ❖ Financial resources

### **(Park Name Suggestions)**

1. Morningside Park
2. Historical / Meaningful
3. Natural Woods Park
4. Gowenbrae

Other Comments:

- ❖ Oak Hill park
- ❖ Wellington Park
- ❖ Ft. Hunt Park

### **Yellow Team**

### **(Likes)**

1. Dog area
2. Quiet refuge
3. \*Trees
4. \* Playground

Other Comments:

- ❖ House
- ❖ Gardens
- ❖ Buffer zone
- ❖ Maintenance and linkage of trails into park
- ❖ Pedestrian access
- ❖ Community gathering opportunity
- ❖ Wildlife preservation
- ❖ Formal part of grounds
- ❖ Educational center
- ❖ Parking
- ❖ Vehicular access Ft. Hunt



- ❖ Natural (soft) trail surfaces

## **(Dislikes)**

1. \* Lack of pedestrian access / safety via Morningside & Ft. Hunt
2. \* Difficulty of getting there by foot Via Ft. Hunt & Morningside
3. \* Lack of restrooms for non-renters
4. \*\* Potential noise from rental use, sports fields, etc.
5. \*\* Paved trail upgrades / upkeep (don't want paved)
6. \*\*\* Need a hothouse
7. \*\*\* Need 2<sup>nd</sup> vehicle entrance

### Other Comments:

- ❖ Cost of traffic safety improvements for Ft. Hunt Rd.
- ❖ No tennis courts, ball fields (we want them)
- ❖ W/O improved vehicular access, use exclusive to close locals
- ❖ Off trail use by bikes, etc
- ❖ Costs

## **(Special Concerns)**

1. \* Overdevelopment of property
2. \* Creating additional vehicular access is bad
3. Traffic safety
4. \*\* Safety of pedestrians
5. \*\* ADA trail accessibility
6. \*\* Maintenance of grounds needed immediately
7. \*\* Does it have to be self-supporting?
8. \*\* What if it isn't

### Other Comments:

- ❖ Security of property
- ❖ Wildlife management
- ❖ Preserving specimen trees
- ❖ Excessive traffic



- ❖ Please create another vehicular access
- ❖ Trash management
- ❖ Overflow parking should be a field

### **(Park Name Suggestions)**

1. Sanderford (Hill)
2. \* Powhatan
3. \* Gowen Brae (Daisy Hill)
4. \*\* Bella Vista
5. \*\* White Oak
6. \*\* Mason Woods
7. \*\* Dogue
8. \*\* Oak Hill

### Other Comments:

- ❖ Tauxemont (or other Indian name)
- ❖ Morningside
- ❖ The Mae Family Park
- ❖ Stream (does it have a name?) on property
- ❖ Belle Mae
- ❖ Rochambeau
- ❖ Sweetgum
- ❖ Poplar

At the close of the meeting, Joe thanked the citizens for their ideas and explained that we will send out this summary of the facts gathered at the workshop. He urged all to sign the workshop attendance sheet so that Park Authority staff can keep interested parties informed of the planning of this site. He again thanked the citizens for attending and working with the Park Authority on this important project. The workshop was adjourned.





## Natural Resource Inventory/Forest

### Stand Delineation

#### Field Methodology:

A visual site investigation was conducted on January 15, 2002. The field data points were determined prior to the site visitation by utilizing the GIS system with theme overlays of tree cover, soils, hydrology, topography, north / south facing slopes, and aerial photography. This system made it possible to delineate the Forest Stand areas that were used in the visual inventory. The site was assessed by a thorough site inspection, utilizing visual surveys and comparison between the forest stand areas. Precise samplings at each inventory point were not taken, but visual site information was recorded for each of the individually identified points.

#### a. Stand One

Forest Stand One, totaling 5.5 acres, is located in the western portion of the site bordering Fort Hunt Road. It follows the steep topography to the southern quarter of the site, then continues through the center of the site with the steep topography toward the north, delineating a relatively flat 00 acre section which is Stand Two. Stand One is located on marine clay soils and is dominated by White Oak with Chestnut Oaks (*Quercus prinus*), Red Oaks (*Quercus rubra*), Black Oaks (*Quercus velutina*) and Tulip Poplar as the secondary species. This stand has a high level canopy with the trees in the 80 – 90 year old range, allowing the development of a sub canopy layer consisting of dogwoods (*Cornus florida*), black gum (*Nyssa sylvatica*), and seedling to sapling size oaks. The shrub understory layer includes landscape plantings of rhododendron (*Rhododendron* species), and forsythia (*Forsythia suspensa*), as well as native American holly (*Ilex opaca*), and blueberry (*Vaccinium* species). There is a thick leaf layer (duff) on the forest floor, with the herbaceous plants widely spaced. Invasive species, Japanese honeysuckle, greenbrier, and vinca major are overtopping the azaleas and rhododendrons located along the gravel driveway that crosses through Stand One and terminates in Stand Two.

#### b. Stand Two

Forest Stand Two, surrounded on three sides by the steep slopes of Stand One, is the open area of the tract and includes the only structure on the site. The moderately flat area of 2.6 acres is accented by several large specimen white oaks and two large southern magnolias, which are part of the extensive landscaping near the structure. Additional species include black gum, chesnut oak, and post oak. Natives such as blueberry are present, in addition to the landscaping species American boxwood (*Buxus semperivirens*), azalea (*Rhododendron* species), and forsythia. This stand includes a lawn area with grass, but along the fringes of the lawn some exotics are present, English ivy, Japanese honeysuckle, vinca, and multiflora rose predominating. An area of mature bamboo is located northeast of the structure, along with an unfenced dilapidated, paved tennis court.



## c. Stand Three

Forest Stand Three, totaling 6.5 acres dominates the center of the site on a north to south axis, and is located directly east of Stand One. The moderate slopes of this section are flanked by steeper slopes to the west and lower floodplain areas to the east. The dominant species in this section is the tulip poplar with several trees in the 22-30” range, with other species including white oak, chesnut oak, black gum, and American beech (*Fagus grandiflora*). The understory layer is thick with large 20 – 30’ American hollies and dogwood. Japanese honeysuckle and greenbrier are the invasives predominant in the stand. Several dead standing or fallen trees, providing a good wildlife habitat on the ground floor, have been overcome with greenbrier and English ivy.

## d. Stand Four

Forest Stand Four is the floodplain area along the eastern portion of the site, and totals 3.2 acres. A severely eroded streambed located at the very edge of the eastern boundary line, carries the storm runoff from an adjacent watershed of 40 acres. Tulip poplar is again the dominant species, sharing a high canopy with sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and chinkapin oak (*Quercus muehlenbergi*). The understory canopy is dominated by 20-30’ American holly, along with dogwoods and oaks. The predominant shrub is the invasive Japanese holly (*Ilex crenata*) along the chain-link fence delineating the eastern border. These hollies and the deadwood are severely impacted by greenbrier, English ivy, bamboo, and Japanese honeysuckle. Christmas fern (*Polystichum acrostichoides*) is also found in this area of the property.

## Soils Classification Descriptions

### **(113B2) Fairfax Gravelly Silt Loam (113C2 and 113D2) \***

Fairfax gravelly silt loam undulating phase is a moderately well to somewhat poorly drained soil formed in shallow to moderately deep loamy alluvial sediments and in some areas deeply weathered mica schist. It is associated with Fairfax silt loam soil and the Beltsville soils. The surface layer is yellowish brown silt loam that grades to yellowish red silty clay loam subsoil. At a depth of about 20 inches there is a cemented gravelly silt loam layer, about one foot in thickness, that impedes the downward movement of water and the growth of plant roots. Below this layer is a compacted to strongly cemented stratified gravelly silty clay loam, clay loam and sand; these vary in arrangement, thickness, and texture within short distances. This strongly acid soil has low organic matter content, low natural fertility, and low available water supply capacity. In late winter and early spring during prolonged wet seasons, the water table is near the surface.

This soil is well suited for intensive development such as large commercial shopping complex or high rise apartment developments. It rates poor for septic tank sewage disposal fields, however,



in a few places seepage pits can be installed at depths of 16 to 20 feet below the surface, and rates good for road subgrade material. In graded areas where the compact, cemented subsoil has been exposed, additions of topsoil are required for the establishment of lawns and ornamental plants.

\* Differences between 113B, 113C, and 113D are mainly in degree of slope gradients. 113C has 7 to 15% slopes and 113D has 14 to 25% plus slopes.

### **(32B1,2) Fairfax Silt Loam, Undulating Phase (32C1,2,3 and 232B1,2)**

Fairfax silt loam, undulating phase, is a moderately well drained soil that is developed on old high lying land areas. It usually occupies ridge tops and is fairly extensive. The surface soil is a light yellowish-brown silt loam, to loam and the subsoil ranges from red to yellowish-red clay to clay loam. Old land surfaces of the Glenelg, Elioak, Penn and Appling soils underlie the Fairfax soils in most places. Because of the pan layers in the subsoil, the soil has moderately slow internal drainage. This soil is strongly acid in reaction.

(pH 5.0-5.5)

### **(1) Mixed Alluvial (0-2% slopes)**

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.

### **Marine Clay**

Marine Clays are part of the Cretaceous-Age Potomac Group of the Coastal Plain. The clayey to silty clay soils are bluish gray to red and yellow in color. Discontinuous to nearly continuous clay and silt layers are several inches to over 100 feet thick. Sand layers, often water-bearing, are frequently mixed with clay layers. The clays are subject to large changes in volume with soil moisture changes.

Potential problems related to land slippage and slope instability, shrinking and swelling of clays, poor foundation support and poor drainage occur in this soil group. In some areas, slope failures have jeopardized existing buildings or utilities or made properties unusable. Foundation and wall damage from the high shrink-swell clays have been extensive in some areas.

Potential damage can be controlled with adequate geotechnical engineering analyses and designs for foundations and pavements, earthwork, site grading and drainage, slope stabilization and



construction procedures. Short and long term stability of existing and planned slopes must be analyzed using accurate engineering methods. Potential adverse effects on nearby properties must be carefully evaluated.

## **Mount Vernon District Parkland & Recreation Facility Needs Analysis**

### **Park Land Need:**

*Developable park land required: 1,453 acres*

*Developable park land available: 493 acres*

*Additional developable park land needed: 960 acres*

*Current level of service in the district: 34%*

Additionally, 460 acres of non-developable park land (which includes Environmental Quality Corridors and resource protection park land) is owned/maintained by FCPA in this district for a total of 953 acres of park land. The non-developable park land is not included in the analysis to measure the level of service.



## Park Facilities Need:

The table listed below provides the outdoor recreation facilities level of service for the district. Current need for each facility is calculated using the standard that was developed based on the activity participation rates measured in the 1993 Fairfax Recreation Demand Survey. Available facilities column includes existing facilities in public parks and schools of the County.

Facility	FCPA Facility Standard	Current Need	Available Facilities	Level of Service
Rectangular Field	1-2500	39	27	69%
60' Diamond Field	1-4000	24	31	129%
65' Diamond Field	1-9500	10	2	20%
90' Diamond Field	1-7500	13	6	46%
Multi-Use Court	1-3000	32	29	91%
Tennis Court	1-1500	65	59	91%
Volleyball Court	1-5500	18	0	0%
Playground	1-1500	65	38	58%
Totlot	1-1500	65	38	58%
Picnic Area	1-4800	20	12	60%