



Chapter 4

Bull Run Planning District

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**GREAT PARKS, GREAT COMMUNITIES
2010 – 2020 Park System Plan**

Fairfax County Park Authority

BULL RUN PLANNING DISTRICT

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BULL RUN PLANNING DISTRICT



Location & Character

The Bull Run Planning District is located in the southwestern corner of Fairfax County, adjacent to Prince William and Loudoun Counties and Dulles International Airport.

This district has a diverse mix of suburban land uses and rural conservation areas. Located in the Occoquan watershed basin, the area is a major source of drinking water for County residents. Land use planning in the district, including large lot residential use, is based on measures to protect the water quality of the Occoquan Reservoir. More intense commercial and residential uses are concentrated in the Centreville and Chantilly areas.

Park System Summary

Map 1 depicts the public parkland in the Bull Run Planning District. There are 40 public parks with a total of about 6,800 acres in the district. About 80% of the public park acreage in the district is owned by the Park Authority, and is within Park Authority Maintenance Area 5. Other public parkland in the district is owned by the Northern Virginia Regional Park Authority (NVRPA) and the National Park Service (NPS).

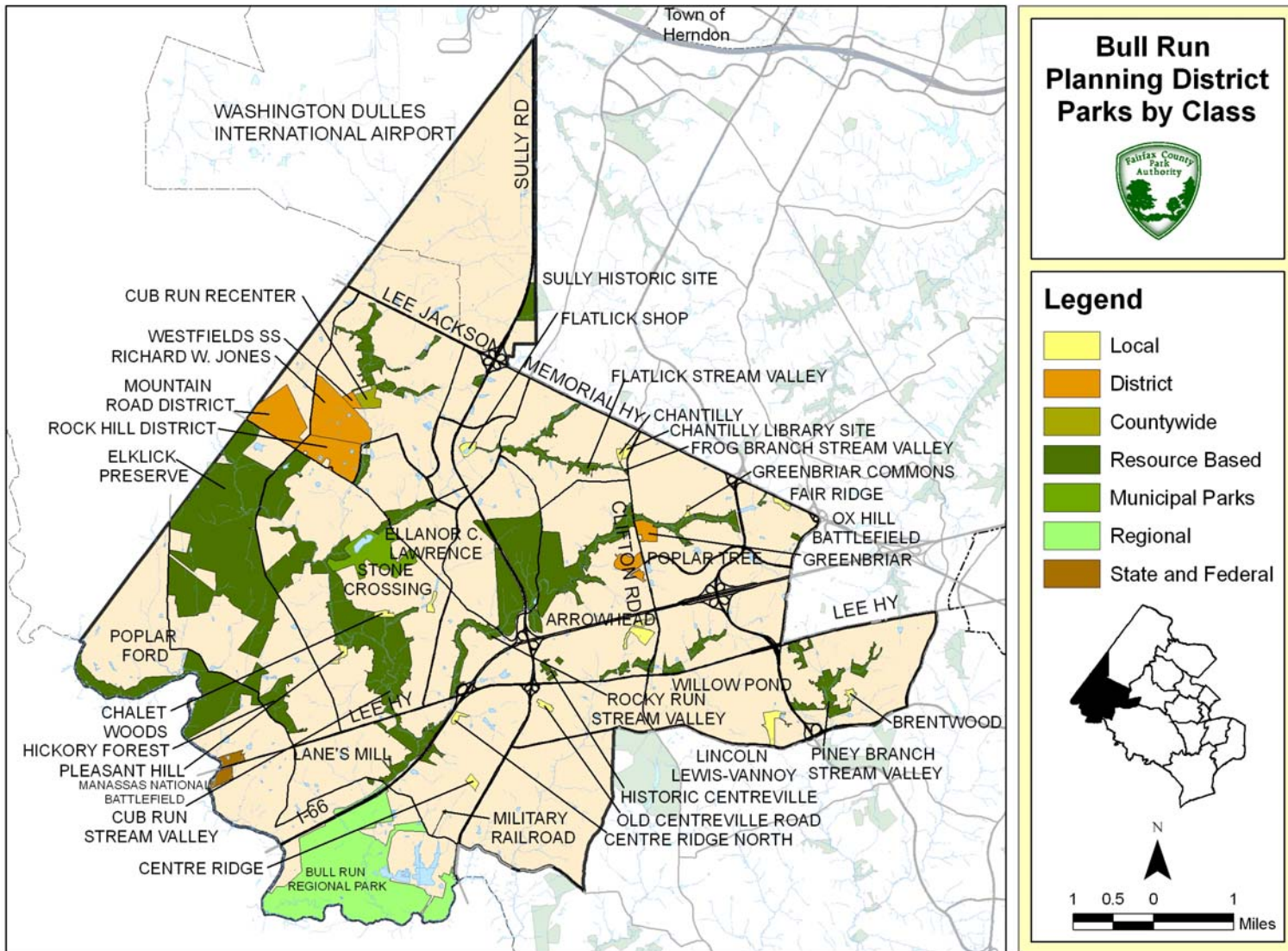
The parks in the district include a RECenter, district parks, special uses, local-serving recreational facilities, large cultural and natural resource protection areas and stream valleys. Facilities include trails, rectangle fields, diamond fields, golf, tennis courts, multi-use courts, volleyball courts, nature center, dog park, playgrounds, and picnic facilities.

Arrowhead, Ellanor C. Lawrence, Greenbriar, Poplar Tree, and Rock Hill District Parks are larger parks in the district that provide a variety of active and passive recreational facilities. Cub Run RECenter, next to Westfields High School, serves fitness and aquatic needs in the western part of the County. Cub Run has the only indoor leisure pool in the park system that draws users from a wider area. A public golf course at Richard W. Jones Park offers an upscale, 18-hole course and driving range.

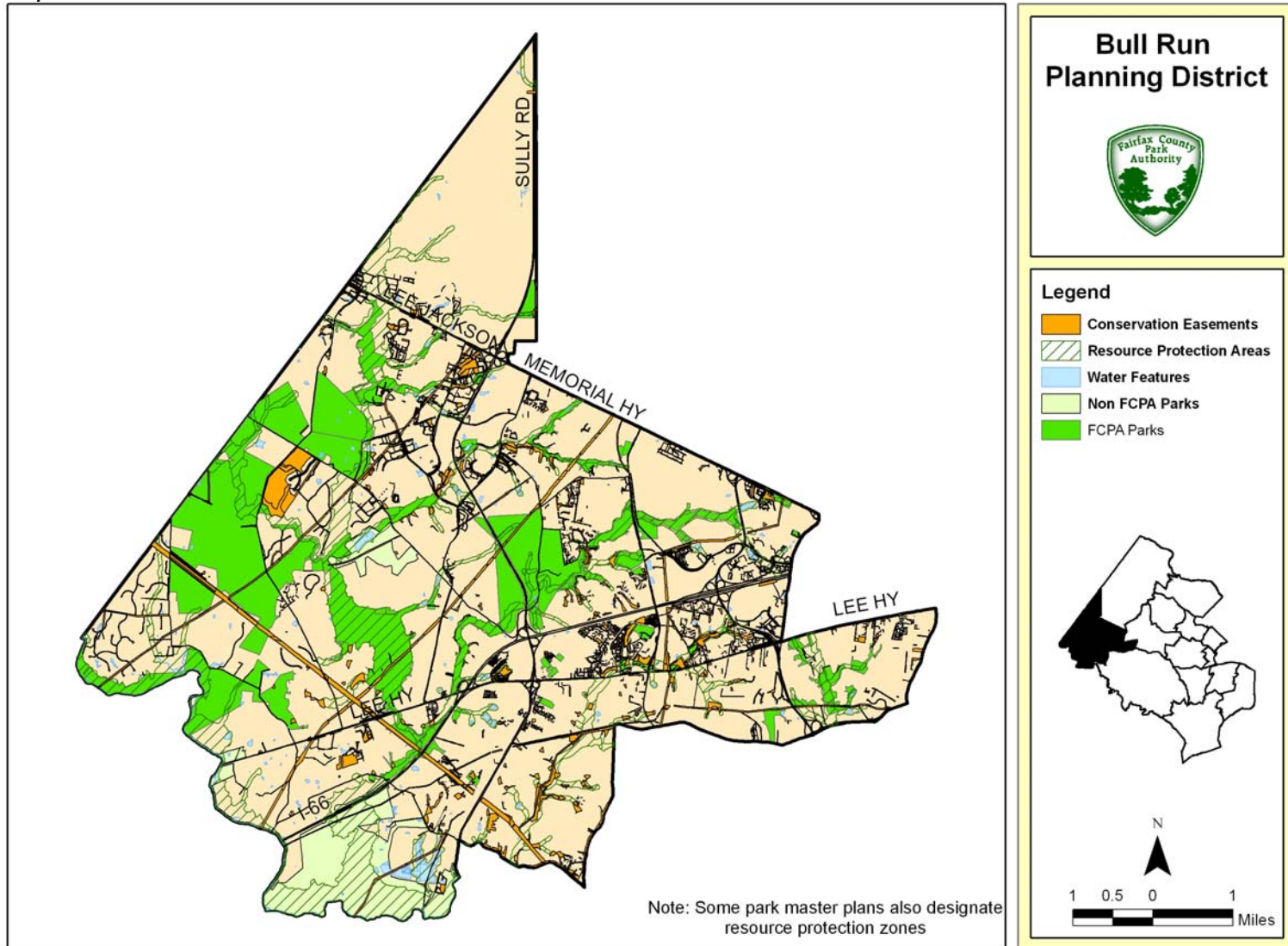
The Sully Woodlands Assemblage, including the nearly 1,400 acre Elklick Preserve, is located in this district. Sully Woodlands represents the largest parkland assemblage in the County and offers some of the last opportunities to preserve relatively undisturbed natural and cultural resources. Complementing the district's County parks is the 1,230-acre Bull Run Regional Park, operated by NVRPA. It provides spacious field areas for sports, open play and special events; group picnic areas; outdoor Atlantis-themed leisure pool; a disc golf course; shooting range; camping facilities and extensive nature and water trails. Map 2 identifies parkland and areas that contain regulatory or other

protections including public park ownership, conservation easements, and Chesapeake Bay Ordinance designated Resource Protection Areas (RPA).

Map 1: Public Parks by Class in the Bull Run District



Map 2: Protected Land in the Bull Run District



Park Classification

In June 2005, a new Park Classification System was adopted and incorporated into the Park and Recreation chapter of the Countywide Comprehensive Policy Plan. The Park Classification System is a general framework intended to guide open space and public facilities planning by grouping parks according to certain common typical characteristics. The park classification gives an indication of the intended use, general park size range, typical facility types, and the general experience a user may expect at a park

Local Parks serve surrounding neighborhoods and communities and offer a variety of local-serving recreation opportunities, such as playgrounds, trails, athletic facilities, picnic areas and natural areas. Typically these parks are designed to serve up to a 3 mile radius depending on the facilities and can range from 2 to 50 acres in size.

Local parks may be urban or suburban in character. Urban parks (including pocket parks, civic plazas and common greens) are a type of local-serving park that are generally more compact and located within an urban or transit-oriented setting. These parks generally consist of high quality design and construction, are well integrated into surrounding development, uses and the public realm and primarily serve to define local urban character, support outdoor enjoyment, social gatherings, recreation needs and special events. These parks may be privately or publicly owned and are usually privately maintained.

District Parks are larger parks that serve greater geographic areas of the County (3 to 6 miles) and provide a wide variety of indoor and outdoor recreation facilities and park experiences. Generally, these parks are more than 50 acres in size. These parks typically accommodate visits of up to a half day, longer operational hours and a larger number of users. Many district parks also have extensive natural areas.

Countywide Parks are larger parks that serve the whole County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities or resources that are unique within the County. Typically, these parks are greater than 150 acres and provide opportunities for passive and active recreation to a wide range of simultaneous users for experiences of up to a day in length.

Resource-Based Parks have significant cultural and natural resources. These parks support nature, horticulture and history programs, gardening, nature watching and appreciation of local, regional, state and national history. Extensive stream valley parks are part of the resource-based parks network. Typically, trails and interpretative features and facilities are the primary uses. Some resource parks may have separate areas designated for recreation purposes.

Regional Parks are lands and/or facilities administered by the Northern Virginia Regional Park Authority (NVRPA). These parks have region-wide significance that supplement and enhance the County and municipal park systems.

While some parks are Resource-Based, note that all park types may include areas designated for natural and/or cultural resource protection. In addition, many state and federal parks augment local and regional parks and also serve to protect natural and cultural resources within the County. Table 1 lists and classifies the parks in the Bull Run district according to the County parks classification system or by state or federal ownership. Table 1 also includes information about whether and when parks were master planned and if a master planning action (new master plan development or plan update) is needed.

Table 1: Parks in the Bull Run Planning District

Park Name	Acres	Supervisor District	Park Classification	Approved Master Plan Date	Master Plan Action Needed
Arrowhead	35.61	SU	Local	2001	
Brentwood	10.06	SP	Local		✓
Bull Run Regional	1,300 ⁺	SU	Regional		
Centre Ridge	10.29	SU	Local	2006 ³	✓
Centre Ridge North	8.95	SU	Local	2006 ³	
Centreville Military Railroad	1.00	SU	Resource-Based	2006 ³	
Chalet Woods	10.70	SU	Local	1975	
Chantilly	6.13	SU	Local	2006 ³	✓
Chantilly Library Site	8.62	SU	Local	2006 ³	✓
Confederate Fortifications	161.43 ⁺	SP	Resource-Based	2005	
Cub Run RECenter	37.28	SU	Countywide	2002	
Cub Run S.V. ¹	876.00	SU	Resource-Based	2006 ³	
Elklick Preserve	1,647.40	SU	Resource-Based	2006 ³	✓
Ellanor C. Lawrence	649.96	SU	Resource-Based	1991	✓
Fair Ridge	8.78	SP	Local	1985	
Flatlick Run S.V. ¹	93.36	SU	Resource-Based	2006 ³	
Flatlick Shop ²	17.43	SU	Local		
Frog Branch S.V. ¹	75.33	SU	Resource-Based	1977	
Greenbriar	36.55	SP	District	1985	
Greenbriar Commons	4.48	SP	Local	2006 ³	
Hickory Forest	97.26	SU	Resource-Based	2006 ³	✓
Historic Centreville Park	20.93	SU	Resource-Based	2008	✓
Lane's Mill	29.01	SU	Resource-Based	2002	
Lincoln Lewis-Vannoy	14.77	SP	Local		
Manassas National Battlefield	54.00 ⁺	SU	Federal		
Mountain Road District	200.12	SU	District	2006	✓

Park Name	Acres	Supervisor District	Park Classification	Approved Master Plan Date	Master Plan Action Needed
Old Centreville Road	9.33	SU	Local	1975	
Ox Hill Battlefield	4.72	SP	Resource-Based	2004	
Piney Branch S.V. ¹	184.24 ⁺	SP	Resource-Based		
Pleasant Hill	11.58	SU	Local	2006 ³	✓
Poplar Ford	480.54	SU	Resource-Based	2006 ³	✓
Poplar Tree	48.26	SU	District	1985	
Richard W. Jones	245.75	SU	District	1993 ³	
Rock Hill District	168.96	SU	District	2003 ³	
Rocky Run S.V. ¹	337.19	SU	Resource-Based	2006 ³	
Stone Crossing	9.69	SU	Local	2006 ³	✓
Stringfellow	38.10		Local		
Sully Historic Site	25.54 ⁺	SU	Resource-Based	2005	
Westfields School Site [^]	16.70	SU	District		
Willow Pond	52.42	SP, SU	Resource-Based		

1. Resource-Based Stream Valley parks by practice do not have master plans.

2. Maintenance Facility

3. Included in the Sully Woodlands Regional Master Plan

* This park was dedicated by a private developer and may be subject to a Conceptual Development Plan associated with an approved rezoning that takes the place of a park master plan.

+ A portion of this park lies outside of the Bull Run district.

^ School Sites operated on an interim basis as parks by the Park Authority do not have master plans as they are owned and governed by the Fairfax County Public Schools.

Acreages for non-FCPA parks are estimates derived from GIS.

Park Master Plans

A park master plan is a general guide for appropriate park uses and their approximate location within a specific park site. The plan serves as a long-range vision (10-20 year timeframe) for future development and programming. Issues typically addressed include planned park elements, natural and cultural resource management, and general design concerns. The plan is conceptual in nature and not intended to address detailed issues related to engineered site design or park operations. The plan is just one of many steps in the process that leads to the development of a public park. An archive of park master plans is available at www.fairfaxcounty.gov/parks/plandev/mparchives.htm.

Themes, Issues and Strategies

In early 2008 the Park Authority interacted with citizens at ten *Great Parks, Great Communities* public workshops in all Supervisory districts and at a variety of community festivals and events in the parks to gather input on **long-term planning for the land, facilities and natural and cultural resources of the park system**. In addition, the

Park Authority received public feedback on the park system throughout the year via email and the project web site.

Based on the public feedback and staff expertise, staff identified 26 key issues that fit within eight themes relating to the land, resources and facilities of the Park Authority. **The themes are Connectivity, Community Building, Service Delivery, Facility Reinvestment, Land Acquisition, Resource Interpretation, Cultural Resource Stewardship and Natural Resource Stewardship.**

This section describes how the eight themes relate to the park system in the Bull Run District and presents strategies for addressing the issues as they apply to the parks in the district. Some strategies include recommendations for construction of facilities, infrastructure and amenities at parks in the district. As part of the planning process for any proposed construction, the project area should first be assessed for possible impacts to natural and cultural resources.

The majority of County parks in the Bull Run district are contained within the park region known as Sully Woodlands that coincides geographically with the Cub Run and Bull Run Watersheds. The Sully Woodlands Regional Master Plan was approved in 2006 and guides park land use and resource management for this region. It includes strategies and recommendations for land use and resource stewardship and interpretation and should be used in conjunction with this plan.

THEME: Connectivity

Better integrating parks with surrounding land uses (neighborhoods and employment centers) and increasing park-to-park connections within the system will allow for greater access and enjoyment. Strategy suggestions include adding trails, trail connections, bridges and other forms of improved access to and between parks.

Map 3 illustrates existing and planned connections and points of interest within the Bull Run Planning District. The map depicts high-level, conceptual connections and incorporates elements from the adopted Countywide Trails Plan and Park Authority Trail Strategy Plan. Connections link natural and cultural resources and recreational destinations, supporting recreational activity and frequently offering alternative transportation options.

Issue: The Park Authority should work to improve non-motorized access to parks from commercial and residential areas and to increase connectivity between park sites.

Existing major trail systems in the Bull Run District are mostly within the Cub Run, Flatlick, Frog Branch and Rocky Run Stream Valleys. An extensive nature trail system exists within Ellanor C. Lawrence Park. Other public trails that serve the eastern part of the district include the major trail

Heard from the public:
“Natural surface trails are needed in western Fairfax and trails that include bikes. The Sully Woodlands are begging for trails.”

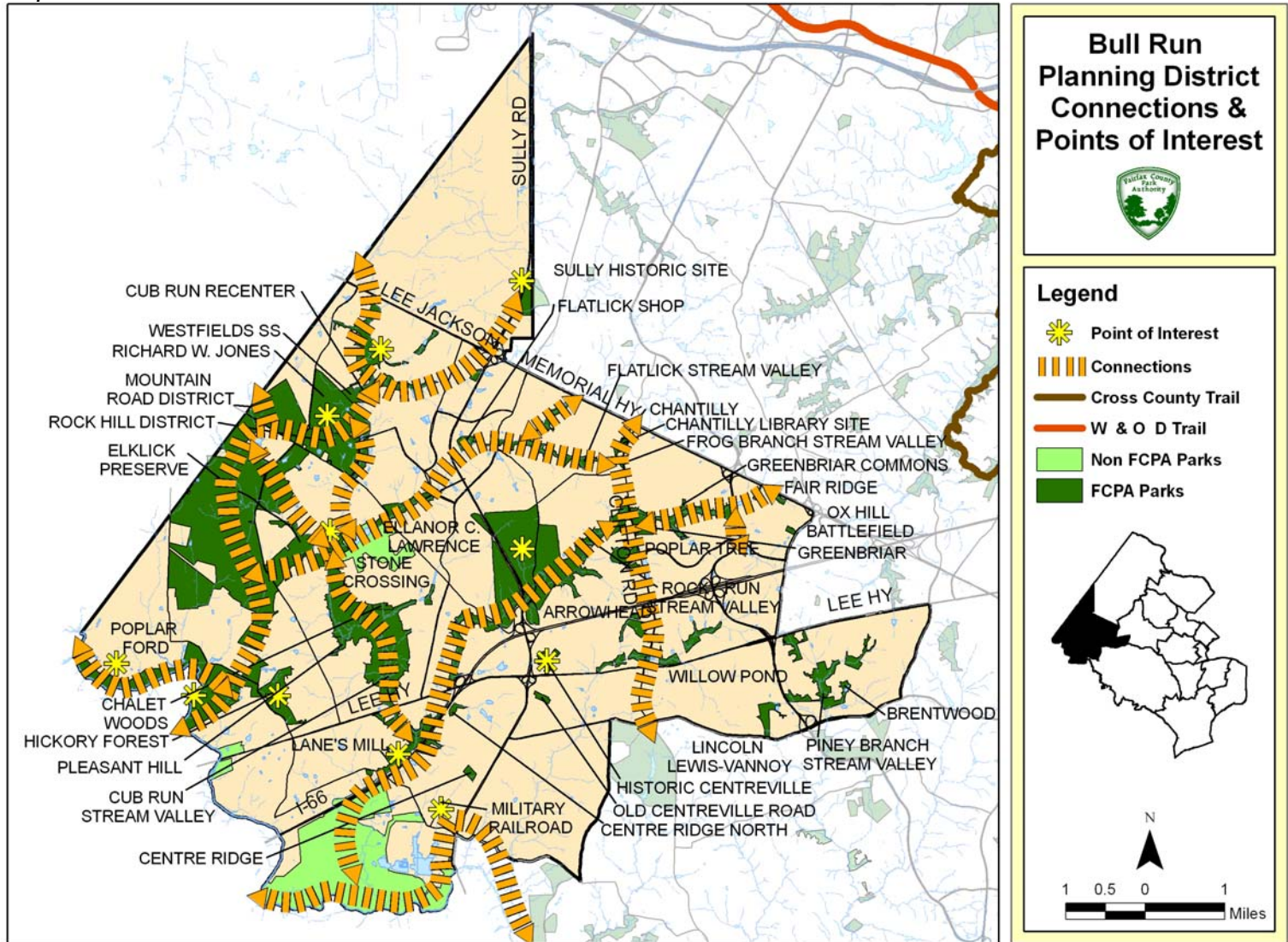
along the Fairfax County Parkway. The many residential communities within the district generally have trails and sidewalks that enhance access to trail systems, such as in Fair Lakes and Virginia Run. The district's position at the border of Prince William and Loudoun Counties offers opportunities to connect trails regionally. Route 28, Lee Highway and I-66 are major barriers to connecting some trails throughout the district. Many of the roadways in this part of the County are rural sections with limited shoulders and widths.

Opportunities for an extensive and diverse trail system throughout Sully Woodlands are especially great and a trail plan for this area is in development. Because of the rural nature of this area, natural surface trails for hiking and mountain biking are appropriate in some areas. Connecting fragmented trails within the extensive stream valleys in the Bull Run district is also planned. Equestrian trails exist and are heavily used in the southern part of the district between Clifton and Manassas National Battlefield.

Strategies:

- BR-C-1. Use criteria provided in the Park Authority's Trail Strategy Plan to evaluate potential new trails, connections and improvements;
- BR-C-2. Renovate trail segments and improve trail conditions at Chalet Woods Park; and
- BR-C-3. Complete an integrated trail plan throughout Sully Woodlands in accordance with the Sully Woodlands Regional Master Plan recommendations, including the following:
 - Incorporate wayfinding signage and interpretive amenities along existing and planned trails;
 - Complete stream valley trail improvements to make connections along Elklick Run;
 - Create a roadside trail system in parkland along Pleasant Valley Road so as to limit human access to highly sensitive habitat areas and cultural resource areas;
 - Coordinate with the National Park Service, Northern Virginia Regional Park Authority, and Loudoun and Prince William Counties to integrate, connect and coordinate trail systems and waterway trails;
 - Use existing major utility easement alignments to expand and connect the trail system; and
 - Identify and plan natural surface trail networks that will separately accommodate mountain bikers and equestrians while protecting cultural and natural resources.

Map 3: Non-motorized Connections and Points of Interest in the Bull Run District



Issue: Multiple, separate park sites located across Fairfax County should be linked through thematic interpretive connections.

Thematic connections, emphasized through elements such as signage, maps, or website information, can foster greater public awareness of important features. Increased knowledge of site features could encourage greater support for stewardship and management activities.

The parks in the western and central portions of the district contain numerous high quality natural and cultural resources, such as globally rare plant communities as well as archaeological and historic sites dating from 10,000 years ago to the twentieth century. Sully Historic Site is one of the County's most significant historic sites in the region. The Bull Run district is especially rich with Civil War resources due to its proximity to Manassas Battlefield and the high level of military activity that occurred in the area during that period. This rich concentration of resources provides the basis for many thematic connections related to natural and cultural resource stewardship, such as Civil War and agrarian themes, prehistory and significant natural resources including the Occoquan Watershed, forest, wetland and meadow habitats.

Strategies:

BR-C-4. Include Sully Historic Site, Poplar Ford, Cub Run Stream Valley, Historic Centreville, Centreville Military Railroad and Ox Hill Battlefield Parks as part of a countywide Civil War interpretive trail;

BR-C-5. Work with the county's Department of Transportation's TEA-21 grant funded Civil War Interpretive Bike Trail to incorporate park resources;

BR-C-6. Add Cabell's Mill and Sully Historic Site to an interpretive trail that links these sites to other historic structures within Fairfax County that illustrate changing architectural styles through the County's development;

BR-C-7. Include Ellanor C. Lawrence, Cub Run Stream Valley, Elklick Preserve, Poplar Ford and Hickory Forest Parks as significant nodes along a natural areas interpretive trail within the county; and

BR-C-8. Determine suitability of adding Elklick Preserve, Poplar Ford and Hickory Forest Parks to the Virginia Birding and Wildlife Trail.

Issue: Park facilities should be served by the public transportation system to provide access to recreational facilities.

Bull Run District is not currently served by rail transit. Rail transit service in the I-66 corridor is planned for the long-term, but will depend on funding for implementation. The transit extension timeframe and station locations are still pending. Public transportation routes primarily serve commuters rather than local travel. The greatest potential for

public transportation linkage to parks is in the Stringfellow Road area, which has a commuter lot and bus service near Poplar Tree and Greenbriar Parks.

Strategies:

BR-C-9. Work with the Department of Transportation to improve bus transit service to parks in the Bull Run Planning District. This should include coordination of bus stop locations and transit schedules; and

BR-C-10. Work with the Departments of Transportation and Planning and Zoning to plan for urban parks in future transit-oriented development areas in the district.

Issue: *The Park Authority should work to improve access to waterways and promote the use of “water trails” throughout the County.*

A water trail along Bull Run and the Occoquan River has been established by NVRPA and should be supported along Park Authority lands that border these waterways. Additional water access points may be identified in Park Authority lands that border Bull Run, but should be appropriately located and limited to non-motorized watercraft to reduce impacts to ecological function and water quality.

Strategies:

BR-C-11. Explore the possibility of establishing connections to the Occoquan Water Trail at Poplar Ford Park.

THEME: Community Building

Local parks are places where people can interact and build community. Well-designed and located parks, park facilities and programs support greater social interaction. Community-building park facilities and activities include reservable picnic areas, amphitheatres, dog parks, garden plots, farmers markets, performances and special events. Collocation of facilities with other community uses can also assist in strengthening communities. Strategy suggestions include ways to increase the community-building role of local parks in residential neighborhoods and providing parks and recreation facilities near other civic uses.

Issue: *Local and urban parks should include a combination of facilities, amenities and gathering spaces to attract and promote social interaction among community members.*

Historic Centreville Park provides the location for annual events such as Centreville Days where local history and community are celebrated. The assemblage of park properties in the Centreville Historic District provides great potential for community building in and around the historic district that will provide a sense of place, history and community.

The dog park operated at Rock Hill District Park by Centreville Dogs brings dog owners together and offers an opportunity for social interaction among those with a common interest. Garden plots are also an activity in parks that brings people together around a common gardening interest. There are no garden plots in the Bull Run district, however, most residential uses in the district have large private yards.

Picnic pavilions and large open spaces in parks can facilitate activities for group gatherings. Currently, reservable group spaces in Bull Run include picnic pavilions at Ellanor C. Lawrence and Richard W. Jones Parks. A large special event center is located at Bull Run Regional Park. Events and programs at Sully Historic Site and Ellanor C. Lawrence Park and Walney Nature Center offer additional community building opportunities

Any large scale facilities that draw a large number of users should take into account transportation and roadway limitations, especially in the Pleasant Valley and Braddock Road areas adjacent to Loudoun County as well as impacts to cultural and natural resources.

Strategies:

- BR-CB-1. Consider the development of picnic pavilions, garden plots and community gathering spaces in Bull Run as parks are planned, developed and redeveloped;
- BR-CB-2. Seek opportunities to include flexible open spaces for public performances and arts in the parks in the district; and
- BR-CB-3. Plan for the future Stewardship Education Center at Sully Woodlands to serve a community building function in addition to education and interpretation.

Issue: Parks should be collocated with other civic uses (libraries, community centers, senior centers, etc.) to promote social interaction among community members.

Multiple schools, including three high schools, are located in or on the border of Bull Run District. All three high schools and many of the other schools are adjacent to or nearby parks, such as Arrowhead, Cub Run RECenter, Chantilly Park and Greenbriar Park. The Stringfellow Road/Union Mill Road corridor has major parks and schools located along its length. Many of these parks support school and community athletic programs. Chantilly Library is also collocated with Chantilly Library Park and Chantilly Park and offers an opportunity for shared programs for community building, such as a Farmers Market.

Strategies:

- BR-CB-4. Coordinate installation of park exhibits of community interest at Chantilly and Centreville Libraries to promote stewardship and other activities at nearby parks.

THEME: Service Delivery

The Park Authority provides quality facilities that are well used, but may not be equitably distributed across all parts of the County or accessible to all groups. Countywide and specialty facilities, in particular, may not serve a true county-wide service area. Residents desire recreational facilities and opportunities at parks near where they live and for all age groups and socio-economic populations. Strategy suggestions include creating more facilities, better distributing facilities across the County, and reducing barriers to use.

Service level standards for over twenty park facility types were established through the 2004 Needs Assessment (<http://www.fairfaxcounty.gov/parks/needsassessment.htm>) process and incorporated into the Countywide Policy Plan (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/parksrec.pdf>) in 2005. Facility standards are countywide goals for providing park and recreation facilities that reasonably satisfy community needs. Standards are expressed in units per population, and are based on extensive analysis of citizen demand and preferences compared with the existing public facility inventories. Based on the Countywide adopted facility service level standards and projected population growth, Table 2 shows the projected surplus or deficit of several key local serving facilities in the Bull Run Planning District for the year 2020. While overall facility needs are quantified in Table 2, the location of needed facilities is determined through the site specific master planning process that considers site conditions, context, resources, and community input. For more detailed information on existing facilities in each park and service levels, please see the Existing Conditions Report.

Table 2: Bull Run Planning District 2020 Local Serving Facility Needs Analysis

	124,678	2010 population			
	129,605	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	45.5	48.0	(2.5)	95%
Adult Baseball Fields	1 field / 24,000 people	4.5	5.4	(0.9)	83%
Adult Softball Fields ⁺	1 field / 22,000 people	1.0	5.9	(4.9)	17%
Youth Baseball Fields ⁺	1 field / 7,200 people	24.5	18.0	6.5	136%
Youth Softball Fields ⁺	1 field / 8,800 people	13.5	14.7	(1.2)	92%
Basketball Courts	1 court / 2,100 people	10.5	61.7	(51.2)	17%
Playgrounds	1 playground / 2,800 people	17.0	46.3	(29.3)	37%
Neighborhood Dog Parks	1 dog park / 86,000 people	1.0	1.5	(0.5)	66%

Neighborhood Skate Parks	1 skate park / 106,000 people	0.0	1.2	(1.2)	0%
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+ 60 ft and 65 ft diamond fields are assigned to the sport where primarily allocated.

Issue: The Park Authority should provide and equitably distribute facilities to meet established facility service level standards.

Based on projected growth in Bull Run, there will be a high deficiency in most core facilities, except youth diamond fields. The continued conversion of rectangle fields to synthetic turf and development of planned new fields at Rock Hill District Park and the EDS/Lincoln Properties proffered park will address some of the rectangle field deficiency. Deficiencies in local serving facilities such as courts and playgrounds can be offset with development of planned park facilities and private homeowner-association provided facilities within communities.

Heard from the public:
 “Would like a basketball gymnasium at Cub Run RECenter because of lack of facilities outside of schools, which are usually fully scheduled.”

The Sully Woodlands Regional Master Plan identifies new development opportunities throughout the district. For instance, Chantilly Library Park is recommended as a good location for a skatepark due to its pedestrian and transit accessibility and proximity to both a Middle School and High School.

Indoor gymnasium space was also identified as a need by the community. Gymnasiums are generally provided in schools. Bull Run has an abundance of public schools that offer gymnasium space, but this space is in high demand by the growing number of school and community groups that use gymnasium space. A private gymnasium located in Chantilly with “pay for play” programs is utilized by many of the local sports leagues.

There is a large equestrian community in this part of the county that has expressed a need for additional natural surface trails for horseback riding as well as support amenities, such as trailer parking and places for boarding and lessons.

Strategies:

- BR-SD-1. Incorporate recommendations for recreational facility development in the Sully Woodlands Regional Master Plan into individual park master plans to address projected facility deficiencies. This includes Chantilly, Chantilly Library, Fair Oaks, Fair Ridge, Fair Woods, Fox Valley, Old Centreville Road, Rock Hill District, Mountain Road District, Stone Crossing and Historic Centreville Parks;
- BR-SD-2. Convert athletic fields to synthetic turf and add lights where appropriate to expand capacity on existing fields; and
- BR-SD-3. Work with NVRPA to include fields at Bull Run and Kincheloe Regional Parks in the county field allocation inventory to increase community use of publicly funded park facilities.

Issue: The Park Authority should provide new kinds of parks and facilities and in new ways to meet the needs of the County’s changing population.

The large contiguous expanse of parkland in the Sully Woodlands regions offers opportunities for specialty facilities that may not be afforded in other parts of the County. A Stewardship Education Center is envisioned to be built at Elklick Preserve and will be a unique facility because of the rich natural and cultural resources within the district.

An interim use arrangement with the Northern Virginia Radio Control Club was forged for use of an open air area at Poplar Ford Park for flying radio-controlled model aircraft. There are no other public areas available in the county to meet the special needs for this use. Poplar Ford Park also has equestrian trails and this interim arrangement will be a test of how potentially conflicting uses may share park space.

Heard from the public:
“The county needs facilities for horseback riding lessons and for programs with horses such as therapeutic riding.”

Strategies:

BR-SD-4. Explore opportunities to include new facility types at Sully Woodlands to the extent that the facility operations are feasible and mission appropriate; and

BR-SD-5. Explore opportunities to provide unique facilities that highlight or relate to the resources in this district. Such opportunities may relate to the highly significant and abundant natural and cultural resources, large amount of contiguous parkland, shoreline parkland and convergence with other jurisdictions and park providers.

Issue: The Park Authority should re-examine park master plans to determine if parks are planned to best serve the needs of Fairfax County residents.

A significant number of parks in the Bull Run district were included in the Sully Woodlands Regional Master Plan effort. New development recommendations for each park within Sully Woodlands include potential use zones and suggestions for new facilities. Additional master planning to develop conceptual development plans (CDPs) for specific parks should occur in the near future to determine specific uses and facilities within each park.

Ellanor C. Lawrence Park was master planned in 1991. Since that time the boundaries of the park have changed due to acquisitions and Virginia Department of Transportation (VDOT) takings along Route 28. In addition, more information has been gained on the significant natural and cultural resources there and many of the master planned facilities are no longer appropriate.

Strategies:

BR-SD-6. Develop a master plan for Brentwood Park;

BR-SD-7. Revise master plans for Centre Ridge, Chantilly, Pleasant Hill, Stone Crossing and Willow Pond Parks to allow for development of new recreational facilities to meet the needs of Bull Run residents;

BR-SD-8. Create CDPs for parks within the Sully Woodlands Region (including Mountain Road District, Rock Hill District, Elklick Preserve, Poplar Ford and Hickory Forest Parks) to allow for more detailed resource protection and park facility planning;

BR-SD-9. Initiate a Master Plan Revision process for Ellanor C. Lawrence Park to update obsolete elements of the existing plan and ensure a long range plan that is consistent with resource stewardship, programs and community needs; and

BR-SD-10. Amend the master plan for Historic Centreville Park as needed as additional properties are acquired and added to the park.

THEME: Facility Reinvestment

The Park Authority has a great diversity of facilities and resources in various lifecycle stages. Funding and schedules for replacement or reinvestment are inconsistent and adding new facilities has sometimes taken precedence over renewal of existing facilities. Strategy suggestions include repairing, replacing, upgrading, and improving utilization of existing facilities and equipment.

Issue: Repair, replacement, and upgrading of existing park facilities should be addressed through a system-wide lifecycle replacement program that takes into account changing facility needs.

As most of the Bull Run district developed more recently, most facilities in this area are newer than in the eastern part of the County. The majority of parks in the district were master planned and developed after 1985. Facilities are in various lifecycle stages with variable replacement schedules and funding. The oldest facilities are located at Greenbriar and Poplar Tree Parks and recent reinvestment in some facilities in these parks is completed, funded or underway.

Strategies:

BR-FR-1. Manage facility replacements at parks in the district through the established facility replacement schedule;

BR-FR-2. Renovate the Nature Center at Ellanor C. Lawrence Park including upgrades to restrooms, visitor services areas and office and storage space; and

BR-FR-3. Build a new picnic shelter and visitor center at Ellanor C. Lawrence Park.

Issue: Parking standards and levels of service should reflect user patterns to minimize impacts on surrounding neighborhoods.

There are frequent parking shortages at the athletic fields at Ellanor C. Lawrence Park with users parking in unsafe areas along Route 28. Removal of bollards/barriers allowed for opening up additional grass areas for overflow parking but the Park Authority may need to close a diamond field to create additional parking spaces. Parking issues also

occur at Arrowhead Park next to Colin Powell Elementary School, which together have six athletic fields. When multiple simultaneous games and/or practices are scheduled at these fields inadequate parking results in overflow parking on neighborhood streets.

Parking improvements at Cabell's Mill in Ellanor C. Lawrence Park would better support the users of this site and address stormwater runoff and flooding issues.

Strategies:

- BR-FR-4. Improve signage at Arrowhead and Ellanor C. Lawrence Parks to clearly direct users to established, overflow and shared parking facilities;
- BR-FR-5. Improve parking lots, roads, and trails at Ellanor C. Lawrence Park. Improvements should include Low Impact Development (LID) and environmentally sensitive pervious treatments; and
- BR-FR-6. Explore opportunities to create new areas for parking to support athletic field use at Ellanor C. Lawrence Park.

THEME: Land Acquisition

Additional parkland is needed to protect and buffer natural areas and historic sites and to provide room to develop new recreational facilities. Strategy suggestions include ways to continue to add appropriate land to the Park Authority's land holdings to expand the park system.

Service level standards for both local and district/countywide parkland were established through the 2004 Needs Assessment and incorporated into the Countywide Policy Plan in 2005. Parkland standards represent countywide goals for providing land for the two types of parks (Local and District/Countywide) that support service delivery and facility development and are expressed in units per population. Local parks include both suburban and urban park types. Resource-based parks occur where resources are located and therefore do not require quantitative service level standards. Please refer to the Park Classification discussion earlier in this chapter for additional information on park classification descriptions.

Based on adopted service level standards and projected population growth, Table 3 shows the projected surplus or deficit of parkland in the Bull Run Planning District for the year 2020.

Table 3: Bull Run Planning District 2020 Parkland Needs Analysis

124,678	2010 population					
129,605	2020 projected population					
32,000	District Size (acres)					
	Parkland/Open Space Type	Service Level Standard	2010 Existing Acres	2020 Needed Acres	2020 (Deficit)/ Surplus	2020 Service Level
Public Parkland	Local Suburban	5 acres / 1,000 people	370	648	(278)	57%
	Urban	1.5 acres / 1,000 people plus 1 acre / 10,000 employees				
	District/Countywide ⁺	13 acres / 1,000 people	417	1685	(1268)	25%
	Resource-Based	*	6,012			
	Parkland Total		6,799			
Private Open Space	Private Recreation		423			
	HOA Property		2,481			
	Private OS Total		2,904			
Public & Private Total			9,703			

+ The District and Countywide Parks that serve this Planning District may be located outside the Planning District and this outlying acreage is not reflected in this table.

* There is no service level standard for Resource-Based parkland. The amount of resource based parkland owned and/or protected is based on the existence and sensitivity of the resources.

While the Bull Run district has a high percentage of parkland, it is deficient in the provision of local serving parks. As shown in Table 3, the majority of parkland in this district is resource-based.

There are a great number of suburban neighborhoods in the Centreville and Chantilly areas of the district. The lack of local-serving parkland for these neighborhoods is of concern. In addition, several existing local parks are undeveloped. The amount of parkland that is district-serving, including Bull Run Regional Park, exceeds the service level standard and supplements some of the shortage of local parks where the parks are accessible from neighborhoods and provide local scale facilities, such as trails, courts and playgrounds. Many of the district and regional parks also have large resource-based areas, such as Bull Run Regional, Mountain Road District and Rock Hill District Parks. Recreation facilities (athletic fields and playground equipment) exist at Ellanor C. Lawrence Park, which is classified as a Resource-based Park.

Rectangular fields, playgrounds and courts are the most deficient park facilities in Bull Run, which is consistent with the deficiency of local-serving parkland. Many newer residential communities offer private local-serving recreation facilities such as courts, playgrounds, pools and trails that supplement public offerings. Synthetic turf fields installed at Poplar Tree, Ellanor C. Lawrence and Greenbriar Parks help expand the capacity of existing rectangular fields. Proffered athletic facilities at the EDS/Lincoln site, when built, will further address athletic facility deficiencies. Extensive natural area

trails, district- and resource-based parks also supplement the deficiency of local parkland.

Resource-based parkland in the Bull Run District is a high percentage of all parkland in the district and serves to protect some of the County's most important natural and cultural resources, including globally rare forests, meadows and rare plant habitats. There are some known high quality water resources remaining in the Bull Run District including healthy streams, vernal pools with intact supporting terrestrial habitat and wetlands. Sully Historic Site, prehistoric archaeological sites and a wealth of Civil War earthworks and remnants are present. Many of the park holdings in this district are large and contiguous to other public lands, such as Manassas National Battlefield Park and Bull Run Regional Park.

Issue: Parkland for recreation should be provided according to adopted service level standards and distributed equitably throughout the County.

Strategies:

- BR-LA-1. Seek transfer of surplus school and Board of Supervisors owned sites that are appropriate for local park use;
- BR-LA-2. Seek proffered land dedications in conjunction with new residential development;
- BR-LA-3. Identify parcels for acquisition or easements needed to support trail connectivity; and
- BR-LA-4. Identify land appropriate to acquire for development of athletic fields and/or a large special event facility.

Issue: Urban parks should be provided in higher density/mixed use areas of the County.

Bull Run District has few higher density/mixed use areas. However, the character of multiple park units in the Centreville Historic District may lend itself to urban park features that add to the sense of place and community building in Centreville.

Strategies:

- BR-LA-5. Incorporate urban park elements into the ultimate designs of Historic Centreville Park; and
- BR-LA-6. Use coordinated park signage to add to a sense of place in Historic Centreville Park.

Issue: Property acquisition is important for protecting historic resources in Fairfax County and ensuring their preservation for future generations.

Strategies:

BR-LA-7. Identify parcels, especially adjacent to existing resource-based parkland, for acquisition or protection through easements to further protect significant cultural resources in the district; and

BR-LA-8. Identify parcels with remnants of military railroad and other features and seek to protect them through easements or acquisition.

Issue: Property acquisition is an important strategy for protecting natural resources in Fairfax County and ensuring open and natural areas for future generations.

Strategies:

BR-LA-9. Seek to acquire and/or protect through purchase, donation, development dedications, or conservation easements remaining natural areas in the district, especially large tracts connecting to other natural areas and those containing unique or significant natural resources.

THEME: Resource Interpretation

Residents may not be aware of or understand the importance of the vast number of natural and cultural resources the Park Authority holds in public trust. Strategy suggestions include adding to the existing interpretive facilities, signs, and programs. Roadway and trail waysides permit park visitors opportunities to stop and view interpretive signage.

Issue: The full range of natural and cultural resources within Fairfax County should be interpreted through facilities as needed.

The uniqueness of parks in the Bull Run district, particularly within the Sully Woodlands region, provides opportunities for educational experiences not available in other areas of Fairfax County and provides a close-to-home opportunity to engage in a more rural, natural park experience. A culture of stewardship can be established through education and interpretation of these unique features.

Resource interpretation is well established at Sully Historic Site and Ellanor C. Lawrence Park, where historians and naturalists carry out this important role. A naturalist at Cub Run RECenter provides stewardship programs at a highly visited location. Many natural and cultural resources in the district lack interpretive plans and programs. A specific interpretative plan for Historic Centreville Park would guide the educational park experience. A comprehensive interpretive plan for Sully Woodlands is recommended in the Regional Master Plan. A Stewardship Education Center at Sully Woodlands is envisioned to provide a central location for education and interpretation of the vast natural and cultural resources in the Bull Run district.

A regional visitor's center at Sully Historic Site could be shared with Visit Fairfax, the County's tourism development office. This planned visitor center could provide a broader community building function and may provide synergy for community building and joint programs at the various resource based parks in the Sully District.

Strategies:

BR-RI-1. Improve the pond at Ellanor C. Lawrence Park to enhance the visitor experience and interpretive opportunities;

BR-RI-2. Develop new and improve existing interpretive exhibits at Ellanor C. Lawrence Park including waysides, signs, and kiosks;

BR-RI-3. Complete furnishing plans for historic buildings at Ellanor C. Lawrence Park;

BR-RI-4. Develop the Stewardship Education Center, a new regional-scale, permanently staffed interpretive center facility proximate to the large natural areas west of Route 28 and south of Route 50 in the Sully Woodlands region;

BR-RI-5. Use natural and cultural resources in parks as the foundation for interpretation at the Stewardship Education Center in Sully Woodlands;

BR-RI-6. Incorporate natural and cultural themes into wayfinding and interpretive signage to be developed within Sully Woodlands and Historic Centreville Park;

BR-RI-7. Complete an overall interpretive plan to develop landscape-wide themes derived from the Sully Woodlands consultant report. Develop subsequent site-specific or thematic interpretive plans as needed;

BR-RI-8. Develop hubs for interpretive experiences at designated gateways to the trail network and at existing facilities, such as Sully Historic Site, Cub Run RECenter and Historic Centreville, Poplar Ford, and Ellanor C. Lawrence Parks;

BR-RI-9. Use recreation facilities as opportunities for interpretation through signage and exhibits (e.g. displays at Cub Run RECenter); and

BR-RI-10. Provide adequate access and visitor amenities at key interpretive sites, such as trails and parking.

THEME: Cultural Resource Stewardship

Many factors threaten the health, protection and viability of natural and cultural resources on county parkland. Strategy suggestions include focusing on managing threats and actively managing existing natural and cultural resources consistent with guidance provided in the countywide [Cultural Resource Management Plan](#) and [Natural Resource Management Plan](#).

Cultural resources in this area document the history of a wide range of people and important local and national cultural events. A large concentration of cultural resources is located in Bull Run district ranging from prehistoric settlers to 20th century suburban domestic life. Some of the richest prehistoric archaeological sites in the County are

found along Cub Run and its tributaries such as Elklick Run. Sites include temporary campsites, provision stations, quarries and more long term habitations.

The Town of Newgate, now Centreville, was established in 1792. Historic Centreville Park serves to preserve the complex historic landscape in the Centreville Historic District and forms the basis for community building. The district's close proximity to Manassas National Battlefield Park puts it in the center of key Civil War activities where many land forms, forts and trenches still remain and are protected within Historic Centreville Park. The potential for protecting additional significant cultural resources throughout the district is high.

Cultural landscapes are also important within the Bull Run District. To the extent possible, it is essential to preserve the authentic historic context to be interpreted for and experienced by the park visitor. Park holdings in Sully Woodlands, Sully Historic Site, Ellanor C. Lawrence Park and Historic Centreville Park provide opportunities to preserve and restore the historic context and view shed. The Centreville Historic Overlay District reinforces the preservation of its historic character through regulatory controls.

Issue: Historic structures need to be stabilized, repaired, renovated and/or restored to ensure their preservation and availability for public viewing and interpretation.

Historic structures in the district include Sully Historic Site, Mount Gilead House, Manassas Gap Railroad remnants, Cabell's Mill at Ellanor C. Lawrence Park, and the Sears and Roebuck Catalog Kit Home from the 1930s, among others. Sully Historic Site is one of the most significant historic sites in Fairfax County. Sully was the home of Richard Bland Lee, a contemporary and colleague of both George Washington and George Mason, and its preserved history spans over two centuries. Many park-owned historic structures are listed in or eligible for inclusion in the National Register of Historic Places.

Strategies:

- BR-CR-1. Maintain, restore and preserve existing historic structures in Historic Centreville Park, Sully Historic Site, Ellanor C. Lawrence Park and Lane's Mill; and
- BR-CR-2. Restore historic outbuildings in culturally sensitive areas at Ellanor C. Lawrence Park.

Issue: Cultural Resources should be identified and evaluated prior to any proposed construction activity.

Strategies:

- BR-CR-3. For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian

reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary.

Issue: Impacts to National Register eligible cultural resources should be avoided where at all feasible. If impacts cannot be avoided mitigation level documentation or data recovery should occur.

Strategies:

BR-CR-4. Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate.

Issue: New, expanded and upgraded facilities are needed to house artifact collections to ensure their preservation for future generations.

No district- or park-specific strategies exist for this issue in the Bull Run Planning District. This is an issue of countywide concern that should be addressed with centralized facilities.

THEME: Natural Resource Stewardship

Sully Woodlands represents the largest parkland assemblage in the County and offers some of the last opportunities to preserve relatively undisturbed natural and cultural resources. Because of its large undeveloped areas, this area harbors resources that are unique in Fairfax County. The environmental context features unique diabase soils that are associated with natural geological formations and that support a globally rare plant community with primarily oak and hickory trees and rare and endangered plants. A variety of contiguous forests, wetlands and meadows provide habitat that support diverse flora and fauna throughout the district.

Issue: Natural habitats and the wildlife they support are disappearing due to development and are fragmented from development, trails, easements and utilities. Meadow and upland habitats are especially scarce.

Heard from the public:
“Retain natural experience where appropriate (such as stream valley parks).”

Natural areas within the district include oak hickory forests, coniferous woodlands, fields, hedgerows and wetlands. These diverse natural areas are better connected than in other areas of the County and provide large interconnected habitat with access to the Occoquan Reservoir. A number of rare or threatened fauna species are associated with the district.

These rare flora and fauna are indicative of the complex and diverse natural resources in this district that are highly sensitive to human intrusions.

Strategies:

- BR-NR-1. Seek to acquire and protect remaining natural areas in the district especially large tracts, those connecting to other natural areas and those containing unique or significant natural resources;
- BR-NR-2. Protect and improve existing corridors, linkages and watersheds;
- BR-NR-3. Provide new linkages between remaining public and private natural areas;
- BR-NR-4. Manage utility corridors and other easements consistent with natural resource goals, not just utility service goals;
- BR-NR-5. Designate permanent resource protection zones on parkland that define appropriate uses and development; and
- BR-NR-6. Actively manage meadows and upland forests within Sully Woodlands.

Issue: Water resources and stream valleys are degraded due to development and associated stormwater runoff.

The entire Bull Run Planning District is located within the Occoquan Reservoir watershed. A major reevaluation of land use in the district occurred as a result of the Occoquan Basin Study in 1982 culminating in the Board of Supervisors approving the rezoning of nearly 41,000 acres to the Residential Conservation Zoning District to protect the County's water supply.

The Park Authority works closely with DPWES on watershed planning and implementation. Several miles of stream restoration are proposed on parkland within the Cub Run watershed. In the short term, construction of new stormwater controls and restoration projects could be disruptive to natural resources and park activities. However, in the long term, benefits to water quality and in-stream habitat should be significant. Specific stream restoration projects proposed through the watershed planning process include large scale stream restorations in Flatlick and Rocky Run Stream Valley Parks and Ellanor C. Lawrence Park.

Natural resource protection demonstration projects are highly appropriate in Bull Run District. A rain garden was built at Cub Run RECenter in 2006 as part of the Board of Supervisors' Low Impact Development (LID) demonstration project. An additional LID feature is the artificial turf field built at Ellanor C. Lawrence Park in 2004. This field absorbs rain water and releases it slowly to streams. Riparian buffer plantings have occurred throughout the district, focusing on Rocky Run and Flatlick Stream Valleys but also within Cub Run Stream Valley and Ellanor C. Lawrence Park.

Strategies:

- BR-NR-7. Work with the Department of Public Works and Environmental Services (DPWES) and private land owners to capture and treat stormwater. This could take the form of incorporating Low Impact Development (LID) methods on residential and

commercial lots and renovation of larger properties to provide new or enhanced stormwater facilities;

BR-NR-8. Encourage private property owners to adopt wildlife and water friendly landscaping practices to improve water quality and habitat; and

BR-NR-9. Restore riparian buffer vegetation on parkland in the district.

Issue: *The Park Authority does not have an adequate inventory of natural resources on parkland, nor the capacity to actively manage and protect natural resources.*

The parkland resources in the Bull Run district are better understood than in many other districts due in part to the Sully Woodlands regional planning effort. Because of the vastness of the natural areas in the district, more inventory work is needed. Seven of the 44 parks in the district have natural resource inventories completed. Understanding resources is key to determining stewardship management efforts. Management guidelines and recommendations are included in the Sully Woodlands Regional Master Plan.

Strategies:

BR-NR-10. Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;

BR-NR-11. Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans; and

BR-NR-12. Continue to build on the Sully Woodlands resource assessment through staff and volunteer research to identify rare and endangered species and better inform their management and preservation.

Issue: *Non-native invasive plants are threatening natural resources by reducing the diversity of native species and impacting wildlife habitat.*

Non-native invasive (NNI) plants are prevalent throughout the district and are degrading native communities. Many of the NNI plant issues plaguing parkland stem from invasive introductions from private lands. Citizen-led NNI control project sites exist at Ellanor C. Lawrence and Cub Run Stream Valley Parks. The Invasives Conservation Corps worked to remove NNIs such as autumn olive and garlic mustard at Sully Historic Site, Cub Run RECenter and Ellanor C. Lawrence Park in summer 2007.

Strategies:

BR-NR-13. Continue and strengthen the Invasive Management Area (IMA) program that is currently established at parks in the district including Ellanor C. Lawrence Park, Sully Historic Site, Cub Run RECenter and Cub Run Stream Valley;

BR-NR-14. Insure proper park development methods that reduce the opportunity for invasives to be introduced when development takes place;

BR-NR-15. Educate citizens on the problems associated with invasive plant species. Work with them to eliminate or limit invasives on private property near parks and to prevent new introductions of invasive species; and

BR-NR-16. Expand non-native invasive plant management and habitat restoration on parkland by implementing the Non-Native Invasive Plant [Prioritization Plan](#) and [Assessment](#).

Issue: *The County has a goal to expand tree canopy. The Park Authority should contribute to this goal wherever possible by ensuring existing forested areas are sustainable and expanding canopy where possible.*

Strategies:

BR-NR-17. Protect highly significant Oak Hickory Forests and other woodlands in Sully Woodlands;

BR-NR-18. Construct new park facilities in areas that require minimal removal of trees;

BR-NR-19. Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory;

BR-NR-20. Encourage tree planting and natural landscaping techniques on private land;

BR-NR-21. Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy;

BR-NR-22. Designate permanent resource protection zones on parkland that define appropriate uses and development; and

BR-NR-23. Reforest in and adjacent to impacted easements to the extent allowed.

Issue: *The Park Authority should utilize innovative practices in construction of recreational facilities and buildings to minimize impacts to the environment and demonstrate stewardship.*

Strategies:

BR-NR-24. Design the Stewardship Education Center in a way that does not intrude upon nearby natural resources while still providing nature viewing and educational opportunities. Green Building techniques and materials, low impact development measures and best management practices should be incorporated to the extent possible;

BR-NR-25. Ensure full cut off lighting for all security, parking lot, trail and recreational lighting installed at park sites; and

BR-NR-26. Identify opportunities for additional projects in the Bull Run district that demonstrate innovative building practices.