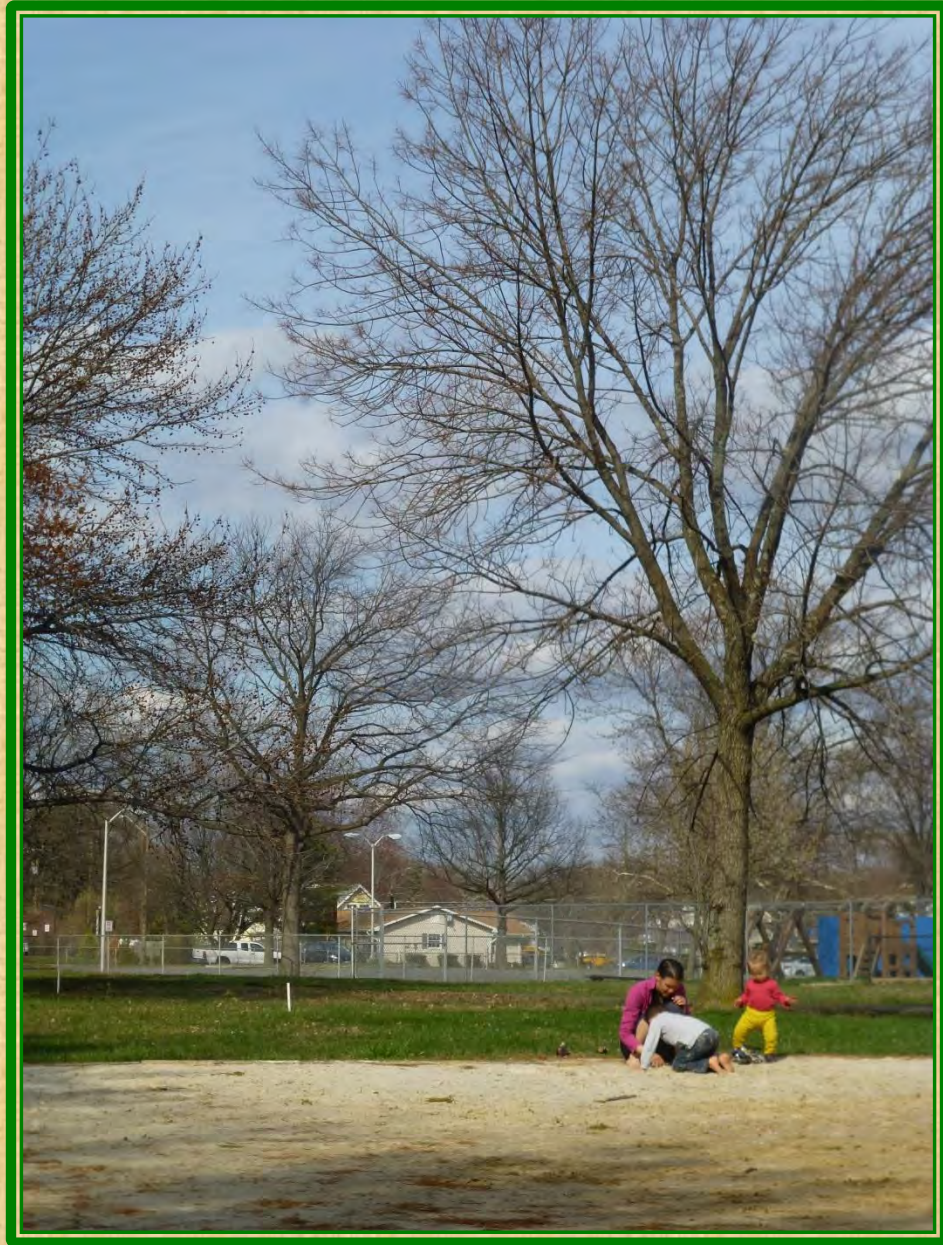


GREENBRIAR COMMONS PARK MASTER PLAN



Fairfax County Park Authority



Approved
September 23, 2014

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I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

The purpose of a Master Plan is to create a long-range vision for the park by determining the best uses and resource management for a specific site. During the planning process, the site is considered in the context of the surrounding community and as one park of many within the Fairfax County Park Authority system. The approved master plan serves as a long-term decision making tool to be referred to before any planning, design/construction projects, resource management activities, or programming is initiated. Master Plans are general in nature and can adapt over time to accommodate changing park users' needs, and management practices. They should be updated as necessary to reflect changes that have occurred both in and around the park site.

When Greenbriar Commons Park was acquired in 1970, there was no master plan developed for this park. Greenbriar Commons Park is included in the Sully Woodlands Regional Master Plan adopted in 2006.

II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Greenbriar Commons Park, Tax Map 45-4 ((1)) 26A, is a 4.5-acre park in the Springfield Supervisory District, located at 13007 Point Pleasant Drive in Fairfax and classified as a Local Park (Figure 1). It is adjacent to Rocky Run Stream Valley Park. The park is primarily undeveloped with open lawn area and few mature canopy trees. The park has typical local park features located near the entrance roadway of the park. There is an existing playground, a sand volleyball court, an open play area, a horseshoe area and a stone labyrinth. There is an existing asphalt trail within the park that connects to the stream valley trail network within Rocky Run Stream Valley Park (Figure 2).

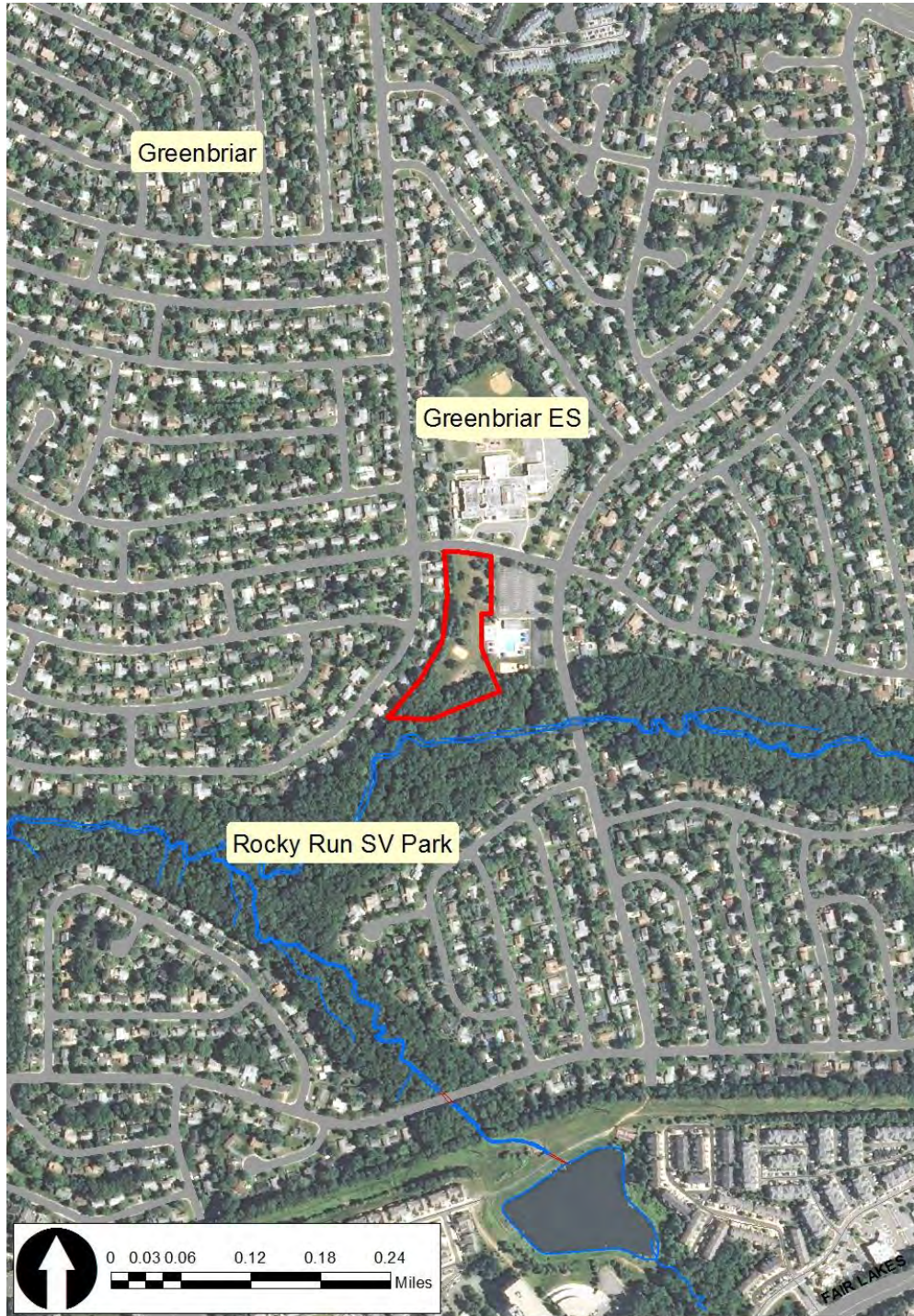
Figure 1: Vicinity Map



B. CONTEXT

Greenbriar Commons Park is located south of Route 50 along Point Pleasant Road. It is surrounded by the Greenbriar residential community. This neighborhood consists of primarily single-family homes, built in the early 1970s. The Greenbriar Swim Club is located to the west of the park. In addition to being adjacent to Rocky Run Stream Valley Park, Greenbriar Park is located south of the park within walking distance (Figure 2).

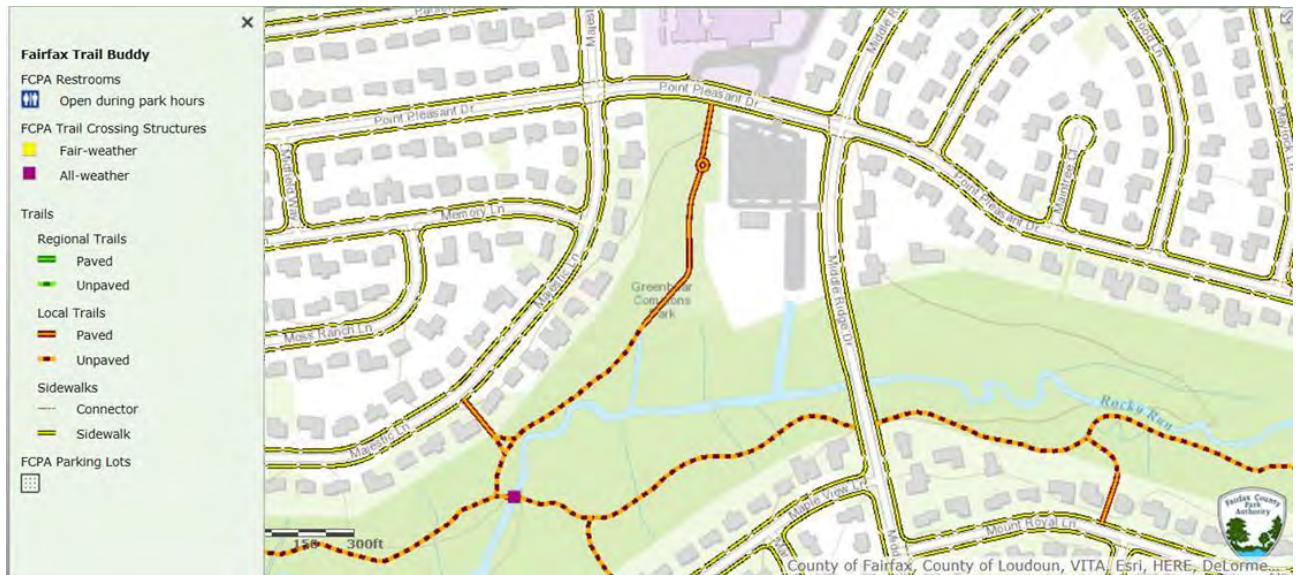
Figure 2: Location Map



Greenbriar Commons Park is located in the Stringfellow Planning Sector (BR4) of the Bull Run Planning District as described in the Fairfax County Comprehensive Plan. Surrounding areas are planned, zoned, and developed with residential uses ranging from four to thirty units per acre. Greenbriar Commons Park is in the R-3C residential zoning district that allows residential use at one to three dwelling units per acre and public facilities, such as parks.

Sidewalks are located along both sides of Point Pleasant Road and within residential neighborhoods and connect to other trails in the area. Figure 3 shows trails, sidewalks that connect to the park.

Figure 3: Countywide Trails Plan Map



C. ADMINISTRATIVE HISTORY

The land that became Greenbriar Commons Park was dedicated to the Park Authority by Levitt and Sons in 1970 as part of the community development commitments.

D. PARK CLASSIFICATION

Greenbriar Commons Park is designated as a Local Park in the Park Authority's classification system. Local parks primarily provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and/or cultural resource protection are also common features of local parks. In suburban settings, such as the Greenbriar neighborhoods, local park size will typically be between 2.5 and 50 acres. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, off leash dog areas (OLDA), and courts. In a suburban setting, the local park service area may be up to three miles. The typical duration of visits to local parks will be two hours or less.

E. PARK & RECREATION NEEDS

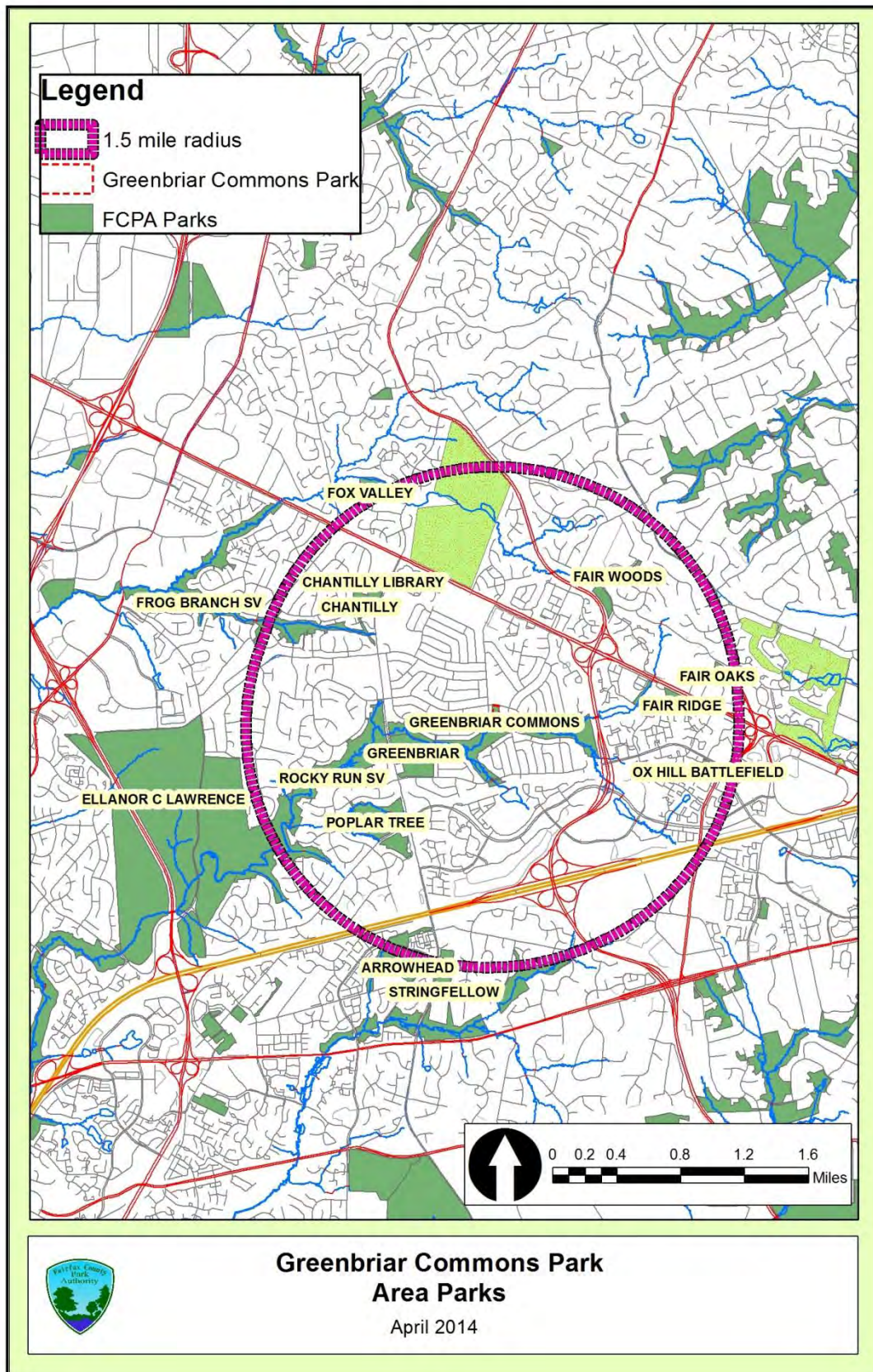
Overall, the park system around Greenbriar Commons provides a range of offerings. Typically, local serving facilities such as playgrounds and picnic areas are located within easy access to residents. Private facilities in homeowner common areas supplement the public inventory of trails, playgrounds, and courts. Within two miles of Greenbriar Commons Park are 20 park sites, several of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts (Table 1). Some offer athletic facilities such as Greenbriar, Arrowhead, Poplar Tree and Ellanor C. Lawrence parks. There are existing trail networks within Rocky Run Stream Valley Park and the Fair Lakes community. Nearby group picnic shelters are only available at Braddock and Ellanor C. Lawrence parks. In addition, there are numerous public schools within a two-mile service area, which typically have athletic fields and playgrounds available to the public during non-school hours. Figure 4 shows the parks and facilities that are located within Greenbriar Commons Park's 1.5 mile radius.

As the population of the Bull Run Planning District has increased, more outdoor places are needed for leisure and recreation. Greenbriar Commons Park serves as an important component of the community and the Fairfax County park system. Its proximity adjacent to Rocky Run Stream Valley, Greenbriar Elementary School and Greenbriar Swim Club provides a well-located neighborhood focal point by providing open space and trails for recreation, while at the same time preserving green space within the community.

Table 1: Parks with Amenities within 2 Mile Radius

PARK NAME	Trails	Picnic Shelter	PICNIC TABLES	Playgrounds	Rectangle Fields	Diamond Fields	Tennis Courts	Multiuse Courts
ELLANOR C LAWRENCE PARK	Y	Y	Y	Y	Y	Y		Y
OX HILL BATTLEFIELD PARK	Y							
ROCKY RUN STREAM VALLEY PARK	Y							
ARROWHEAD PARK	Y				Y			
POPLAR TREE PARK	Y		Y	Y	Y	Y		
WILLOW POND PARK	Y							Y
STRINGFELLOW PARK	Y				Y			
LITTLE DIFFICULT RUN STREAM VALLEY PARK	Y							
FOX VALLEY PARK	Y							
GARNCHAYNE PARK								
FLATLICK STREAM VALLEY PARK	Y							
FROG BRANCH STREAM VALLEY PARK	Y							
NAVY VALE PARK	Y						Y	
GREENBRIAR PARK	Y		Y		Y	Y	Y	
DIXIE HILL PARK		Y	Y	Y				Y
FAIR RIDGE PARK	Y						Y	Y
DIFFICULT RUN STREAM VALLEY PARK	Y							
FAIR OAKS PARK	Y							
FAIR WOODS PARK								
CHANTILLY LIBRARY SITE	Y					Y		
CHANTILLY PARK	Y							
GREENBRIAR COMMONS PARK	Y		Y	Y				

Figure 4: Area Parks



III. EXISTING CONDITIONS

Examining the existing site conditions help determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

A. NATURAL RESOURCES

Greenbriar Commons Park is a local park in an established suburban community adjacent to a natural stream valley park. The developed state of the park and proximity of surrounding development provides well-defined boundaries on all sides of the park, making the park somewhat ecologically isolated from adjacent parkland.

1. Soils

Soil characteristics can have major implications on site suitability for certain uses. As classified by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), Soils on the site consist primarily of Nestoria silt loam (80A+). This thin silty soil occurs on steep slopes within the Triassic Basin. It is formed from weathered siltstone and fine grained sandstone. Bedrock is typically 1½ feet below the surface. All soil layers are silty and contain increasing amounts of gravels with depth. Nestoria is well drained. Foundation support is good, but excavation can be difficult because of the shallow bedrock. Suitability for septic drainfields and infiltration trenches is poor because of the depth to bedrock. Figure 5 depicts a map of soil types within the park and surrounding area and Table 2 provides soil identification.

Figure 5: Soils Map

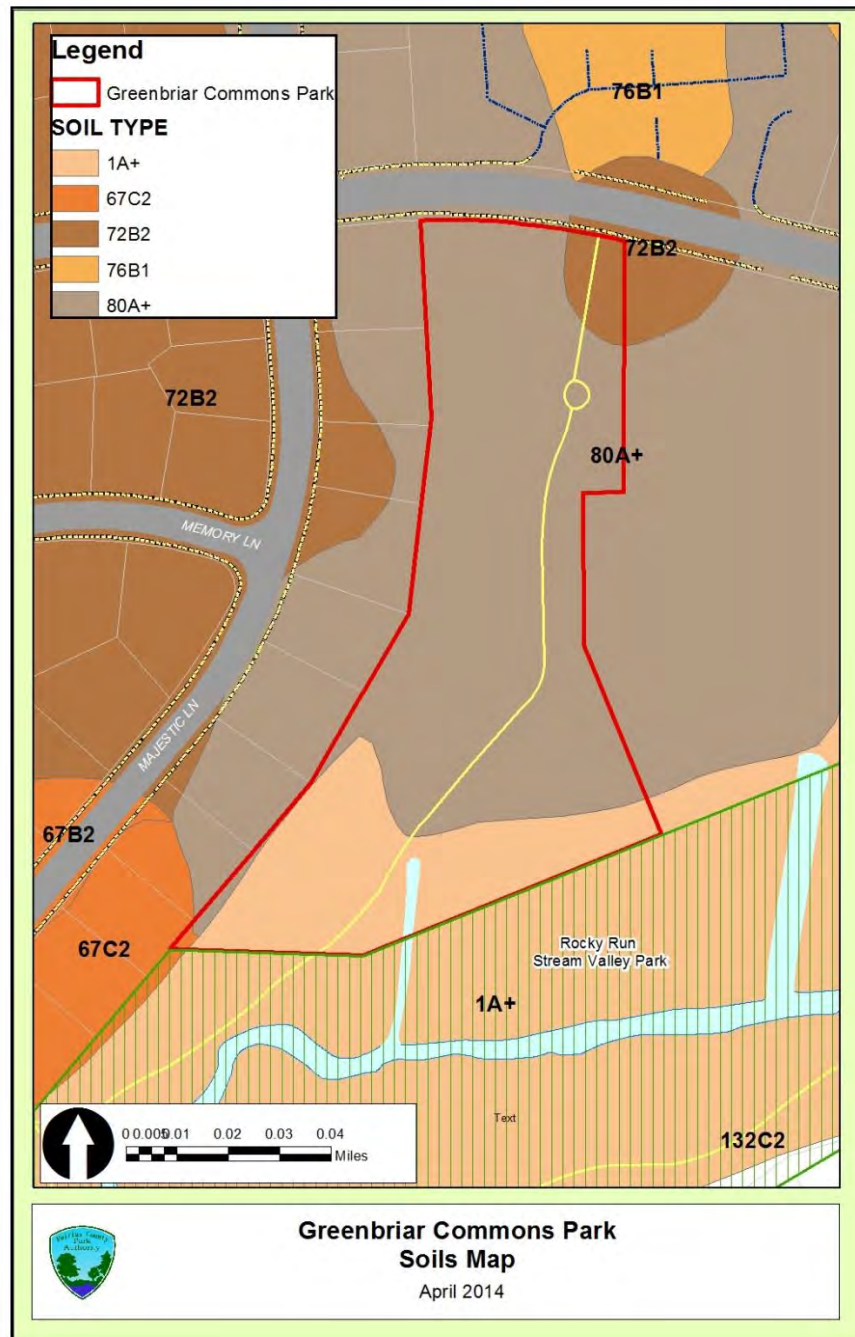


Table 2: Soils

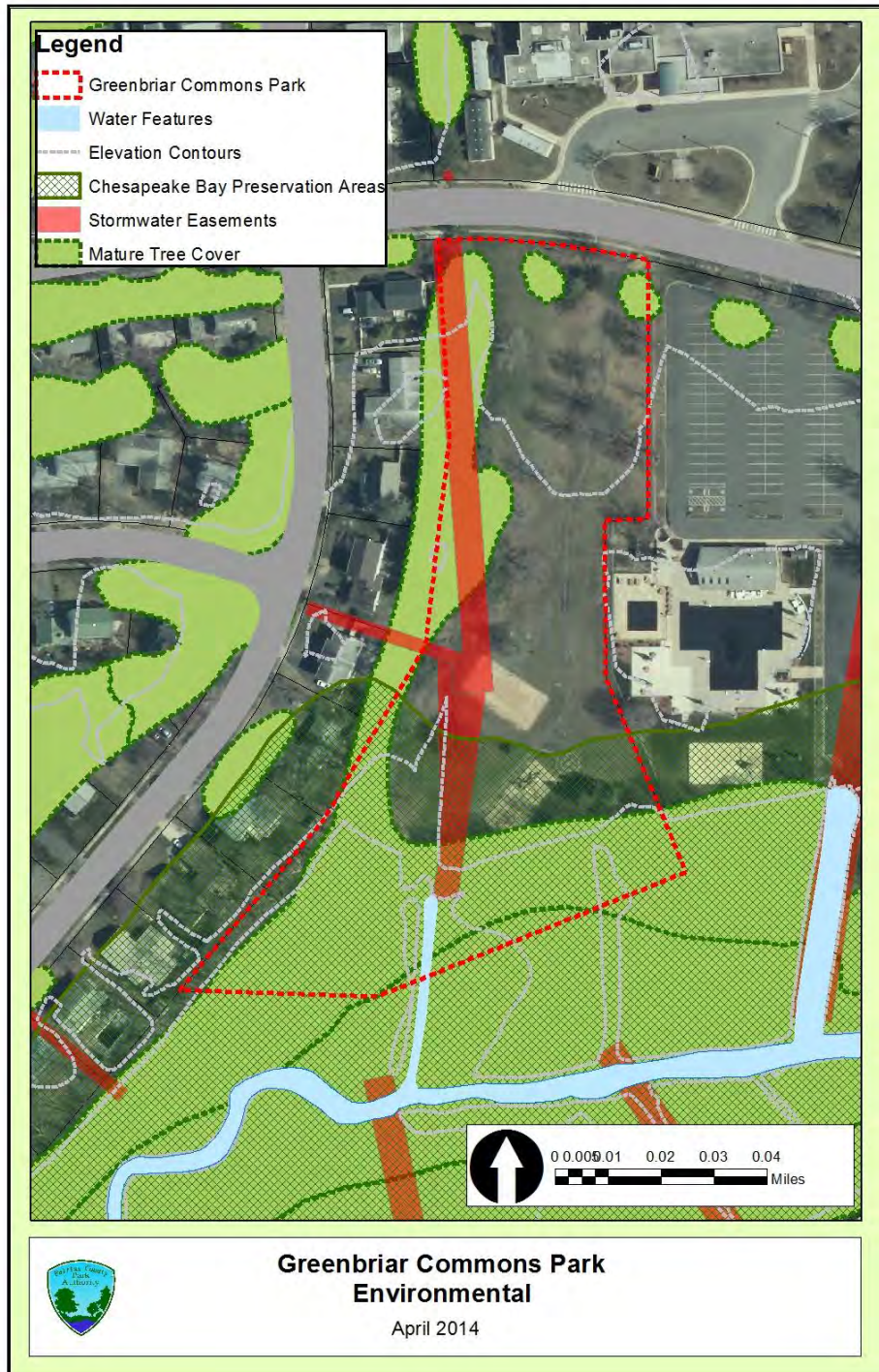
ID#	Name	Slope
1A+	Albano silt loam	0-2%
72B2	Kingstowne - Sassafras - Neabsco complex	2-7%
76B1	Matapeake silt loam	2-7%
80A+	Nestoria channery silt loam	0-2%

2. Topography, Hydrology and Vegetation

Topography

The topography of the park is generally flat with drainage towards Rocky Run to the south (Figure 6).

Figure 6: Environmental Map



Hydrology

Greenbriar Commons Park is located within the Cub Run watershed. Cub Run is a major tributary to Bull Run, which forms the Fairfax County/Prince William County border. Bull Run and its tributaries also drain large areas outside the County in Loudoun, Prince William and Fauquier counties.

The Cub Run and Bull Run watersheds include portions of Fairfax County that have developed rapidly over the past 25 years. As a result, a large portion of the Cub Run watershed is approaching build-out conditions. Future development will mostly occur in the western portions of the watershed, including low-, medium- and high-density residential, low-intensity commercial, and industrial land uses.

Cub Run receives a final major input from Big Rocky Run, a large subwatershed that has its headwaters near Fair Oaks Mall and Fairfax Government Center. Big Rocky Run flows southwest through the developed suburban areas of Fair Lakes and Centreville, including the residential areas between Route 50 and Route 29, and portions of Centreville west of Route 28.

The southern portion of the site is located within a Resource Protection Area (RPA) as designated in the Chesapeake Bay Protection Ordinance and creates a buffer around perennial streams to protect water quality. The playground and labyrinth are located within the RPA, but were placed there before the ordinance enactment and therefore are considered a pre-existing condition and allowed to their current extent. No expansion of the impervious surface area that currently exists will be allowed under this ordinance.

There are several stormwater easements bisecting the park (Figure 8).

Vegetation

The park is primarily open lawn area with specimen canopy trees adjacent to Rocky Run Stream Valley Park. There is some buffering along the western boundary and some transition canopy on the southern part of the park adjacent to Rocky Run Stream Valley Park.

3. Wildlife

Typical suburban wildlife exists in the park, including squirrels, deer, birds, and other small mammals.

4. Rare Species

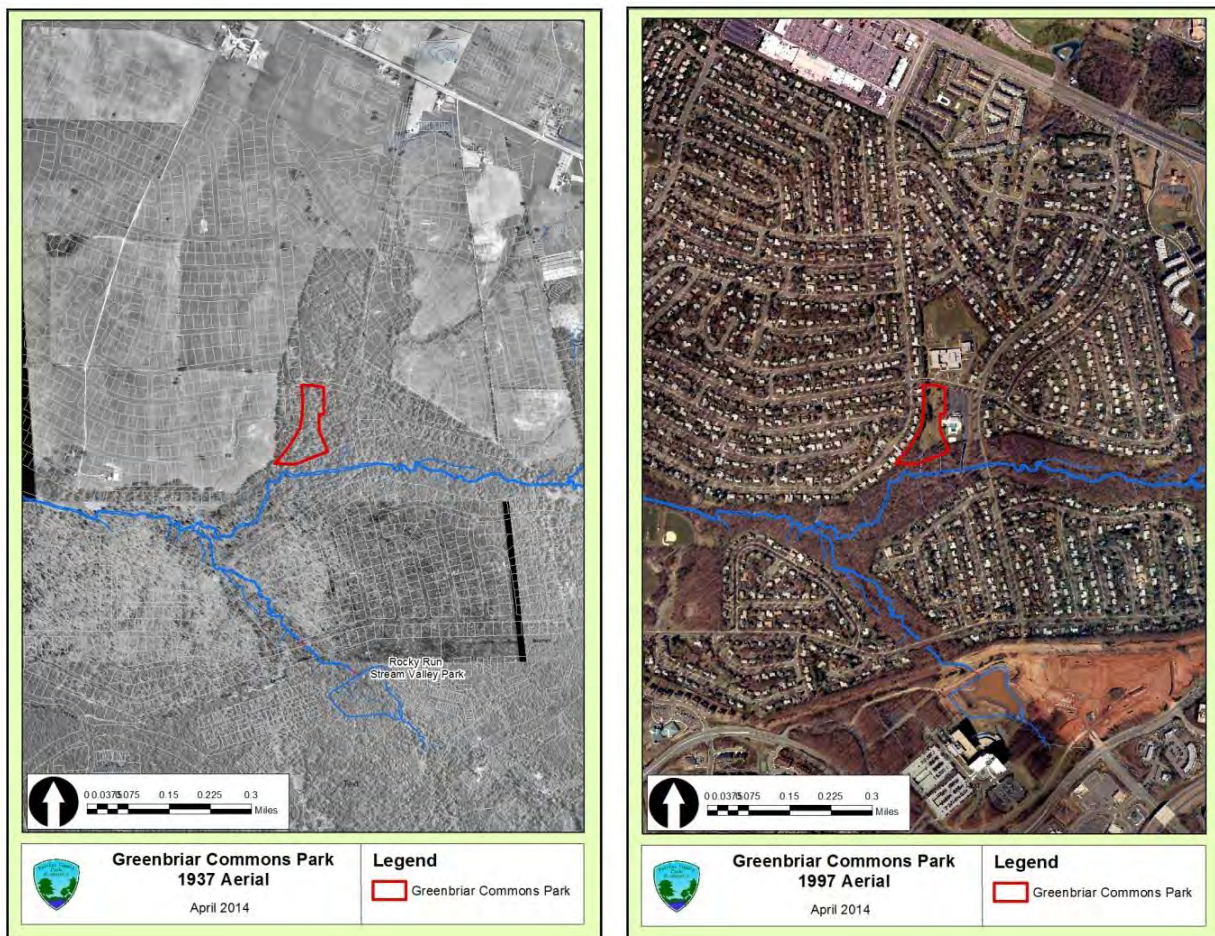
Archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Greenbriar Commons Park.

B. CULTURAL RESOURCES

No specific information regarding Greenbriar Commons Park’s prehistory (prior to 1717) exists, however, its location near the stream valley, indicates it may have potential for evidence of prehistoric occupation. Historic evidence, especially related to prevalent Civil War activities in this area is also likely, although no archaeological studies have been conducted.

Air survey photos taken in 1937 and 1953 show the site of Greenbriar Commons Park being forested while adjacent fields are farmed. However, by the 1970’s farmland was giving way to suburban development throughout the county, including the Greenbriar subdivision of which this park is a part.

Figure 7: 1937 and 1953 Aerials Compared



C. EXISTING INFRASTRUCTURE

1. Utilities

The park has access to public water, sewer, gas and electric utilities. There are existing street lights along Point Pleasant Drive.



2. Vehicular Access

There is no on-site parking or vehicle access for this park. Street parking is available in front of the park and shared surface lot parking is available with permission at Greenbriar Elementary School and Greenbriar Swim Club.

3. Pedestrian Access and Trails

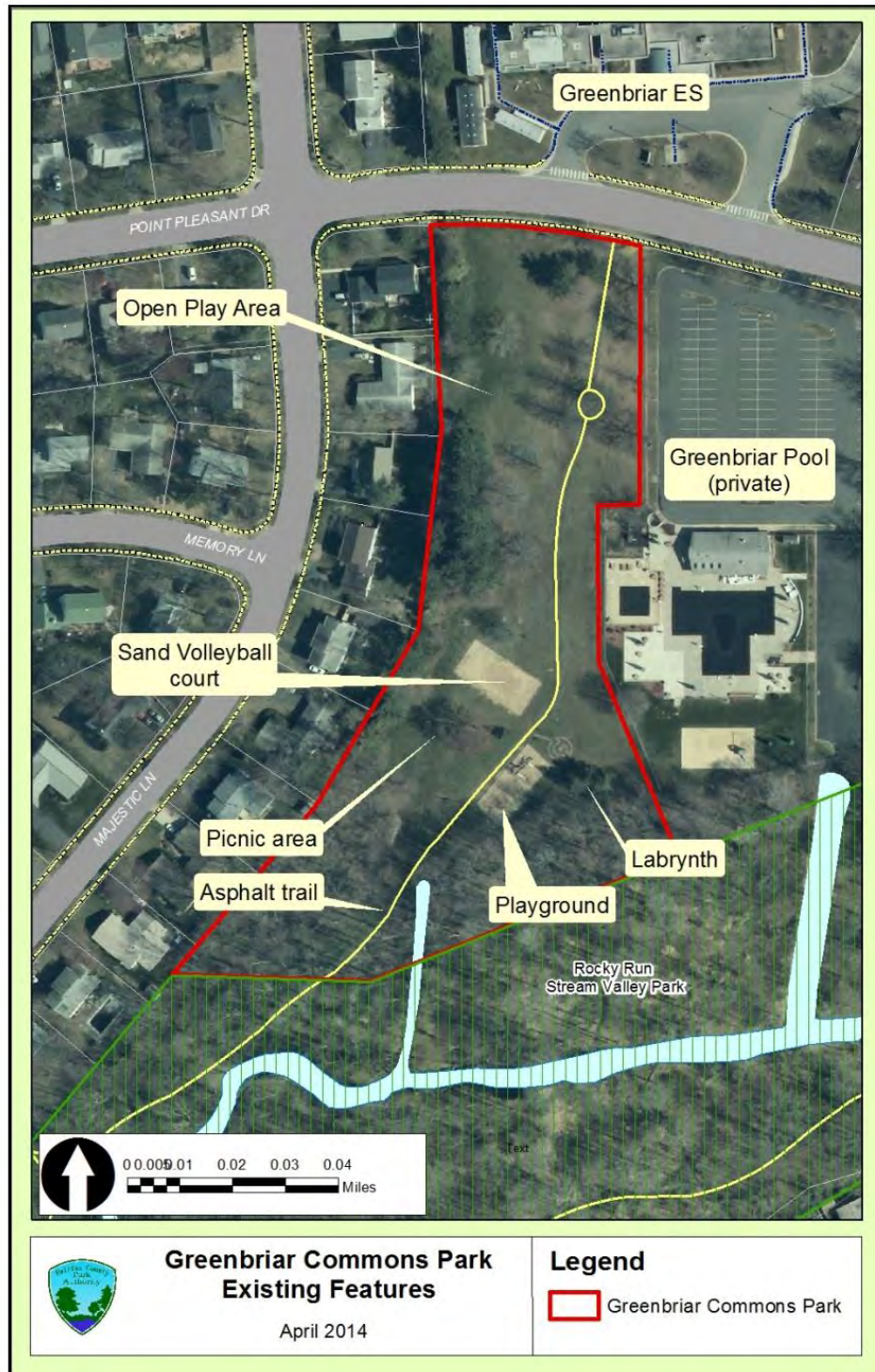
There is a well-established trail network within Greenbriar Commons Park and the adjacent Rocky Run Stream Valley Park. Sidewalks are in place along Point Pleasant Drive and in the surrounding neighborhoods providing good pedestrian connectivity to the park.



D. EXISTING USES

Existing facilities include a playground, a small picnic area with table, a sand volleyball court, two horseshoe courts, a stone labyrinth, an asphalt trail, and an open play area. (Figure 8)

Figure 8: Existing Features



IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Greenbriar Commons Park is:

- To meet the community recreation and leisure needs
- To preserve the natural character and values of the site, and
 - To provide space for community gatherings

B. DESIRED VISITOR EXPERIENCE

Greenbriar Commons Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the open landscape, inspire community sponsored and supported uses that bring the community together while also providing community recreation opportunities that appeal to a variety of users including small groups, families, and individuals who want to enjoy a mix of recreation facilities, or open green space.

Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited at one of the park entrances to provide general information about the park and support a self-guided experience. Other visitor amenities may include benches, trashcans, picnic tables, and signage.

This visitor experience can be supported in a number of ways. To facilitate any of the park uses, adequate park infrastructure, parking, stormwater management, and ADA access, will need to be addressed as part of plan implementation.

C. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives guide actions and strategies for dealing with management issues:

- Greenbriar Commons Park should be a focal point of the community and a space for community-building activities.
 - Greenbriar Commons Park will continue to be managed to provide public recreational opportunities.
 - Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

The Park Authority's area maintenance crew will continue to provide periodic maintenance and repairs to park facilities. This includes mowing the grass, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment, cleanup, and removal of hazardous trees or conditions, as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff. Interim and sponsored uses may be managed or maintained in a special manner consistent with the

nature of such uses and will be provided primarily by the sponsor, interim user, or as otherwise agreed.

V. CONCEPTUAL DEVELOPMENT PLAN

A Conceptual Development Plan (CDP) uses the management objectives established in this master plan and consists of two parts. The first portion is the text, which describes recommendations for future park uses and facilities. This section also discusses design concerns that will need to be considered when the CDP is implemented. The second part of the CDP is a graphic depiction of the recommended uses and their general locations. CDPs are based on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this phase and therefore the CDP is general in its composition. Actual facility locations may shift based on future site engineering (Figure 9).



Figure 9: Master Plan



The following park features and facilities are planned as depicted in the Conceptual Development Plan:

A. PICNIC SHELTER

A group picnic shelter is recommended for this park to support community gatherings that occur there regularly. While the park has no parking on site, on-street parking is available and the park is conveniently located for pedestrian access. Coordination with the adjacent elementary school where parking is available can support community gatherings in the park as well.

B. VOLLEYBALL COURT

The existing sand volleyball court should remain as a park feature. The court should be maintained in good condition and available year round as weather permits.

C. OPEN PLAY AREA

The open grass field will be retained as a central feature of the site to provide an area for unstructured play and to support community gatherings.

D. PLAYGROUND

The existing playground located on the southeast portion of the park should remain. This location provides full visibility for all sections of the park and is a complementary use to the other park facilities. If the play area is expanded in the future, particular attention should be made to ensure the inclusion of skill development facilities that complement the young teen to adult age group, such as outdoor fitness equipment.

F. TRAILS

Trails allow access to facilities throughout the site as well as forms a connection to the extensive neighborhood and stream valley trails network.

VI. DESIGN & COMMUNITY CONCERNS

Park master plans are conceptual documents that show general size and locations of facilities for planning and funding purposes. After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements in effect at that time, as well as addressing potential impacts, the same as any other public or private development. These reviews ensure that the proposed facilities meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies. To ensure that these plans meet the latest development standards, and to responsibly manage the costs associated with creating engineered designs, plans are created during the design phase that precedes construction, after funding has been appropriated, which could be several years in the future. When site design, plan submittal, and construction are funded and scheduled, the following concerns should be considered:

A. ACCESSIBILITY

Accessible park elements and facilities should be provided wherever possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

B. SHELTER LOCATION

The shelter should be sized and located to optimize the retention of the open play area, accessibility and visibility from the street to address community concerns regarding safety and accessibility.

