

# BREN MAR PARK

## MASTER PLAN

Adopted: February 17, 1977

Revised: February 27, 2013

Updated: February 28, 2018

The Fairfax County Park Authority





## **ACKNOWLEDGEMENTS**

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## CONTENTS

<b>I. INTRODUCTION</b>	<b>5</b>
A. PURPOSE & PLAN DESCRIPTION	5
B. PLANNING PROCESS & PUBLIC INVOLVEMENT	5
C. PARK MASTER PLANS	5
<b>II. PARK BACKGROUND</b>	<b>7</b>
A. LOCATION & GENERAL DESCRIPTION	7
B. CONTEXT	8
C. ADMINISTRATIVE HISTORY	8
D. PARK CLASSIFICATION	8
E. PARK & RECREATION NEEDS	9
<b>III. EXISTING CONDITIONS</b>	<b>13</b>
A. NATURAL RESOURCES	13
1. Soils	13
2. Topography	13
3. Hydrology	15
4. Vegetation	18
5. Wildlife	19
6. Rare Species	19
B. CULTURAL RESOURCES	20
C. EXISTING INFRASTRUCTURE	22
1. Utilities	22
2. Vehicular Access	22
3. Pedestrian Access and Trails	22
D. EXISTING USES	22
<b>IV. PARK ASPIRATIONS</b>	<b>23</b>
A. PARK PURPOSE	23
B. DESIRED VISITOR EXPERIENCE	23
C. MANAGEMENT OBJECTIVES	23
<b>V. CONCEPTUAL DEVELOPMENT PLAN</b>	<b>25</b>
1977 MASTER PLAN	25
2013 MASTER PLAN REVISION	26
A. VEHICULAR ENTRANCE & PARKING	26
B. OFF LEASH DOG AREA	26
C. MEADOW/OPEN PLAY AREA	27
D. PLAYGROUND	27
E TRAILS	27
F. PICNIC FACILITIES AND SITE FURNISHINGS	31
G. STORMWATER MANAGEMENT	31
H. VEGETATIVE BUFFER	31
2017 MASTER PLAN REVISION ADMINISTRATIVE UPDATE	31
<b>VI. DESIGN &amp; COMMUNITY CONCERNS</b>	<b>32</b>



A. ACCESSIBILITY	32
B. TRAILS	32
C. PARKING	32
D. LIGHTING	32
E. RESIDENCE SURROUNDED BY PARK	33
F. NATURAL RESOURCES	33
G. CULTURAL RESOURCES	33
H. FISCAL SUSTAINABILITY	33

### **Report Figures, Photos and Tables**

Figure 1: 2017 Aerial Photo of Bren Mar Park	6
Figure 2: General Vicinity Map	7
Figure 3: Lincolnia Planning District	8
Figure 4: Bren Mar parcel history	9
Figure 5: Bren Mar area parks and schools	10
Figure 7: Soils Map	14
Figure 8: Topography Map	15
Figure 9: Bren Mar Watershed Map	16
Figure 10: Bren Mar Environmental Resource Map	17
Figure 12: 1937 Aerial photo	20
Figure 13: 1963 Aerial photo	21
Figure 14: 1977 Bren Mar Park Master Plan	25
Figure 15: 2013 Bren Mar Park Master Plan Revision	28
Figure 16: 2018 Bren Mar Park Master Plan Administrative Update Summary	29
Figure 17: 2018 Bren Mar Park Master Plan Administrative Update CDP	30
Table 1: Lincolnia Planning District 2020 Facility Needs Analysis	11
Table 2: Bren Mar Area Recreation Facilities	12
Table 3: Soils data	13
Table 4: Master Plan Element Comparison	26



# **I. INTRODUCTION**

## **A. PURPOSE & PLAN DESCRIPTION**

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

The Bren Mar Park Master Plan was originally approved in 1975 and this document represents a revision of the original master plan to reflect changes in the park's boundaries, uses and community needs.

## **B. PLANNING PROCESS & PUBLIC INVOLVEMENT**

The Park Authority kicked off the public Bren Mar Park Master Plan process on April 18, 2012, with a public information meeting attended by over 40 community members. Additional input was provided outside of the meeting. Comments centered on the proposed off leash dog area, other desirable park facilities, managing the environmental features, safety, traffic concerns, trails, and site access. The public input was considered along with existing site conditions, natural and cultural resources, site management, and design issues in developing the master plan revision.

## **C. PARK MASTER PLANS**

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 22,000 acres of parkland and a myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of maintaining the viability and sustainability of this expansive system of parks and facilities. In providing quality facilities and services while protecting the County's cultural and natural resources, the Park Authority seeks to serve 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 consistent and equitable approach in the planning of park property and facilities. 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 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 the



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. The approved Park Master Plan is presented at a conceptual level of detail and future site design and engineering may result in a shift of use location within the park.



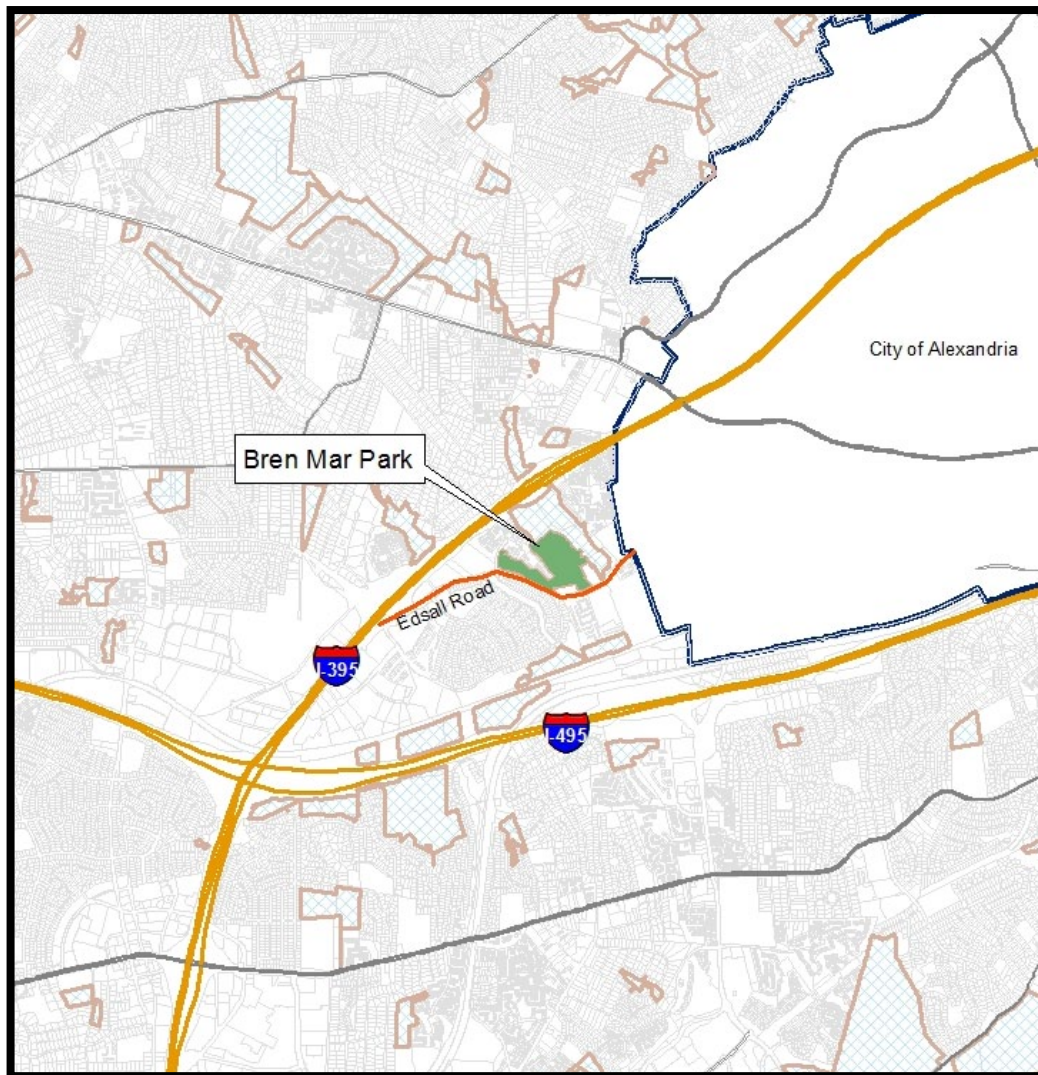
**Figure 1: 2017 Aerial Photo of Bren Mar Park**



## II. PARK BACKGROUND

### A. LOCATION & GENERAL DESCRIPTION

Bren Mar Park is a 32.4-acre park in the Mason Supervisory District, located at 5415 Colliers Ln in Alexandria and classified as a Local Park. (Figure 2). It is adjacent to Turkeycock Run Stream Valley Park. The park is primarily undeveloped with mature canopy trees. The park has typical local park features located near the entrance roadway of the park. There is a little league field that is substandard for regulation play. The field was removed from County scheduling because of declining use. There is an existing playground, a small picnic shelter and a 19 space parking area. There are several existing natural surface trails and an asphalt trail within the park which connect to the stream valley trail network within Turkeycock Run Stream Valley Park. (Figure 2).



**Figure 2: General Vicinity Map**



## B. CONTEXT

Bren Mar Park is located southeast of Interstate 395 (I-395) along Edsall Road. It is surrounded by the residential communities of Overlook, Bren Mar Park, Jefferson Green and the Ridges at Edsall. These neighborhoods consist of townhouses, apartments and single-family homes, built between the 1950s and 1980s. A private residence and the Bren Mar Swim Club are located to the east of the park entrance. In addition to being adjacent to Turkeycock Run Stream Valley Park, Backlick Stream Valley is located south of Bren Mar Park neighborhood across Edsall Road within walking distance of the park. (Figure 4)

Bren Mar Park is located in the Bren Mar Planning Sector (L3) of the Lincolnia Planning District as described in the Fairfax County Comprehensive Plan. (Figure 3) Surrounding areas are planned, zoned, and developed with residential uses ranging from four to thirty units per acre. Bren Mar Park is in the R-2 residential zoning district that allows residential use at one to three dwelling units per acre and public facilities, such as parks.

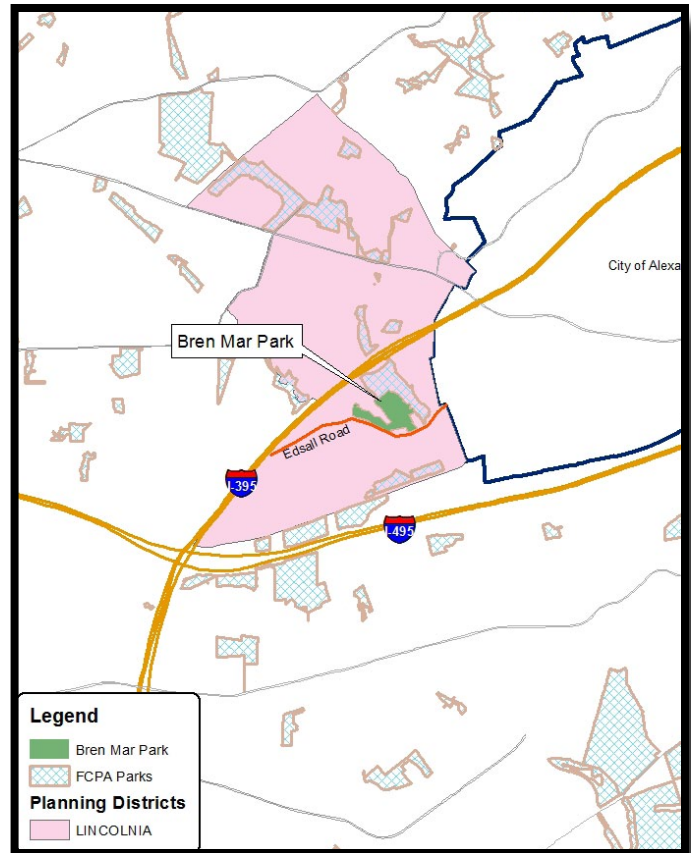
Sidewalks are located along both sides of Edsall Road and within residential neighborhoods and connect to other trails in the area. The Countywide Trails Plan Map shows a stream valley trail along Turkeycock Run, a large portion of which exists.

## C. ADMINISTRATIVE HISTORY

The land that became Bren Mar Park was acquired over a period of almost 60 years. The park was originally a single 9.10 -acre parcel acquired by the Board of Supervisors (BOS) in 1959 (Tax Map Parcel 81-1 ((17) 16A). A second 5.07-acre parcel was purchased by the Park Authority in 1975 and allowed for the provision of active recreation facilities in the park (Tax Map Parcel 72-3 ((1) 27). As the Overlook residential development occurred in 2006 near the park, an additional 17.21 acres were dedicated to the Park Authority (Tax Map Parcels 72-3 ((33)) B2 B and 81-1 ((16)) B4). The one-acre parcel (Tax Map Parcel 81-1 ((1)) 16) was acquired by the Park Authority in 2017 to be added to the park. The addition of this parcel created the 32.4-acre park as it exists today. (Figure 4).

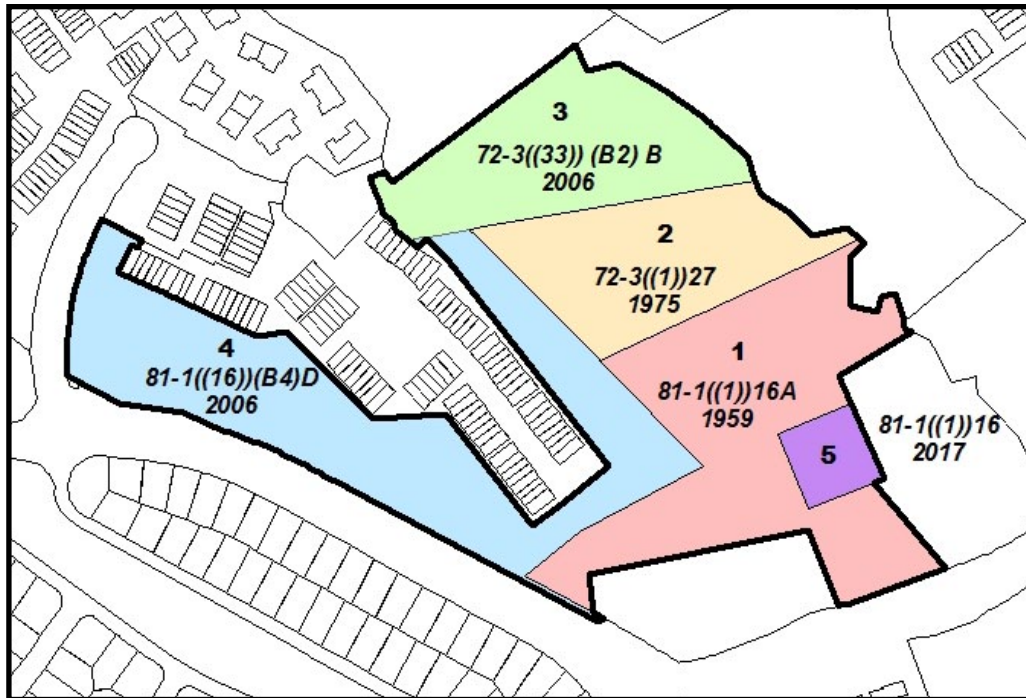
## D. PARK CLASSIFICATION

Bren Mar Park is designated as a Local Park in the Park Authority's classification system. Local



**Figure 3: Lincolnia Planning District**





**Figure 4: Bren Mar parcel history**

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

## **E. PARK & RECREATION NEEDS**

Overall, the park system around Bren Mar provides a range of offerings. The area park map shows that within two miles of Bren Mar Park are 20 park sites, several of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts. (Figure 4) Some offer athletic facilities such as Mason District and Franconia parks. There are existing trail networks within Mason District, Turkeycock Stream Valley and Green Spring Gardens, Franconia Park offer garden plots. In addition, there are 13 public schools within a two-mile service area, which typically have athletic fields and playgrounds that are available to the public during non-school hours. Figure 5 shows the parks and facilities that are located within Bren Mar Park's two-mile service area.

The need for park and recreation facilities is determined through long range planning efforts. Recreation needs are generally met through the provision of park facilities. The 2016 Needs Assessment provides guidance for parkland and facility needs. As part of the Needs Assessment process, the Park Authority tracks inventory of facilities, looks at industry trends, surveys County

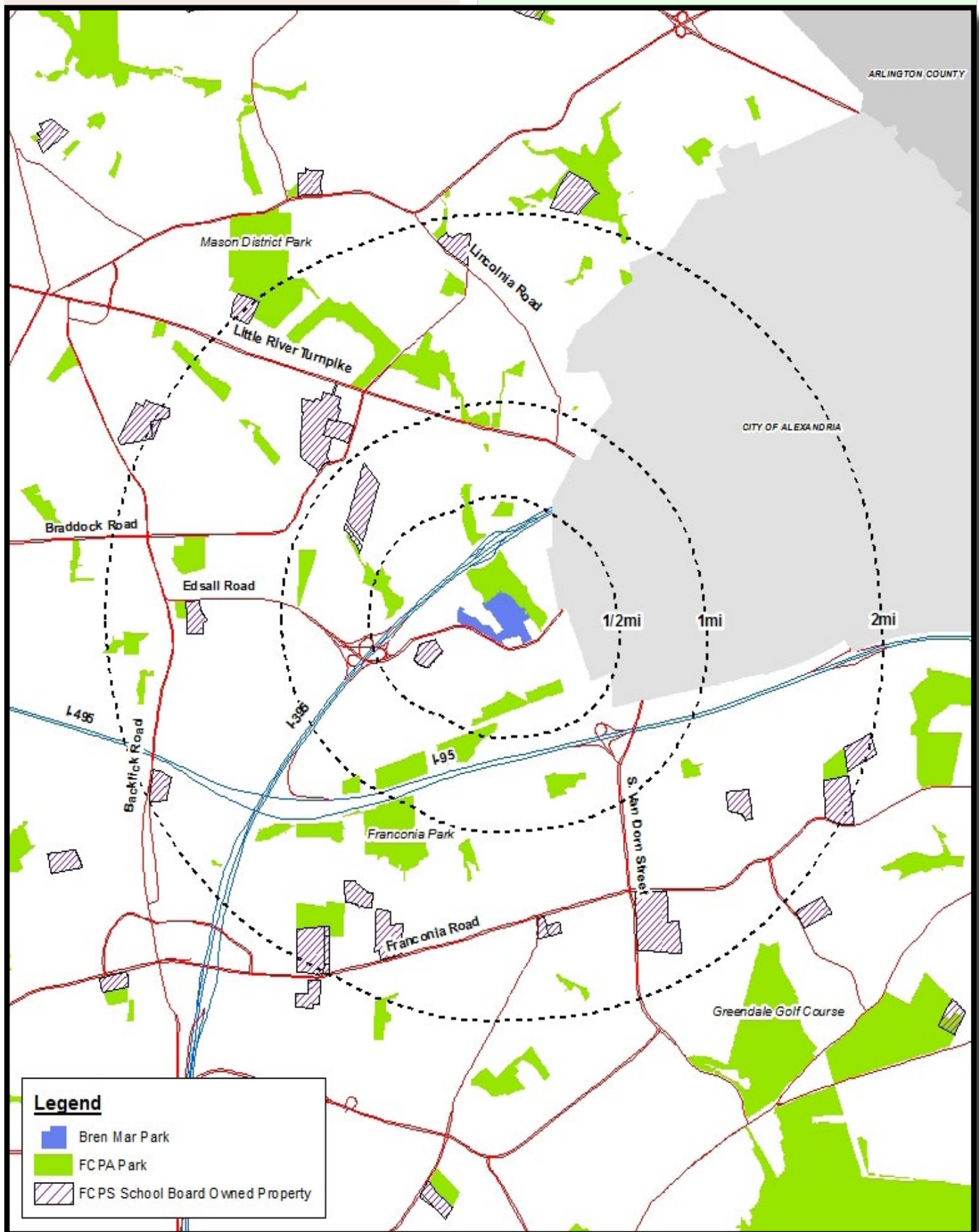


Figure 5: Bren Mar area parks and schools



citizen recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Park Authority Board adopted countywide population-based service level standards for parkland and park facilities. Table 1 reflects projected local serving park facility needs in the Lincolnia Planning District in which Bren Mar Park is located.

Park facility service levels are examined using planning district geography that is established in the County Comprehensive Plan. As shown in Table 2, Lincolnia Planning District, which covers part of the Mason Supervisory District including the Bren Mar area, has a deficit of public playgrounds and athletic facilities (fields and courts). Typically local serving facilities such as playgrounds and picnic areas are located within easy access to residents. There are no dog parks in the Lincolnia Planning District, yet there is a high proportion of apartment and townhouse dwellers in this area of the County who have little or no yards. Few undeveloped public park opportunities are available where these needs could be addressed. Private facilities in homeowner common areas supplement the public inventory of trails, playgrounds, and courts.

		18,482	2010 population			
		19,153	2020 population			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 (Deficit)/ Surplus	2020 Projected Service Level	
Rectangle Fields	1 field / 2,700 people	2.0	7.1	(5.1)	28%	
Adult Baseball Fields	1 field / 24,000 people	1.0	0.8	0.2	125%	
Adult Softball Fields <sup>+</sup>	1 field / 22,000 people	0.0	0.9	(0.9)	0%	
Youth Baseball Fields <sup>+</sup>	1 field / 7,200 people	1.0	2.7	(1.7)	38%	
Youth Softball Fields <sup>+</sup>	1 field / 8,800 people	0.0	2.2	(2.2)	0%	
Basketball Courts	1 court / 2,100 people	1.5	9.1	(7.6)	16%	
Playgrounds	1 playground / 2,800 people	3.5	6.8	(3.3)	51%	
Neighborhood Dog Parks	1 dog park / 86,000 people	0.0	0.2	(0.2)	0%	
Neighborhood Skate Parks	1 skate park / 106,000 people	0.0	0.2	(0.2)	0%	

<sup>+</sup> 60 ft and 65 ft diamond fields are assigned to the sport where primarily allocated.

**Table 1: Lincolnia Planning District 2020 Facility Needs Analysis**

As the population of the Lincolnia District has increased, more outdoor places are needed for leisure and recreation. Bren Mar Park serves as an important component of the community and the Fairfax County park system. Like other county parks, it can serve as a neighborhood focal point by providing open space and trails for recreation, while at the same time preserving green space within the community.

Using the adopted County standards for dog parks, the need for a facility in Lincolnia District is for



a small portion of a facility. However, looking beyond the simple math, the park’s context must also be considered. The surrounding area is densely populated and the majority of residents have little or no yards. Bren Mar Park is well connected through trails to a large number of residents, many of whom currently bring their dogs to the park. Bren Mar Park is the central public open space that serves many surrounding communities and is positioned better than any other park in the vicinity to support an off leash dog area. Off leash dog areas are becoming increasingly popular especially in the more urban context where park space is limited. The strong support of dog owners in this vicinity also adds to the need for such a facility.

In 2010, a group of dog owners in the Mason Supervisory District contacted the Park Authority and expressed an interest in having an Off Leash Dog Area (OLDA) at Bren Mar Park. OLDAs in County parks are allowed in cooperation with a sponsor group that supports the operation of the OLDA. Bren Mar Dogs was formed in order to generate support for and to sponsor an OLDA in the Bren Mar area. This sponsor group expressed an interest in looking at converting the existing little league baseball field to an OLDA. The field does not meet the minimum size requirements for league play and has been underutilized for a number of years. It is currently not scheduled for community use. Current use of this area in the park is limited to open, unscheduled play, pickup games and an informal dog park. Key suitability criteria for a potential OLDA site include at least 1/2 acre of un-forested land that is not occupied by, or planned for other park facilities. In addition, an OLDA cannot be located within a Chesapeake Bay Resource Protection Area (RPA), flood plain, areas with problem soils (hydric or asbestos), on steep slopes; in a historic site, stormwater management facility, or within 50 feet of a residential property. Figure 6 depicts the distribution of OLDAs around the County.

Other areas of Bren Mar Park were considered for the OLDA location but were rejected as trees would need to be removed and additional infrastructure would be needed. The existing baseball field’s location, topography, size and shape offer advantages over other parts of the park. The size of the field cannot be feasibly expanded to provide a full sized athletic field, making this the most logical location within Bren Mar Park for an OLDA.

PARK NAME	MULTI USE TRAILS	PICNIC SHELTER	OPEN PLAY AREA	PICNIC TABLES	PLAYGROUND	RECTANGLE FIELDS	DIAMOND FIELD	FULL BASKETBALL COURTS UNLT	GARDEN PLOTS	HISTORIC FEATURE
JOSEPH F. BARNES BATTERY PARK										
TURKEYCOCK RUN STREAM VALLEY PARK	Y									
BREN MAR PARK	Y		Y	Y	1		1			
LINCOLNIA PARK	Y	1	Y	Y	1			1		
INDIAN RUN STREAM VALLEY PARK	Y									Y
BACKLICK STREAM VALLEY PARK										
FRANCONIA PARK	Y					3	2		1	Y
BACKLICK RUN PARK										
MONCH FARM PARK										
Facilities Exist	Y / number									

**Table 2: Bren Mar Area Recreation Facilities**



### III. EXISTING CONDITIONS

The existing site conditions are studied to determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

#### A. NATURAL RESOURCES

##### 1. Soils

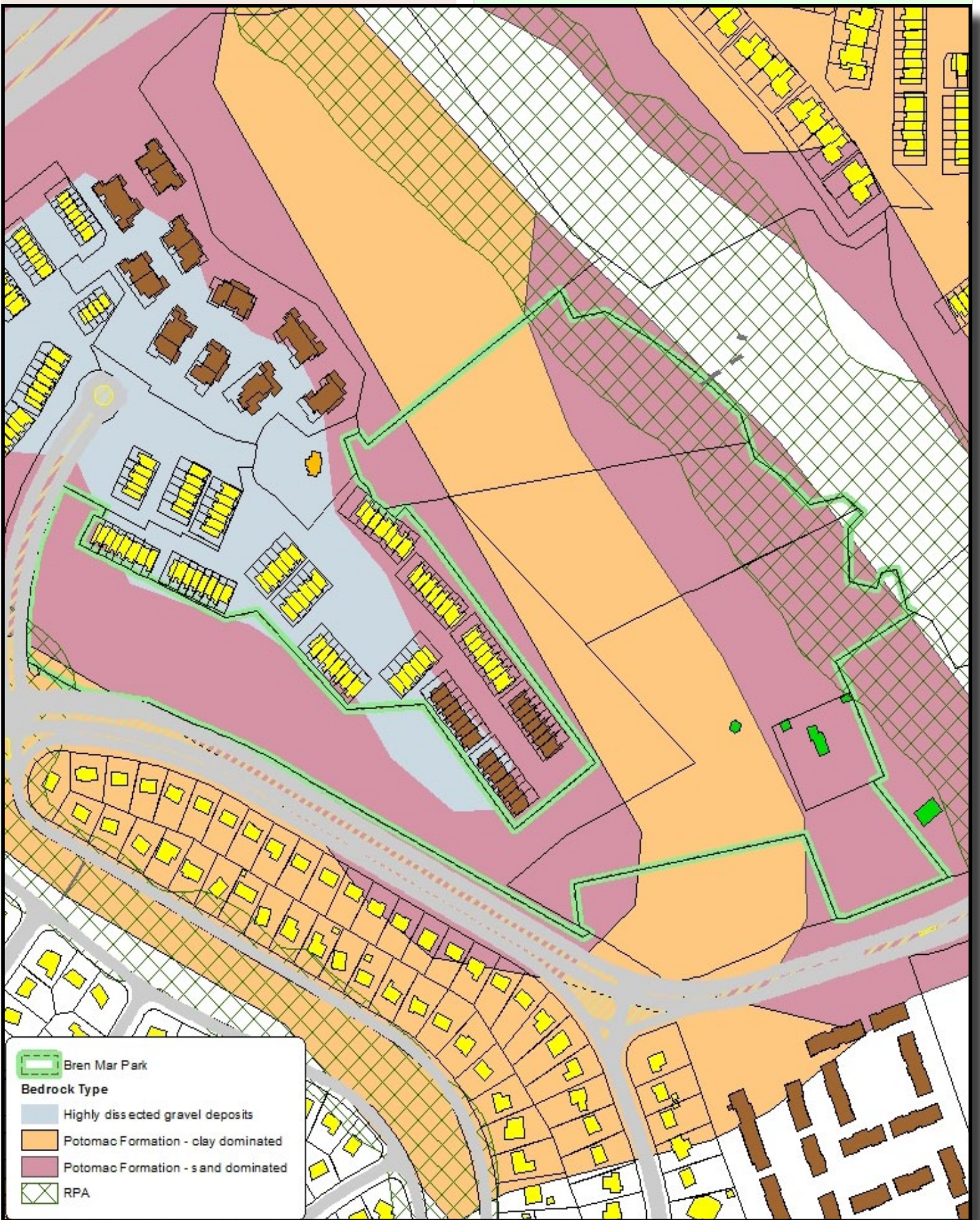
Soils on the site consist primarily of Potomac Formation. (Table 3) The clay-dominated soils are marginal for development and has some stability issues commonly found in clay type soils.  
(Figure 7)

Bedrock Type	Description
Potomac Formation - sand dominated	Commonly contains medium-scale trough and planar cross beds, with most dips to the south, southeast, and east. Sedimentary structures and a lack of marine fossils indicate a fluvial depositional environment for this unit.
Potomac Formation - clay dominated	Distinguished by cross fractures that give a blocky structure not generally found in younger units. Clay is found as lenses in the sand at all scales.
Highly dissected gravel deposits	(Upper Pliocene) Highly dissected gravel deposits that are equivalent to the Yorktown Formation (Tyv) south of Hybla Valley and to the lower part of the Yorktown Formation (Tym) in Maryland

**Table 3: Soils data**

##### 2. Topography

The topography of the park slopes generally from east to west across the park. There is a ridgeline along the western boundary adjacent to the Overlook residential development. The site drops steeply away from the west leveling out towards the center of the park. The eastern most portion of the site is located along Turkeycock Run and is generally flat.  
(Figure 8).



**Figure 7: Soils Map**

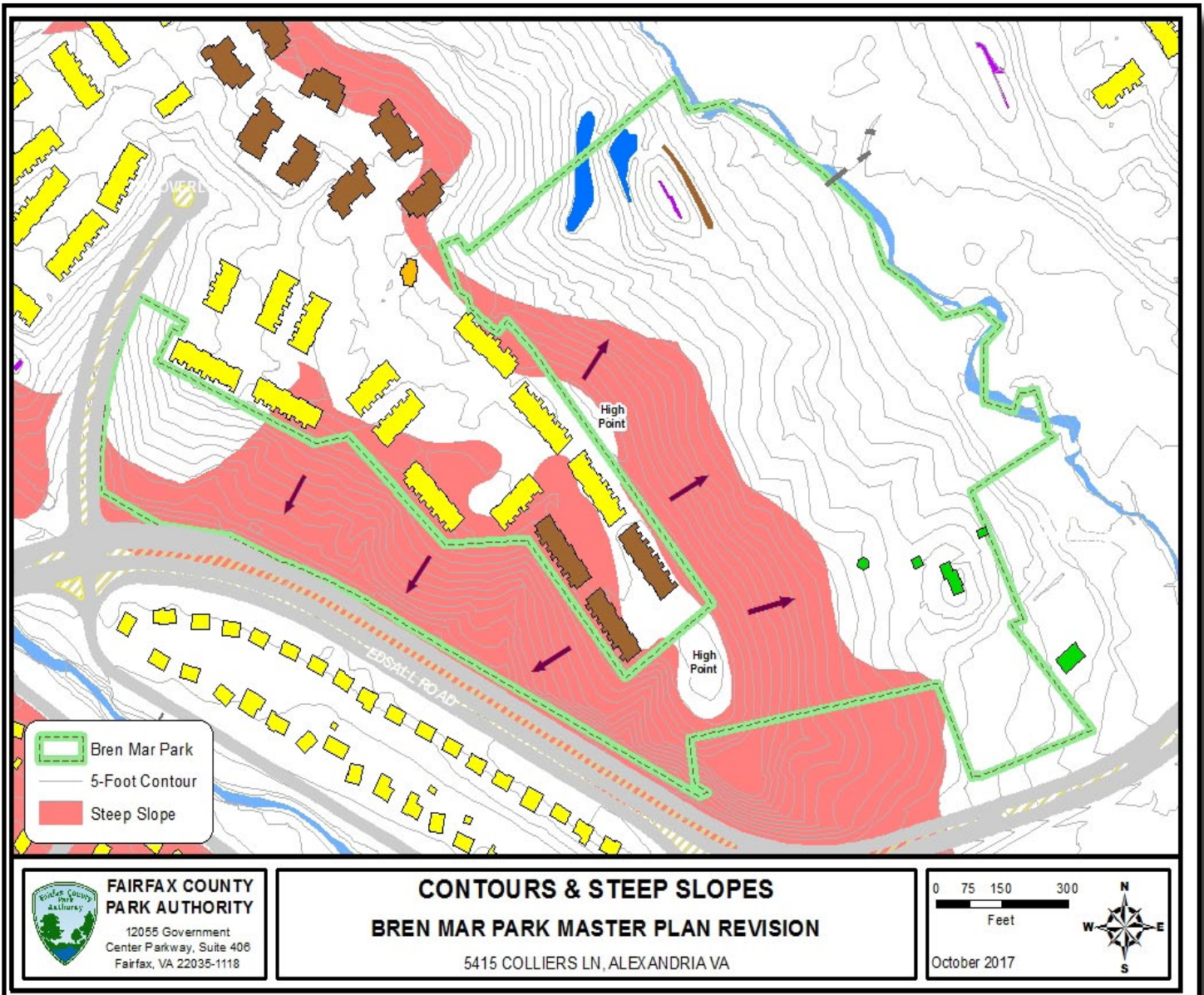


Figure 8: Topography Map

### 3. Hydrology

Bren Mar Park is located within the Cameron Run watershed (Figure 9). The Cameron Run watershed encompasses 44 square miles, 33 of which are located in Fairfax County, and has a long history of urbanization. Most land within the watershed was developed by the early 1970s, and only an estimated five percent remains vacant today. The watershed is divided into 10 smaller watershed management areas (WMAs). Bren Mar Park is located in the Backlick Run and Indian Run WMAs of the Cameron Run watershed.



Indian Run subwatershed covers 5.6% of the Cameron Run watershed. Twenty five percent (25%) of the subwatershed is impervious. Medium-density residential development dominates land use within the subwatershed. The headwaters of Indian Run originate near Little River Turnpike. From there, the stream flows southeast for approximately 3.6 miles toward its confluence with Backlick Run near Bren Mar Park.

Backlick Run subwatershed covers 19.9% of the Cameron Run watershed. Thirty one percent (31%) of the subwatershed is impervious. Medium-density residential development dominates land use within the subwatershed. Backlick Run and its tributaries drain the southwest portion of Cameron Run watershed. Turkeycock and Indian Runs are the two major tributaries of this system. The headwaters of Backlick Run originate in the vicinity of Ravensworth Road. The stream flows southeast toward the “mixing bowl,” the interchange of I-95, I-395, and I-495, and then east toward its confluence with Holmes Run in Alexandria, a length of 7.2 miles.

Turkeycock Run is located along the northwest portion of the site and serves as the boundary between Turkeycock Stream Valley Park and Bren Mar Park. The associated Chesapeake Bay Ordinance designated Resource Protection Areas (RPA) along Turkeycock Run are located within the park. Drainage from the park flows mostly into Turkeycock Run. Drainage from the southeastern portion of the site, along Edsall Road, flows into Indian Run.

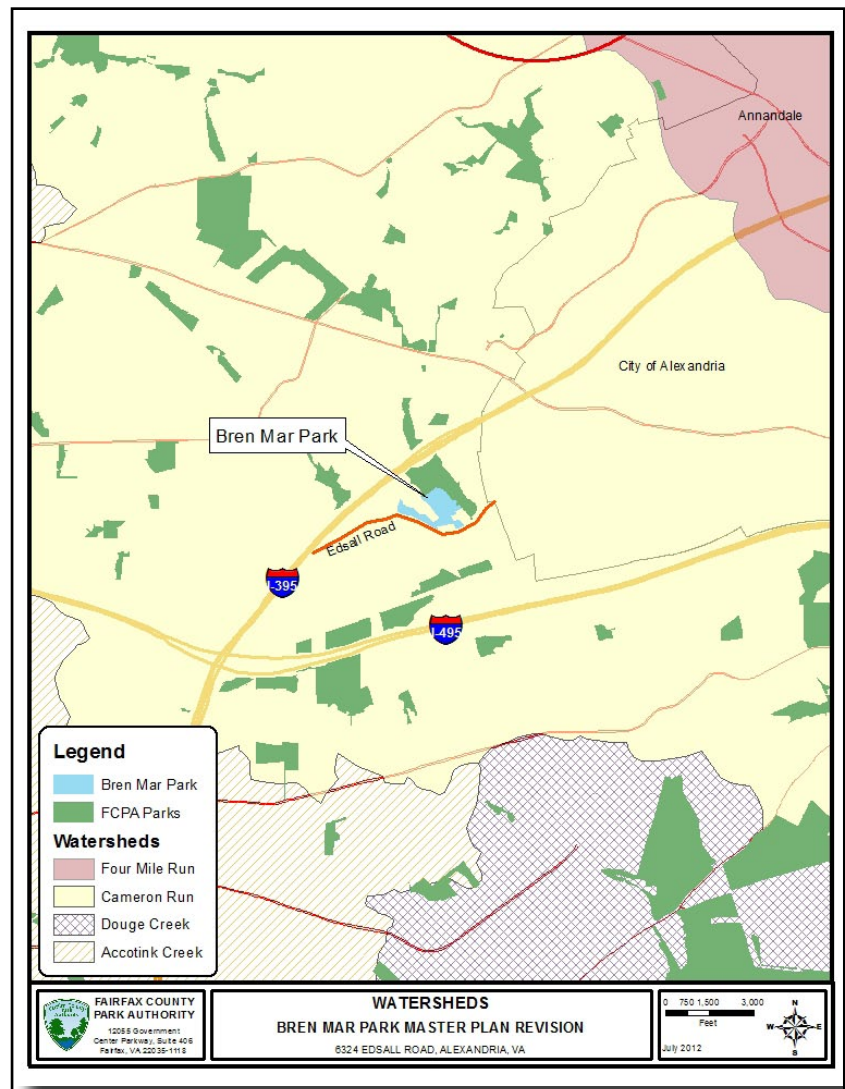


Figure 9: Bren Mar Watershed Map





No specific watershed management projects are identified in the Cameron Run Watershed Management Plan that are targeted for Bren Mar or Turkeycock Run Parks. It is the intent of this planning process, however, to establish stormwater management practices that are supportive of the efforts of the Department of Public Works and Environmental Services in protecting Fairfax County's water resources.

The park has several conservation easements established for water quality purposes for the Overlook community. There is also a stormwater management facility for the Overlook community located on the northwest portion of the site. This facility is maintained by others.



**Stormwater facility**



**Eroded banks along Turkeycock Run**



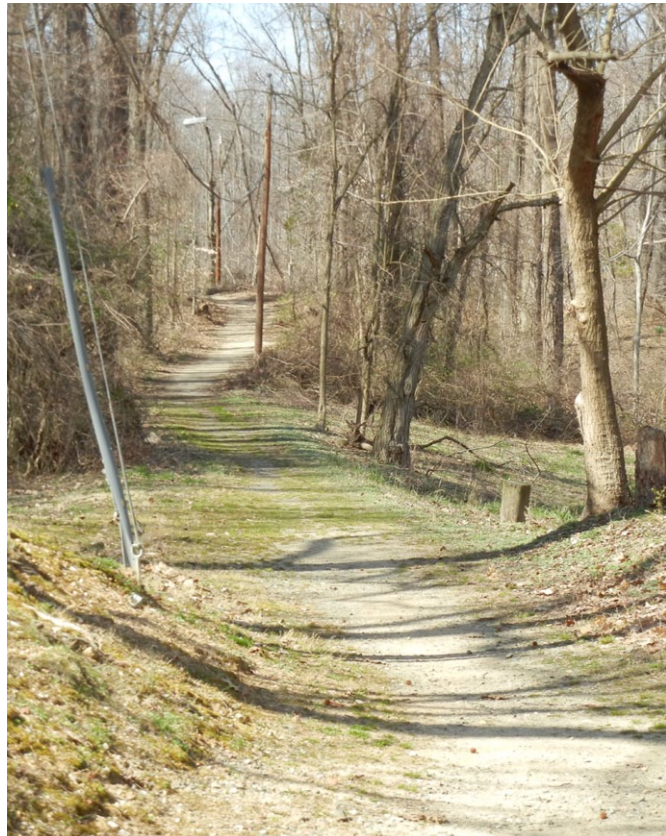
**Figure 10: Bren Mar Environmental Resource Map**



#### 4. Vegetation

Bren Mar Park is largely an urban woodland falling on very steep slopes above Turkeycock Run. The park is contiguous with Turkeycock Run Stream Valley Park which enhances its ecological connectivity, but there are also negative locational impacts due to the park's proximity to high-density development and Interstate 395.

Bren Mar Park supports a significant canopy of mature trees including species typical of Mesic Mixed Hardwood Forests such as tulip poplar, oaks, hickories, beech and maple. Several tulip poplar are greater than 40" DBH indicating some forest continuity, though this species is known to be fast-growing. Native midstory species include ironwood, spicebush, and maple leaf viburnum. The quality of this forest community ranges from good to poor, being heavily impacted by invasive species in most areas and completely overtaken in others. The northern slopes of Turkeycock Run Stream Valley Park closest to I-395 are heavily impacted by Asian Wisteria, so much so that in some places any entrance or activity would be extremely difficult. Other areas of the slopes contain large patches of Oriental bittersweet, English ivy, Japanese stilt-grass, Gill-over-the-ground and bush honeysuckle. Very few native wildflowers or grasses are present. The source of these infestations is likely from the park's proximity to dense urban areas and a high level of long-term disturbance along the stream valley.





#### ***Turkeycock Run***

About half of the one-acre parcel (Tax Map Parcel 81-1 ((1)) 16) acquired in 2017 is covered by non-native invasive bamboo. There are two large sycamore trees and one large river birch at the front of the domestic structure that are fully established and in fair to good condition and are providing shade for the site.

The health of the watershed is poor and water over washes the floodplain during significant rain events at both high velocity and volume. There are some areas of the floodplain that retain native vegetation including skunk cabbage and spicebush, however the stream is likely to be an invasive seed source and the turbulent environmental conditions encourage the establishment of non-native species.

#### **5. Wildlife**

A comprehensive wildlife survey has not been conducted for this park, but Park Authority staff observed white-tailed deer, chipmunk, gray squirrel, and forest birds including Acadian Flycatcher, Red-eyed vireo, Red-tailed hawk, and Northern Cardinal. Acadian Flycatcher requires large blocks of mature forest to breed and indicates that at the canopy level, Bren Mar Park provides good quality wildlife habitat. White-tailed deer are likely abundant in the park and have a strong detrimental effect on native vegetation. The amount of noise and light pollution from Interstate 395 is significant and reduces the overall quality of the site for wildlife.

#### **6. Rare Species**

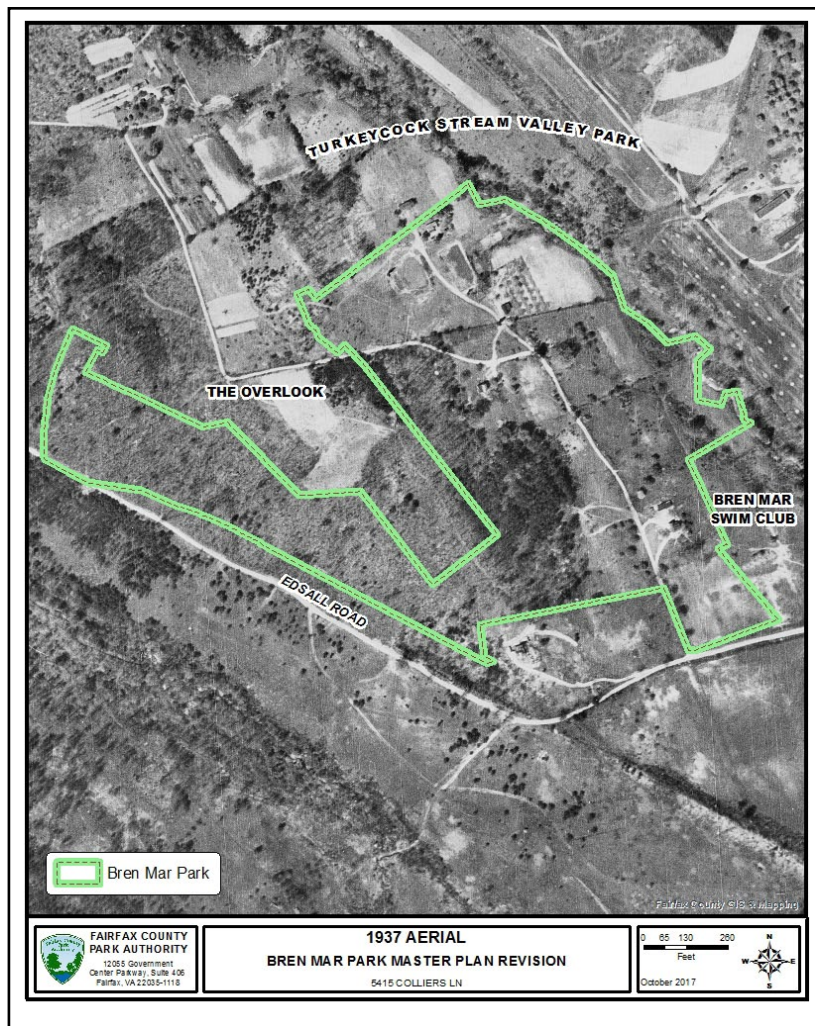
Though a survey has not been undertaken, archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Bren Mar Park. There is a historical record of a rare invertebrate last observed in 1973, but this species



is believed to no longer occur in Virginia.

## B. CULTURAL RESOURCES

Bren Mar Park is located on land that was originally part of an old farmstead, Turkey Cock Farm, dating back to the early 1800's. The farm remained intact over the course of a number of property sales. In 1856 the Turkey Cock Farm contained 330 acres. Emma Carter, owner of Turkey Cock Run Farm before and during the Civil War was adversely affected by her proximity to Washington, D.C. It is likely that she witnessed skirmishes in the midst of the ever moving military boundary. The property was put up for sale by Emma Carter shortly after the end of the Civil War in 1865, but the purchaser defaulted and ownership remained with Carter. Its condition at that time is not known, nor is it known if Emma Carter and family were Federal sympathizers or Confederates. Usually, sympathizers had an overwhelming reason to move further south after the War. Either way, Turkey Cock



**Figure 12: 1937 Aerial photo**

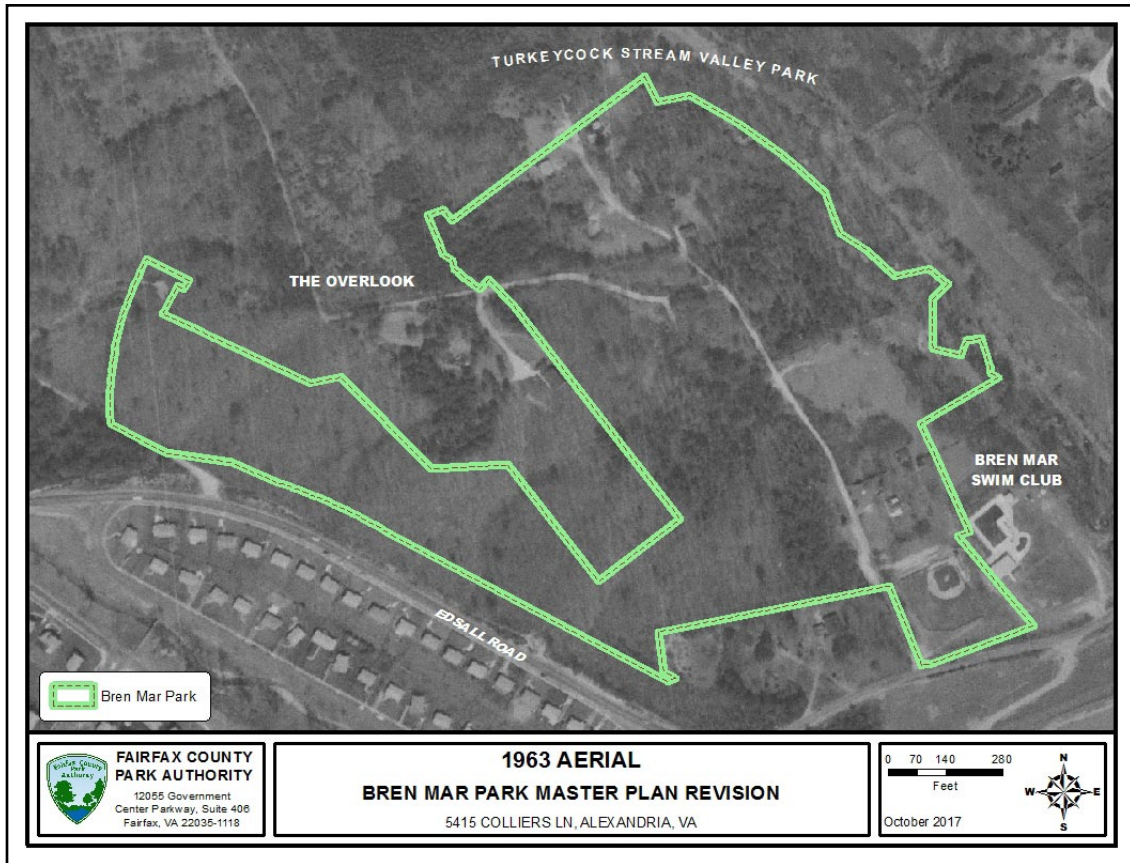
Farm was likely in poor condition giving the closeness of the farm to military skirmishes and a floating North-South military boundary. Carter subdivided the property and sold off lots between 1876 and 1880s. The property was further subdivided in the early 20th century by the Hall family who owned a portion of the farm in the general vicinity of Bren Mar Park.

A 2012 archaeological reconnaissance survey conducted by Cultural Resource Management Branch staff confirmed earlier documented domestic structure remnants within the park. The location of two domestic structures found adds to the confidence that others may exist within the park and provides an interesting insight into the beginning of suburbanization as Turkey Cock Farm was subdivided in the late 19th century and early to mid-20th century.

Although not located in the 2012 site survey, this site has a documented link to a portion of the Manassas Gap Unfinished Railroad, National Register Historic Places nomination (pending), which ran through the southwest section of the Bren Mar Park adjacent to Edsall Road. , During the mid-19th century, the Manassas Gap became an excellent trail for both



Federal and Confederate soldiers throughout Fairfax County. It was also used for defense and ambush. The Manassas Gap Unfinished Railroad, as its name implies, was never finished and in many places never constructed. This may explain the lack of any remaining physical evidence on the park site.



**Figure 13: 1963 Aerial photo**

There were areas within the County where start-ups were planned and begun. This stretch may not have begun construction before the whole line went out of business shortly after the start of the Civil War. Second, the topography at the time of construction may not have required deep grading and any soil disturbance related to the construction of the Manassas Gap has since eroded away. Third, and most likely, the Manassas Gap Unfinished Rail Road may have been destroyed in the rerouting and construction of Edsall Road.

One surface prehistoric site was located which contains a component of widely scattered quartz flakes in addition to one quartz knife and one quartz scraper. A sharpened narrow angle edge stone is best for cutting while a sharpened steep angle edge stone tool is more inclined to be used for scraping animal hides.

The discovery of a prehistoric materials site continues the land use pattern of six prehistoric sites located outside the park boundaries. From the terrain inspected by the 2012 survey it is not anticipated that the park will yield archaeological sites with vertical or strong horizontal control - mimicking the results of the adjacent prehistoric sites in Turkey Cock Run Stream



## Run Stream Valley Park.

In 2017, the newly acquired property (Tax Map Parcel 81-1 ((1)) 16) included a single-family house and a shed. The oldest portion of the single-family house was most likely constructed in the early twentieth century based on observations and a review of historic aerial photography. The building has since experienced several modifications and additions, likely at various times throughout the mid and late twentieth century. These modifications have nearly erased evidence of the original core. As a result, the building lacks elements of integrity necessary to convey historic character and is not considered a significant cultural resource. Based on the construction method and materials, the shed was most likely built around the mid twentieth century and is likewise not considered a significant cultural resource.

### C. EXISTING INFRASTRUCTURE

#### 1. Utilities

The park has access to public water and electric services. There is a 3" waterline located in Colliers Lane.

#### 2. Vehicular Access

Access to the park is via Collier Lane off Edsall Road. This access drive is a public access easement and serves the residential parcel within the park. There is a median break on Edsall Road that allows full access into the park.

#### 3. Pedestrian Access and Trails

There is a well-established trail network within Bren Mar Park and the adjacent Turkeycock Run Stream Valley Park. Sidewalks are in place along Edsall Road and in the surrounding neighborhoods providing good pedestrian connectivity to the park.



### D. EXISTING USES

The park currently reflects the guidance of the 1975 master plan. Development in the park was limited until the early 2000's when Pulte Homes, the private developer of the adjacent community, improved a number of the park facilities. Existing facilities include a playground, a small picnic shelter, 19 asphalt parking spaces, a little league baseball diamond with backstop and fencing, two natural surface trails and an asphalt trail with bridges over Turkeycock Run.

**Photo 6: Bridges over Turkeycock Run**



## **IV. PARK ASPIRATIONS**

### **A. PARK PURPOSE**

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Bren Mar Park as with other local serving parks is:

- To meet the community recreation and leisure needs
- To preserve the natural character and values of the site.

### **B. DESIRED VISITOR EXPERIENCE**

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

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

This visitor experience can be supported in a number of ways. Therefore, this Master Plan provides an overall vision of the park's ultimate development. These facilities are not intended to be constructed at the same time, but might be combined in various ways as funding becomes available for these facilities, depending on sustainable community sponsorships that will facilitate the implementation of the master plan. To facilitate any of the conceived uses, adequate park infrastructure, parking, stormwater management, and ADA access, will be required preceding the implementation of any greater public use.

### **C. MANAGEMENT OBJECTIVES**

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

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



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







## V. CONCEPTUAL DEVELOPMENT PLAN

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

### 1977 Bren Mar Park Master Plan

The current master plan for the park was approved in 1977. (Figure 14)

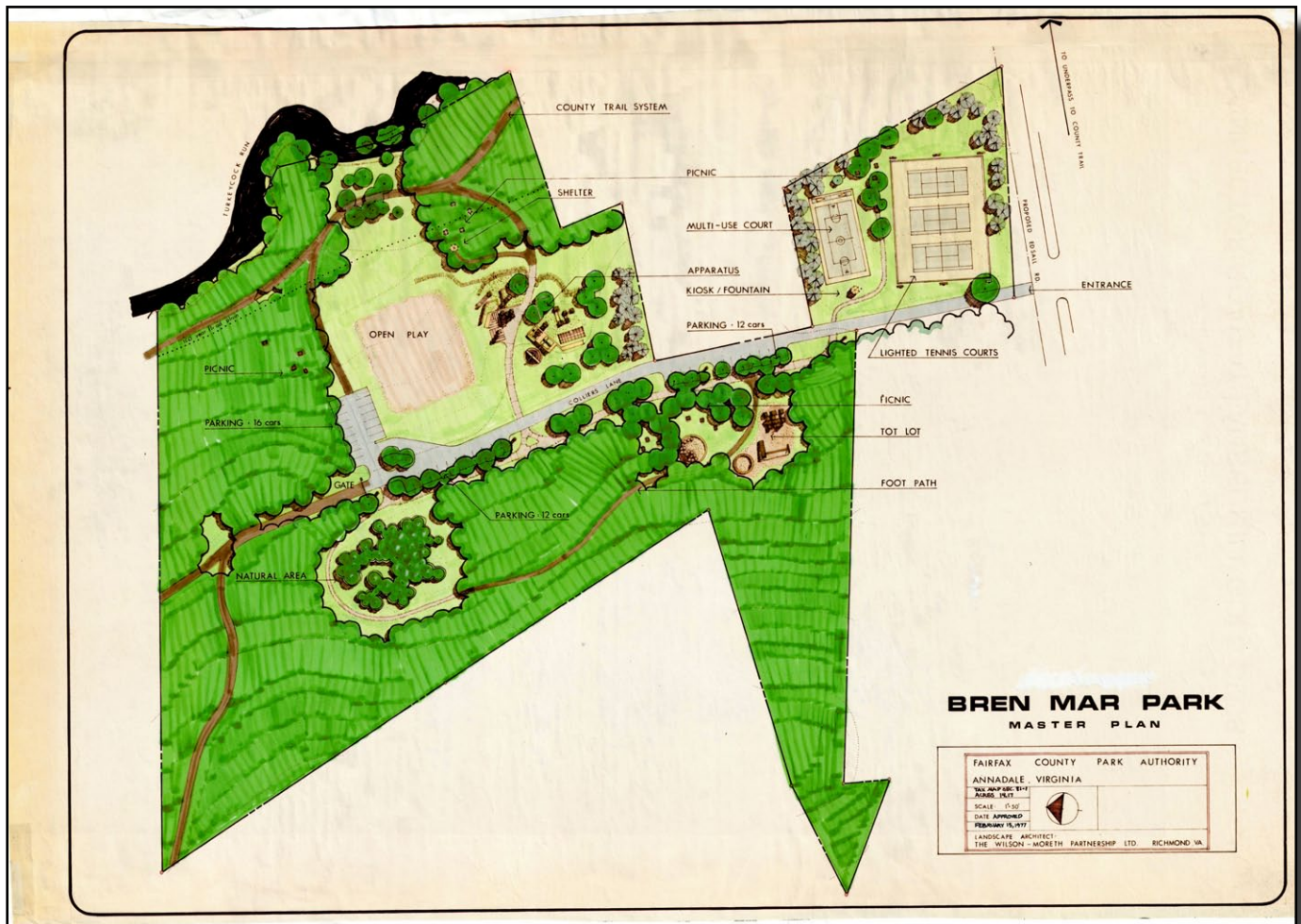


Figure 14: 1977 Master Plan



**2013 Bren Mar Park Master Plan Revision**

Given the changes that have occurred to the park and the surrounding communities since the original master plan was approved, it was determined that a master plan revision was necessary. The proposed master plan revision keeps a number of the original plan recommendations while offering some new elements that enhance the parks value and usability to the surrounding communities. Below is a comparison of the existing park elements to the revised park elements. (Table 4)

Existing Master Plan Park Elements with Built Facilities Noted in Bold	Revised Park Elements
Tennis and Multi- purpose courts ( <b>small diamond field built</b> )	Convert to Off Leash Dog Area
<b>Approximately 3000 LF of trails</b>	Expand trail network (approximately 5000 LF); coordinate and connect Bren Mar Park trails with additional trails in Turkeycock SV.
<b>1 small shelter</b> ; 4 picnic areas	Add 1 small picnic shelter and additional picnic tables
Open play area	Manage meadow habitat area for open play use
2 apparatus/playground areas / <b>1 playground</b>	Retain 1 playground area; remove unbuilt apparatus/playground area recommendations
40 parking spaces spread around the park. <b>19 of which are built in one area</b>	Expand parking to 58 spaces concentrated near the park entry and facility areas.

**Table 4: Master Plan Element Comparison**

The following park features and facilities are planned as depicted in the 2013 Bren Mar Park Master Plan Revision (Figure 15):

**A. VEHICULAR ENTRANCE & PARKING**

Vehicular access to the park and the existing parking area will remain in the present location from Edsall Road. Expansion of the existing parking is planned to be added in the general areas shown on the CDP. Additional parking is planned in a separate lot located to the right of the entrance road and will have 20-30 parking spaces to support the developed facilities within the park. Low impact development (LID) techniques are recommended for the parking lot to reduce stormwater runoff quantity and reduce water quality impacts. Consideration should be given to the use of pervious paving and/or LID structures to manage and reduce stormwater runoff.

**B. OFF LEASH DOG AREA**

By Park Authority policy, an established dog owners group must be in place to sponsor a new Off Leash Dog Areas (OLDA) before the facility can be established. OLDAs are created as a partnership between the Park Authority and a sponsor group who is responsible for funding the development as well as most of the recurring operational costs. These sponsors are the agency’s liaison between facility users, local residents, animal control officials, and the police department. They monitor and clean the facilities; publicize and enforce OLDA regulations; and report maintenance needs.



Bren Mar Dogs, an organized sponsor group, sought a location for an off leash dog area within the Bren Mar area. Bren Mar Park provides group members a readily accessible site that provides maintenance access. The following features are desirable to the extent they are feasible:

A preferred size of 0.5 to .8 acre or larger is recommended for an off-leash dog area at Bren Mar Park. It may have two sections, one for small dogs and one for large dogs. The general capacity is one dog for every 700 square feet within the OLDA fence, as approved by the Park Authority Board. The OLDA is to be enclosed in a 5' high, black vinyl coated fencing with a double gated portal entrance. A 12' wide maintenance access gate is required as well. Shade and access to water should be made available in the OLDA. An information kiosk with OLDA rules, contact information, and other pertinent information should be posted near the entrance. A minimum of two benches, two doggy bag dispenser boxes, and trashcans should be provided. Lighting may be installed to accommodate early evening use as determined by the Park Authority with funding contributed by the sponsor group.

### C. MEADOW/OPEN PLAY AREA

A large open grass field will be retained as a central feature of the site to provide a meadow wildlife habitat and passive outdoor enjoyment. This space shall be maintained to preserve the open grassy area and/or to allow for general unprogrammed use. The proposed expansion of the nearby parking area should be designed to minimize disturbance to this area.

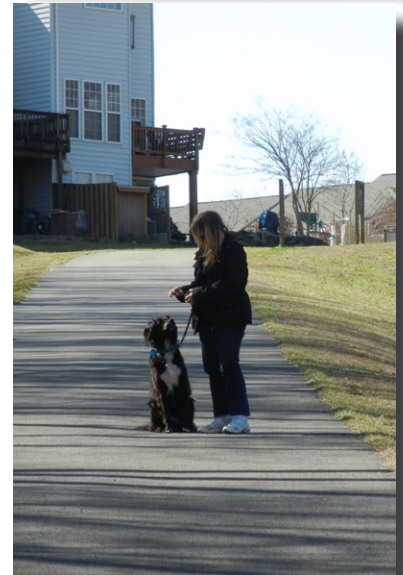
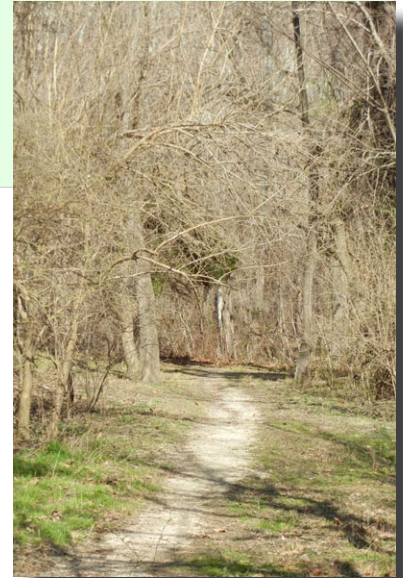
### D. PLAYGROUND

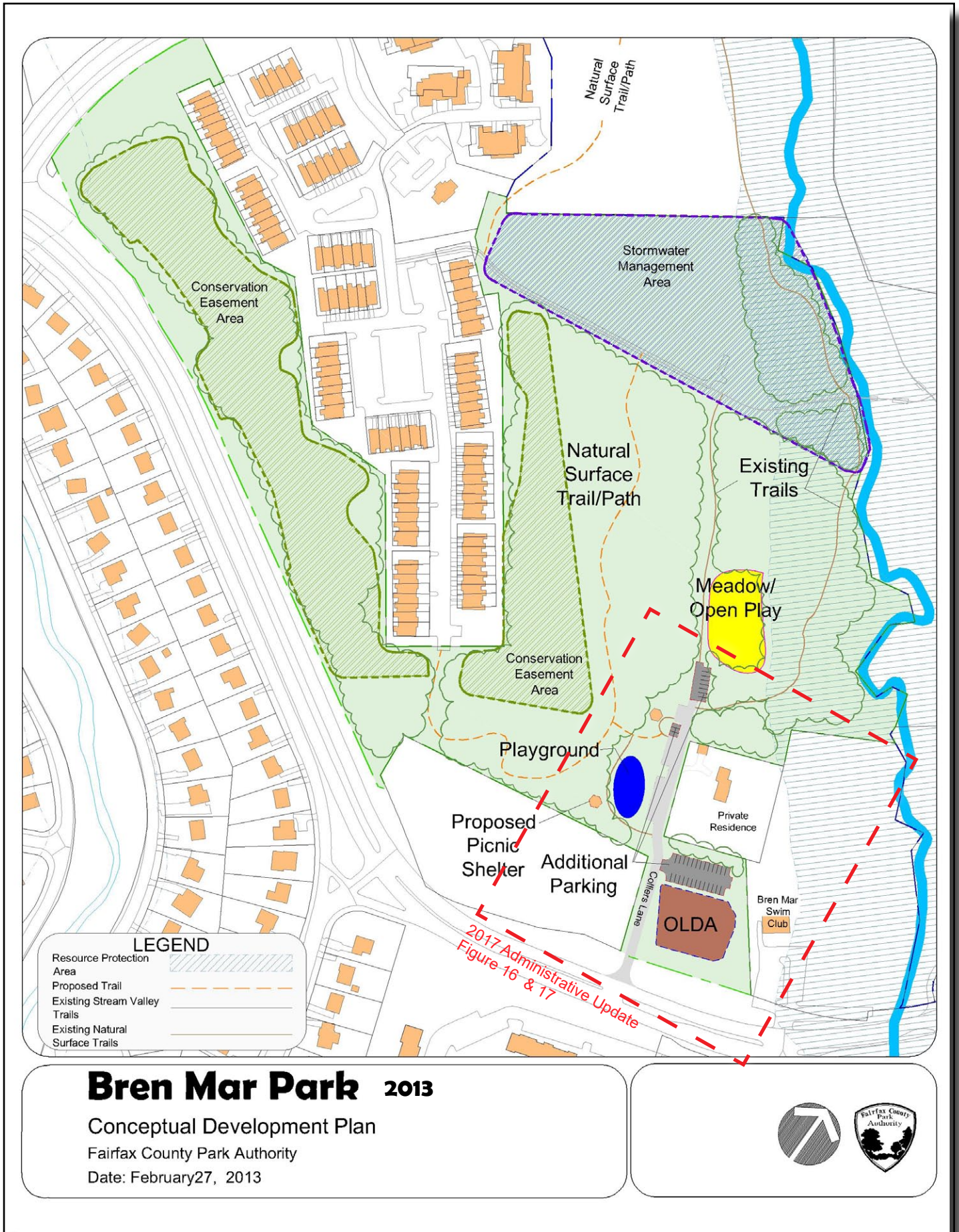
An existing playground is located between the proposed off leash dog area and the picnic shelters area. This location provides easy access from the parking lot and is a complementary use to the other park facilities. If the play area is expanded in the future, particular attention should be made to ensure the inclusion of skill development facilities that complement the young teen to adult age group.

### E TRAILS

Trails allow access to facilities throughout the site as well as form a loop through the park to facilitate exercise. Additional trails will enhance the experience of the current park users by opening up additional areas of the park to park use, promote connectivity to surrounding neighborhoods, and allow for a variety of trail options for pedestrians.

If lighting is added to the off leash dog area located near the park entrance, the central trail connecting the parking areas to the paved trail





# Bren Mar Park 2013

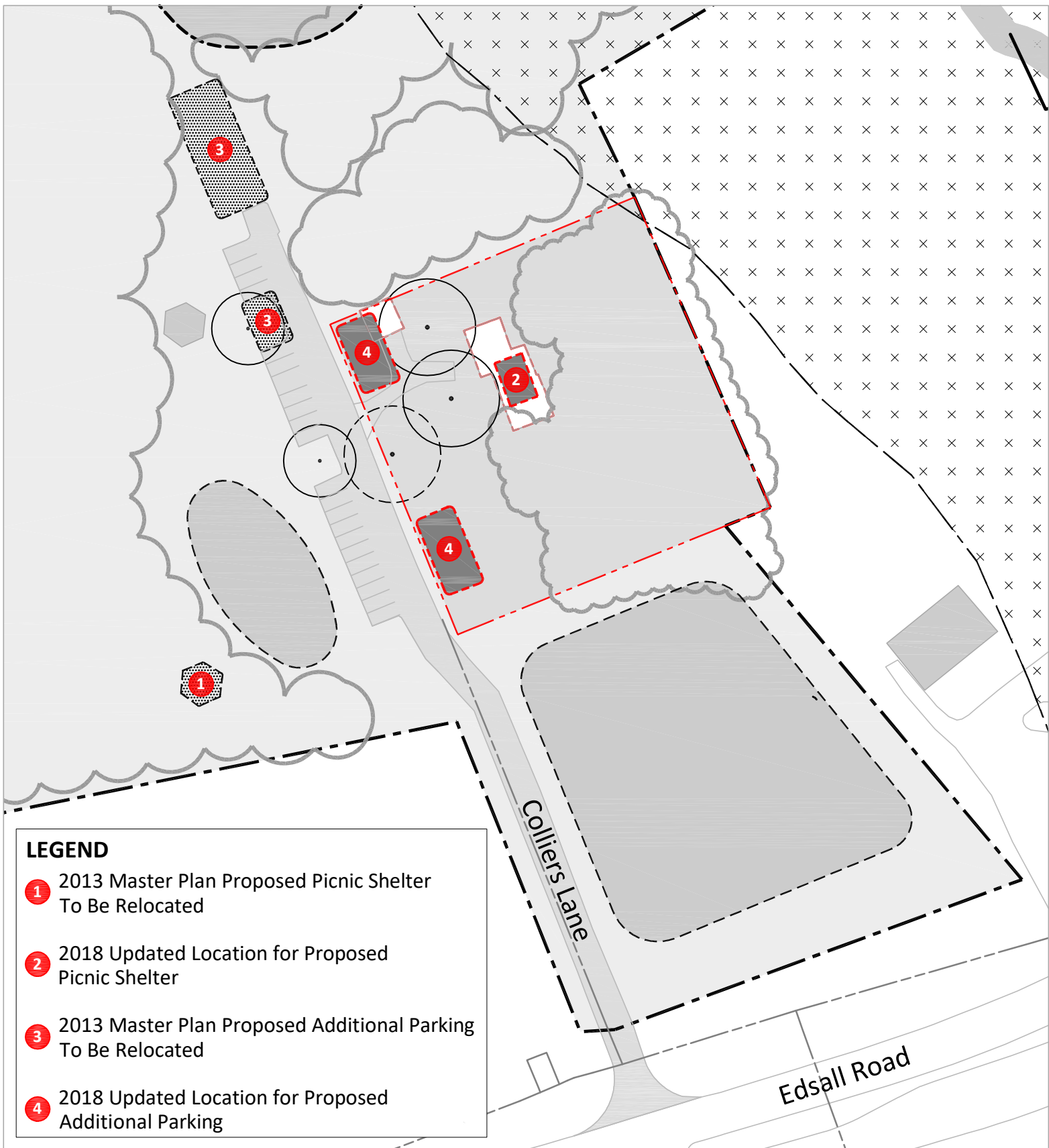
## Conceptual Development Plan

Fairfax County Park Authority

Date: February 27, 2013



Figure 15: 2013 Bren Mar Park Master Plan Revision



**LEGEND**

- 1** 2013 Master Plan Proposed Picnic Shelter To Be Relocated
- 2** 2018 Updated Location for Proposed Picnic Shelter
- 3** 2013 Master Plan Proposed Additional Parking To Be Relocated
- 4** 2018 Updated Location for Proposed Additional Parking

# Bren Mar Park 2018

Fairfax County Park Authority

Master Plan Update Approved February 28, 2018  
 (Previous Revision Approved February 27, 2013)

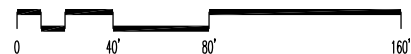


Figure 16: 2018 Master Plan Administrative Update Summary



**Bren Mar Park 2018**  
 Conceptual Development Plan Update  
 Fairfax County Park Authority  
 Master Plan Update Approved February 28, 2018  
 (Previous Revision Approved February 27, 2013)

Figure 17: 2018 Master Plan Administrative Update CDP



sections at the rear of the park may be lighted in early evening hours to allow safe passage to the lit OLDA in the front of the park.

#### **F. PICNIC FACILITIES AND SITE FURNISHINGS**

Picnic tables, shelters, benches, and trash cans should be provided in appropriate locations throughout the park to support the other uses. Fitness equipment may be located along the trails to serve adult users.

#### **G. STORMWATER MANAGEMENT**

Construction of stormwater management facilities may be necessary to address water runoff from the addition of park facilities. Low Impact Development (LID) principles should be used to the extent possible for this purpose.

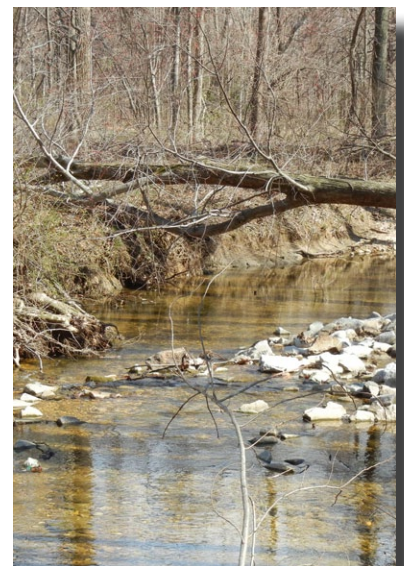
#### **H. VEGETATIVE BUFFER**

The existing forested areas along the southeastern border of the park are located within conservation easements and serve as a buffer to provide screening between neighboring homes and the park uses. The park has a high percentage of invasive species and would benefit from an invasives management program. The forested area along the western portion of the site should remain intact to provide water quality benefits within the Cameron Run watershed.

#### **2017 Master Plan Administrative Update**

The 2017 acquisition of the one-acre parcel (Tax Map Parcel 81-1 ((1)) 16) and the anticipated removal of the existing domestic structure provides an opportunity to better arrange the planned facilities proposed in the 2013 approved park Master Plan. The locations of the new picnic shelter and parking spaces have been optimized to take advantage of the one-acre additional land area from the newly acquired parcel. (Figure 16)

A planned picnic shelter is relocated to the domestic structure foot print area to utilize the existing land disturbance, while the planned additional parking spaces are moved to two feasible locations on the new parcel and are situated to preserve the existing mature trees on site. The ADA parking spaces are accommodated at the northern location of the two, which has the natural elevation and distance advantages to access the planned picnic shelter.





## **VI. DESIGN & COMMUNITY CONCERNS**

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

### **A. ACCESSIBILITY**

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

### **B. TRAILS**

New trails located outside the floodplain should be sustainably designed natural surface trails. Trails within the floodplain should be paved for maintenance purposes. New trail development should be coordinated to potentially coincide with trail development in Turkey Run Stream Valley Park so that maximum advantage can be derived from any trail building projects. The trails shown on the trail map exhibit are for illustrative purposes only and the actual trail location and alignment will be determined at the time of development to avoid any sensitive environmental or cultural resources.

### **C. PARKING**

The revised planned location for additional parking in the core area of the park is intended to minimize impacts to the natural sections of the park. The parking size is intended to add approximately 35 spaces that will better serve existing and planned park uses in accordance with park standards.

### **D. LIGHTING**

It is anticipated that users will use the OLDA facility in the early evening hours. In several months of the year, the park and OLDA will be closed at dark in the early evening hours. Existing street lights on Edsall Road do not provide enough illumination to safely use the facility at dark. If lighting is a sponsored feature of the OLDA, appropriate lighting levels and shielding should be imposed along with an agreed upon curfew that does not exceed 9 p.m. Lights should be limited in height to 8 feet or less, be energy efficient and should have automated controls that allow lighting on demand





during the allowed hours. Primary access for many OLDA users will be via the central trail section. Electric utility poles exist along this trail and may provide an opportunity to collocate light fixtures. Low level pathway, or bollard lighting, is recommended as an alternative. All lighting should be evaluated for potential impacts to the residence surrounded by the park. No other trails should be lighted.

#### **E. RESIDENCE SURROUNDED BY PARK**

An occupied residential property is surrounded by the park. Any design and development in Bren Mar Park should take into consideration potential impacts to this residence and resident.

#### **F. NATURAL RESOURCES**

Any use of the one-acre parcel acquired in 2017 (Tax Map Parcel 81-1 ((1)) 16) for recreational purposes should address the bamboo infestation. Any fully-established trees on the parcel that are in good condition should potentially be preserved during future development projects. If removal of any established native trees would be unavoidable, mitigation measure through 1:1 tree replacement should be considered.

#### **G. CULTURAL RESOURCES**

No archaeological investigation is needed prior to construction of a picnic shelter in the location of the domestic structure footprint and expansion of parking in previously disturbed areas.

#### **H. FISCAL SUSTAINABILITY**

Economic realities require that public park funding 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 master plan implementation. 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 decisions. Together these plans will serve both 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.

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