FAIRFAX COUNTY PARK AUTHORITY
JULY 2005

OAKTON COMMUNITY PARK MASTER PLAN

APPROVED 7/27/05

FAIRFAX COUNTY PARK AUTHORITY

OAKTON COMMUNITY PARK

General Management Plan and Conceptual Development Plan

July 2005

Approved 7/27/05

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The Fairfax County Park Authority acknowledges the special efforts of the Corbalis Task Force members in developing the recommendations for this plan. The Task Force donated many hours toward the creation of the GMP and CDP. Their considerable vision and guidance significantly enriched the Oakton Community Park Master Plan.

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Introduction

I. Purpose of Plan & Description

The purpose of the master plan is to create a long-range vision for the site. During the planning process, the site is considered holistically, as part of the surrounding context of the neighborhood and as a unit within the Fairfax County Park Authority system. When approved, this document will serve as a useful long-term decision making tool for future planning on the site and should be referred to before any planning and design projects are initiated.

The master plan document consists of three parts—Background and Existing Conditions, the General Management Plan, and the Conceptual Development Plan. After presenting the background information serving as the basis for decision making, the General Management Plan and Conceptual Development Plan describe how to best protect park resources, provide quality visitor experiences, and serve as a blueprint for future park development. The purpose of the document is to serve as a guide for all future planning and programming. The purpose of the General Management Plan (GMP) is to guide management of resources, visitor use, and general development of the park. The GMP describes existing conditions and constraints, details the desired visitor experience, and identifies "management zones." General Management Plans are meant to be flexible to accommodate the changing needs of park visitors. Uses are described in general terms, so that as visitor needs change, the uses provided can shift accordingly. The Conceptual Development Plan (CDP) describes the planned park elements, identifies design concerns, and illustrates the general location of the recommended facilities based on the guidance of the General Management Plan.

II. Planning Process & Public Involvement

In April 2004, approximately 75 citizens attended a public meeting, co-sponsored by the Providence District Board of Supervisor's Office, to discuss the possible relocation of the historic Oakton School House and development of Oakton Community Park, formerly known as the Corbalis Property. Though the majority of the discussion focused on the school house, comments were expressed supporting tree preservation and potential uses on the site.

To officially begin the Park Authority's master planning process, a public information session was held on June 8, 2004 with almost 60 citizens present. During a question and answer session, comments centered on tree and habitat preservation, the development of an unlighted rectangle field, vehicular access, and the relationship of the Oakton School House to the park site.

In July 2004, The Park Authority established a citizen task force. The task force's dual role was both visionary and advisor. Meeting six times through November 2004, the Task Force guided Park Authority staff in developing a vision for the park describing the park visitor's experience and a conceptual arrangement of uses on the site. The Task Force was composed of a broad-based group with representation from neighbors, civic groups, and potential park users.

Approximately 75 citizens attended the public hearing in March 2005 with the public comment period remaining open for thirty days after. The master plan went before the Park Authority Board for approval in June 2005.

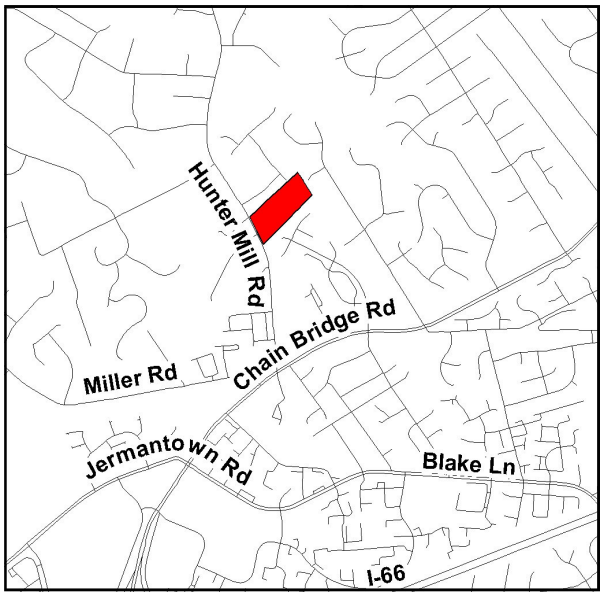
Part 1: Background & Existing Conditions

I. Park Description & Significance

A. Location & General Description

The property is located at 2841 Hunter Mill Road in Oakton, Virginia in the Providence Supervisory District, a quarter-mile north of the intersection with Chain Bridge Road (Route 123). Classified as a Community Park, the site is 9.81 acres in size. The property is bounded by single-family subdivisions with Oakcrest Farms to the north, Lewis Manor to the east, English Oaks to the south, and Hunterbrooke to the west across Hunter Mill Road.

The site is relatively flat with two-thirds of the site primarily hardwood forest and a large open area found in the southwest corner along Hunter Mill Road. An existing 2 ½ story house and a barn are located in the southwestern area of the site along the road.



B. Administrative History

Archival research indicates that the site was part of a larger 188-acre parcel on the north side of Chain Bridge Road. In 1860, tax records show Gilson Whaley owned the property, though a dwelling was not present on-site. The property changed hands several times from 1884 to present. Various residents contacted the Park Authority with information regarding the property, and that it would be coming on the market. The Park Authority purchased the Corbalis Property at auction in 2001.

C. Park Classification

Oakton Community Park is designated as a Community Park in the Park Authority's classification system. Community Parks provide a variety of individual and organized recreation activities conveniently located for short term visits. These parks may be located in residential neighborhoods or Suburban Centers. Community Parks primarily support active recreation including organized sports and may be intensely developed, while still providing a moderate amount of vegetated open space. All facilities planned for a Neighborhood Park can also be located in a Community Park. Facility development may include lighted or unlighted athletic fields, court facilities, picnic areas, playgrounds, tot lots, garden plots, fitness courses, trails, and parking. Parking is provided on-site or co-located with appropriate adjoining development. Community Parks will typically be 10-50 acres in size serving several neighborhoods. The service area is measured by a 5 to 10 minute drive or 15 to 20 minute bicycle trip. Depending on the density of surrounding communities, the service area generally extends up to three miles.

Trail on Westside of Hunter Mill Road

D. Planning Context

In the County's Comprehensive Plan, the site is located in the Piney Branch Community Planning Sector of the Vienna Planning District. Principal park and recreation guidelines for the Planning District include:

- Acquire and develop at least three additional Community Parks to address deficiencies of active recreation facilities,
- Plan and develop stream valley trails to facilitate non-vehicular travel option, and
- Preserve and protect significant natural and heritage resources.

Recommendations impacting the site include the widening of Hunter Mill Road to four lanes with trails planned along the both sides. Along the eastside of the road, a 4 to 8-foot wide paved trail is recommended. In addition, the district-wide recommendations for heritage resources in the Vienna Planning District acknowledge the known and potential resources along the Hunter Mill Road Corridor and encourage the documentation, protection, and preservation of these resources. At the state level, the corridor has been designated a Virginia Scenic Byway and in 2001 was determined eligible for inclusion in the Virginia and National Registers by the Virginia Department of Historic Resources, though no formal nomination form has been submitted.

Virginia land use law requires that public and utility uses demonstrate compliance with the local comprehensive land use plan. The process is typically referred to as a "2232-Permit" because of the section number of Commonwealth law that legislates the process. Parks are one public use that typically has to secure a 2232-Permit. Following adoption of this park master plan, the Park Authority will apply for 2232-Permit approval from the County Planning Commission.

E. Park & Recreation Need

Need for park and recreation facilities is determined through long range planning efforts. The Park Authority tracks inventory of facilities and land, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine reasonable need. The Needs Assessment analyses were completed in 1993 and 1996. The most recent report was completed in 2004.

The findings of the 2004 report indicate a countywide shortage of most types of

athletic fields with the most notable deficiency of 117 rectangular fields, projected to grow to 177 by the year 2013. Within 1 ½ mile of the site, there is a shortage of one rectangle field based on the adopted Countywide service level of providing one field for every 2,500 residents. In addition, there is a deficiency of one playground according to the service level of one site for every 2,800 residents (Figure 1—Rectangle Field Deficiencies within Service Area)

F. Relationship to Strategic Plan Initiatives

The Park Authority Strategic Plan is the guiding document to focus resources on the most critical work of the agency. As identified in the Strategic Plan, the dual goals of the Park Authority mission are to protect and enhance natural and cultural resources to provide quality recreational services and facilities. The recommendations established in Oakton Community Park's master plan are based on the Park Authority's mission to offer citizens opportunities for recreation, while also setting aside public spaces for the protection and enhancement of environmental values,

Oaks Along Hunter Mill Road

diversity of natural habitats, and cultural heritage to guarantee that these resources will be available for both present and future generations.

G. Park Mission

The park mission describes the purpose and significance envisioned for the park site. As park development progresses from conceptual master planning to site specific design, decisions can be continually tested against the park mission for appropriateness.

Park purpose statements are intended to guide decision making regarding all plan recommendations, resource allocation, and management issues. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can remain flexible, as legislative requirements and park user preferences change. Park significance statements capture the attributes that make the park valuable and important to the community and within the park system. Like park purpose statements, the significance of a park may shift overtime in response to the surrounding context or user needs and desires.

Park Purpose

The purpose of Oakton Community Park is three-fold:

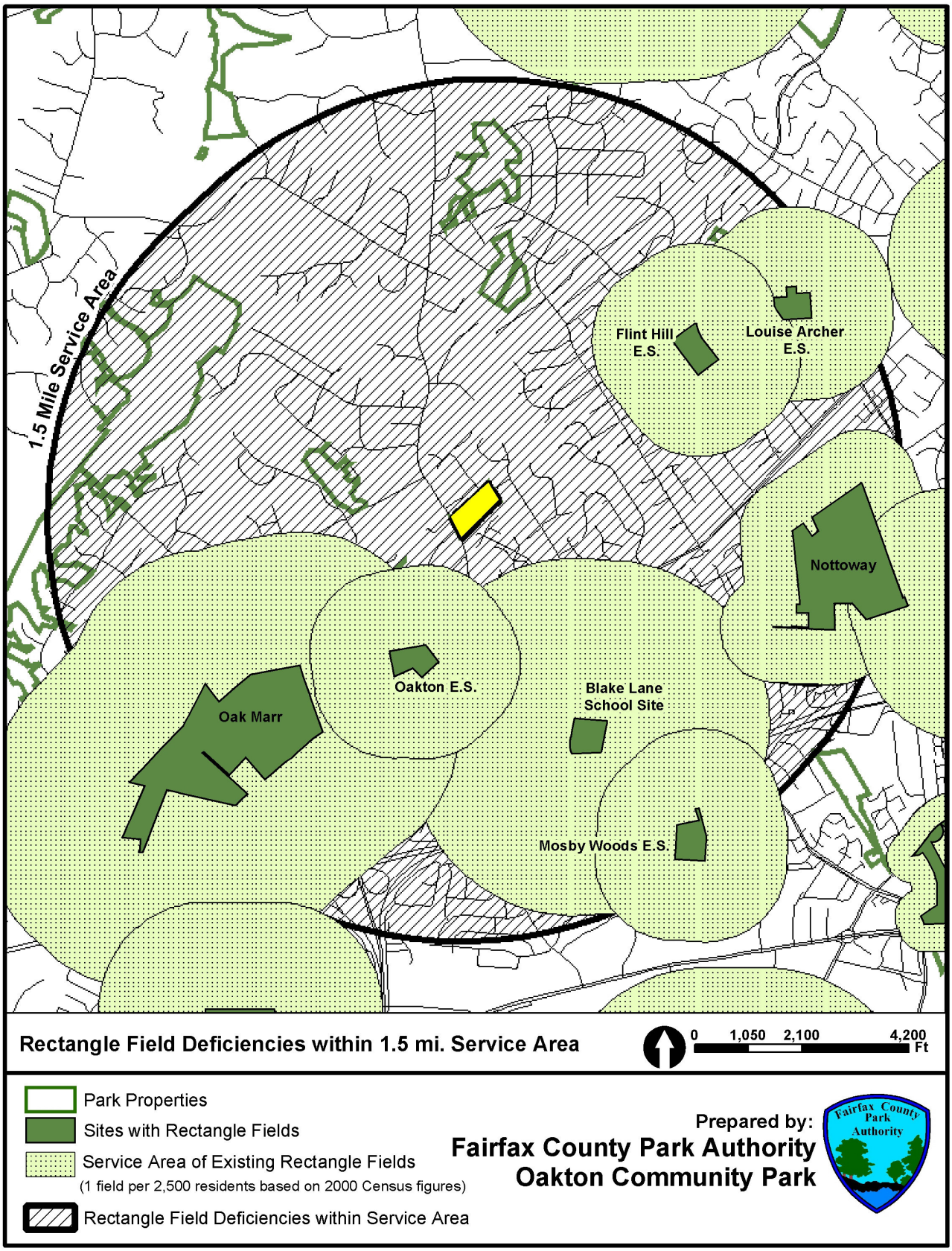
- To provide active and passive recreation opportunities for range of interests and ages,
- To preserve and enhance natural and cultural resources, and
- To provide facilities for family gatherings and small-scale neighborhood events.

Park Significance

The site presents a rare opportunity to develop active recreation facilities

OAKTON COMMUNITY PARK

Figure 1—Rectangle Field Deficiencies within the Service Area



without significantly impacting existing natural and cultural resources. The relatively flat, open areas found on-site can potentially accommodate recreation facilities with minimal tree removal, allowing the existing 5-acre woods to remain intact. The property also contains potential cultural resources sites allowing for the documentation and preservation archaeological features and artifacts. In addition, the park provides an opportunity to potentially relocate and preserve the Oakton School House within the historic Hunter Mill Road Corridor.

Within walking distance to the park site are residential developments in need of additional recreation facilities and expressing a desire to preserve the existing woods. With the strong sense of community in the Oakton area and a local interest in the site, Oakton Community Park has the potential to develop into a park with solid ties to the neighborhood.

Oakton Shopping Center at Intersection of Hunter Mill & Chain Bridge

II. Site Analysis

A. Park Context & Adjacent Properties

The area surrounding the park is primarily single-family residential, including the adjacent properties. Just south, Sunrise Assisted Living is located on the east side of Hunter Mill Road and on the west side is the site of the future Oakton Library and a church. Commercial, office, and retail uses are found at the intersection of Hunter Mill and Chain Bridge (Route 123) including a gas station, restaurants, a child care center, and a grocery store. A trail/sidewalk along the west side of Hunter Mill Road provides pedestrian access from these uses to the park site (Figure 2—Surrounding Land Uses).

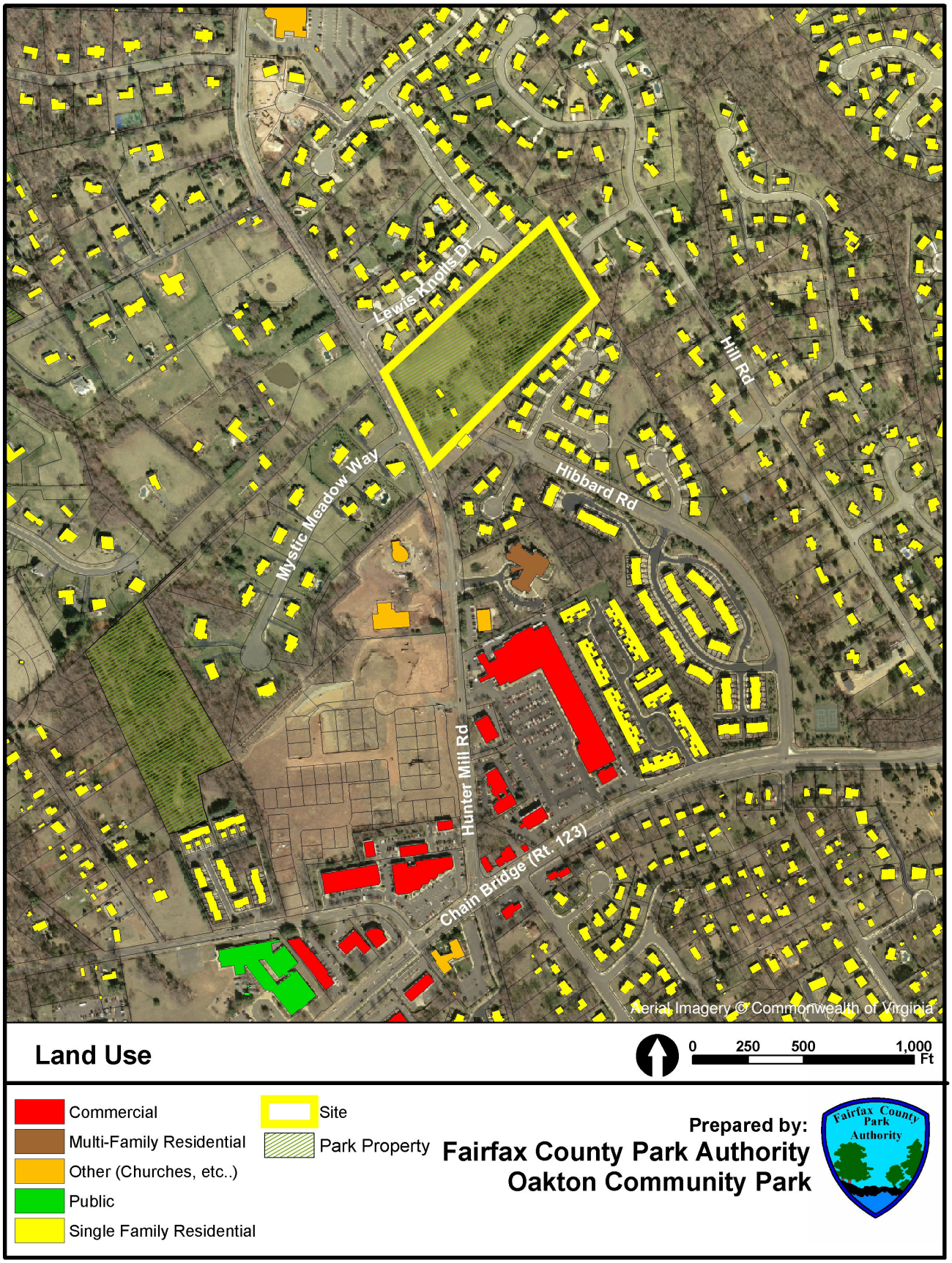
Hunter Mill Road Shopping Center

B. Existing Site Conditions

1. Green Infrastructure

The Fairfax County Park Authority has developed a modeling tool to identify significant natural and cultural resources in the County. Using the County's geographic information system (GIS), the FCPA has produced a countywide "Green Infrastructure" model and resultant map based on a weighted analysis of significant environmental and historic features. The weighted analysis produces a general resource value that recognizes the combination in value of various resources within the three general categories of environmental, cultural, and open space areas, but does not rank importance between categories. The model is limited by the extent, accuracy, and resolution of the source data used. Several important

Figure 2—Surrounding Land Uses



resources, such as rare, threatened, and endangered species and Environmental Quality Corridors (EQCs) are not considered in the analysis due to the unavailability or incompatibility of the data.

The Green Infrastructure model ranked the majority of the site and adjacent areas as a minimal resource value. In the northeastern corner, the resource value of the northeast corner of the site is rated as low.

2. Cultural Resources

a) Site History

The land-use history for Oakton Community Park is based on land records associated with the property that has become this park. In addition to providing some broad understanding of how this land has been used over time, this history is also useful in that it helps us determine which areas are most likely to contain significant cultural resources. Finally, in the event that historical resources are located on the ground, this history gives us a context for identifying, dating, and determining the significance of those resources.

Land ownership records indicate the property was a section of a 188-acre parcel in the early 19th century. The parcel was subdivided and sold in 1845, and changed hands four times between 1884 and the present. In 1860, the owner of the parcel was Gilson Whaley. He also owned property south of Chain Bridge Road, as recorded on the McDowell 1862 and Hopkins 1879 maps. One structure is shown on the McDowell map on the current park property.

In the property tax records for 1861, one of Whaley's parcels, likely the one north of Chain Bridge Road containing the current park site, was assessed for $150 for buildings on it. In 1869 and 1870, the same property had $200 worth of buildings. Other than the McDowell map, no other archival documentation indicates that there were buildings on the property.

In 1880, the 80 acres north of Chain Bridge Road was bought by S. Ernest Smith, son of Whaley's neighbor, James Smith. Ernest Smith was the first postmaster of Oakton in 1883. His store and post office were at the corner of Hunter Mill and Chain Bridge Road, where the Oakton Shopping Center is today. He also owned and operated a steam powered saw and grist mill, but the exact location of the mill is unknown.

Further reviews of the 1937 aerial photographs of Fairfax County indicate a small building on the property. This building may be the same structure indicated on the McDowell 1862 map. This structure may be a log cabin described in historic accounts of Civil War activity in the Oakton area in the early part of the war. According to *The History of Oakton, Virginia: 1758-1990* (D'Anne A. Evans), "…*South Carolina troops camped on the Speer and Millard farms near Blake Lane and Route 12, using the nearby barn at Millard's for their commissary. The James L. Smith house on Hunter Mill Road became the office of the Provost Marshal and the headquarters of that section.*" It is possible that this house is the cabin that was the burned down in the middle part of the 20th century according to the previous land owner.

b) Archaeological Survey

The Cultural Resource Management and Protection Section of the Fairfax County Park Authority conducted a pedestrian archaeological survey, with judgmentally placed shovel test pits (STPs). The area has low potential to contain Native American sites. No artifacts were

recovered during the survey, and no evidence of Native American archaeological sites existed.

During a second visit to the property in an interview with the son of a prior owner of the property, it was discovered that military artifacts associated with the American Civil War were found in an area east of the house, utilizing a metal detector. Therefore, sites may exist, but it is unlikely any additional military artifacts exist, due to the thorough nature of the metal detection and relic hunting. However, other, non-metallic artifacts associated with these sites may well remain.

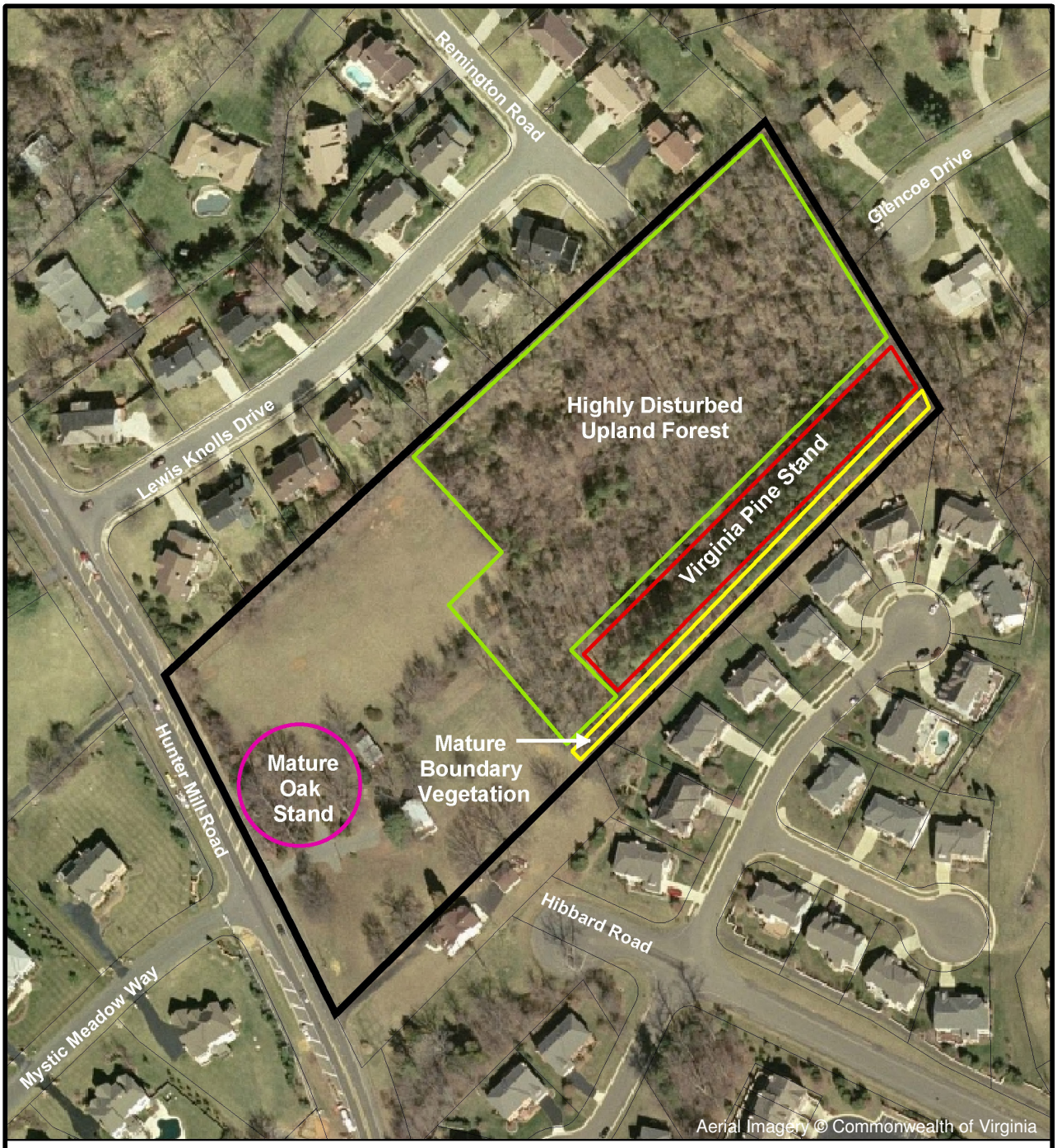
3. Natural Resources
c) Vegetation

The Forest Delineation Report, completed by the Park Authority's Natural Resource Management and Protection Section, identified the following five vegetative zones, in order of prevalence (Figure 3—Forest Stand Delineation):

- **Highly Disturbed Upland Forest**—This zone covers roughly the eastern half of the property and is characterized by low recruitment of new trees, low quality shrubs, and herbaceous layers, as well as extensive coverage by exotic invasive plant species. Dominant trees include red maple (*Acer rubrum*), ash-leaved maple (*Acer negunda*), tulip tree (*Liriodendron tulipifera*), and black cherry (*Prunus serotina*). The understory of this zone contains invasive shrubs such as autumn olive (*Eleagnus umbellata*), amur honeysuckle (*Lonicera maackii*) and wineberry (*Rubus phoenicolasius)*, and vines such as grape (Vitis sp.), oriental bittersweet (*Celastrus orbiculatus*) and Japanese honeysuckle (*Lonicera japonica*). Ground cover consists of ground ivy (*Glechoma hederacea*), periwinkle (*Vinca minor*), Japanese honeysuckle (*Lonicera japonica*), Japanese stilt grass (*Microstegium vimineum*) and Virginia knotweed (*Tovara virginiana* also known as *Polygonum virginianum*). This area appears to have been highly disturbed in the mid to late 20th century. The abundance of invasive species is indicative of this disturbance, and these species benefit from excessive deer browse. There is some indication of encroachments from neighbors off of Lewis Knolls Drive and Glencoe Drive, which appears to be primarily the dumping of yard waste.

- **Lawns, Hedgerows, and Thickets**—The Lawn, Hedgerows, and Thickets Zone covers the western portion of the property from Hunter Mill Road to the tree line east of the house site. Trees vary by habitat type across the zone and include a variety of oaks (*Quercus sp.*), red maple (*Acer rubrum*), black walnut (*Juglans nigra*), black locust (*Robinia pseudoacacia*) and sassafras (*Sassafras albidium*). The shrub vegetation includes winged sumac (*Rhus copallinum*),

Figure 3—Forest Stand Delineation



blackberry (*Rubus allegheniensis*) and wineberry (*Rubus phoenicolasius*). Herbaceous vegetation includes mowed tall fescue (*Festuca elatior*), asters (*Aster sp.*), goldenrods (*Solidago sp.*), Japanese stilt grass (*Microstegium vimineum*) and false strawberry (*Duchesnia indica*).

- **Virginia Pine Stand**—This area forms a narrow belt parallel to the southern boundary, running from the northeastern portion of the property to the clearing for the house. The stand is composed almost entirely of Virginia pine (*Pinus virginiana*). The complete lack of any ground cover or shrub layer vegetation in this zone appears to be due to the nature of pine stands combined with excessive deer browse and the damaging activities of neighborhood youths who are cutting vegetation, building forts, and depositing trash.

- **Mature Boundary Vegetation**—This zone runs along the southern boundary behind the houses on Welbourne Court. This zone is dominated by mature oaks (*Quercus sp.*), red maple (*Acer rubrum*), tulip tree (*Liriodendron tulipifera*) and American beech (*Fagus grandifolia*). The understory is almost absent, but several healthy flowering dogwoods (*Cornus florida*) were observed. This area is clearly an old property boundary. Encroachments from adjoining properties are very obvious in this area. Landscaping, dumping of yard debris, trash, and play equipment were all observed.

- **Mature Oak Stand**—The Mature Oak Stand is directly adjacent to Hunter Mill Road. It is dominated by white oak (*Quercus alba*) and has a dense concentration of the invasive shrub autumn olive (*Eleagnus umbellate*) and eastern red cedar (*Juniperus virginiana*). This stand appears to have been preserved as a landscape feature associated with the 19th and 20th century occupation of the property.

In summary, the majority of the property is an immature hardwood forest. Due to young age, poor quality of the herbaceous and shrub vegetation, and prevalence of exotic invasive plant species, the forest has limited ecological value at this time. However, if actively managed to control invasive plant species, reduce the white-tailed deer population, remove trash, and prevent destructive encroachments, this parcel may become a valuable pocket of natural habitat for birds and other mobile wildlife (Attachment 1—Partial Plant List).

d) Wildlife

Oakton Community Park is surrounded by residential developments and is therefore not connected to any natural areas through corridors of natural vegetation or stream valleys. The isolated nature, high level of disturbance and prevalence of invasive species on this parcel would normally lead to the extirpation of any remaining sensitive wildlife species, and prevent recolonization by most. The more common fauna, such as gray squirrels,

raccoons, and white tailed deer which have become adapted to suburban living will continue to occur in this parcel. The ecological isolation will have the same effect on those plants with greater habitat restrictions or those more susceptible to competition from non-native species. The large edge to area ratio creates a situation where significant active management will be necessary to recreate or maintain a natural healthy piece of habitat suitable for native bird species and other wildlife that is able to inhabit small fragments of forest (Attachment 2—Partial Vertebrate Species List)

e) Hydrology

The site is composed of silty-clayey soils with a shallow water table generally ranging from 2 to 6 feet below the surface. The highest ground in the park occurs in the southeastern portion near Welbourne Court about two-thirds of the distance from Hunter Mill road to the extreme southeastern property corner. From this point, there is a slight ridge projecting northwest across the property. Water falling on the northeast side of this ridge could be expected to drain northeast toward Glencoe Drive. Water falling the southwest side of the ridge flows to the northwest to a swale in the field in the northwest portion of the property and then west toward Hunter Mill Road. There are no defined channels and no evidence of erosion on the property.

f) Topography

Topographically, the site has a gentle rise of about 12 feet from northwest to south across the site, with the high point located along the southern boundary of the property. The low points are found in the northwest and northeast corners of the site. The slopes on-site are generally below 10 percent with isolated occurrences of slopes exceeding 10 percent at edges of the site (Figure 4—Slope Analysis).

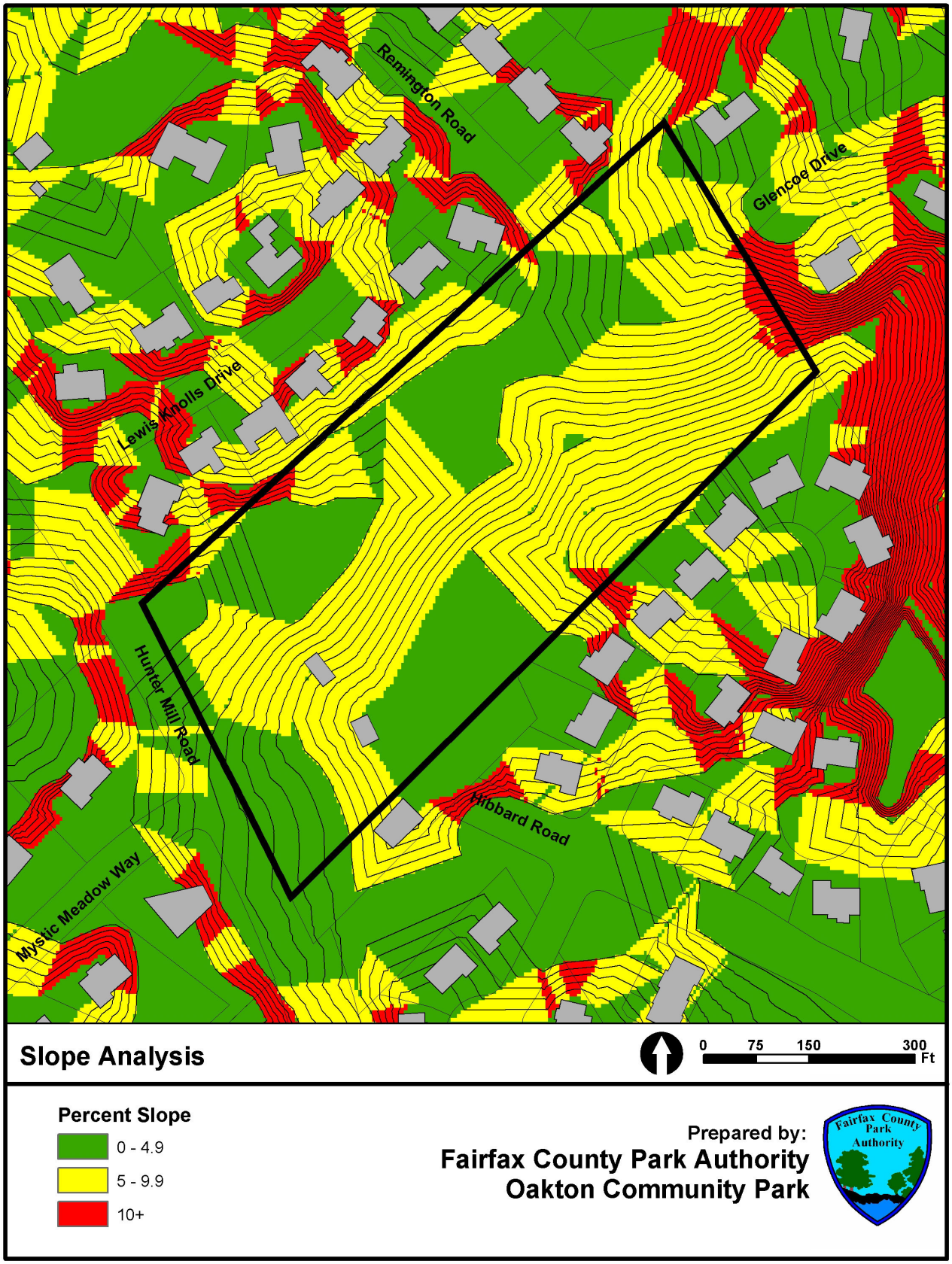
g) Geology & Soils

Ratings and Soils for Urban Development in Fairfax County identifies three major geologic regions in Fairfax County with the Coastal Plain to the east, the Piedmont Upland in the central portion of the County, and the Triassic Basin to the west. Oakton Community Park falls into the Piedmont Upland characterized by underlying metamorphic rock with well drained uplands, poorly drained floodplains with high seasonal water tables, and a well-defined dendritic drainage pattern throughout. According to existing County records, three soils groups are found on-site. The majority of the soils found on the property have been classified as Slope Class B with a moderate potential for erosion, and in general the soils are poorly suited for most development.

The Enon soils group (69B2, C2) is the most prevalent, comprising approximately half the site. In general, the soils exhibit a high erosion potential, marginal drainage, moderately slow permeability, and marginal foundation support. The Enon soils are classified as problem soils due to the greenstone bedrock, which may contain naturally-occurring fibrous asbestos minerals. Excavation or earth moving activities may allow the fibers to become airborne, requiring

Slope Classes	Potential Erosion Symbols
A 0-2 percent	**+** - Soil Accumulation (Low)
B 2-7 percent	**0** - No Erosion (Low)
C 7-14 percent	**1** - Slight Erosion (Low)
D 14-25 percent	**2** - Moderate Erosion (Mod)
E 25+ percent	**3** - Severe Erosion (High)

Figure 4—Slope Analysis



worker protection and dust control measure in such instances.

Adjacent to the Enon soils, the Meadowville soils group (20B+) is located in the central portion of the site. This silt loam accumulates seepage water from the surrounding slopes and has a high water table during wet seasons. Grading and subsurface drainage may be required to prevent wet areas. The soil rates poor for most development.

Along the northern boundary of the site, Glenelg soils (55B2, C2) are found characterized by a deep, well-drained brown loam. The soils typically have good drainage, good foundation support, and a high erosion potential due to a high mica content that tends to "fluff" when disturbed (Figure 5—Soils)

Existing house

4. Existing Improvements

a) Utilites

Electrical service is provided via overhead lines along the east side of Hunter Mill Road. Water lines run along Hunter Mill Road and extend to the property line at both Glencoe Drive and Remington Road. A catch basin located near the northwest corner of the site connects to the stormwater line running north. Access to the public sanitary sewer will require an extension of existing gravity lines in the northeastern corner of the site along Glencoe Drive or Remington Road.

Existing barn

b) Structures

Setback approximately 170 feet from Hunter Mill, there is an existing 2 ½ story, 6 room house, circa 1946. The house is described as cinder block construction with dry wall finish on the interior and a metal roof. A barn is located to the west of the house and a well is also found on-site. As the structures have no known cultural resource value or rental potential, demolition is recommended.

5. Park Access

Currently, an existing gravel drive from Hunter Mill Road provides the only vehicular access to the site. Hunter Mill is presently a two-lane road with Mystic Meadow Way opposite the existing driveway, though the road is planned to be widened to four-lanes in the future. A 50-foot right-of-way for Glencoe Drive abuts the site to the east and 52-foot right-of-way for Remington Road on the north. Though no formal pedestrian entrances exist, informal paths have been created from the end of Glencoe and Remington to the site and through the wooded portion of the site.

6. Surrounding Facilities

See Figure 7-Map of Public Facilities within Service Area and Figure 8-List of Public Facilities within Service Area.

Figure 5—Soils

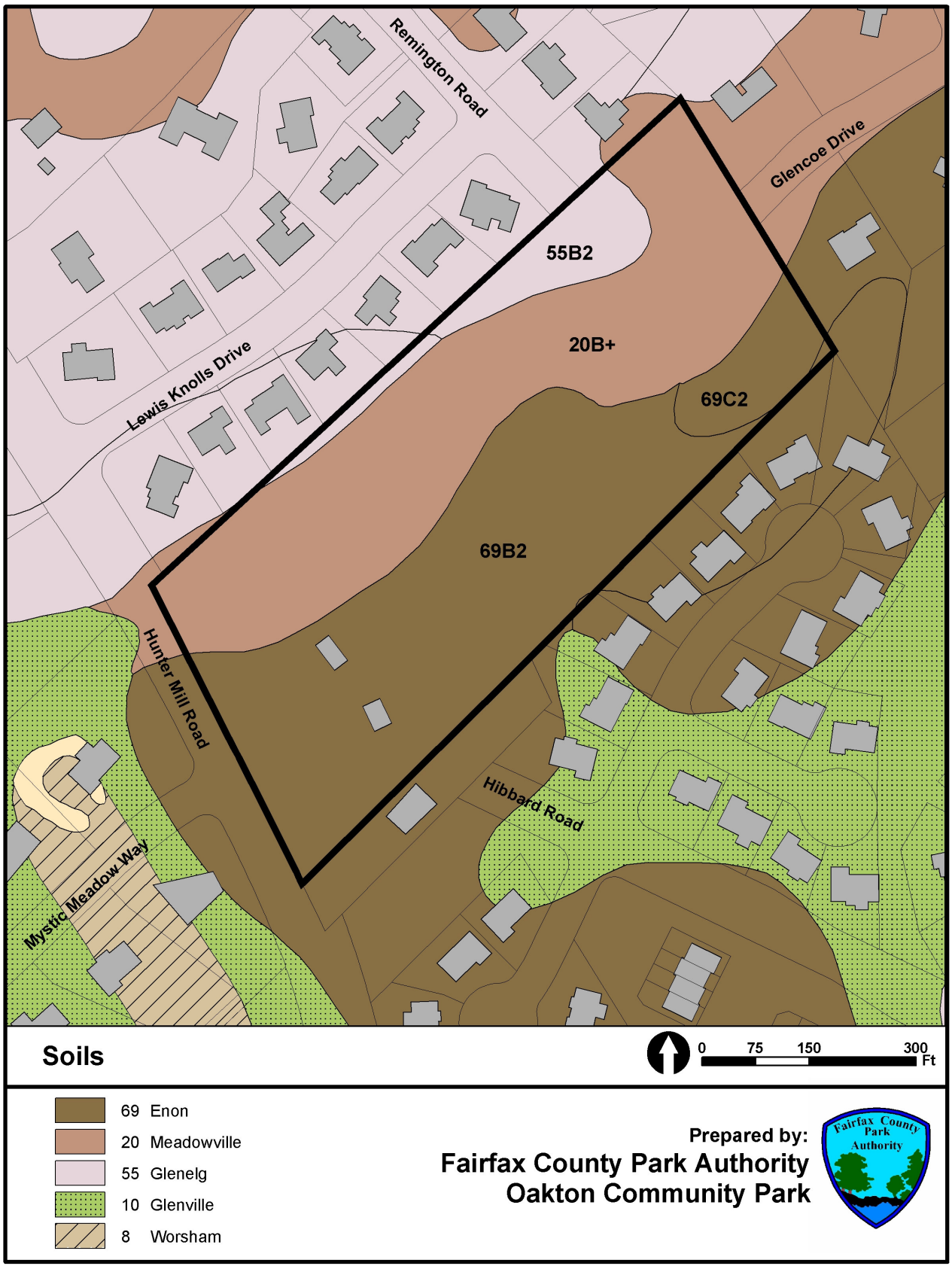
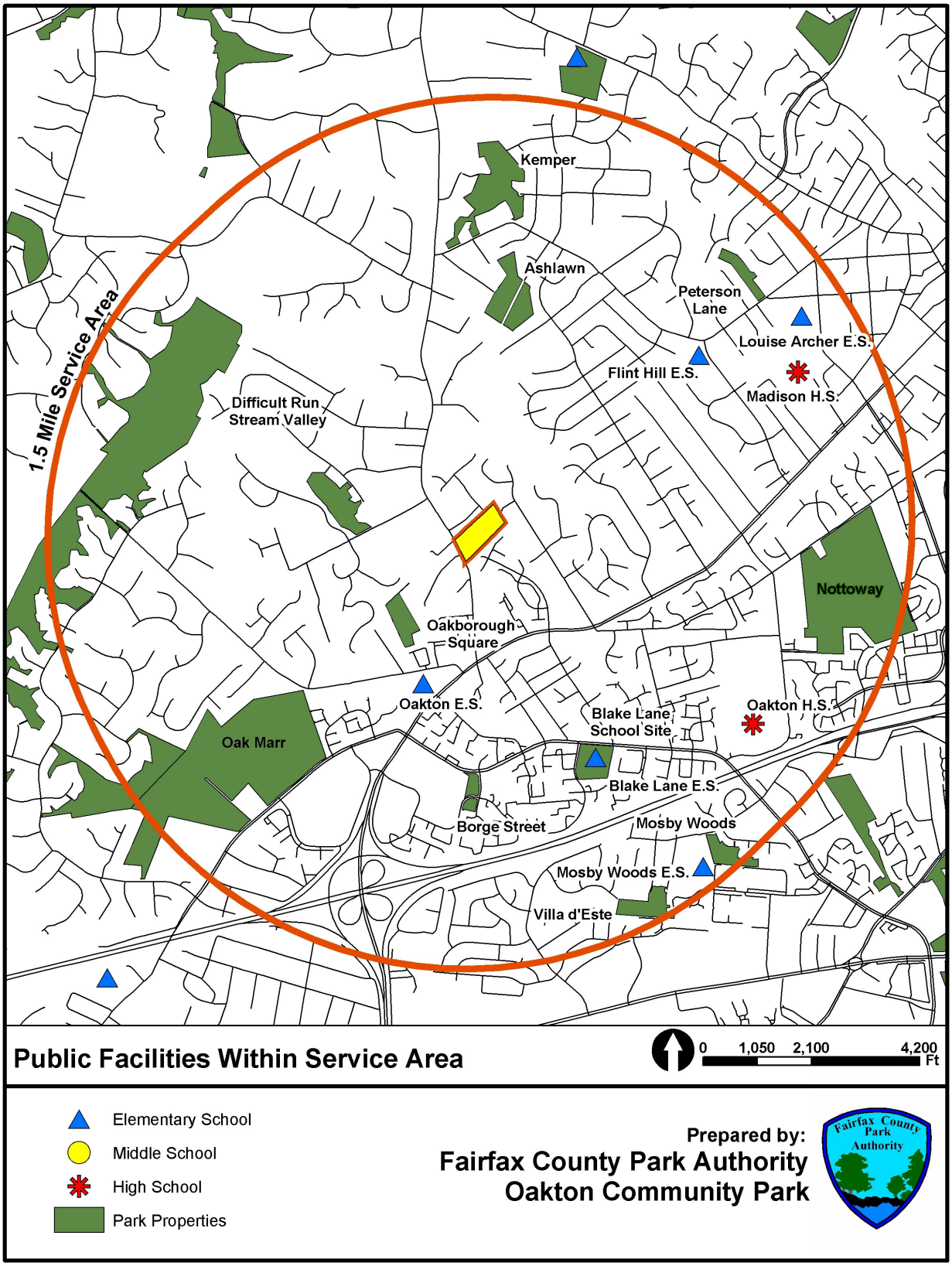


Figure 6—Public Facilities within Service Area



OAKTON COMMUNITY PARK

Figure 7—List of Public Facilities within Service Area

FACILITY	PARK SITES	ACCOTINK STREAM VALLEY	ARMISTEAD	ASHLAWN	BLAKE LANE SCHOOL SITE	BORGE STREET	CLARKE'S LANDING	CLARKS CROSSING	CUNNINGHAM	DIFFICULT RUN STREAM VALLEY	EAST BLAKE LANE	EUDORA	FOX HUNTERS	FOXSTONE	FOXVALE	GABRIELSON GARDENS	HIDEAWAY	KEMPER	LAHEY LOST VALLEY	LAWYERS ROAD SCHOOL SITE	LITTLE DIFFICULT RUN STREAM VALLEY	MOSBY WOODS	NOTTOWAY
Lit 60'/65' Diamond									●														●
Unlit 60'/65' Diamond																							
Lit 90' Diamond																							●
Unlit 90' Diamond																							
Lit Rectangular									●														●
Unlit Rectangular								●															
Lit Tennis Courts									●														●
Unlit Tennis Courts																							
Lit Basketball Courts																							●
Unlit Basketball Courts						●											●						
Lit Multi-Use Courts																							
Unlit Multi-Use Courts																							
Volleyball																							●
Golf																							
Garden Plots																							●
Tot-Lot/Playground		●				●	●		●					●			●						●
Picnic							●		●														●
Trails		●		●				●	●	●	●			●			●				●	●	●

Figure 7—List of Public Facilities within Service Area (con't)

FACILITY	PARK SITES (Con't)	OAK MARR	OAKBOROUGH SQUARE	PETERSON LANE	RANDOM HILLS	SYMPHONY HILLS	TAMARACK	TATTERSALL	TOWERS	VILLA D'ESTE	VILLA LEE	WAVERLY	WAYLAND STREET	WOLFTRAP STREAM VALLEY		SCHOOL SITES	BELLE WILLARD AC	CUNNINGHAM PARK ES	DANIEL'S RUN ES	EAST BLAKE LANE ES	FAIRFAX HS	FLINT HILL ES	LANIER MS
Lit 60'/65' Diamond																							
Unlit 60'/65' Diamond									●									●	●			●	
Lit 90' Diamond																							
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Lit Tennis Courts																							
Unlit Tennis Courts																							
Lit Basketball Courts																							
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Lit Multi-Use Courts																							
Unlit Multi-Use Courts																							
Volleyball																							
Golf		●																					
Garden Plots																							
Tot-Lot/Playground			●	●					●		●							●	●	●		●	
Picnic		●									●												
Trails		●	●	●	●		●		●		●	●	●	●									

Figure 7—List of Public Facilities within Service Area (con't)

FACILITY	SCHOOL SITES (Con't)	LAWYERS ROAD ES	LOUIS ARCHER ES	MADISON HS	MARSHALL ROAD ES	MOSBY WOODS ES	OAKTON ES	OAKTON HS	PROVIDENCE ES	STONEHURST ES	VIENNA ES	WAPLES MILL ES	WOLFTRAP ES
Lit 60'/65' Diamond													
Unlit 60'/65' Diamond			●		●	●	●		●		●	●	●
Lit 90' Diamond													
Unlit 90' Diamond									●		●		
Lit Rectangular													
Unlit Rectangular			●		●	●	●		●		●	●	●
Lit Tennis Courts													
Unlit Tennis Courts													
Lit Basketball Courts													
Unlit Basketball Courts													
Lit Multi-Use Courts													
Unlit Multi-Use Courts													
Volleyball													
Golf													
Garden Plots													
Tot-Lot/Playground		●	●		●	●	●		●	●	●	●	●
Picnic													
Trails													

Part 2: General Management Plan

The General Management Plan is intended to be a long-range document establishing and articulating a management framework and philosophy for problem solving, allowing for proactive decision making for park planning and development. The GMP clearly defines the direction for resource preservation, management, and development, as well as visitor experience.

I. Management Framework

The management framework integrates the research and site analysis presented in the Background and Existing Conditions portion of the master plan document. The framework provides broad flexibility within a range of potential uses for each management zone. The potential uses are intentionally general to allow flexibility when making future decisions. The intent of the framework is to guide future planning and use of the park, while insuring the integrity and quality of the site's resources.

Open area behind existing house

A. Management Objectives

In order to achieve the park mission, the following objectives have been developed to guide specific actions and strategies for dealing with management issues:

- **Recreation Facilities**—To develop and maintain active and passive recreation facilities to meet a wide range of interests and abilities in the community.
- **Cultural Resources**—To identify, record, and preserve the park's cultural resources and foster attitudes and practices that support conservation of cultural resources.
- **Natural Resources**—To conserve and, where appropriate, enhance designated natural areas. To foster attitudes and practices that support conservation of natural resources and responsible environmental stewardship.

B. Desired Visitor Experience

Oakton Community Park is envisioned to draw users from the adjacent neighborhoods and the larger community within the service area. The intention is to create a park offering a balance between active and passive recreation opportunities attracting a wide-range of users from soccer teams to individuals interested in a walk through the woods. The majority of the proposed development is envisioned for the existing open areas in the southern half of the site fronting Hunter Mill Road, while the northern half of the site is to remain wooded with development limited to trails and seating to allow users to experience the forested setting.

C. Management Zones

The overall goal and function of the management framework is to integrate the extensive background information and the existing condition of the site with the management objectives and management philosophy of the park.

When developing a management framework, a range of opportunities are evaluated for the site to determine the most appropriate uses for each part of the park. The end results are zones which delineate general areas of the site, identify the primary purpose of each area, and suggest appropriate land use activities. The management zones provide the foundation for all future decision making in the park. (Figure 8—General Management Plan)

1. Entrance Zone

Located in the southern corner of the property along Hunter Mill Road, the entrance zone consists of a paved vehicular entrance and parking lot. Potential uses for this zone include parking, entry signage, road frontage improvements, pedestrian connections, and buffer plantings.

2. Orientation & Interpretive Zone

Adjacent to the entrance, this zone will orient visitors to the park. In addition, it offers an opportunity to educate visitors on the unique features and characteristics of the site and the Oakton Community. Potential uses for the zone include interpretative signage and/or architectural features to help establish an identity for the park.

3. Recreation Zone

The recreation zone is intended to support the development of recreation facilities and amenities to provide a variety of active and passive recreation opportunities. This zone consists of primarily the open portions of the site and development should minimize tree removal, if possible. Potential uses for this zone include an athletic field, open play area, playground, picnic area, and trails.

4. Natural Resource Protection Zone

This zone includes the forested area on the eastern portion of the property, the oak stand adjacent to Hunter Mill Road and the hedgerows and thickets (edge habitat) which form boundaries between active use areas and with adjacent properties. The purpose of this zone is to protect native vegetation, improve habitat for native flora and fauna, and provide passive recreation and wildlife viewing opportunities for the public. There are two primary sub-zones within this area:

- **Forest Sub-Zone**—The Forest Sub-Zone covers the wooded northern half of the site including the Disturbed Upland Forest, Virginia Pine Stand, and Mature Boundary Vegetation, as defined by the Forest Delineation Report. Development in this sub-zone will be minimal limited to trails, natural resource and habitat management, interpretation and education, and archaeological exploration.

- **Edge Habitat Sub-Zone**—The Edge Habitat Sub-Zone includes the existing hedgerow and thicket on the western boundary and an additional proposed edge habitat along the eastern boundary of the property. This sub-zone serves the dual purpose of providing valuable wildlife habitat for the widest variety of species on the site, while also buffering adjacent property from the park. Existing vegetation should be supplemented with native vegetation to develop a 50-foot minimum buffer area to minimize sound travel and lines of sight, in addition to creating an edge habitat zone. Potential uses in this zone are limited to education and interpretation.

Figure 8—General Management Plan

5. Preservation Zones

These zones includes the former location of the log cabin, the Mature Oak Stand along Hunter Mill Road, and the black walnut and catalpa trees on the north side of the existing house. These areas should be protected during demolition and development of the site. Uses in this zone are restricted to archaeological exploration and interpretation.

D. Resource Management

This portion of the plan addresses management decisions affecting the cultural and natural resources of the park. Some decisions may require no follow-up action, but most will require data collection and analysis, cooperation with others, and further planning before being implemented. All decisions should be in keeping with the park mission.

1. Cultural Resource Management

The property likely contains archaeological data pertinent to the American Civil War. These areas should be preserved, and some archaeological testing should be undertaken to ascertain the presence or absence of any cultural resources. The remainder of the property is unlikely to contain any other Native American or historical archaeological sites. As with any parcel, if additional research or information is found that may indicate the presence of other cultural resources, additional archaeological work may be required.

2. Natural Resource Management

The natural resource management at Oakton Community Park is intended to improve the health of native vegetation and vegetative communities and the available habitat for resident and migratory animals. The property will serve multiple recreation uses as a Community Park, but the majority of the property will remain in a natural, that is minimal management, state. As a semi-natural area, those undeveloped portions of the property can be expected to provide valuable wildlife benefits and nature experience for local citizens. There are no known or suspected sensitive resources within this zone. The vegetation is significantly impacted from human disturbance, excessive browse by white-tailed deer, and extensive coverage and competition from exotic invasive plant species.

The property is small and uncomplicated. Natural resource management activities should be incorporated into regular management activities. In general, efforts should be made to increase connectivity between natural vegetative stands wherever possible. More specifically, natural resource management activities in the Forest Sub-Zone should focus on four specific areas:

- Removal and control of exotic invasive plant species,
- Elimination of encroachments by adjacent property owners,
- Reduction of the white-tailed deer herd, and
- Planting of native vegetation.

Large catalpa near existing house.

The mature oaks trees and other larger trees along the southeastern boundary of the property should be a preservation priority. Efforts should be made to work with neighbors to improve the health of these trees by eliminating any damaging practices, including inappropriate landscaping and encroachments on park land. In the Edge Habitat Sub-Zone, management efforts should focus on removing the exotic invasive species and planting native vegetation. Increasing the width of these hedgerows would also be very beneficial.

Part 3: Conceptual Development Plan

The Conceptual Development Plan (CDP) describes recommendations for future park development using the management framework established in the GMP. The CDP contains descriptions of the concept plan elements, design concerns, and plans that show the general location of the recommended projects (Figure 9—Conceptual Development Plan).

I. Design Issues

A. Road Frontage Improvements

Initial conversations with the Fairfax County Department of Transportation (DOT) indicate that substantial road improvements will be required during the development review process.

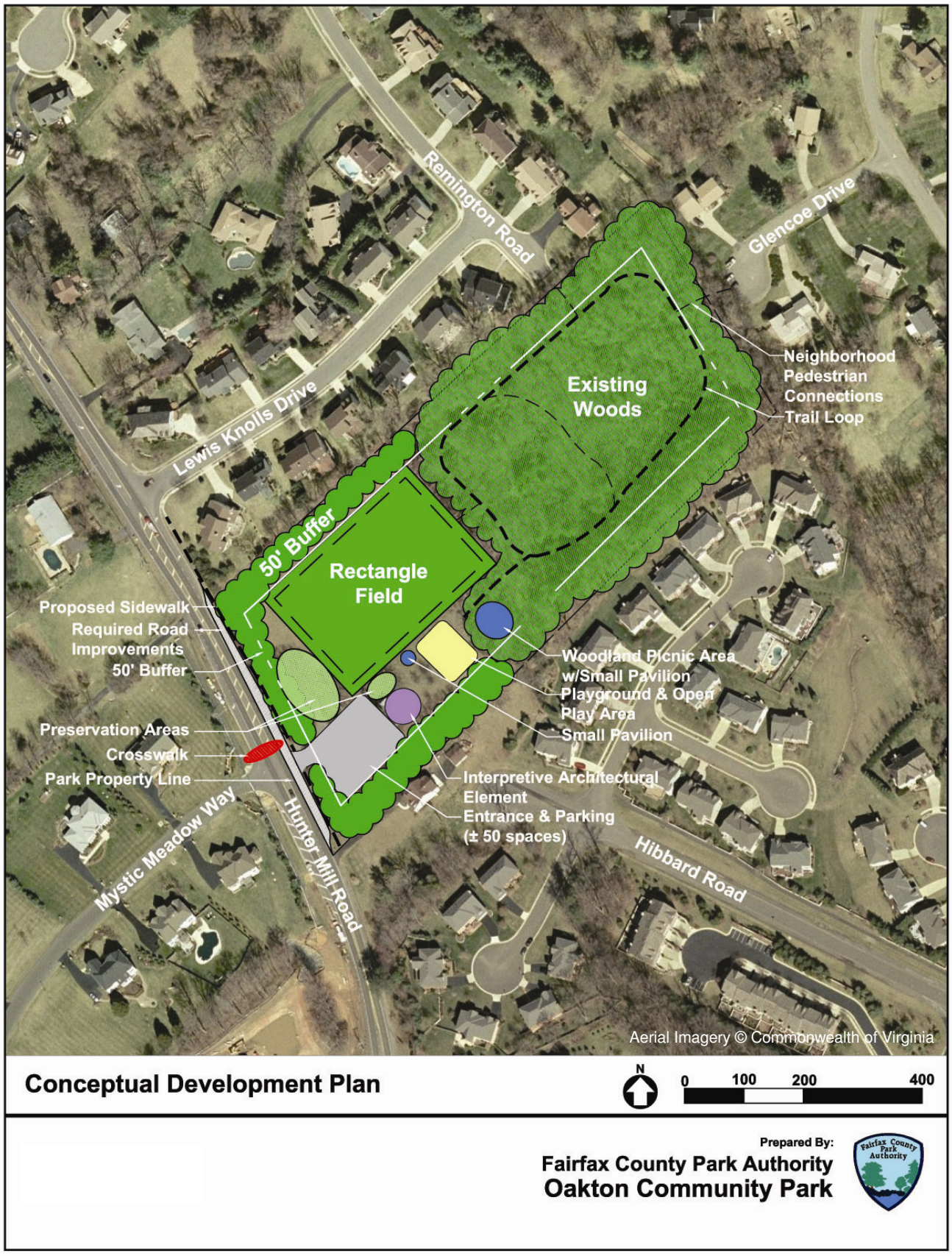
Hunter Mill Road right-of-way dedication will likely be required to accommodate the future planned road widening as shown in the Comprehensive Plan, as well as an on-road bikelane, sidewalks, and utilities. Construction of frontage improvements could also be required, including curb and gutter and sidewalks. These frontage improvements could potentially threaten the mature trees along Hunter Mill Road and possible archaeological sites associated with the former log cabin location. If dedication and/or improvements are requested during the site review process, the Park Authority should seek a wavier to minimize dedication to the extent possible based on site specifics and DOT requirements.

Oakton School House Structure

B. Relocation of the Oakton School House

In response to constituents expressing an interest in preserving the Oakton School House, Supervisor Smyth formed a citizen committee to discuss preservation options given the potential sale and future development of the Appalachian Outfitters site. From this committee, the Friends of Oakton School House, Incorporated was formed as a not-for-profit corporation actively seeking the preservation of the Oakton School House. Currently, the Friends Group is developing a proposal to relocate the structure to Oakton Community Park. The proposal includes the moving and renovation of the structure, as well as the assumption of ongoing maintenance and operational costs funded by donations and grants from companies, organizations, and individuals. The relocation of structure will require Park Authority Board approval and will be subject to a number of conditions, including demonstration of the following:

Figure 9—Conceptual Development Plan



- Feasibility to move the structure from its current location to the park site,
- Preservation efforts to maintain or restore the historic integrity of the structure,
- Providing necessary renovations or adaptations to the structure to accommodate intended use, and
- Financial viability for relocating, stabilizing, renovating, maintaining, and operating the structure with private funding.

II. Description of Plan Elements

A. Parking & Entrance

The only proposed vehicular entrance is from Hunter Mill Road in the approximate location of the existing driveway, opposite Mystic Meadow Way. A parking lot providing a maximum of 50 spaces is recommended to accommodate parking on-site and prevent overflow onto adjacent residential streets. In addition, the parking lot should be located to preserve the existing large trees.

To promote pedestrian and bicycle use, a sidewalk should be provided along Hunter Mill Road, as well as a crosswalk to allow for safe access to the sidewalks and paths on the opposite side of road. Pedestrian connections to the adjacent neighborhoods should also be provided at the end of Remington Road and Glencoe Drive. These connections should not be marked with a park sign, but rather a more discreet trail marker to allow neighborhood access without encouraging other users to park on the adjacent residential streets.

B. Rectangle Field

A minimum PFM standard, irrigated multi-use rectangle field is proposed for the existing open area along Hunter Mill Road in the northwestern portion of the site. The field should not be lighted. It should be located to protect the existing large oaks and Catalpa in proximity to the existing barn and house, any cultural resource sites, and the existing woods. If tree removal is required at the edge of the woods, it should be limited to accommodating the playing field, required field overrun, and grading to achieve positive drainage. Areas of tree removal for grading and drainage purposes should be replanted.

C. Playground

A small playground is recommended for the open space behind the existing house. It should consist of a play structure and/or swings with the any additional open space remaining for unscheduled and informal play. The equipment should encourage the development of physical, social, and cognitive skills by offering a variety of surfaces, textures, colors, and changes in level. Permanent resilient surfacing should be installed to ensure safety and accessibility for all users.

Depending upon the scale of the interpretive architectural element introduced near the parking lot, the location of the existing house should be considered as an alternative location for the playground allowing for a larger open play area along the edge of the woods.

D. Woodland Picnic Area

Nestled in the trees and removed from the more active areas of the park, a woodland picnic area is proposed to provide passive users an opportunity to enjoy the woods. The area should consist of picnic tables and/or benches located within the existing trees, adjacent to the trail.

E. Pavilions

Two small pavilions are proposed for the site, one in proximity to the rectangle field and playground with another in the woodland picnic area. A pavilion located near the field and playground can provide a central location for parents to monitor children, while also providing protection from the sun and rain. The pavilions should be of a size and scale appropriate for a community park with two picnic tables to accommodate family-oriented activities.

F. Trails

A trail loop should be provided through the wooded portion of the site. The trail loop should be asphalt paved for durability and to aid in maintenance access, while the internal path and neighborhood connections should be natural surface or stone dust. The loop trail should be located toward the exterior of the forested area to minimize forest fragmentation. If at all possible, the trail should be ADA accessible.

G. Woods

The northern half of the site is to remain wooded with a trail loop and benches to accommodate passive recreation and provide habitat for birds and other mobile wildlife. Landscape maintenance is recommended to remove exotic invasives, preserve native species, limit encroachment, and promote habitat.

H. Buffers

Along the periphery of the property, a minimum 50-foot vegetative buffer should be provided where adjacent to residential areas. In the southern half of the site, the existing vegetation will require supplemental planting to provide neighbors adequate screening presenting an opportunity to create valuable edge habitat. Supplemental plantings should be native, including evergreen trees and shrubs to offer buffering year-round. Educational signage should be considered to explain the function and importance of the hedgerows.

Hunter Mill Road—looking north from site

I. Preservation Area

This area, including the mature oaks along Hunter Mill Road, the black walnut and catalpa trees adjacent to the existing house, and the former log cabin location, should be preserved and protected during site construction. Care should be taken to ensure that the grading and constructions remains

outside the drip line of trees identified for preservation.

J. Interpretive Architectural Element

The area in the approximate location of the existing house is appropriate for a structural element that displays the unique character of the park and the Oakton Community. This Interpretive Architectural Element could assume many forms ranging from interpretive signage describing the historical significance of the Hunter Mill Road Corridor or archaeological findings on-site pertaining to the Civil War to the relocation of the Oakton School House to the site, identified as a desire by many members of the community. Regardless of its form, the architectural element should be instrumental in developing an identity for the site to distinguish it from other parks in the area.

III. Development/Design Concerns

A. Traffic & Parking

Given the current traffic on Hunter Mill Road, traffic is a concern that should be given serious consideration in all phases of the planning and design process. In consultation with the County's Department of Transportation, ways to mitigate additional traffic generated by park use should be explored. Proposed parking should be adequate enough to ensure that parking generated from park use will be able to be accommodated on-site.

B. Impact on Adjacent Neighborhoods

The impact of the proposed facilities on the adjacent neighborhoods is a concern of adjacent residents including potential noise, parking on residential streets, and park users cutting through the neighborhood to access the park. The vegetative buffer should be substantial and extensive enough to clearly delineate the park boundary and discourage people cutting through to the park, while limiting sound travel and lines of sight. Throughout all phases of planning and design, the potential impact on the adjacent homes should be taken into consideration.

C. Field Scheduling

Field scheduling is a concern of local residents due to potential noise, traffic congestion, and parking overflow. It is recommended that the Department of Community Recreation Services (CRS), responsible for field scheduling, coordinate with athletic organizations to limit use to a reasonable amount of players and allow enough time between games and practices to minimize traffic and parking impacts.

In addition, the community has requested that field time be set aside for use unorganized and casual recreation, such as throwing a frisbee, playing catch, or starting up a neighborhood game of touch football. At the time when the field is open for use, athletic organizations potentially assigned to the field are encouraged to work with the community and CRS to define times the field is not allocated for permitted use and available to the community.

Attachment 1—Partial Plant List

(Invasive species shaded gray)

Scientific Name	Common Name	Vegetation Type	Habitat Type
Festuca elatior	tall fescue	Grass	Lawns, fields, meadow
Microstegium vimineum	Japanese stilt grass	Grass	Invasive plant of woods and fields
Panicum clandestinum	deer tongue	Grass	Fields, meadow, woods
Tridens flava	purpletop	Grass	Fields, edges
Berberis thunbergii	Japanese barberry	Shrub	Woods, fields
Elaeagnus umbellata	autumn olive	Shrub	meadow and cedar thicket on North Loop
Ligustrum sinense	Chinese privet	Shrub	edges, woods, around structures
Lonicera maackii	Amur/Tartarian honeysuckle	Shrub	edges and woods
Rosa multiflora	multiflora rose	Shrub	Ubiquitous
Rhus copallinum	winged sumac	Shrub	thickets, edges
Rubus allegheniensis	blackberry	Shrub	thikets, edges & woods
Rubus phoenicolasius	wineberry	Shrub	thikets, edges & woods
Viburnum prunefolium	blackhaw viburnum	Shrub	Moist to dry woods
Acalypha rhomboidea	three-seeded mercury	Terrestrial Forb	edges, lawns, disturbed areas, woods
Agrimonia parviflora	small-flowered agrimony	Terrestrial Forb	thickets, edges & woods
Allium sp.	onion grass	Terrestrial Forb	lawns, edges & woods
Artemisia vulgaris	mugwort	Terrestrial Forb	edges, thickets
Aster lateriflorus	calico aster	Terrestrial Forb	edges, thickets
Aster pilosus	heath aster	Terrestrial Forb	edges, thickets
Duchesnia indica	false strawberry	Terrestrial Forb	lawns, edges & woods
Erichtites hieracifolia	pilewort or fireweed	Terrestrial Forb	edges, thickets
Galium aparine	cleavers bedstraw	Terrestrial Forb	edges, woods
Galium sp.	bedstraw or woodruff	Terrestrial Forb	edges, woods
Geranium molle	dove's foot cranesbill	Terrestrial Forb	lawns, edges
Geum canadense	white avens	Terrestrial Forb	edges, woods
Geum sp.	avens	Terrestrial Forb	edges, woods
Glechoma hederacea	ground ivy	Terrestrial Forb	lawns, edges & woods
Hieracium sp.	hawkweed	Terrestrial Forb	edge
Phytolacca americana	pokeweed	Terrestrial Forb	edges, thickets & woods
Plantago major	common plantain	Terrestrial Forb	Lawns, disturbed soils

Attachment 1—Partial Plant List (con't)

(Invasive species shaded gray)

Scientific Name	Common Name	Vegetation Type	Habitat Type
Polygonum persicaria	lady's thumb	Terrestrial Forb	edges and woods
Pycnanthemum incanum	hoary mountain mint	Terrestrial Forb	woods
Smilax rotundifolia	greenbrier	Terrestrial Forb	Mostly woods
Solanum carolinense	horse nettle	Terrestrial Forb	Lawns, meadow, fields, disturbed soils
Solidago rugosa	rough-stemmed goldenrod	Terrestrial Forb	edges, thickets
Solidago caesia	blue-stemmed goldenrod	Terrestrial Forb	edges and woods
Tovara virginiana	Virginia knotweed	Terrestrial Forb	edges, thickets & woods
Trifolium repens	white clover	Terrestrial Forb	
Yucca filamentosa	yucca	Terrestrial Forb	edges and woods
Acer negunda	Ash-leaved maple	Tree	Young woods
Acer rubrum	red maple	Tree	Woods
Acer saccharinum	silver maple	Tree	hedgerows, woods, landscaped areas
Albizia julibrissin	mimosa	Tree	edge
Catalpa speciosa	catalpa	Tree	house site
Cornus florida	flowering dogwood	Tree	Upland woods, understory
Fagus grandifolia	American beech	Tree	Old woods, stream edges
Fraxinus pennsylvanica	green ash	Tree	woods
Ilex opaca	American holly	Tree	ubiquitous
Juglans nigra	black walnut	Tree	Woods, lawns
Juniperus virginiana	eastern red cedar	Tree	Fields, old fields, young woods
Liquidamber styraciflua	sweetgum	Tree	edges, hedgerows
Liriodendron tulipifera	tulip tree	Tree	Woods
Morus rubra	red mulberry	Tree	house site
Picea sp.	spruce	Tree	house site
Pinus alba	white pine	Tree	house site
Pinus virginiana	Virginia pine	Tree	Fields, old fields, young woods
Prunus serotina	black cherry	Tree	edges, hedgerows, woods
Prunus sp.	cherry	Tree	edges, hedgerows
Quercus alba	white oak	Tree	Moist or dry woods
Quercus coccinea	scarlet oak	Tree	field edges and hedgerows
Quercus falcata	southern red oak	Tree	Woods

Attachment 1—Partial Plant List (con't)

Scientific Name	Common Name	Vegetation Type	Habitat Type
Quercus phellos	willows oak	Tree	Fieds edges, old field, woods
Quercus rubra	northern red oak	Tree	Fieds edges, old field, woods
Quercus velutina	black oak	Tree	Moist to dry woods
Robinia pseudoacacia	black locust	Tree	Edges, hedgerows & woods
Sassafras albidium	sassafras	Tree	Edges, hedgerows
Ulmus rubra	slippery elm	Tree	Edges, hedgerows
Celastrus orbiculatus	oriental bittersweet	Vine	Edges, hedgerows & woods
Clematis sp.	clematis	Vine	Hedgerows
Hedera helix	English ivy	Vine	Ubiquitous
Lonicera japonica	Japanese honeysuckle	Vine	Ubiquitous
Parthenocissus quinquefolia	Virginia creeper	Vine	Ubiquitous
Smilax rotundifolia	common greenbriar	Vine	Woods, wood edges
Toxicodendron radicans	poison ivy	Vine	Ubiquitous
Vinca minor	periwinkle	Vine	House site, woods
Vitis sp.	grape	Vine	Woods, field edges, old field
Wisteria sinensis	Chinese wisteria	Vine	Edges, disturbed areas, woods
Asplenium platyneuron	ebony spleenwort	Fern	Woods
Polystichum acrostichoides	Christmas fern	Fern	Woods

Attachment 2—Partial Vertebrate Species List

Corbalis Partial Bird List from Visits Sep & Oct 2004

Mourning Dove
Downy Woodpecker
Pileated Woodpecker
Eastern Phoebe
Blue Jay
American Crow
Carolina Chickadee
Tufted Titmouse
White-breasted Nuthatch
Carolina Wren
Winter Wren
Ruby-crowned Kinglet
American Robin
Eastern Bluebird
Wood Thrush
Gray Catbird
Northern Mockingbird
European Starling
Yellow-rumped Warbler
Northern Cardinal
Eastern Towhee
Song Sparrow
American Goldfinch
House Sparrow

Partial Mammal List (From direct observation and sign)

Eastern Gray Squirrel
White-tailed Deer
Red Fox

OAKTON COMMUNITY PARK