



Park Master Plan
Approved March 1979
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A C K N O W L E D G E M E N T S

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David Bowden, Director, Planning & Development Division
Barbara Nugent, Director, Park Services Division
Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Judith Pedersen, Public Information Officer

P R O J E C T T E A M

Sandy Stallman, Manager, Park Planning Branch
Gayle Hooper, Project Manager, Park Planning Branch
Ed Busenlehner, Area 1 Manager, Park Operations Division
Justin Roberson, Natural Resource Specialist, Natural Resource Management
and Protection Branch
Karen Lindquist, Heritage Resource Program Coordinator, Cultural Resource Management
and Protection Branch
Steve Hansen, Assistant Park Specialist, Spring Hill Park/RECenter
Chris LaMarca, Librarian, Dolley Madison Library
George Sachs, Executive Director, McLean Community Center

T A B L E O F C O N T E N T S

I. INTRODUCTION	1
A. PURPOSE AND PLAN DESCRIPTION	1 -
B. PLANNING PROCESS AND PUBLIC INVOLVEMENT	2 -
II. PARK BACKGROUND	4
A. LOCATION AND GENERAL DESCRIPTION	4 -
B. ADMINISTRATIVE HISTORY	5 -
C. PARK CLASSIFICATION	7 -
D. PLANNING CONTEXT	8 -
E. PARK AND RECREATION NEEDS	9 -
III. EXISTING CONDITIONS	11
A. PARK CONTEXT	11 -
1. ADJACENT DEVELOPMENT	11 -
2. NEARBY PARKS AND SCHOOLS	12 -
B. EXISTING SITE CONDITIONS	15 -
1. NATURAL RESOURCES	15 -
a) SOILS AND TOPOGRAPHY	15 -
b) HYDROLOGY	16 -
c) VEGETATION	17 -
d) WILDLIFE	18 -
e) RARE SPECIES	19 -
f) RESOURCE MANAGEMENT	19 -
2. CULTURAL RESOURCES	19 -
3. EXISTING INFRASTRUCTURE	21 -
a) UTILITIES	21 -
b) ACCESS AND CIRCULATION	22 -
(1) VEHICULAR ACCESS AND PARKING	22
(2) PEDESTRIAN ACCESS AND TRAILS	23
(3) VISUAL ACCESS	23

- IV. PARK MANAGEMENT.....25**
 - A. PARK PURPOSE 25 -
 - B. PARK SIGNIFICANCE AND RECREATION NEEDS 25 -
 - C. DESIRED VISITOR EXPERIENCE 25 -
 - D. MANAGEMENT OBJECTIVES 26 -
 - E. RESOURCE AND SITE MANAGEMENT 26 -
 - 1. NATURAL RESOURCE MANAGEMENT..... 26 -
 - 2. CULTURAL RESOURCE MANAGEMENT 27 -
 - 3. SITE CONSIDERATIONS 27 -

- V. CONCEPTUAL DEVELOPMENT PLAN.....29**
 - A. INTRODUCTION 29 -
 - B. PLAN ELEMENTS 31 -
 - 1. AMPHITHEATER 31 -
 - 2. DROP-OFF AREA 32 -
 - 3. FACILITY STORAGE..... 32 -
 - 4. SITE VISIBILITY 32 -
 - 5. PEDESTRIAN ACCESS..... 34 -
 - 6. BERMING 36 -
 - 7. LANDSCAPING 36 -
 - 8. COMMEMORATIVE GROVE..... 37 -
 - 9. FITNESS ZONE 37 -
 - 10. STREAM VIEWING AREAS..... 38 -
 - 11. PICNIC AREA/GAZEBO 38 -
 - 12. OPPORTUNITIES FOR INTERPRETATION..... 38 -
 - 13. ALTERNATE TERMINUS TO OAK RIDGE AVENUE..... 39 -
 - 14. BOCCE COURT/GAME TABLES..... 39 -
 - 15. MEMORIAL FEATURE..... 39 -
 - 16. DISC GOLF 40 -
 - 17. PLAYGROUND/TOT LOT 40 -
 - 18. COURT SPORTS 40 -

19. FUTURE OFF-LEASH DOG AREA 40 -

C. DESIGN CONCERNS..... 41 -

1. SENSITIVITY TO PARK NEIGHBORS 41 -

2. EVENT SIZE 41 -

3. POTENTIAL FOR FUTURE ACQUISITION 41 -

4. PEDESTRIAN OVERPASS..... 41 -

5. STREAM RESTORATION / LOW IMPACT DEVELOPMENT 41 -

6. TRAIL CONSTRUCTION AND UPKEEP 42 -

7. TRAIL LIGHTING..... 42 -

8. PROGRAMMING COORDINATION 42 -

9. EMBRACING TECHNOLOGY 42 -

10. CAMPUS IDENTITY AND NOMENCLATURE..... 42 -

11. FISCAL SUSTAINABILITY 43 -

12. McLEAN COMMUNITY CENTER EXPANSION 43 -

13. UTILIZATION OF SYNTHETIC ICE 43 -

14. ACCESS POINT FOR AMPHITHEATER DROP-OFF 43 -

15. SITING OF BOCCE COURT 43 -

16. CONSERVATION EASEMENT 44 -

17. SITE MAINTENANCE..... 44 -

18. CONSIDERATIONS FOR TREE PRESERVATION AND CANOPY
ENHANCEMENT 44 -

VI. APPENDIX A – Soil Map Unit Descriptions45

VII. APPENDIX B - An Expanded History of the McLean Area47

LIST OF FIGURES

Figure 1: View into McLean Central Park from Dolley Madison Boulevard _____ 2

Figure 2: 2011 Aerial Photograph _____ 4

Figure 3: Acquisition History _____ 5

Figure 4: 1979 McLean Central Park Master Plan _____ 6

Figure 5: 2000 McLean Central Park Master Plan _____ 6

Figure 6: Vicinity Map _____ 7

Figure 7: Planning Districts/Location Map _____ 8

Figure 8: McLean Community Center and Dolley Madison Library _____ 8

Figure 9: Zoning Vicinity Map _____ 11

Figure 10: Parks in the Vicinity of McLean Central Park _____ 12

Figure 11: Public Schools in the Vicinity of McLean Central Park _____ 12

Figure 12: Topographic Map _____ 15

Figure 13: Soils Map _____ 15

Figure 14: Watershed Map _____ 16

Figure 15: View of Dead Run Stream in McLean Central Park _____ 17

Figure 16: View of Open Lawn Area _____ 17

Figure 17: View of Wooded Area Impacted by Invasive Species _____ 18

Figure 18: Floodplain and Resource Protection Area Map _____ 19

Figure 19: 1862 Photograph of the 2nd Vermont Infantry at Camp Griffin _____ 20

Figure 20: 1937 Aerial Photograph _____ 21

Figure 21: Site Access _____ 22

Figure 22: Trail in McLean Central Park _____ 23

Figure 23: Facility Signage at the Intersection of Dolley Madison Boulevard and Old
 Dominion Drive _____ 23

Figure 24: McLean Central Park Conceptual Development Plan _____ 30

Figure 25: Amphitheater and Drop-Off Detail _____ 31

Figure 26: Amphitheater Concept Image _____ 31

Figure 27: Corner Entry Detail _____ 32

Figure 28: Arbor Concept Image _____ 33

Figure 29: Corner Feature at Ingleside Avenue _____	33
Figure 30: Primary Pedestrian Routes _____	34
Figure 31: Dead Run Stream Valley Trail Extension _____	35
Figure 32: Berming Detail _____	35
Figure 33: Meadow Landscaping Concept Images _____	36
Figure 34: Commemorative Grove Concept Images _____	37
Figure 35: Fitness Zone Concept Images _____	37
Figure 36: Stream Viewing Areas _____	38
Figure 37: Gazebo at McLean Central Park _____	38
Figure 38: Alternate Oak Ridge Avenue Terminus _____	39
Figure 39: Tot Lot at McLean Central Park _____	40

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L I S T O F T A B L E S

Table 1: Major Parks in the Vicinity of McLean _____	10
Table 2: Fairfax County Parks and Facilities in the Vicinity of McLean Central Park _	13
Table 3: Public Schools and Facilities in the Vicinity of McLean Central Park _____	14



I. INTRODUCTION

A. PURPOSE AND PLAN DESCRIPTION

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The county's residents and work force all uniquely benefit from the more than 23,000 acres of parkland and the myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of developing and maintaining the viability and sustainability of this expansive system of parkland and facilities. Through the provision of quality facilities and services as well as the protection of the county's cultural and natural resources, the Park Authority seeks to improve the quality of life for the county's residents today and well into the future.



In order to achieve its long-range goals and objectives, the Park Authority has established a process for the planning of park property and facilities, framed to be consistent and equitable. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision towards future park uses and site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the framework of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably on the

subject property with public input as a key component in the decision-making process. When completed, the individual Park Master Plan will serve as a long-term, decision-making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that

the plan accurately reflects the park and its surroundings, addressing changes that occur over time. Physical site development ultimately will require additional study and detailed engineering that exceeds the scope of the Park Master Plan; however, it is the framework established through the Park Master Plan process that assures cohesive, efficient and balanced development and usage of Park Authority assets.

B. PLANNING PROCESS AND PUBLIC INVOLVEMENT

Hearing the voice of the public is a key element in the Park Authority's approach to developing a park master plan. As such, a Public Information Meeting was held for McLean Central Park on November 27, 2012. This meeting provided an opportunity for Park Authority staff to share background information about the park and to explain the park master planning process. Additionally, this meeting offered a forum for the community to share its vision for the park, express concerns and ask questions.



Figure 1: View into McLean Central Park from Dolley Madison Boulevard

Comments from those in attendance emphasized the desire to maintain the current green character of the park while improving vehicular, pedestrian, and visual access. Several attendees commented that the park could be better utilized and suggested features such as a duck pond, expansion of the disc golf course, event space, public art, and Wi-Fi. Many recognized the benefits of strengthening physical and programmatic

relationships between McLean Central Park, Dolley Madison Library, and the McLean Community Center. Several requested additional benches or seating opportunities throughout the park.

Preferences expressed by the community were evaluated by the project team in balance with the existing site conditions, natural and cultural resource considerations, site management goals, and design issues. Framed within the guidance of the Comprehensive Plan and the Great Parks, Great Communities Plan, these elements were evaluated and prioritized to formulate a draft park master plan for McLean Central Park. Continuing to foster opportunities for input, the draft plan was published in early May and then shared with the community at a Public Comment Meeting held on June 10, 2013. The public comment period remained open for thirty days following the public presentation of the plan.

Public input on the published draft master plan was robust. There was support for the amphitheater but some question as to the best location. There was concern regarding traffic impacts and tree loss, particularly in the area where a road connection, park entrance, drop-off and accessible parking area were proposed. Additionally, several new desires were expressed that had not been voiced prior to presentation of the draft plan. Multiple requests were made to establish a dog park at McLean Central as well as a veteran's memorial, possibly in conjunction with the amphitheater. Several suggested including bocce courts. Public comments were added to the project website for public review.

The master plan team evaluated all public comments received. Additional meetings were held to further investigate concerns and options with key stakeholders, including the McLean Citizens Association, the Friends of McLean Central Park, and the McLean Project for the Arts. This dialogue also allowed for clarifications to be made about site constraints and rationale for locating new facilities.

Several modifications have been made to the plan as a result of public input. The proposed connection to the primary parking lot from Ingleside Avenue, along with the drop off/accessible parking area, was removed from the plan, primarily in response to concerns regarding impacts to trees. Alternately, an accessible pedestrian route from the parking lot was added to facilitate connection to the newly acquired parcels. Bocce courts and game tables were added. Although several locations and variations of the amphitheater were discussed, it was ultimately decided that it should remain as initially sited. This location functions well with the existing grade, provides separation from existing park features, and, with the proposed berming, allows for the best protection from street noise. Retaining the possibility of the proposed pop-up fountains and ice skating associated with the amphitheater provides elements that would help to draw young families to the McLean area. The proposed commemorative grove was moved closer to the existing tree line so as to minimize impacts to existing open areas within the park. In response to the numerous comments requesting an off-leash dog area at McLean Central Park, staff evaluated multiple locations within the park but found them all to be unsuitable due to proximity to neighbors, RPA, or for impacts to other park features. However, as demand was voiced so strongly, it is the intention of staff to identify an alternate location in the McLean area that would be appropriate for an off-leash dog area. Similarly, while the community generally expressed support for establishing a veteran's memorial at McLean Central Park that might be associated with the amphitheater, an all-veteran's memorial has been proposed at the Fairfax County Government Center to honor all county veterans and could be considered as an option to a local memorial. The request to establish a memorial within McLean Central Park merits further discussion by the Park Authority Board.

A follow up public meeting was held on September 23, 2013, to explain why certain requests could or could not be addressed and to present the revised draft master plan prior to presenting it to the Park Authority Board for approval.



II. PARK BACKGROUND

A. LOCATION AND GENERAL DESCRIPTION

McLean Central Park is located at 1468 Dolley Madison Boulevard, McLean, Virginia. The property, which is currently used as a local park, contains a variety of spaces. The tree-lined frontage on Old Dominion Drive and Dolley Madison Boulevard offers glimpses into the site and the open lawn areas. The western and northern portions of the park are densely wooded, providing a buffer for the adjacent residences as well as Dead Run Stream which flows across the park. Tennis courts, a basketball court, disc golf course, a playground and a tot lot help to serve the active recreational needs of the community. A series of interlinked trails provide connectivity between park features as well as to the adjacent communities. The trails also strengthen the



Figure 2: 2011 Aerial Photograph

McLean Central Park Master Plan

relationship between the park and the Dolley Madison Library and the McLean Community Center, located adjacent to the park.

B. ADMINISTRATIVE HISTORY

The total 27.94 acres of the park today has been assembled over a period of years. Beginning in February 1965, the Park Authority acquired approximately 18 acres of land, currently identified as parcel 30-2 ((1)) 3, from Robert Cline and McLean Trust Enterprises. The 1970s allowed for expansion of the park with the addition of two more parcels. In September 1973, parcel 30-2 ((3)) 21 was purchased from Carl Popovich. In March 1975, parcel 30-2 ((3)) 19 was purchased from James Mallory. Combined, these

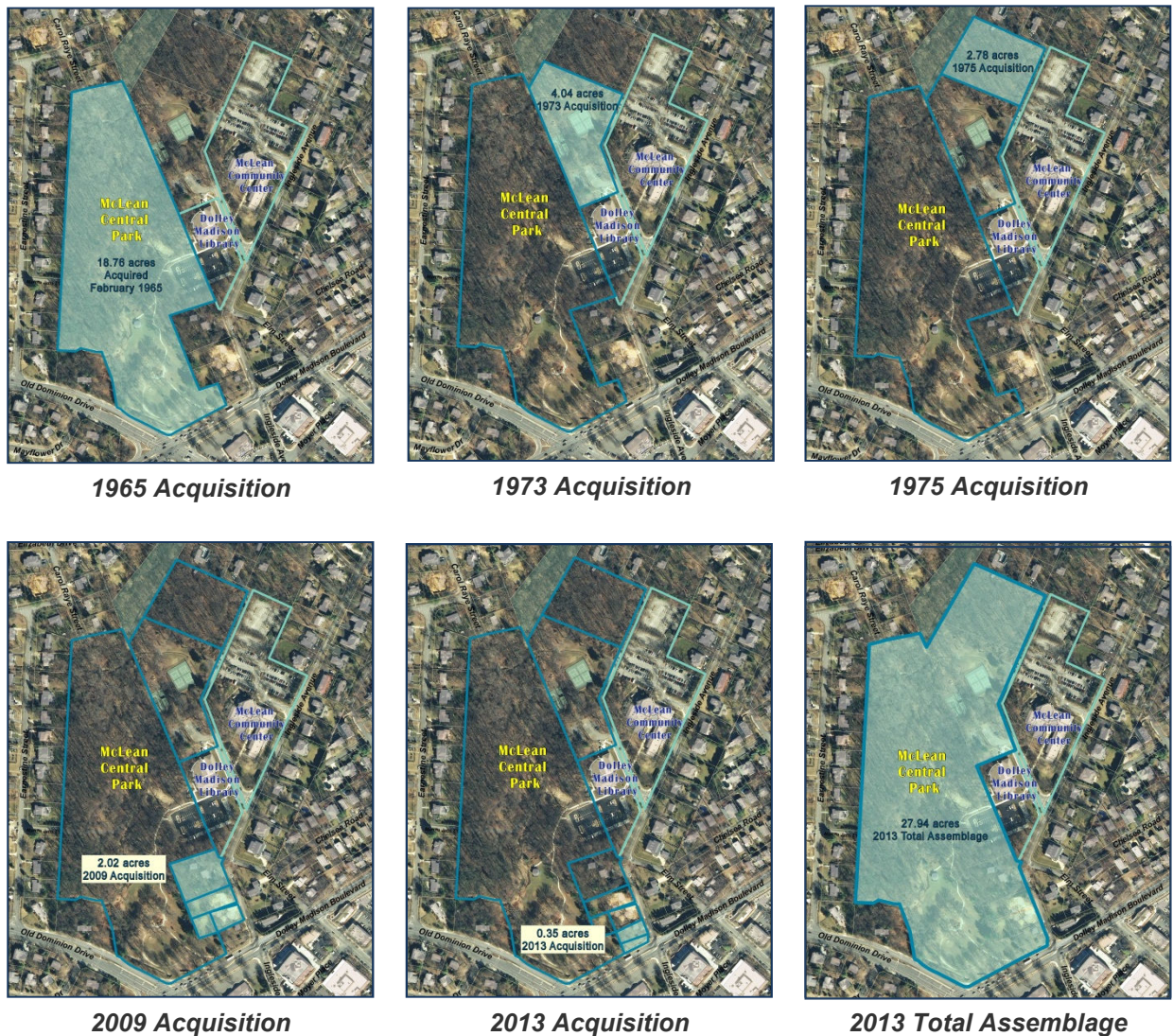


Figure 3: Acquisition History

additions increased the park by approximately 6.8 acres. More recently, properties to the southeast corner of the park have been acquired. In December 2009, parcels 30-2 ((1)) 1A and 5-8 were purchased from John Birge, expanding McLean Central Park by approximately two acres. The most recent acquisition, parcels 30-2 ((1)) 11 and 12, was

McLean Central Park Master Plan

transferred from the Board of Supervisors to Park Authority on September 5, 2012. This acquisition helped to complete the park's frontage along Dolley Madison Boulevard and Ingleside Drive.

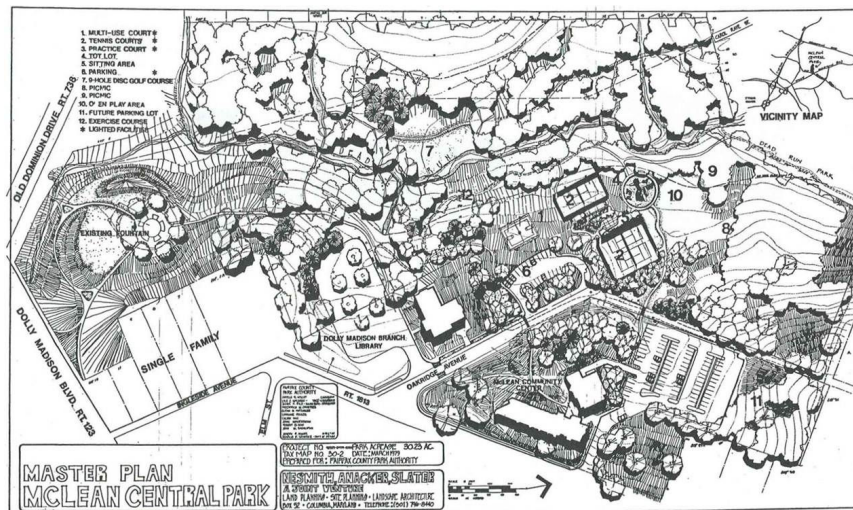


Figure 4: 1979 McLean Central Park Master Plan

As the Park Authority expanded its landholdings related to McLean Central Park, it was important to guide the park's development through establishment of a park master plan. The Park Authority Board first approved a master plan for McLean Central Park in March 1979 after the initial acquisition of 25.58 acres. The 1979 master plan included active recreation elements such as a multi-use court, tennis courts, a tot lot, a 9-hole disc golf course, and a series of interconnected trails. The plan was rounded out with picnic and sitting areas as well as parking to enhance access.

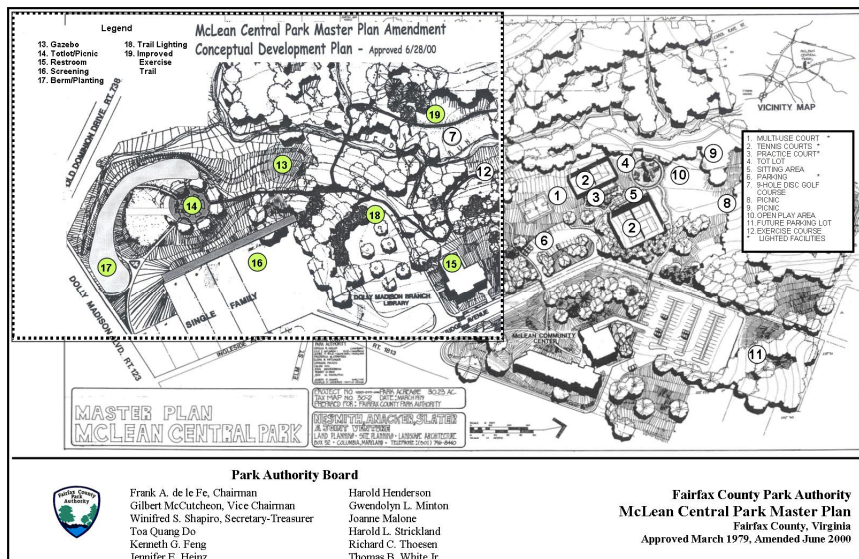


Figure 5: 2000 McLean Central Park Master Plan

In June 2000, the Park Authority Board approved a revision to the 1979 master plan to address the significant growth of the McLean community after the 1970s as well as the

planned expansion of Dolley Madison Library. The 2000 master plan revision included changes to enhance shared borders with the library, provide an additional tot lot and landscaping as well as the inclusion of the signature pavilion.

Subsequent to the approval of the 2000 master plan revision, the addition of the two-acre Birge property as well as the 0.35 acre Board of Supervisors transferred parcels highlighted the value of re-examining the current master plan and envisioning how the newly acquired properties could be thoughtfully integrated into the overall plan for McLean Central Park.

C. PARK CLASSIFICATION

McLean Central Park is designated as a Local Park within the Park Authority's park classification system. As might be inferred by the nomenclature, Local Parks are intended to serve local residential and employment centers. Local Parks provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings. Areas designated for natural and/or cultural resource protection may also be included. In suburban settings, park size typically ranges between 2.5 and 50 acres. Facilities that might commonly be established

in Local Parks include picnic areas, open play areas, playgrounds, trails, athletic fields, and sport courts. In a suburban setting, the service area of a Local Park generally includes communities within a three-mile radius of the park. The typical duration of visits to Local Parks is two hours or less.

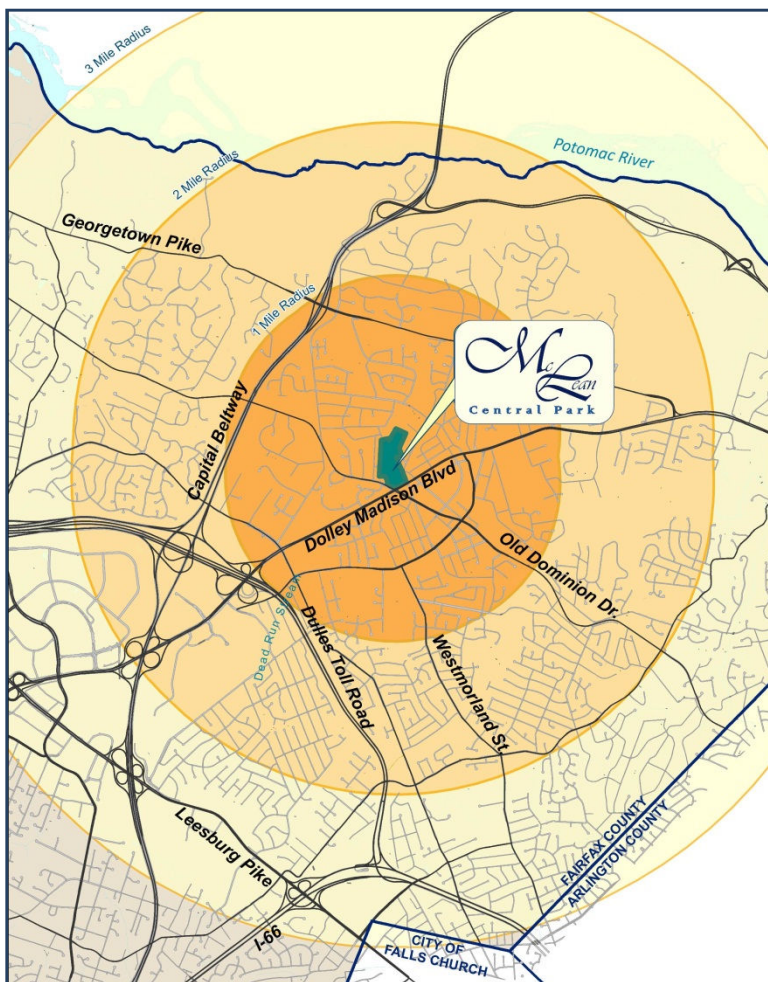


Figure 6: Vicinity Map

D. PLANNING CONTEXT

McLean Central Park is located within the McLean Planning District. The preponderance of this district is characterized by stable, low-density, single family neighborhoods which occupy approximately 70% of the district’s land area. Very little vacant land remains available in the McLean Planning District. These characteristics of the planning district highlight the need to seek opportunities to acquire additional land for parks when possible while making more effective use of current landholdings.

In contrast to the largely residential character of the McLean Planning District are the planned changes to the Tysons Corner area as well as



Figure 7: Planning Districts/Location Map



Figure 8: McLean Community Center and Dolley Madison Library

the West Falls Church Transit Station located nearby. The Comprehensive Plan envisions Tysons Corner as the county’s first “urban center” with high density, mixed use development clustered around four Metrorail stations. Although these areas are not immediately adjacent to McLean Central Park, they indicate the evolving character of the planning district.

Countywide adopted plans show that no major transportation improvements are indicated for Dolley Madison Boulevard or Old Dominion Drive. The Countywide Trails Map, however, does indicate the provision of on-road bicycle lanes which do not currently exist.

Notably, McLean Central Park is located next to the Dolley Madison Library and the McLean Community Center. The collocation of these community-serving uses provides a

unique opportunity for mutually supported programs to benefit the public. Cooperative planning and programming of these three facilities will enhance the service delivery of each individual facility while strengthening ties with the McLean community.

E. PARK AND RECREATION NEEDS

The Park Authority assesses the need for parkland and recreation facilities through its long-range planning efforts. Needs are established through a variety of measures including community outreach, surveys to assess county citizen recreation demand, and benchmarking with peer jurisdictions both locally and nationwide. Demand is then compared to a detailed inventory of available facilities and projected population growth to identify the current and projected need for parkland and facilities. The most recent Needs Assessment was completed in 2004 and is updated every ten years.

As part of the Needs Assessment process, the Park Authority Board adopted countywide service level standards for parkland and park facilities. Facility standards established in 2004 for typical park facilities include:

- Rectangle Fields (1 per 2,700 people),
- Adult Baseball Fields (1 per 24,000 people),
- Adult Softball Fields (1 per 22,000 people),
- Youth Baseball Fields (1 per 7,200 people),
- Youth Softball Fields (1 per 8,800 people),
- Basketball Courts (1 per 2,100 people),
- Playgrounds (1 per 2,800 people),
- Neighborhood Dog Parks (1 per 86,000 people),
- Neighborhood Skate Parks (1 per 106,000 people),
- Reservable Picnic Areas (1 site per 12,000 people),
- Indoor Gyms (2.8 square feet per person)

These countywide standards may change with updates to the Needs Assessment.

The Park Authority conducted a more localized examination of needs around McLean Central Park within the McLean Planning District framed by the planning district demographics and geography from the County Comprehensive Plan. Based on the adopted service level standards and the estimated population growth, projections indicate that by 2020 the demand will be greatest within the McLean Planning District for rectangle fields, adult and youth softball fields, basketball courts as well as neighborhood dog parks and skate parks.

The same study indicated that the McLean District appears to be well served by smaller, local parks. McLean is also well served by several nearby district or countywide parks that provide sport facilities, fitness, aquatics, and garden plots as well as indoor and outdoor program areas. The McLean Community Center, public schools, and private facilities also supplement the provision of recreation facilities to McLean residents.

Table 1: Major Parks in the Vicinity of McLean

PARK NAME	DISTANCE FROM McLEAN CENTRAL PARK	FACILITIES/FEATURES
Clemyjontri Park	2 miles	All-inclusive playground Carousel
Lewinsville Park	<1 mile	Sport courts Athletic fields Biking trails Garden plots
Marie Butler Leven Preserve	3 miles	Native plantings Demonstration gardens
Scotts Run Nature Preserve	2 miles	Miles of trails over 384 acres Major nature preserve
Spring Hill RECenter	3 miles	RECenter with natatorium and Fitness Center Racquet ball courts Athletic fields

The Great Parks, Great Communities Plan (GPGC), which functions as the Park Authority’s Comprehensive Plan, builds on the Needs Assessment and serves as a long-range planning tool for the entire park system. This plan provides guidance to decision makers on physical aspects of the park system, its land, natural and cultural resources, and facilities. Strategies outlined in the GPGC plan to strengthen the park system within the McLean Planning District include:

- seeking opportunities to include flexible open spaces for public performances and art;
- improving non-motorized access to parks;
- restoring riparian buffers on parkland;
- directing development of park infrastructure to areas with few or poor quality natural resources; and
- incorporating natural landscaping techniques, avoiding tree loss, and increasing tree canopy where possible;
- providing a neighborhood-scale off-leash dog park to serve the McLean community;
- adding recreational facilities and amenities, where appropriate, to parks in the McLean District that are collocated with other civic uses.



These specific strategies, which were identified through a public process in the development of the Great Parks, Great Communities Plan, align with the comments heard from the community and their vision for McLean Central Park.



III. EXISTING CONDITIONS

A. PARK CONTEXT

In addition to assessing area-wide needs, park planning efforts must also evaluate proposed park development within the context of the existing community. An understanding of the surrounding community helps provide a framework to visualize potential development within the park.

1. ADJACENT DEVELOPMENT

The southern edge of the park has frontage on both Old Dominion Drive and Dolley Madison Boulevard. There is no vehicular access to the park directly from these streets; however, the prominence of this intersection positions McLean Central Park to serve as a visual gateway into the heart of McLean. Southeast of Dolley Madison Boulevard is the McLean Central Business District with shops, offices and restaurants. There is residential development on the southern side of Old Dominion Drive across from the park.

Along the eastern boundary, the park is adjacent to the Dolley Madison Library and the McLean Community Center. Ingleside Avenue is located on the eastern side of these combined civic uses and provides vehicular access to the park, library, and community center. Single-family homes are located on the eastern side of Ingleside Avenue across from the park.

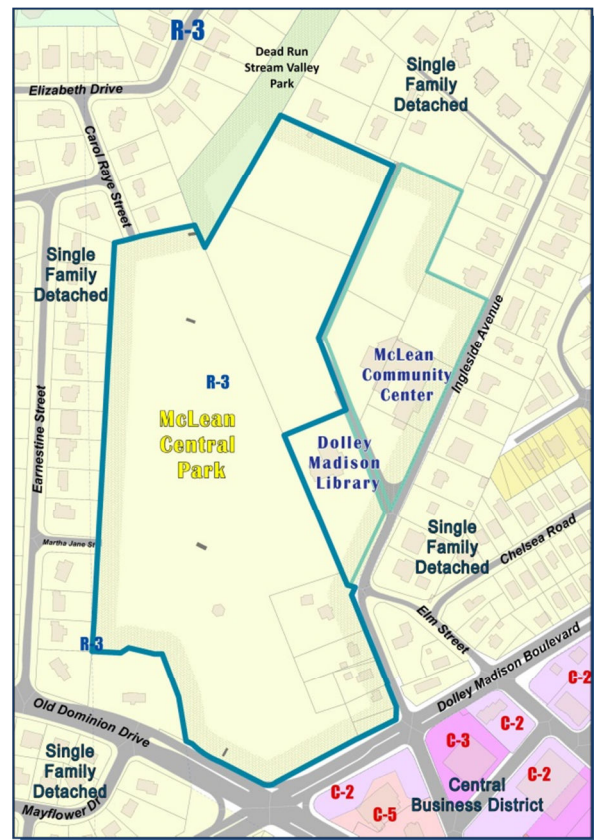


Figure 9: Zoning Vicinity Map

Established single-family neighborhoods also border the western and northern edge of the park. A portion of the park’s northern boundary is contiguous with Dead Run Stream Valley Park, which extends protection and continuity of Dead Run Stream northward after it flows across McLean Central Park.

2. NEARBY PARKS AND SCHOOLS

In addition to McLean Central Park, a portion of the local community’s open space and recreational needs are served by several other parks in the vicinity. An understanding of nearby park facilities is helpful in evaluating which potential facilities might best serve the community at McLean Central Park. County parks and facilities within a three-mile radius of McLean Central Park are noted in Figure 10 and listed in Table 2, starting on page 13.

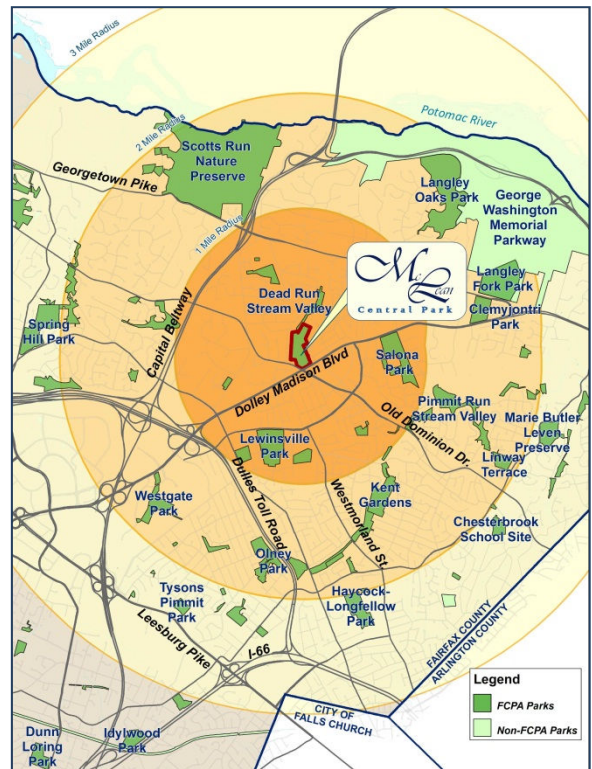


Figure 10: Parks in the Vicinity of McLean Central Park



Figure 11: Public Schools in the Vicinity of McLean Central Park

In addition to facilities at local parks, a portion of the area’s recreational needs are met through facilities at local schools. Typically, elementary schools have athletic fields and playgrounds that are available to the public during non-school hours. Middle schools often provide a broader range of active athletic facilities including tennis courts and diamond fields. High school fields and facilities, however, are typically reserved solely for the use of the high school and, for planning purposes, are not considered available to the public. 15 public schools are located within a three-mile radius of McLean Central Park. Nearby school sites are identified in Figure 11, while Table 3, on page 14, indicates the facilities available at these schools.

McLean Central Park Master Plan

Table 2: Fairfax County Parks and Facilities in the Vicinity of McLean Central Park

PARK NAME	FITNESS TRAILS	MULTI-USE TRAILS	AMPHITHEATRE	RESERVABLE PICNIC SHELTER	OPEN PLAY AREA	PICNIC TABLES	PLAYGROUND/TOT LOT	ARTIFICIAL TURF	RECTANGLE FIELDS	90' DIAMOND FIELDS	60-65' DIAMOND FIELDS	TENNIS COURTS	TENNIS PRACTICE WALL	BA SKETBALL COURTS	DISC GOLF	GARDEN PLOTS	HISTORIC FEATURE
ALFRED ODRICK HOMESITE																	
BRYN MAWR PARK		Y			Y		Y										
BULL NECK STREAM VALLEY PARK		Y															
CHESTERBROOK SCHOOL SITE	Y	Y					Y		1	1							
CHURCHILL ROAD PARK		Y			Y	Y	Y										
CLEMYJONTRI PARK		Y		Y		Y	Y										
COOPER INTERMEDIATE SCHOOL SITE												4	1				
DEAD RUN STREAM VALLEY PARK		Y			Y												
DOLLEY MADISON ESTATES PARK																	
FALSTAFF PARK					Y	Y	Y										
FISHER PARK							Y										
FRANKLIN WOODS PARK																	
GREENWAY HEIGHTS PARK		Y			Y												
GRIFFITH PARK		Y			Y		Y										
HAYCOCK-LONGFELLOW PARK		Y	Y									4		2			
KENT GARDENS GREENWAY STREAM VALLEY PARK																	
KENT GARDENS PARK		Y			Y	Y	Y										
KIRBY PARK					Y												
LANGLEY FORK PARK		Y			Y				2	1	1			2			
LANGLEY OAKS PARK																	Y
LEMON ROAD PARK		Y	Y														
LEWINSVILLE CENTER									1	1							
LEWINSVILLE PARK	Y	Y			Y	Y	Y	Y	3	1		6	2	2		Y	Y
LINWAY TERRACE PARK		Y			Y	Y	Y	Y	1		1	2	2	2			
LISLE PARK		Y			Y		Y							1			
LITTLE PIMMIT RUN STREAM VALLEY PARK		Y															
LONGFELLOW SCHOOL SITE																	
MARIE BUTLER LEVEN PRESERVE		Y			Y												Y
MCLEAN CENTRAL PARK		Y		Y	Y	Y	Y					3	2	1	Y		Y
MCLEAN HAMLET PARK					Y												
MCLEAN HIGH PARK		Y															
MCLEAN HUNT ESTATES PARK		Y			Y												
MCLEAN KNOLLS PARK																	
MOUNT ROYAL PARK							Y										
OLNEY PARK		Y		Y	Y	Y	Y				2	2	2	1			Y
PIMMIT BARN																	

McLean Central Park Master Plan

Table 4: Fairfax County Parks and Facilities in the Vicinity of McLean Central Park (continued)

PARK NAME	FITNESS TRAILS	MULTI-USE TRAILS	AMPHITHEATRE	RESERVABLE PICNIC SHELTER	OPEN PLAY AREA	PICNIC TABLES	PLAYGROUND/TOT LOT	ARTIFICIAL TURF	RECTANGLE FIELDS	90' DIAMOND FIELDS	60-65' DAIMOND FIELDS	TENNIS COURTS	TENNIS PRACTICE WALL	BASKETBALL COURTS	DISC GOLF	GARDEN PLOTS	HISTORIC FEATURE
PIMMIT HILLS PARK		Y			Y		Y							1			
PIMMIT RUN STREAM VALLEY PARK		Y															
PIMMIT VIEW PARK		Y			Y												
POTOMAC HILLS PARK					Y												
SALONA PARK																	Y
SCOTTS RUN NATURE PRESERVE		Y															Y
SCOTTS RUN STREAM VALLEY PARK		Y															
SPRING HILL PARK		Y			Y	Y	Y	Y	4		1						
TIMBERLY PARK																	Y
TOLLBROOK RIDGE PARK																	
TYSONS PIMMIT PARK		Y			Y	Y	Y							2			
WESTGATE PARK		Y			Y	Y					2	2					

Table 3: Recreation Facilities at Public Schools in the Vicinity of McLean Central Park

SCHOOL NAME	SCHOOL TYPE	FITNESS TRAILS/TRACK	MULTI-USE TRAILS	OPEN PLAY AREA	PICNIC TABLES	PLAYGROUND/TOT LOT	ARTIFICIAL TURF	RECTANGLE FIELDS	90' DIAMOND FIELDS	60-65' DAIMOND FIELDS	TENNIS COURTS	BASKETBALL COURTS	GARDEN PLOTS
COOPER	MIDDLE		Y	Y				1		1	4		
FRANKLIN SHERMAN	ELEMENTARY			Y		1		1		1		1	
SPRING HILL	ELEMENTARY			Y	Y	2		2				2	
CHESTERBROOK	ELEMENTARY		Y	Y		2		1		2		1	
KENT GARDENS	ELEMENTARY			Y		1		1					
MCLEAN	HIGH	Y						2	1	2	5	2	
LEMON ROAD	ELEMENTARY			Y		3		1				2	
MARSHALL	HIGH	Y					Y	2	1	2	6	3	
FREEDOM HILL	ELEMENTARY			Y	Y	2		1		1			
LANGLEY	HIGH	Y						2	1	1	7	4	
LONGFELLOW	MIDDLE	Y						1		1	4	2	
PIMMIT HILLS	HIGH/ALTERNATIVE			Y					1				
WESTGATE	ELEMENTARY			Y		1				2		1	
CHURCHILL ROAD	ELEMENTARY	Y		Y	Y	1		1		1		3	Y
HAYCOCK	ELEMENTARY			Y		1		1		1			

B. EXISTING SITE CONDITIONS

The Master Plan process includes an evaluation of the existing site conditions, seeking to identify both the opportunities and challenges for development within a park. Data gathered during site analysis helps define which uses might be best suited to the site. Such information is also beneficial in understanding how the desired uses might be most sustainably adapted to the site.

1. NATURAL RESOURCES

a) SOILS AND TOPOGRAPHY

The topography at McLean Central Park includes fairly gentle slopes, supportive of comfortable pedestrian routes. Primarily, the site slopes downward from the eastern and western boundaries to Dead Run Stream which roughly bisects the property. Over the years, portions of the stream channel have become deeply incised due to erosion. Projects directed by the Department of Public Works and Environmental Services (DPWES) have been initiated to address this condition.

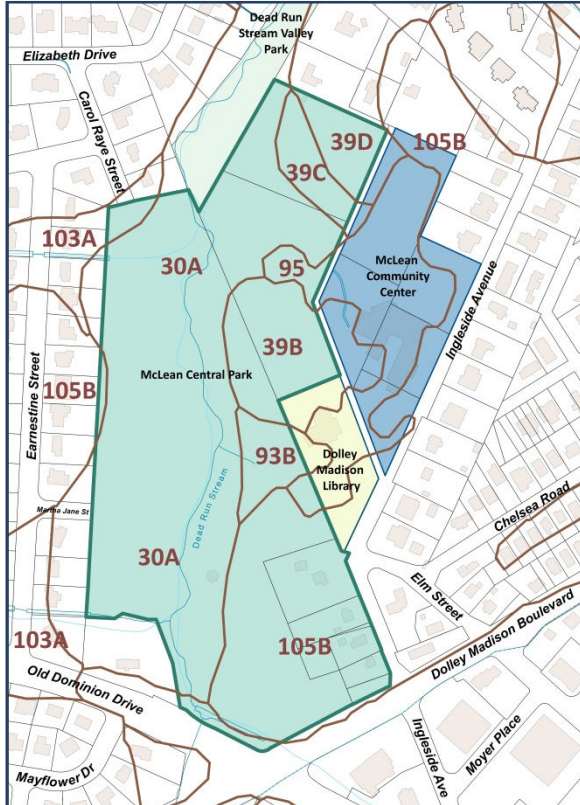


Figure 13: Soils Map

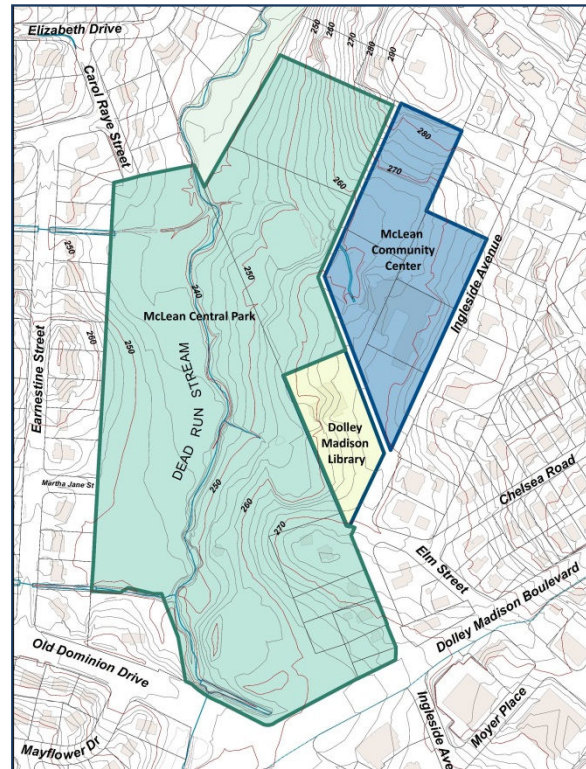


Figure 12: Topographic Map

Six different soil map units are identified in McLean Central Park based on the 2011 Fairfax County Soils Maps. These soil map units are assigned a numeric designation, which is noted in Figure 13. A description of each of the underlying soil map units is provided in Appendix A, as presented in the Description & Interpretive Guide to Soils in Fairfax County, dated April 2008 and revised August 2011. Each soil map unit is further defined by an alphabetic reference

to indicate the slope condition in which that soil unit exists. Slope classes are identified as follows:

- A = 0 - 2 percent slope
- B = 2 - 7 percent slope
- C = 7 - 15 percent slope
- D = 15 - 25 percent slope
- E = 25+ percent slope

b) HYDROLOGY

McLean Central Park is located in the Dead Run Watershed. The entire watershed is approximately 1,922 acres in size with 186 acres draining directly into the Potomac River. In 2002, the Department of Public Works conducted a survey of the streams within this watershed to assess the current conditions and health of the county's streams. Streams exist as a dynamic system, constantly in change. Alteration of Dead Run Stream has occurred since the survey was conducted; however, the report includes some observations that remain valid in describing the overall condition of the watershed.

The Dead Run Watershed derives its name from Dead Run Stream, which is the primary stream within the watershed. This stream is approximately three miles long with numerous unnamed tributaries. At the time of the survey in 2002, approximately 25% of the Dead Run Watershed land area was covered by impervious surfacing. Projections for future development within the Dead Run Watershed, based on the recommendations of the Comprehensive Plan, estimate a continued increase in impervious surface area to 29% due to projected increases in low- and medium-density residential development. Current residential development along Dead Run Stream has resulted in inadequate buffers, affecting stream health and habitat quality. Observations in 2002 indicated that the stream was widening, due to increased runoff, with moderate to severe erosion in several locations. Analysis of the water from



Figure 14: Watershed Map

the stream indicated the presence of fecal coliform, dissolved oxygen, nitrate nitrogen, phosphorous, and heavy metals. The presence of these elements was attributed to non-point source pollution. The composite site rating for the Dead Run Stream reflected a stream condition rating of “very poor”.

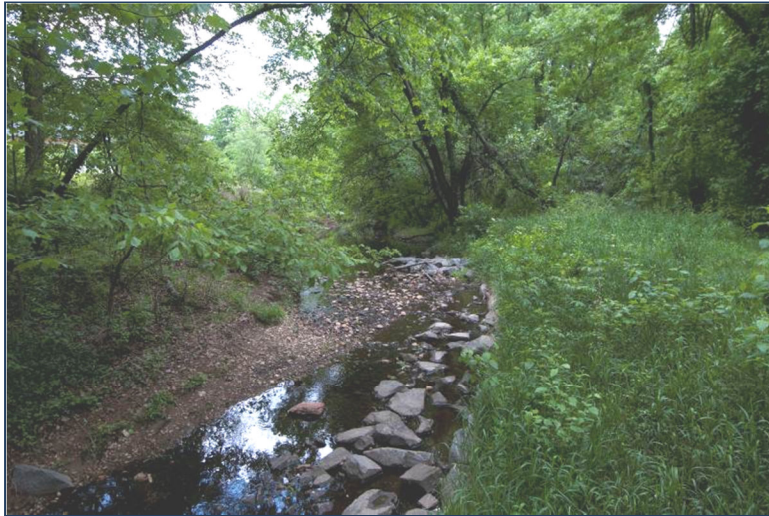


Figure 15: View of Dead Run Stream in McLean Central Park

The Middle Potomac Watersheds Management Plan, adopted by the Fairfax County Board of Supervisors on May 5, 2008, provides background and recommendations for Bull Neck Run, Scotts Run, Turkey Run, and Pimmit Run Watersheds as well as the Dead Run Watershed. This document establishes several broad goals aimed at improving the overall quality of each watershed.

Recommendations for the Dead Run Watershed are based on a series of goals. Goal A focuses on reducing stormwater impacts to protect human health, safety, and property. Projects such as constructing low-impact development features as well as retrofitting existing stormwater management facilities and BMPs would contribute towards this goal. Goal B focuses on protecting and improving habitat and water quality to sustain native animals and plants. Projects mentioned for Goal B include stream buffer restoration, landowner education, and removal of invasive species. Projects identified for achieving Goal A would contribute towards Goal B as well. Goal C seeks to provide for long term stewardship of the Middle Potomac Watershed by building awareness of the importance of watershed protection and providing opportunities for the enjoyment of streams.

c) VEGETATION

McLean Central Park consists of both open lawn spaces and forested areas. The open lawn spaces are located predominately near the southern end of the park with smaller pockets located north of the tennis courts and west of Dead Run Stream in the area near the disc golf course. The open lawn areas that are subject to regular mowing are characterized by



Figure 16: View of Open Lawn Area

large mature shade trees such as pin oaks (*Quercus palustris*), some invasive English ivy (*Hedera helix*), and limited shrub vegetation. Except for the large shade trees, these areas are of limited ecological value.



Figure 17: View of Wooded Area Impacted by Invasive Species

In contrast, the forested areas of the park are located in the central and northern portions of the park. These forested areas are highly disturbed and typically contain early to mid-

successional species with some later successional species. The forested areas are heavily impacted by the presence of invasive species. Approximately 50% of vegetation within the forested areas is comprised of invasive species such as tree of heaven (*Ailanthus altissima*), Japanese holly (*Ilex crenata*), wintercreeper (*Euonymus fortunei*), periwinkle (*Vinca spp.*), pachysandra (*Pachysandra terminalis*), Japanese honeysuckle (*Lonicera japonica*), bush honeysuckle (*Lonicera spp.*), bamboo (*Bambusa spp*, *Phyllostachys spp*, *Pseudosasa spp.*), autumn olive (*Elaeagnus umbellata*) and privet (*Ligustrum spp.*). The canopy is dominated by tulip poplar (*Liriodendron tulipifera*) with some oak (*Quercus spp*), American holly (*Ilex opaca*) and ash (*Fraxinus spp.*) species intermixed. Most of the vegetation in the park is typical of that which would become established in a highly disturbed area. The forested area exhibits no signs of regeneration, a high amount of deer browse, and a high degree of human disturbance. The current and long term outlook of the forested areas of the park is poor and will only improve through direct forest restoration efforts. Given the sheer amount of resources and effort that would be required to effectively address the spread of invasive species at McLean Central Park, this site would not be considered a high priority for invasive control.

d) WILDLIFE

A formal wildlife survey has not been conducted for this park, but Park Authority staff has witnessed many adaptive species such as rabbit, squirrel, white-tailed deer, fox and various bird species, including geese. These species are all typical of the region and would be expected to tolerate park use by visitors. It should be noted that deer are voracious herbivores, eating much of the plant understory in wooded areas and the results of deer herbivory are a familiar sight in Fairfax County. Excessive deer browsing can have a detrimental impact on native plant communities, particularly the understory. The forested areas at McLean Central exhibit a high degree of deer browse that contributes directly to the overall poor health of the forest.

e) RARE SPECIES

Although a formal survey has not been undertaken, there are no documented records of rare, threatened or endangered species on the site according to data from the Virginia Department of Conservation and Recreation, Natural Heritage Program. Park Authority staff noted no such species during site visits throughout the Master Plan process.

f) RESOURCE MANAGEMENT

Associated with Dead Run Stream, a Resource Protection Area (RPA), as defined and mandated by the Chesapeake Bay Preservation Ordinance, is designated through the western and central portions of the park. Limited disturbance is permitted within the RPA for features such as trails; however, new, non-critical facilities are discouraged. Without any sort of planned restoration efforts, the long-term outlook of the forested areas of the park is poor. The amount of non-native species, excessive deer browse, and lack of any natural regeneration will ultimately lead to a forest with few native species and little ecological value.

2. CULTURAL RESOURCES

A comprehensive archaeological survey of McLean Central Park has not been conducted; therefore, much of the cultural history of McLean Central Park is derived from historical accounts of the area. Disturbance of the site related to the early agricultural and residential use of the property has significantly reduced the likelihood of uncovering any artifacts that would identify specific archaeological references to the site's past. It could be assumed, however, that Native Americans would have inhabited the area through much of the site's past. The presence of Dead Run Stream would likely have been attractive to small hunter-gatherer groups that inhabited the region as far back as 11,000 years ago. Warming climate trends and greater diversity of floral and faunal species continued to foster a less nomadic lifestyle among native populations in the region as indicated by area finds of pottery and structural remains dating to 3,000 to 5,000 years ago.

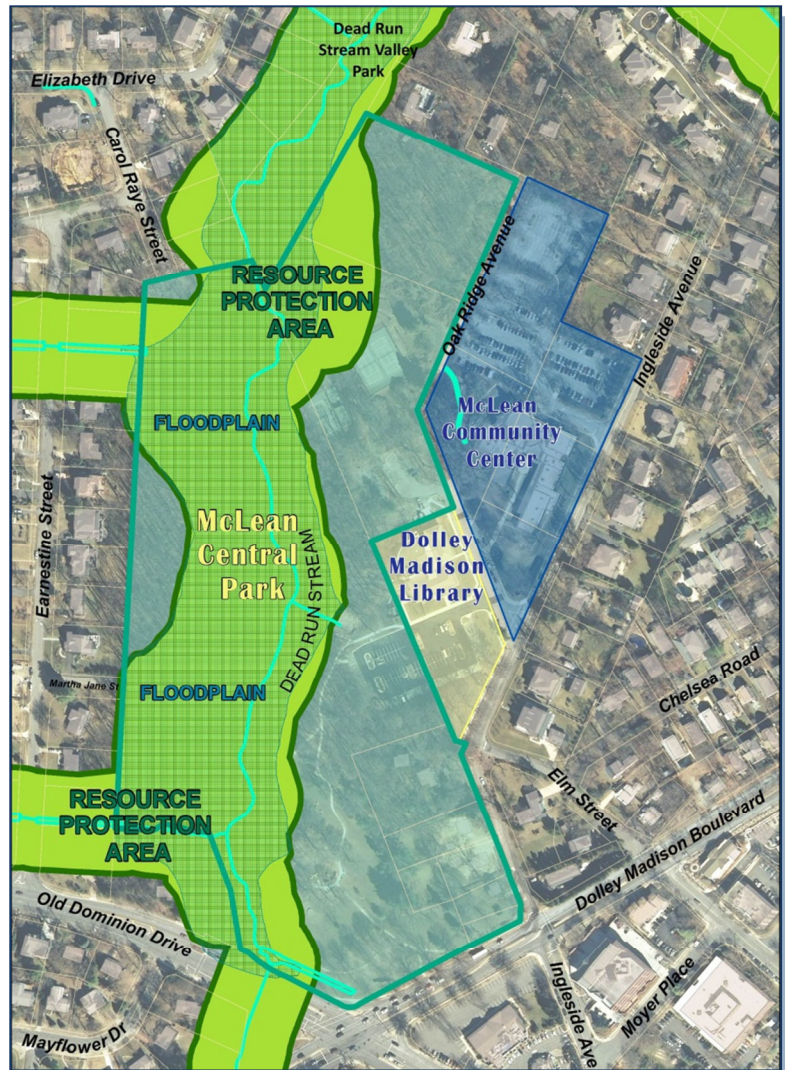


Figure 18: Floodplain and Resource Protection Area Map

The arrival of Captain John Smith in 1608 signaled an increasing European presence in the area, to the detriment of Native Americans in the region. By the 1700s, large tracts of land were purchased and devoted to agricultural interests by European settlers, displacing the Native Americans who had populated the region.

The Civil War brought drastic change to the area as Union and Confederate forces pushed back and forth across the region in their struggle to direct the nation's future. The area around McLean Central Park was occupied as a Union encampment known as Camp Griffin. With division headquarters established at the nearby Salona mansion, forces encamped on neighboring farms northward to Langley, where the CIA is now located. Throughout the harsh winter of 1861, Union troops cut down trees and dismantled buildings to fuel their camp fires and build small huts. Livestock and crops were taken to meet the needs of the troops. Private property was commandeered as deemed necessary. When the Union forces decamped five months later, the McLean area was left stripped and desolate.

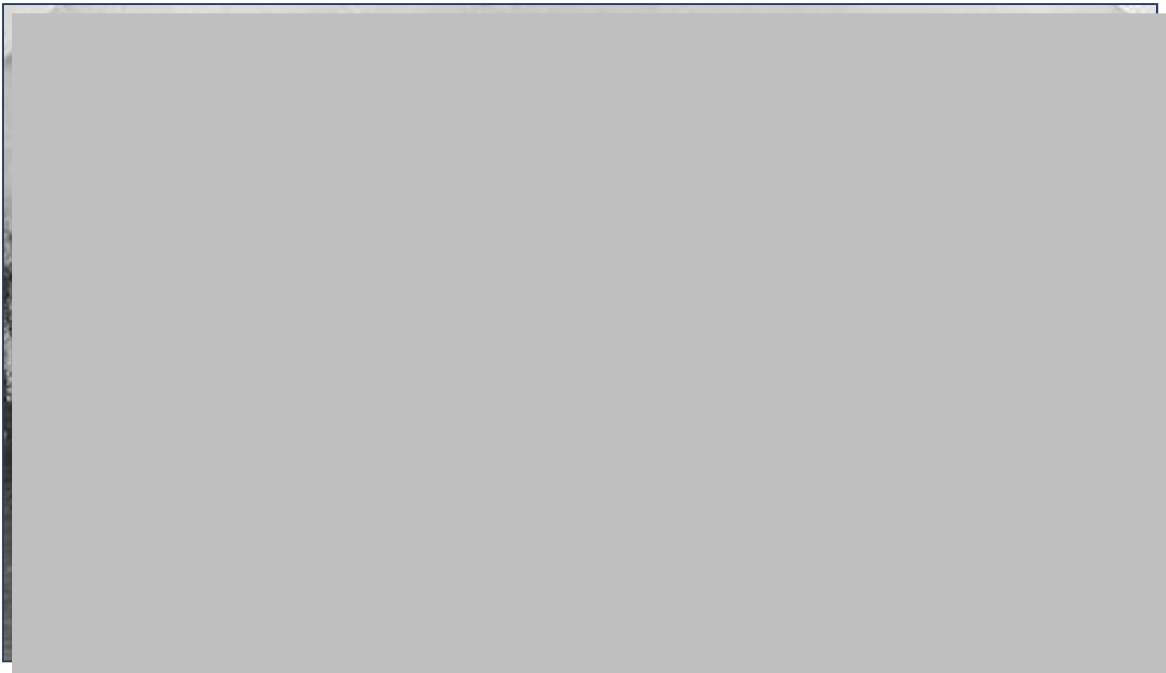


Figure 19: 1862 Photograph of the 2nd Vermont Infantry at Camp Griffin

After the Civil War, the McLean area returned to a quieter, agricultural lifestyle. The property, which is now McLean Central Park, changed hands numerous times in the late 19th and 20th centuries as various families farmed the land. An aerial photograph from 1937 clearly displays the patchwork pattern of fields across the area and the beginning framework of roads which are present to this day. By the 1950s, the property was not cultivated as aggressively as the area began to transition to a suburban community.

A more detailed account of the area's history can be found in Appendix B of this document.

3. EXISTING INFRASTRUCTURE

a) UTILITIES

Due to the developed nature of the surrounding community, the presence of the library and community center, as well as previous residential uses on park property, the park is served by all primary utilities or service is readily available to be extended to the site.

Several neighborhood sanitary sewer lines tie to a trunk line that runs roughly parallel to Dead Run Stream as the stream establishes the low point along the drainage route. An additional sanitary sewer connection runs across the park between parcels 30-2 ((3)) 19 and 21. With the renovation of Dolley Madison Library, two restrooms were constructed that are accessible to park patrons during scheduled events.

Electric service is available within the park. Lighting of athletic courts, parking, and of several trails currently exists in McLean Central Park. Electric service is also available at the central gazebo. Power poles and street lighting exist along Ingleside Avenue and Oak Ridge Avenue which may impact development along the eastern side of the park.

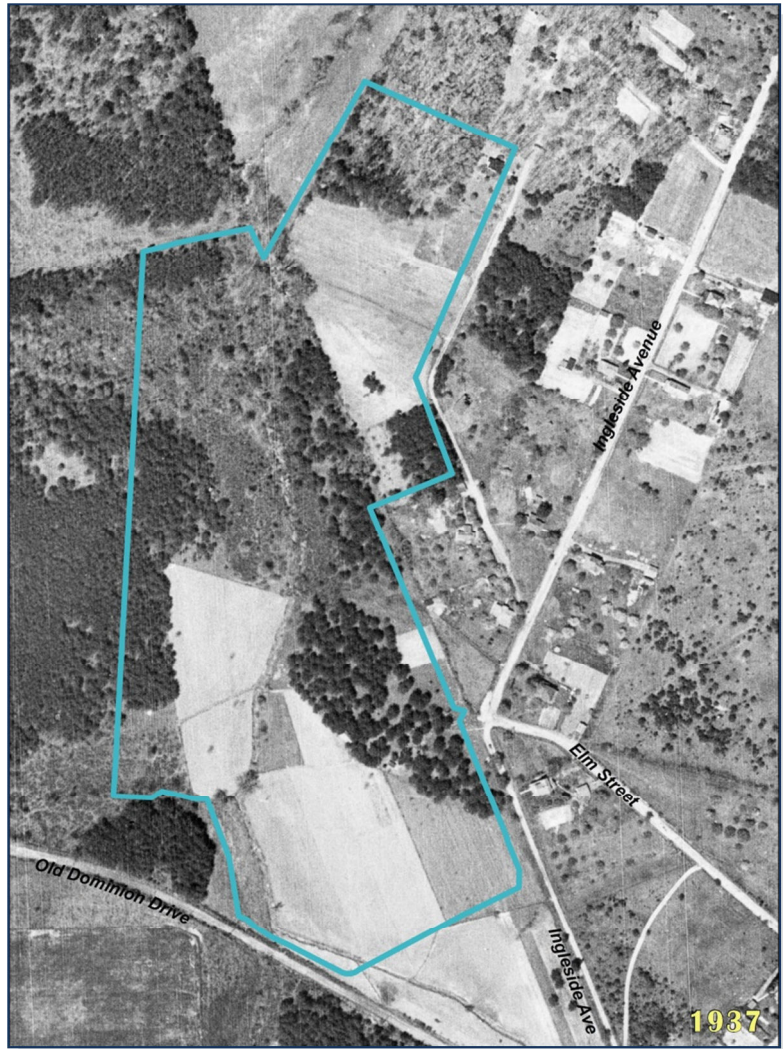


Figure 20: 1937 Aerial Photograph

Water service currently exists to the library and community center. Public water service connections to the park parcels that front on Ingleside Avenue, previously developed as residential properties, have been stubbed at the street with demolition of the structures.

b) ACCESS AND CIRCULATION

(1) Vehicular Access and Parking

Vehicular access and parking for McLean Central Park is provided from Oak Ridge Avenue. Close to the intersection of Oak Ridge Avenue and Ingleside Avenue is an entrance to a parking area shared with Dolley Madison Library. Approximately 300 feet further along Oak Ridge Avenue is access to a second, smaller parking lot that serves the park.

Additional opportunities for vehicular access to serve the park are highly limited. McLean Central Park is situated at the intersection of Old Dominion Drive and Dolley Madison Boulevard. Although this is a very visually prominent location, no vehicular access can be provided into the park from these main streets. Limited site distance, high traffic volume, and the presence of a Resource Protection Area make access from these roads infeasible. Two stub streets, Martha Jane Street and Carol Raye Street, provide points of pedestrian access. However, these stub streets access the property in the Resource Protection Area which, by this designation, discourages impacts.

As McLean Central Park is largely utilized as a pedestrian-oriented park, parking is generally adequate for the uses currently on site. Parking is occasionally in short supply during large, scheduled events. These events are typically scheduled and planned well in advance. Support services, such as shuttle vans, help alleviate the impact of the influx of vehicles during large events.

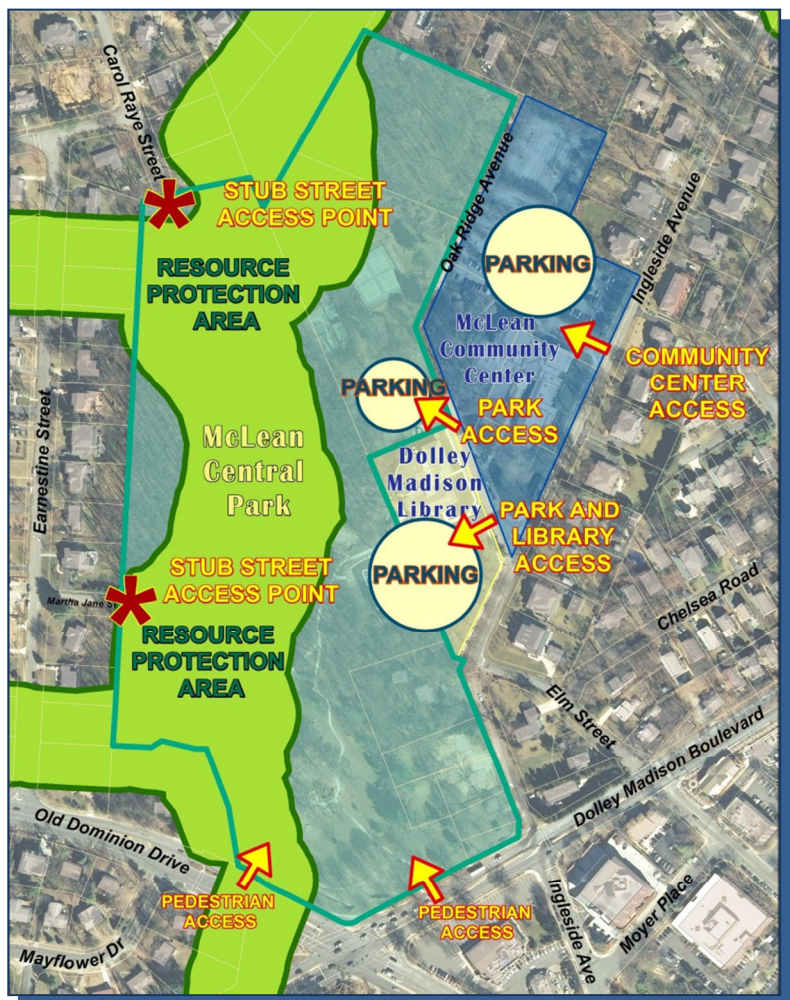


Figure 21: Site Access

(2) Pedestrian Access and Trails

A fairly extensive trail network exists within the park. Trails link facilities within the park as well as establish connections with the surrounding neighborhoods, McLean Community Center, and Dolley Madison Library. The width of Dolley Madison Boulevard and Old Dominion Drive, and their associated traffic volumes, provide a significant barrier to safe pedestrian routes from points south and east of these streets. Crosswalks and vehicular/pedestrian signalization at the intersection of these key streets currently provide the safest route of access to the park from the south and east.



Figure 22: Trail in McLean Central Park

In September 1984, a pedestrian bridge was proposed with rezoning application RZ 84-D-029. This bridge was to cross over Dolley Madison Boulevard, to provide a safe pedestrian route between McLean Central Park and the business district. By 1989, however, the county had decided not to pursue the construction of this project.

(3) Visual Access

In addition to the physical character of vehicular and pedestrian access, visual access plays a key role in the identity of the park. Elements such as appropriate views into the park, coordinated signage, and wayfinding features are necessary to clearly and safely

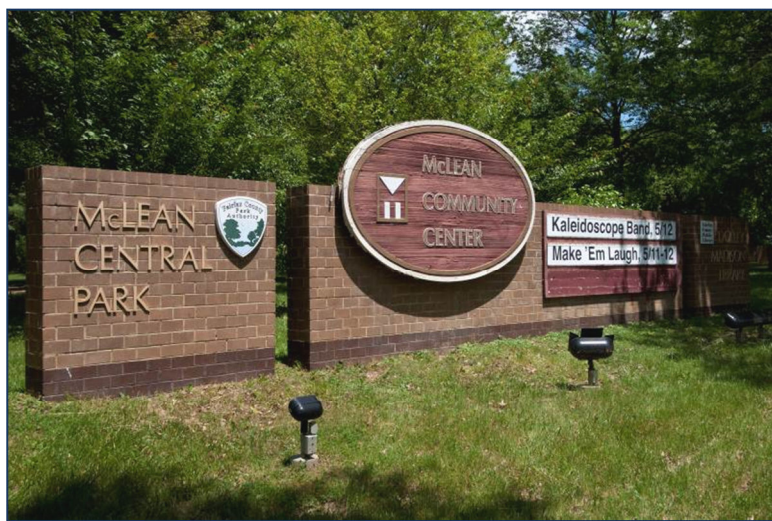


Figure 23: Facility Signage at the Intersection of Dolley Madison Boulevard and Old Dominion Drive

lead people to the park entrance. Consistency in the character of these features creates a cohesive identity to the space. Public comment during the planning process indicated a level of frustration when attempting to find the park, library or community center. Despite the park's location at the prominent intersection of Dolley Madison Boulevard and Old Dominion Drive,

comment revealed a general lack of awareness of the park except for those in the immediate vicinity.

With site constraints that limit opportunities for additional points of physical access into the site, the element of visual access becomes more essential. The primary signage at Old Dominion Drive and Dolley Madison Boulevard is set back from the road and somewhat difficult to read. The hierarchy of the signage design, with the community center dominating the sign, adds to the confusion. Each of these facilities is accessed from Ingleside Avenue yet there is no clear signage or indicator of these facilities at the intersection of Ingleside Avenue with Dolley Madison Boulevard. Clear directional signage is lacking both on the approach to and within the park.



IV. PARK MANAGEMENT

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision making. If a proposed use conflicts with the purposes listed, it is considered an incompatible use. By establishing a park purpose, future plans remain flexible as development requirements and visitor preferences change. The purpose of McLean Central Park is three-fold:

- Provide open space and recreation for the community;
- Create a setting for community-building experiences; and
- Enhance the value of the collocation of the park, library, and community center

B. PARK SIGNIFICANCE AND RECREATION NEEDS

McLean is one of Fairfax County's long-standing communities. Founded in 1910, the post-war boom of the 1950s saw tremendous growth and development, particularly of residential communities. As Fairfax County Park Authority was not established until 1950, much of the growth in this area occurred prior to clear direction for the setting aside of parkland. McLean Planning District contains several large areas of parkland, primarily along stream corridors, yet the opportunity to add to existing parkland is limited due to established development areas.

Additionally, the quality of existing parkland is threatened by insufficient stormwater management practices, human activities, encroachments, over-population of white-tailed deer, and the spread of non-native invasive species.

C. DESIRED VISITOR EXPERIENCE

McLean Central Park has long served as a unifying community element in the heart of McLean and should continue to do so. In serving the adjacent neighborhoods and local community, the intention is to preserve the character of the park as a green oasis. The elements proposed with this master plan amendment are intended to enhance community

building opportunities by strengthening the interrelation of McLean Central Park, Dolley Madison Library, and the McLean Community Center.

The typical user visit would last from thirty minutes to two hours. As such, the park will remain unstaffed and will not include any major service facilities. The visitor experience will be enhanced by the addition of amenities such as benches, picnic tables, trail lighting and interpretive/directional signage.

D. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives should guide the strategies and actions in addressing park management issues:

- McLean Central Park is to be a place where community building activities and gatherings occur.
- Programming opportunities are envisioned within the park that will enhance the ability of the Park Authority, Dolley Madison Library, and the McLean Community Center to better serve the local community.
- New development within the park should enhance universal access to future park facilities as well as existing facilities when possible and feasible.
- Enhancing visual access to the park, along with the collocation of the library and community center, should be integrated to increase awareness of the park and, therefore, its ability to serve the community.
- Coordination with the library and community center for management and maintenance efforts will achieve a higher level of maintenance and visual appeal.



E. RESOURCE AND SITE MANAGEMENT

1. NATURAL RESOURCE MANAGEMENT

Due to the complete disruption of the site for agricultural purposes, the proximity of adjacent development, the impact of invasive species, and deer over browsing, the natural resources within McLean Central Park have been significantly compromised. Natural resource management efforts, therefore, will focus more towards improving conditions rather than preservation. Future development within the park should seek to minimize additional stresses to the environment while looking for opportunities to support and enrich the ecosystem.

Dead Run Stream is the element that most directly defines the environment within McLean Central Park. The stream functions as an important part of the ecosystem as well as a park amenity. Excessive runoff has degraded the stream over the years although efforts have begun to repair the damage. The Department of Public Works and Environmental Services (DPWES) is actively analyzing the potential for additional stream restoration projects downstream from the previous restoration work. It is likely that some portion of Dead Run Stream within the park will be stabilized by DPWES in the future; however, as of the drafting of this master plan, there has been no official determination. Any potential projects are still in the exploration/planning phase. The continuation of stream restoration or additional low impact development features would support the restoration of the stream valley and, therefore, would be supported by this plan. Establishment of any new site features should be designed so as not to impede future restoration efforts.

A basic level of resource protection for the stream is provided by a Resource Protection Area (RPA) as imposed by the Chesapeake Bay Ordinance. Only limited levels of disturbance are permissible within the RPA. Suitable activities and elements within the RPA include trails, benches, interpretation features, and passive recreation. Any additional development within the RPA should be limited, however, and carefully planned to minimize impacts. If new features are established within the RPA, the opportunity to pair development with interpretive features should be capitalized upon. Although the natural resources at McLean Central Park are impaired, the opportunity to educate could achieve wider benefit.

Addressing the issue of non-native invasive species within McLean Central Park is not easy to do. The extensive spread of invasive species, combined with high levels of deer browse and human activity, currently prevents this site from being a high priority for invasive control. Concerned citizens, however, are encouraged to become involved through the Park Authority's Invasive Management Area (IMA) Volunteer Program to enhance the condition of natural resources within the park. This support may arise from community groups seeking to take an active role in improving the environment through removal of invasive species along with supplementing existing vegetation with native species. Creative and cooperative arrangements should be explored whenever possible.

2. CULTURAL RESOURCE MANAGEMENT

Previous archaeological studies have only been conducted in a few selected locations within the park related to previous facility development. It is recommended, therefore, that an archaeological survey be conducted prior to any ground-disturbing activity. Should any cultural resources be identified, they should be evaluated as to their National Register eligibility. Should any intact, National Register eligible archaeological resources be discovered, every effort should be made to avoid these resources and preserve them in place.

3. SITE CONSIDERATIONS

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes periodic mowing of the open and/or meadow

areas, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment, cleanup, limbing-up of trees, tree removal, and repairing pavement as needed. The maintenance crew also responds to park maintenance issues brought to their attention by citizens or staff. 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 or as otherwise agreed.

As McLean Central Park, Dolley Madison Library and McLean Community Center continue to foster joint programming opportunities and increased interaction between their properties, establishing an arrangement to share maintenance and upkeep of the overall campus could provide a more consistent, uniform appearance across the sites. This unified appearance would further enhance the perception that these three entities form one community-serving campus.



V. CONCEPTUAL DEVELOPMENT PLAN

A. INTRODUCTION

The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended project elements. A CDP for McLean Central Park was originally approved in March 1979 and subsequently amended in June 2000. This plan revision takes a comprehensive look of the park, its relationship to neighboring uses, and how to best incorporate newly acquired parcels. Emphasis has been placed on maintaining the green character of the park. New features have been added primarily in areas that have previously been cleared or disturbed. The newly added features serve to expand the opportunities provided to the community throughout the year. The plan modifies some existing elements to enhance the visitor's experience while strengthening the relationship between McLean Central Park, Dolley Madison Library, and the McLean Community Center. The CDP graphic is included on page 30 as Figure 24.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions as described in the Section III of this master plan. The scope of the master plan revision process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although reasonable engineering practices have contributed to the basis of the design, final facility location for the recommended elements will be determined through more detailed site analysis and engineering design that will be conducted when funding becomes available for the further development of this park. Final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.



Figure 24: McLean Central Park Conceptual Development Plan

B. PLAN ELEMENTS

1. AMPHITHEATER

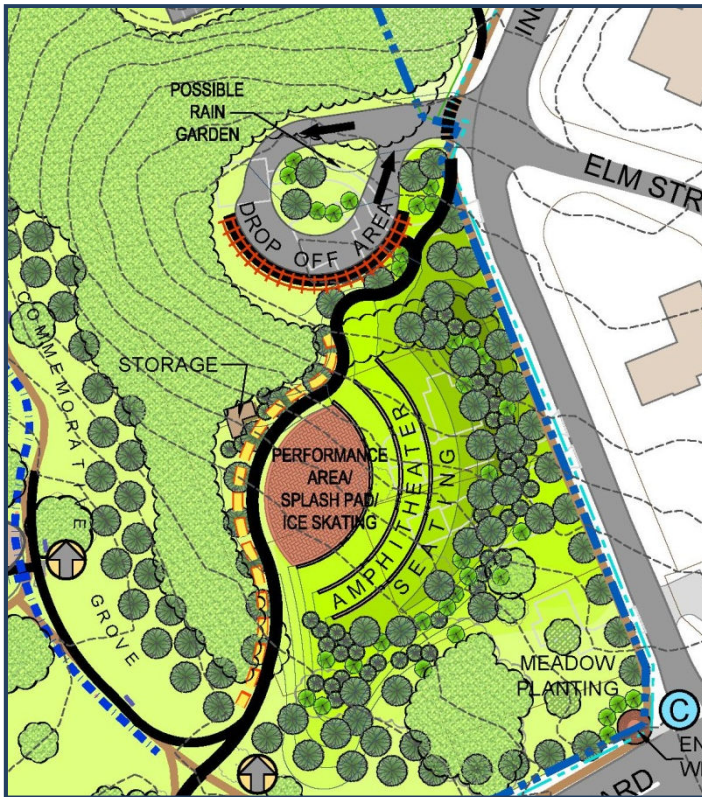


Figure 25: Amphitheater and Drop-Off Detail

The amphitheater provides an opportunity to increase and broaden utilization of the park and support programs for Dolley Madison Library and the McLean Community Center as well as the Park Authority. This space accommodates musical and dance performances, book readings, dramas, and interpretive programs. Within the larger community, the amphitheater provides opportunities for local groups to host award ceremonies or classes such as yoga, tai chi, or dog obedience. A terraced design with broadly separated tiers accommodates family groupings on each. Modifications to the performance space extend the draw of the amphitheater throughout the year. Portions of

the performance space may include a splash fountain in the summer and be converted to a neighborhood ice skating spot in the winter. The combination of features and uses offers a myriad of ways to build community throughout the year.

It is envisioned that events would draw approximately the same number of users as the current summer concert series events which have proven to be popular without overwhelming the surrounding neighborhood. The intensity of programming is not intended to increase. Rather, it is envisioned that the frequency of events would increase as the opportunities for creative programming are fostered.

Physically, the amphitheater fits well with the existing character and the contours of the property. The amphitheater has been sited in an area that was previously developed. The majority of the site has previously been cleared and few trees remain. Existing topography is



Figure 26: Amphitheater Concept Image

sloping in this area and conducive for the establishment of the theater. Lawn surfacing on the tiers minimizes the addition of impervious surfaces and allows for simple maintenance. Low walls at each tier provide edge seating and stair access between levels. Berming and supplemental landscaping along the top tier enhance buffering of the neighborhood from the theater and of the theater from road traffic noise.

2. DROP-OFF AREA

To service the amphitheater and enhance access to the park, a drop-off area is located just north of the amphitheater, as seen in Figure 25. Whereas the existing parking area is far removed from the community activity areas within the park, the addition of this drop-off would open opportunities for those with physical limitations to participate more easily in the park programming, particularly at the amphitheater.

The location of the drop-off coincides with the location of the previous house and garage structures. This parcel has notably more tree cover than the parcels to the south where the amphitheater is located. By utilizing the location of the former structures, however, the removal of existing vegetation for the construction of the drop-off can be minimized.

3. FACILITY STORAGE

As an accessory feature to the amphitheater, a storage facility should be included that could house theater props between performances, temporary set-up for special events, or artificial ice surfacing during the off-season, as generally shown in Figure 25. The final location will be established based on the final design of the amphitheater; however, it should be sited to be convenient, accessible, and not a visual distraction to park patrons.

4. SITE VISIBILITY

The inability to provide additional vehicular access points elevates the need to provide clear visual access. Increased visual access raises awareness of the park and encourages park use. Clearly defined points of access and pathways help to safely guide visitors to their desired destination while the continuity of visual themes enhances the identification of a unified campus.

A key place to increase the visibility of the park is at the intersection of Old Dominion Drive and Dolley Madison Boulevard. This is an ideal location for signage due to the number of vehicles that

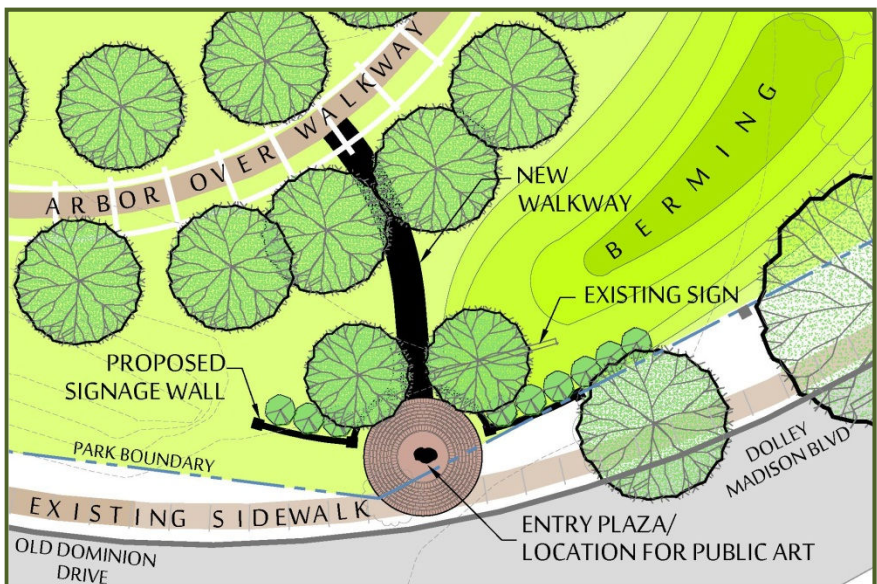


Figure 27: Corner Entry Detail

pass through on a daily basis. Visually, there is a lot to compete with – traffic lights, other vehicles, road signage, etc. An entry node consisting of a small paved area, integrated with signage walls, bring the sign face closer to the street. This entry way also provides an ideal location for public art. The vertical element and uniqueness of the art feature would create a signature for the park at this prominent corner while drawing attention to the corner and signage. With all the visual competition at this intersection, introducing vertical elements will help emphasize the park’s existence. As a backdrop to the entry plaza, construction of a unifying vertical element, such as an arbor, over a portion of the existing walkway reinforces the understanding that this is a place of value and importance. This feature also complements the existing pathway and creates a sense of definition within the park while still permitting views into the park. Elements of the arbor and its design are repeated throughout the park at key



Figure 28: Arbor Concept Image

points to reinforce the unity of the site. All elements should be designed to be consistent with the McLean architectural vernacular.

As a complementary feature, another small entry plaza space is included at the intersection of Dolley Madison Boulevard and Ingleside Avenue. With the acquisition of this corner property, there is an opportunity to create features that “bookend” the property frontage, again, creating definition of the park space. This plaza space would be smaller and simpler than the feature at the main intersection but include clear signage that the park, library and community center are accessible from Ingleside Avenue.

Related themes and a comprehensive signage plan will also serve to enhance a strong identity for the park and campus. Utilizing connected themes at pedestrian entry points, on trail signage, and in features visible to the adjacent streets will serve to strengthen the overall awareness of McLean Central Park within the community and enhance wayfinding throughout the community campus.

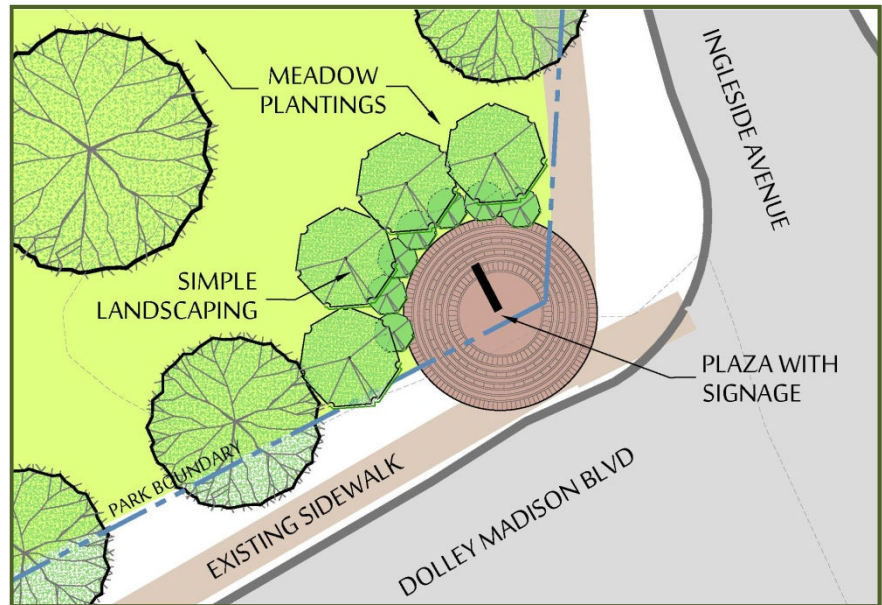


Figure 29: Corner Feature at Ingleside Avenue

5. PEDESTRIAN ACCESS

Pedestrian access is another key feature evaluated with this plan revision, particularly in light of the inability to provide additional vehicular access points. Numerous trails currently provide connectivity within the park and to adjacent neighborhoods. From the west and north, there are several points of pedestrian connectivity – at Carol Raye Street, Martha Jane Street, and along the Dead Run Stream Valley Trail that connects from Churchill Road. Pedestrians from the south and east, however, have limited access due to the barrier presented by Dolley Madison Boulevard and Old Dominion Drive and the associated traffic. Whereas a park master plan does not directly influence transportation planning, it can seek to emphasize utilization of the safest existing pedestrian routes to reach the park. A crosswalk exists on Old Dominion Drive near to the intersection with Mayflower Drive as well as a crosswalk on Dolley Madison Boulevard at Ingleside Avenue. The value of these crossings is highly limited, though, due to traffic speeds and restricted sight distance. Despite the width, the intersection of Dolley Madison Boulevard and Old Dominion Drive provides fully signalized traffic control with pedestrian signalization and a complete series of crosswalks that, ultimately, offer the safest route for pedestrians south and east of the park. To encourage utilization of this route, a pedestrian access point has been added into the park from the southernmost corner of the park.

To encourage pedestrian access from surrounding communities to all campus facilities, connections between the new southern access point as well as the existing connections at Martha Jane Street and Carol Raye Street were analyzed for providing clear routes to the primary attraction points – the amphitheater, library, and community center. These routes generally exist from the west and north although the addition of a trail along the south side of the tennis courts to the McLean Community Center parking lot is necessary to complete this route. Due to the grade separation between the community center parking lot and the park, construction of a ramp on the McLean Community Center property would improve accessibility between these two sites. From the new southern entrance at Dolley Madison Boulevard and Old Dominion Drive,



Figure 30: Primary Pedestrian Routes

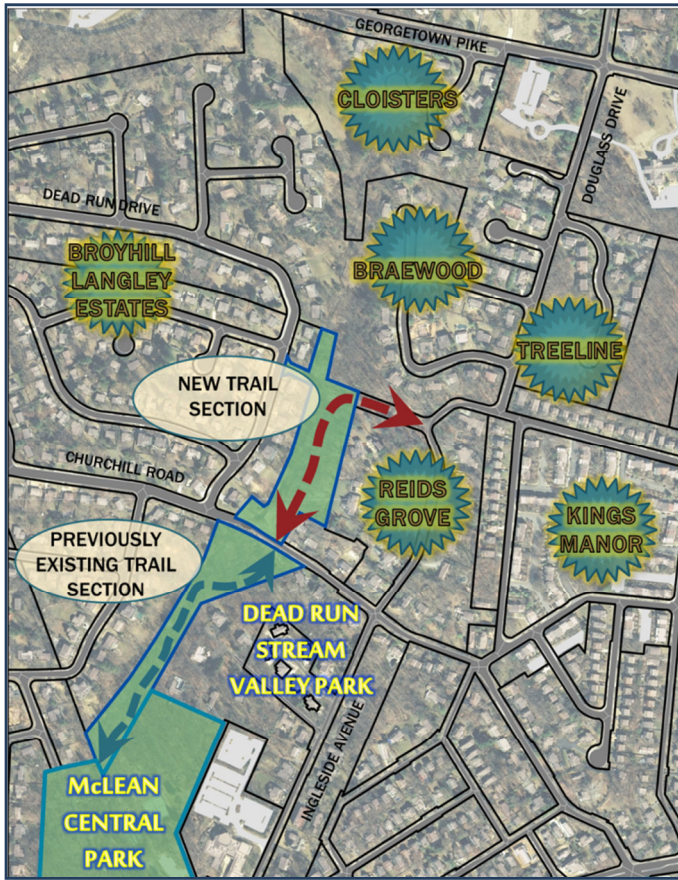


Figure 31: Dead Run Stream Valley Trail Extension

an additional trail is proposed to extend northward, serving the amphitheater and connecting to the existing walkway on Ingleside Avenue, providing access to the library and community center.

In April 2013, the Park Authority completed construction of an extension of the trail in Dead Run Stream Valley Park. As shown on in Figure 31, the extension of this trail enhances non-motorized access to McLean Central Park via Dead Run Stream Valley Park from neighborhoods north of Churchill Road such as Reids Grove, Braewood, and Kings Manor.

Pedestrian access is a key feature within McLean Central Park. Routes should be accessible, comfortable, and feel safe. Unnecessary curvature on trails should be simplified on the

primary routes so the path feels clear and direct. Signage should be provided at trail entry points as well as at decision points to clearly direct patrons to the various facilities. Benches should be provided at frequent intervals along trails as well. A key feature that will encourage use of these trails will be extension of the trail lighting system, aiding comfort and safety. This would assist during winter months when daylight hours are limited as well as when programs extend into the evening and patrons must return home in the dark.



Figure 32: Berming Detail

6. BERMING

The 2000 master plan revision included a recommendation to establish a berm at the southern end of the park to create separation between the park and Dolley Madison Boulevard and Old Dominion Drive. This master plan revision reflects a modified version of that concept as shown in Figure 32. Establishment of a berm as previously indicated would eliminate the grove of trees that lines the existing loop walk in the park and completely block views of the park.

Alternately, a lesser version of the berm concept can be accommodated between the existing trees along the trail and Dolley Madison Boulevard. In conjunction with grading from the amphitheater, berming is interjected to enhance the buffer along Dolley Madison Boulevard, creating a more flowing nature to the berm that permits glimpses into the park with minimal tree disturbance.

7. LANDSCAPING



Preservation of existing vegetation was a fundamental consideration in the siting of newly proposed features. In addition to preservation, supplemental landscaping is indicated in several places for specific purposes.



Meadow planting with a variety of wildflowers is recommended in the area between Dolley Madison Boulevard and the amphitheater berming. This area has limited usage due to its proximity to Dolley Madison Boulevard. Meadow planting would require minimal maintenance, while providing habitat area and interpretation opportunities. The inclusion of varied wildflowers would provide an accent along this corner.

Figure 33: Meadow Landscaping Concept Images

Additional landscaping along the back of the amphitheater would serve to discourage foot traffic along the back side of the amphitheater slope, aid in buffering the community, and visually enhance the approach to the park entrance.

Any new landscape material should only include species that are native to region and non-invasive.

8. COMMEMORATIVE GROVE

An area for a commemorative grove is included near one of the park's primary pathways. This space provides an opportunity for citizens to honor someone special by sponsoring a tree. Not only does this serve to enhance the experience along the trail and increase overall tree canopy within the park, but, it also serves to strengthen the tie between the park and the community. Memorial benches should also be included as part of this effort, allowing space to pause and reflect. Tree selection should only include species native to the region, improving survivability and allowing for an arboretum-type interpretation of native plants.



Figure 34: Commemorative Grove Concept Images



Figure 35: Fitness Zone Concept Images

9. FITNESS ZONE

As an opportunity to provide additional active recreation features to serve the community, a fitness zone is included near the existing athletic courts. This feature will provide quickly accessible fitness features that require only a small development footprint and, therefore, minimal ground disturbance. The selected location associates the fitness zone with the other existing active recreation features and is quickly accessible from parking.

10. STREAM VIEWING AREAS

Although Dead Run Stream is a significant component of McLean Central Park, there are few opportunities for park visitors to experience this water feature. Minimal extensions from the existing trail system lead to seating areas along the stream providing locations to enjoy the beauty of the stream and understand its ecological value. Viewing areas combined with interpretive features could augment this connection with explanation of the benefits provided by streams or the threats to stream health.

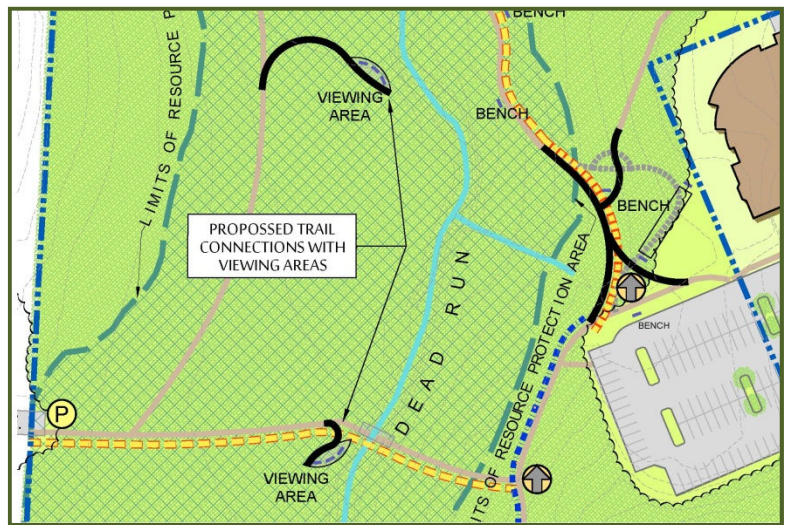


Figure 36: Stream Viewing Areas

11. PICNIC AREA/GAZEBO

With the establishment of the amphitheater, the area around the park’s signature gazebo can clearly be identified for usage as a picnic area. Events could still be hosted from the gazebo if it should prove to be a better venue for a specific event than the amphitheater. As the gazebo is included in the Park Authority’s pavilion rental program, with a capacity



Figure 37: Gazebo at McLean Central Park

of 50, it follows that this area should continue to function as a picnic space. Additional movable picnic tables will allow picnickers the freedom to arrange the space to accommodate various group sizes. Some supplemental tree planting is indicated to provide shade for picnickers while maintaining open views of the gazebo, should it be used to stage concerts or community events.

12. OPPORTUNITIES FOR INTERPRETATION

Interpretive signage may be appropriate within the park along the park’s trails. Interpretive signs should be designed within the framework of the Park Authority’s guidelines for interpretive signs. Sign content might focus on the history of Camp Griffin and thematically link McLean Central Park to other area parks, such as Salona Park. Additionally, signs could provide educational information about the natural resources in

the park, building awareness of watershed protection, native and invasive species, and wildlife habitat.

13. ALTERNATE TERMINUS TO OAK RIDGE AVENUE

As an alternate to the existing configuration of parking behind the library, a cul-de-sac with parking could provide some notable benefits. The orientation of the current parking areas feels remote and is not easily found by park patrons. Also, as there is no identifiable terminus to the road, it is not uncommon for disoriented visitors to continue along Oak Ridge Avenue which serves three private residences and has no outlet.

The reoriented parking area interfaces with the campus rather than being hidden away. The roundabout provides an opportunity to turn around at the end of the public realm.

The revised angle of access to the private homes would be easier to sign and discourage drivers from continuing unintentionally. Additionally, as there are some stormwater concerns in this region of the campus, the utilization of porous pavement within the parking spaces could reduce the amount of impervious surface area while the center island can be utilized to contain runoff.

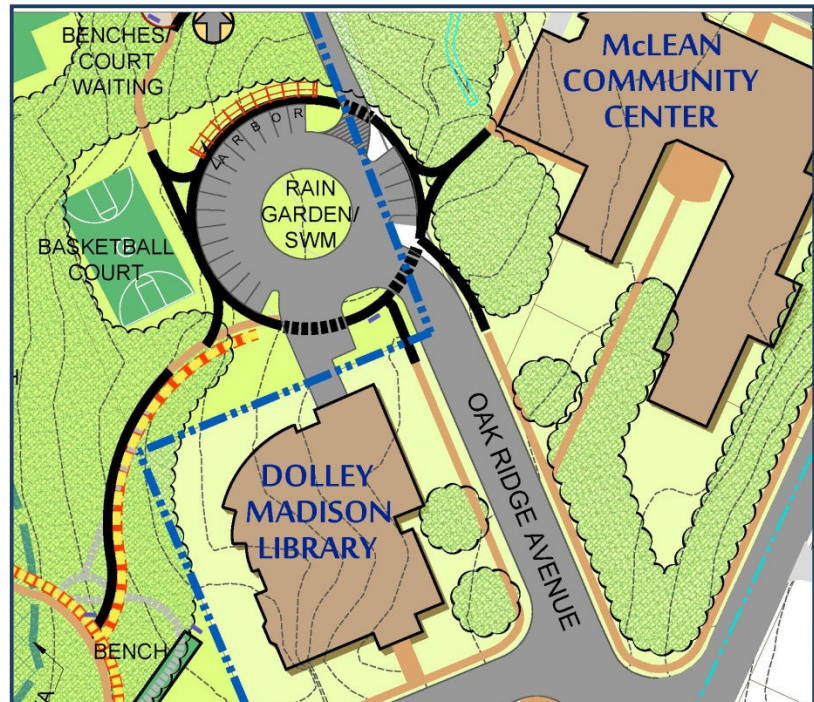


Figure 38: Alternate Oak Ridge Avenue Terminus

14. BOCCE COURT/GAME TABLES

New features contained within this master plan amendment include a bocce court and outdoor game tables. Requiring minimal space and disturbance, these features will add activities to serve a broader demographic of park user.

15. MEMORIAL FEATURE

McLean is an area that exhibits great civic pride and commitment. Opportunities exist, within the guidelines of park policy, to establish a memorial element within McLean Central Park to honor those who have made a significant contribution to the community or our country. Possibilities include establishment of a dedicated structure or piece of artwork to naming and sponsorship of a specific park feature, such as the amphitheater or commemorative grove. Establishment or naming of any such feature must first receive approval of the Park Authority Board.

16. DISC GOLF

The nine-hole disc golf course along the western side of McLean Central Park provides a unique feature to serve the eastern end of Fairfax County. Community sponsorship aids in the maintenance of this feature. The disc golf course is also retained with the master plan. Although it is not intended that this feature should expand into other regions of the park, modifications that would reduce conflicts with pedestrian usage of the western trails or enhance buffering to the stream as well as upgrading of course equipment would be permitted.

17. PLAYGROUND/TOT LOT

Both the playground near the tennis courts and the tot lot near the central green continue to be heavily used and are retained with the master plan.



Figure 39: Tot Lot at McLean Central Park

18. COURT SPORTS

Tennis and basketball continue to be active uses at McLean Central Park and, therefore, remain as elements of the master plan.

19. FUTURE OFF-LEASH DOG AREA

The idea that the only thing that is constant is change is one that can aptly be applied to Fairfax County parks. Evolution of the county's population has meant evolving user preferences and, therefore, has influenced park design. Changes in neighborhood design and social interactions have generated a desire for easily accessible off-leash dog areas. This has been the case throughout the county as well as within McLean although finding suitable areas can sometimes prove difficult. McLean Central Park provides a logical location for an off-leash dog area. Additionally, the idea is fitting with the park's identified purpose of providing open space and recreation opportunities as well as fostering community building activities. Currently, there are no areas within the park that would comfortably support this use without impacts to existing features. However, recreation trends have noted the decline in popularity of some court sports such as tennis. If, in the future, the demand for public tennis courts wanes, the opportunity to convert an existing tennis courts to a neighborhood off-leash dog area would be in keeping with this master plan. Separation from surrounding residential communities in combination with the presence of pedestrian access and available parking make this a logical location for this use. *This recommendation should not be deemed to supersede utilization of the tennis courts for sports play while public demand remains.*

C. DESIGN CONCERNS

1. SENSITIVITY TO PARK NEIGHBORS

McLean Central Park exists within the context of existing residential communities. It is a well-established and congenial relationship. The design and construction of additional features should be sited sensitively to minimize impacts to the adjacent properties in terms of light, traffic, and noise.

2. EVENT SIZE

Programming of events within the park, whether sponsored by a county agency or private group, should generally not exceed 400 at a time. Site parking has historically been shown to handle this size event without negatively impacting the surrounding neighborhood. Occasionally, larger events may be sponsored but will require additional program coordination (i.e. running shuttle vehicles, traffic control, additional refuse pick up) to accommodate the event size without over taxing the site and the neighborhood.

3. POTENTIAL FOR FUTURE ACQUISITION

In general, as properties become available that are contiguous with the park boundaries, they should be evaluated for potential acquisition to expand McLean Central Park or Dead Run Stream Park. Properties that contain land within a RPA and would enhance buffering of the stream corridor should merit particular consideration.

4. PEDESTRIAN OVERPASS

As mentioned previously, the concept of a pedestrian overpass across Dolley Madison Boulevard was reflected on the approved rezoning application RZ 84-D-029. Although there does not appear to be any intent on the part of Fairfax County to move forward with this project, the Park Authority would be supportive of the construction of this feature by others that would facilitate safe access between the park and communities to the east.

5. STREAM RESTORATION / LOW IMPACT DEVELOPMENT

A stream restoration project for a portion of Dead Run Stream within the park was completed in January 2010. Dead Run Stream was stabilized from Old Dominion Boulevard to approximately 100 feet below where the library outfall enters the stream. Approximately 1,000 linear feet of stream was stabilized. The project utilized natural channel design methods to stabilize the stream and incorporated a constructed wetland at the outfall from the parking lot off-line from the main stream channel. The remainder of the stream has significant areas of instability that should be addressed. Areas of the park near the tennis courts carry a significant amount of water from the Community Center parking lot and other infrastructure which causes erosion as it enters Dead Run and contributes to excessive storm flows. Through a partnership with DPWES Stormwater, opportunities should be sought to abate excess storm runoff using low impact development (LID) features in the open area with the swale north of the tennis courts.

Should the bridges across Dead Run Stream be replaced, the structures should be upgraded to include placement of the abutments back from the stream banks and bank stabilization to blend with the up and downstream stream stabilization work. Any future

stream restoration work at McLean Central Park should be done to mitigate any potential effects on Dead Run Stream Valley Park which is located downstream. Planned park elements, such as trail location, should be coordinated to accommodate future stream restoration efforts.

6. TRAIL CONSTRUCTION AND UPKEEP

To encourage usage by pedestrians, trail routes must be accessible, comfortable, and feel safe. The primary pedestrian routes should be constructed either in asphalt or concrete to provide a solid walking surface year-round. Pathways should be maintained reasonably clear of overgrowth.

7. TRAIL LIGHTING

Additional trail lighting is a plan element to enhance the pedestrian experience. Lighting could be activated through motion sensors and timers to minimize utility expenses, providing lighting only when necessary. One exception from the use of motion sensors would be to have the trail lights behind the library timed to the library's hours of operation. This lighting, filtered through the trees, would provide a visual accent to be viewed from within the library, taking advantage of the expansive wall of windows that looks out into the woods of the park.

8. PROGRAMMING COORDINATION

As the programming of these facilities becomes more intertwined, it will be critical to assure coordination between all parties. It is recommended that a scheduling plan be established that will assist the Park Authority, Dolley Madison Library, and the McLean Community Center in developing a coordinated schedule that will aid in avoiding conflicts between uses, allow for mutual promotion of events, and optimal use of the park.

9. EMBRACING TECHNOLOGY

Since the establishment of the Park Authority, park planning and facilities have evolved to address trends in user demand and societal trends. In recent years, one significant trend has been the increased demand and reliance on technology. The availability of wireless communication within parks is increasingly becoming an expectation of the visitor experience, allowing the opportunity to enjoy the park's amenities without feeling unreachable to family or employers. Internet access can further the park experience by online access to birding guides or plant identification keys. Smartphone usage can allow links to interpretive material or park schedules. The ability to provide current communications technology within McLean Central Park, whether through Wi-Fi or newer technology, should be investigated as a means to enhance and even encourage park usage.

10. CAMPUS IDENTITY AND NOMENCLATURE

Throughout this master plan revision, an emphasis has been placed on capitalizing on the synergy created by the collocation of McLean Central Park, Dolley Madison Library, and the McLean Community Center. Yet they remain identified as three separate entities. It

is recommended that consideration be given to creating a name for the unified campus with each facility listed as a part of that campus.

11. FISCAL SUSTAINABILITY

Economic realities require that funding for public parks be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability, as outlined in the agency Fiscal Sustainability Plan, is essential to be incorporated into the implementation of the master plan. Successful implementation of the Fiscal Sustainability Plan and master plan will allow the agency to address community needs, as well as critical maintenance, operational and stewardship programs by providing latitude in funding options and decision making. Together these plans will serve the public, park partners and the Park Authority by providing a greater opportunity for fiscal sustainability while managing the inevitable needs for capitalized repairs and replacements.

12. McLEAN COMMUNITY CENTER EXPANSION

An expansion of the McLean Community Center in its current location is planned. A final design does not yet exist for the site; however, the future design may provide opportunities for implementation of portions of this plan or to enhance overall stormwater management. The Park Authority and the McLean Community Center should continue to coordinate and collaborate during plan development to investigate mutually beneficial opportunities to enhance stormwater management.

13. UTILIZATION OF SYNTHETIC ICE

To increase utilization of the park year-round, this plan includes an option to convert the performance area to an ice skating area in the winter. Particularly as the winters in this area are rarely cold enough to promote consistent ice formation, the use of synthetic ice should be considered. Synthetic ice would not require water usage (other than to rinse the surface occasionally) or chilling units, providing a more environmentally sound option.

14. ACCESS POINT FOR AMPHITHEATER DROP-OFF

The inclusion of the drop-off area near the amphitheater is an important element to broaden access to park features. Transportation design standards require that the connection to Ingleside Avenue, however, be established directly across from the intersection with Elm Street. A utility pole is sited in the same location where the connection needs to be made and will need to be relocated prior to the construction of the drop-off.

15. SITING OF BOCCE COURT

The bocce court is sited where a superfluous trail section can be removed. Establishing the court in this way will entail minimal impact to existing trees. Consider building the court above grade for further protection of tree roots. There is some concern regarding potential noise levels from the library's HVAC equipment, located nearby, which could reduce the enjoyment of this feature. Should more suitable location be identified at the

time of facility development, the use would still be consistent with this master plan so long as site resources are protected.

16. CONSERVATION EASEMENT

To establish an accessible trail connection between the parking lot and the sidewalk along Ingleside Avenue, the most likely route will run the trail across a conservation easement. This easement was established with the renovations to the Dolley Madison Library. This location can be accommodated but will require removal of all or a portion of the existing easement and the establishment of another off-setting easement elsewhere in the drainage shed.

17. SITE MAINTENANCE

Some plan elements, such as landscape features, amphitheater and commemorative grove, require a level of maintenance above typical park maintenance standards. This provides opportunities for collaboration with community groups that may include the McLean Community Center, Dolley Madison Library, sponsors and/or the Friends of the park who may also assist in implementing plan elements and/or programming facilities. Prior to implementation, a sustainable maintenance plan should be in place in order to support implementation of elements requiring a higher level of maintenance.

18. CONSIDERATIONS FOR TREE PRESERVATION AND CANOPY ENHANCEMENT

A distinctive feature of McLean Central Park and an attribute appreciated by its users is the green character of the park. This is due, in large part, to the canopy provided by mature trees. In final engineering, care should be exercised for the protection of existing trees. Minor adjustments to the design may aid in the preservation of trees. Prior to final design engineering, consultation with a representative from the Urban Forest Management Division may provide additional insight into opportunities to promote tree health and preservation. Additionally, new plantings should be selectively chosen from native and adapted (non-invasive) species that will continue to enhance the green character of McLean Central Park for years to come.

VI. APPENDIX A – Soil Map Unit Descriptions

(30) Codorus and Hatboro -This channel-dissected soil grouping occurs in floodplains and drainageways of the Piedmont and Coastal Plain, and is susceptible to flooding. Soil material is mainly silty and loamy, but stratified layers of sand and gravels are not uncommon. The seasonal high water table varies from 0 to 2 feet below the surface. Depth to hard bedrock ranges from 6 to 30 feet. Permeability is variable. Foundation support is poor because of soft soil, seasonal saturation and flooding. Septic drain fields and infiltration trenches are poorly suited because of wetness and flooding potential. Stream bank erosion within these soils may result in undercutting of embankments on adjacent properties. Hydric soils, which may include non-tidal wetlands, occur within this mapping unit.

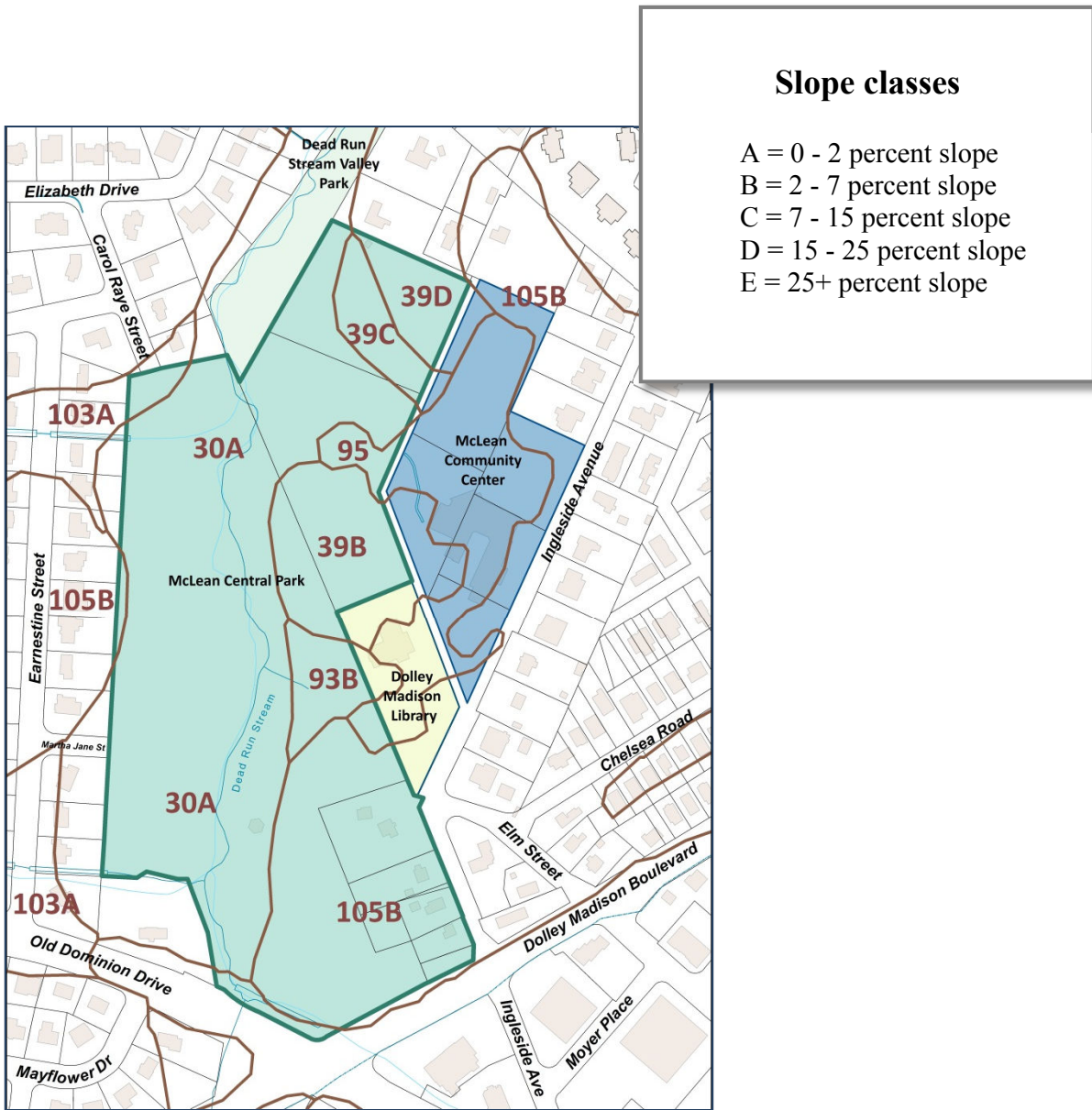
(39) Glenelg -This Piedmont soil occurs extensively on hilltops and sideslopes underlain by micaceous schist and phyllite. Silts and clays overlie silty and sandy decomposed rock. Depth to hard bedrock ranges from 5 to 100 feet. Permeability is generally adequate for all purposes. Foundation support for small buildings (three stories or less) is typically suitable. Because of a high mica content, the soil tends to "fluff" up when disturbed and is difficult to compact, requiring engineering designs for use as structural fill. This soil is suitable for septic drainfields and infiltration trenches. Glenelg is highly susceptible to erosion.

(93) Sumerduck – This soil consists of silty and clayey alluvium eroded from micaceous bedrock. It occurs along drainageways of the Piedmont. The seasonal high water table is 2 to 3.5 feet below the surface. Depth to bedrock is greater than 6 feet. Foundation support is marginal because of the high water table. Foundation drains and waterproofing are needed to ensure dry basements. Grading and subsurface drainage may be needed to eliminate wet yards. Septic drainfields are poorly suited because of the high water table and slow permeability and infiltration trenches are marginally suited because of the high water table.

(95) Urban Land – This unit consists entirely of man-made surfaces such as pavement, concrete or rooftop. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units lie atop development disturbed soils. Ratings for this unit are not provided.

(103) Wheaton-Codorus Complex - This complex is a mixture of the development-disturbed Wheaton soil and the natural Codorus soil. The complex occurs near floodplains in the areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Codorus soil will be found along undisturbed areas within the border of the floodplain. For a description of the two soils that make up this map unit, please see (102) Wheaton and (29) Codorus.

(105) Wheaton-Glenelg Complex -This complex is a mixture of the development-disturbed Wheaton soil and the natural Glenelg soil. The complex occurs in upland areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Glenelg soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (102) Wheaton and (39) Glenelg.



Soils Map

VII. APPENDIX B - An Expanded History of the McLean Area

Introduction

The McLean Central Park area is located in a section of the county that has undergone significant changes throughout its history. Prehistoric evidence describes an area that was forested, crossed by many streams that supported both temporary and permanent settlements living off of rich flora and fauna resources. When Europeans settled in the region, large areas were cleared for crops and pastures and to establish plantations, farms, roads and small communities.

Prehistory to Early Contact, ca. 10,000 BC – ca. AD 1566

The prehistoric cultural sequence for this area of Fairfax County generally conforms to that defined for other areas of the Mid-Atlantic region. The first arrivals in the region, the Paleo-Indians, are now believed to have arrived as early as 20,000 BC. Others believe they arrived later ca. 10,000 BC. This was a time extreme climate change. Paleo-Indians in the region probably hunted deer, elk, and other small mammals. Foraging for foodstuffs along with fishing and shellfish gathering formed a subsistence method of life.

The Archaic Period, ca. 10,000 to 1200 BC, began with a climate shift to warmer temperatures. There was greater exploitation of land for settlement and a wider variety of plant resources available. Increases in population brought concomitant increases in the number of settlements. Deer and elk were more available and the increase in oak, hickory, and butternut forest provided storable food sources.

More abundant lithic resources attracted a population movement to lands above the fall line with seasonal camping in interior wetland areas. Smaller tribal bands would come together in floodplain camps to take advantage of resources and then seasonally break apart. Late in the Archaic period rivers and estuaries presented major food resources. Subsistence systems changed to meet available resources in the different areas settled. Larger sites with storage pits demonstrating more sedentary life were established.

The Woodland period, ca. 1200 BC to 1607 had a milder climate than earlier periods with moister conditions approximating modern conditions. Climate, combined with a shift to a more agricultural subsistence strategy, resulted in larger camps occupied for longer periods. Forest systems became more diversified and plant communities supported a greater variety of wildlife. Settlement practices were refined and the settlements themselves became more long term. Regional exchange networks were created. Population density increased. Settlements ca. 1300 – 1400 are not stockaded so an assumption can be made that hostility levels were minimal.

In the Late Woodland period ranked societies become apparent. The tribal confederations and chiefdoms met by the early European immigrants constricted the movement of one group into another's territory. It would seem fall line demarcated a lightly settled buffer zone separating eastern and western groups. The Dogue (Moyomaps) on the upper Potomac blocked European settlement in Northern Virginia until the late 17th century.

European Exploration and Settlement, ca. 1566 – Civil War

The earliest European explorations of the Chesapeake area were made by the Spanish. Menendez de Aviles, governor of Florida, made two colonization attempts. The first in 1566 met with immediate failure. The second, in 1570, with Jesuit missionaries, a servant boy and several scholars was minimally successful. They had settled near Aquia, built a small church and a house and survived for several years. After attack by Native Americans the settlement was abandoned. In 1588 the Spanish again travelled to the Chesapeake and captured two American Indian children with the idea they would be taken back to Spain for an education that would allow them to guide future Spanish expeditions. Unfortunately both children died soon after capture.

The British had been present early in the 17th century mapping the eastern coast and the Chesapeake Bay. The British had also done some trading for furs with the local populations in the lower Potomac River. In 1603, Captain Bartholomew Gilbert, while attempting to trade for furs, was shot at and did not return. The first Virginia Company, established by royal charter in 1606, was given a proprietary colony that was settled in Jamestown in May 1607. Captain John Smith left Jamestown in mid-1608 to explore the Chesapeake Bay. Having found the mouth of the Potomac River he explored up river as the fall line, just north of the present Chain Bridge before returning to Jamestown. His group made contact with Algonquian-speaking people; all except the Dogue were hostile. He identified a village, Tauxenent near Mason Neck on his 1608 map.

The Dogue were primarily agriculturalists who lived in sedentary communities close to the Potomac River while trading with other indigenous groups. However, the Dogue trade efforts competed with these groups who came to dominate area. European pressure and disease reduced the native populations, forcing the Dogue into the northern part of the county. By 1675 the Dogue no longer were a presence in the county. Early European transactions with the native groups were sporadic and were paper transactions used to divide land rather than to establish actual settlement.

Sixteen years after John Smith's exploration of the Potomac the first Virginia Company's charter was revoked by James I. Virginia now became a crown colony. The British crown now owned all the land in the commonwealth. The Crown retained ownership during the Cromwell period: granting proprietaries, although most transactions were ignored until late in the 17th century.

By the late 17th century, Thomas, Lord Culpeper controlled six of the seven proprietary shares. Lord Culpeper's daughter, Caroline, inherited these shares in 1689. On her marriage to Thomas, fifth Lord Fairfax, in 1690 the shares conveyed to her husband. The accumulation of wealth and land went hand in hand. In a rare action and after the death of Caroline's brother Alexander, the Privy Council gave Lord Fairfax sole ownership of the seven proprietaries in 1693. In 1717, Thomas, appointed Agent for the Proprietary, began to acquire lands near the falls of the upper Potomac, eventually owning over 16,000 acres in Virginia and Maryland. However, it would take the Virginia General Assembly until 1746 to reaffirm Lord Fairfax's ownership.

In 1724, Fairfax granted 3402 acres to George Turberville. The Turbervilles were a wealthy family from Westmoreland County who were increasing their land holdings in Northern Virginia. The granted land is located between the "branch of Pimmit's Run and Scotts Run that were adjacent to the lands owned by

Alexander Scott, Thomas Lee" (Fairfax Deed Book U: 84). This tract was called Woodberry. By 1803, Troilus Lewin Turberville owns the part of the original grant that includes McLean Central Park. Unfortunately Troilus dies intestate and is heavily in debt. The inheritors, including Mottram Ball and his wife, Martha Corbin are sued for repayment. The creditors win with the

court directing the land to be broken up into parcels and sold to repay Troilus's debt. In 1830, Mottram Ball repurchases the 1503 acres he and his wife had inherited for \$1855.55. The parkland, which was pasture and farm fields, remains in the Ball family until 1858, when it sold to Lewis Means. Small outlying parcels of the present park are still retained by the Ball, Jones and Johnston (Benvenue) families.

Civil War and Camp Griffin

Lewis Means was a resident of the District of Columbia where he owned a tavern and a tan yard. The 1860 Federal Census has his extended family living on the land at that time. By May of the following year Virginia, and Fairfax County with it, had voted for secession from the Union.

After the first Battle of Bull Run in July 1861 and the Federal army's defeat, President Lincoln appointed Major General G. McClellan as Commander in Chief of the newly named Army of the Potomac. On the date he took command, McClellan reported, he "found no army to command – merely a collection of regiments cowering on the banks of the Potomac, some perfectly raw, others dispirited by the recent defeat" (U.S. Government Printing Office 1880-1901: Series I, Vol. II, No. 1 Ch. 2).

McClellan concentrated his forces in three areas and ordered winter camps constructed – one of which was Camp Griffin. From September 1861 through March 1862 more than 25,000 men, their horses, supplies and equipment would reside at the camp. At the time, Camp Griffin was the front line for the Union forces; often forays were sent out in search of the Confederates – or for food. Camp Griffin was laid out according to established army procedures. There were streets, commissaries, officer and enlisted men's quarters, and other buildings. Tent, log and partial subterranean housing were built, denuding the area of trees.

Life was routine and training was constant in camp. Rumor and boredom was rife. Time was spent on picket duty, building fortifications, cooking, cutting firewood, gambling, writing letters home or in daily drill in the fall mud and winter snow. Large inspections were held once a month, such as the Grand Review at Bailey's Crossroads with over 75,000 soldiers participating. Living conditions suffered. Months went by with no military action except small harassments that interrupted soldiers' sleep. Kept on alert, Confederate attack was anticipated every day. It never came.

Disease proved deadlier. Soldiers, living in cold damp, mud floored tents, and cabins, fell victim of measles, mumps, dysentery, typhus, typhoid fever, pneumonia and malaria. Benvenue, then owned by the Johnstons had been turned into a hospital with huge tents erected behind and to the south into the present McLean Central Park. Alfred L. Castleman, Surgeon for the 5th Wisconsin, wrote, "By night the views over the camps are beautiful; by day the stench and noise is abominable." (*The Army of the Potomac: Behind the Scenes. A diary of unwritten history.* 1863: 44).

After determined argument made by regimental surgeons and the Sanitary Commission, conditions improved by February 1862 and disease levels fell, but over 15% of Camp Griffin's soldiers succumbed to illness by the time troops were mobilized for the Peninsula Campaign in late March 1862.

It is likely that the Means family, like their neighbors, did not remain on their property during this period. Farmland had been trampled, crops and livestock taken, homes burned or vandalized. Loyalty to the Union cause was not a deterrent. Means sells his property to Magarity in 1866. The 1870 Federal Census has him back in Washington at his tavern. The Magarity family owns the

land until 1922. It is not evident that there was ever a house reconstructed on the site. It seems to have remained farm and pasture land throughout the 20th century until it was purchased by the Park Authority in 1965.

Archaeological Resources

The Civil War Inventory (2006) designated the entire park as being within an area of Civil War activity (Camp Griffin). This was identified through documentary research only and has not been verified through field investigations. Civil War sites are noted to be of particular significance in the countywide Cultural Resource Management Plan. Accordingly, if a Civil War site on parkland retains its research value, the Park Authority has heightened responsibilities towards its stewardship.

Prior to any ground disturbing activity, an archaeological survey must be conducted to verify the presence or absence of Civil War-related archaeological resources. Should such resources be present, they should be evaluated as to their National Register eligibility. Should any intact, National Register eligible resources be discovered, every effort should be made to avoid these resources and preserve them in place.