

HISTORY
E. CALVIN VAN DYCK PARK
MASTER PLAN

By

Donald F. Lederer, FASLA

March, 2008

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HISTORY - E. CALVIN VAN DYCK PARK MASTER PLAN

February 15, 1966 Councilman Bradford moved the Appointment of a Park Development Committee. It was unanimously carried. Mayor Prichard appointed Councilman Bradford and himself to the committee and stated that he would request the Planning Commission and School Board to name members.

April 19, 1966 - The City Manager was authorized to negotiate with Father Malloy regarding the boundary between the Catholic Church and the City's recreation site on Route 237.

June 3, 1966 - Letter to Mr Donald F. Lederer from City Manager William M. Zollman, Jr. stating that the City had just purchased a 45-acre park site and had applied for a Federal grant to purchase an additional 20 acres in the vicinity of St. Leo's Catholic Church. He asked , "whether you might be interested in preparing some development plans for the City." (See attachment AA)

August 1, 1966 at the School Board Meeting discussion of a Community Center was opened by Mrs Caroll Karr, president of the Fairfax Area League of Women Voters. (See attachment BB) Statement by the League of Women Voters of the Fairfax Area before the Fairfax City School Board. (See attachment CC)

August 2, 1966 The Mayor added to the agenda a discussion between the City Council and the City School Board concerning the proposed Community Center for the City. Main points raised in the discussion were the proper procedure for planning the center, and the appropriate authority for executing the plan. Councilman Fisher made a motion to request the City School Board to obtain citizens' suggestions on development requirements for the Dura-Scott Tract and the Morris-Hunt Tract and the Community Civic Center, prepare recommendations of its findings for the use of the landscape architect. Councilman Russell seconded the motion, which was unanimously carried by voice vote.

September 12, 1966 at the School Board meeting the Board discussed at some length the responsibility of the proposed study committee for a community center and the appointment of those who would serve on the committee. The motion adopted by the City Council on August 2, 1966 was read by Mr. Whitman:

"To request the City School Board to obtain citizen's suggestions on development requirements for the Duras-Scott Tract and the Morris-Hutman Tract, and the Community Civic Center, and prepare recommendations of its findings for the use of the landscape architect."

Mr. Hausler moved that the top name from each group as shown on the list of nominees compose the committee, with the understanding that the committee itself and the City Council may appoint other members, and that Mr. Seth Hawkins be appointed temporary chairman for organization purposes. Mr Sale seconded the motion and it was passed.

November 7, 1966 School Board Meeting it was reported that Mr. Seth Hawkins, chairman of the Community Center Study Committee, had advised that three sub-committees were at work. Mrs. Woods, Mr. Thaiss and Mr. Mobley were respectively chairman of sub-committees dealing with the indoor, outdoor and park facility need. Mr. Hawkins was preparing a report to be given to the Board in the near future.

November 15, 1966 Council Meeting Councilman Russell moved to authorize the City manager and attorney to negotiate with the owner of the Scott Tract on Old Lee Highway per values approved by the Department of Housing and Urban Development. and City Appraisers.

December 5, 1966 Mr. Whitmore highlighted a report of the Community Center and Recreation Planning Committee. (See attachment DD) Mr. Whitman moved that the Board delegate to the Committee the authority to make replacement appointments to the Community Center study committee. The motion was seconded by Mr. Benneche and was passed.

February 7, 1967 Council Meeting Council received an "Interim Report From The Fairfax City Community Center and Recreation Planning Committee - Recommendations For 1967-68 Budget" (See attachment A). Chairman Hausler, on behalf of the School Board, recommended that planning for recreation facilities be considered without regard to the availability of high school facilities because of existing questions relating to acquisition of city schools. Councilman Lamb moved to accept the report, as presented, for consideration at a future date. Councilman Bradford seconded the motion and it was approved with no opposition.

April 16, 1967 Council Meeting Mr Lederer sent a letter to Mr Zollman, Jr. City Manager, asking for certain information needed, and outlining the steps he would take and at what cost in order to prepare the final master plan (See attachment B). Mr Zollman, Jr sent a memorandum to the mayor and members of council, subject: Scott Tract Development Plans dated April 19, 1967 (See attachment C).

May 2, 1967 Council Meeting Mayor Prichard presented a proposals for the development of Scott Tract: (1) complete topographic survey by Patton, Harris & Foard at a cost of \$850. (2) final master plan for development of the site by Donald F. Lederer, Landscape Architect, at a cost of \$1,700. The Mayor stated that Council and School Board representatives on and members of the Fairfax City Community Center and Recreation Planning Committee have met with Mr Lederer and discussed plans for the tract. Councilman Bradford moved to authorize an expenditure of funds for the purpose requested. Councilman Lamb seconded the motion and it was unanimously carried by a voice vote.

August 15, 1967 Mr Lederer signed a contract with the City of Fairfax, Virginia to prepare a park development plan on the parcel of land containing 20 acres, more or less, known as the Scott Tract, situated along Old Lee Highway (Route 237) signed by the City Manager, William M. Zollman, Jr. (See attachment D)

August 31, 1967 William M. Haussman, AIA, architect sent a letter to Mr. Lederer expressing some additional thoughts on the Community Center for the City of Fairfax. (See attachment E)

September 5, 1967 Council Meeting Mr Donald F. Lederer, Landscape Architect, presented plans for the proposed development of the E. Calvin Van Dyck Park (formerly known as the Duras-Scott tract) to the Mayor and Council. The plan proposed development of the 33.62-acre tract (the southeast corner of which is occupied by John C. Wood Elementary School) to provide a variety of year-round active recreational activities and a community center building for indoor recreational and social activities. (copies of the plan together with cost estimates for the proposed development, as prepared by Mr Lederer on September 1, 1967, were distributed to council for study immediately prior to this meeting.)(See attachment F)

Responding to questions raised by Council Mr Lederer stated that (1) the proposed design for the front of the community center building (shown on the rendering prepared by William M. Haussmann, Architect, 1611 Connecticut Avenue, N.W. Washington, D.C.) may be changed to colonial - type architecture; (2) portable equipment could be provided for the large open play area to accommodate football, baseball, soccer, hockey and other sports activities; (3) the large open play area can be expanded over the track area to accommodate baseball, football and other activities; and (4) the grading and seeding of the entire area are the first steps proposed to make the area available for use. Councilman Hamill suggested further study be given to the proposed vehicular crossing for the Accotink Creek. In response to questioning by Council, City Superintendent of Schools Walker stated this proposed plan does not encroach on the State of Virginia area requirements for the John C. Wood Elementary School.

Comments during the public hearing: "suggested adding bicycle-path access to the park."; "raised questions concerning the adequacy of the on-site parking facilities."; "suggested that main access to the park be located at some point other than Route 237."; "spoke in support of maintaining the limit of proposed parking spaces at 14 in the vicinity of University Drive."; "In response to Mrs George Miller, 10917 Warwick Avenue, Mr Lederer stated that underground piping is desirable for the eventual flooding of the large open play area for wintertime use as an ice skating rink."; "raised questions concerning proposed plans to relieve the residents in the area from the anticipated traffic of the park."; "made comments on the proposed use of the large open play area."; "the Mayor stated that the proposed development costs for the park will be provided for in the capital outlay budget, and that the proposed community center building will be the subject of a referendum. The Mayor stated further that \$20,000 is provided in the current capital outlay budget for the grading and seeding costs".

Councilman Russell, in the absence of a report from the community Center and Recreation Committee, moved to continue consideration of the plan until the special meeting on September 26, 1967. Seconded by Council Hamill and approved with no opposition.

Council Fisher suggested that the colored map used by Mr Lederer to illustrate the park layout be placed on public display in a glass-enclosed bulletin board. It was suggested by Councilman Lamb that the Mayor's name on the map be corrected.

At the September 26, 1967 Council Meeting "Consideration of proposed plan for development of E. Calvin Van Dyck Park, formerly known as the Duras-Scott tract, (Continued from September 5, 1967, meeting)" Council Russell read the following School Board report which had been submitted to each Council member for study prior to this meeting:

September 15, 1967

Hon. E. A. Prichard
Mayor, City of Fairfax
3976 Chain Bridge Road
Fairfax, Va. 22030

Dear Ed:

In meeting on September 11, 1967, the City School Board passed the following motion:

Mr. Benneche moved that the School Board approve the plan for a community center as presented and request the City Council to proceed with its implementation as funds can be approved and, further, that:

- (1) it be emphasized that the reference to a high school basketball court was related only to the size of same and was not intended to mean in lieu of a high school basketball court at the high school;
- (2) the City Council be urged to plan for adequate sidewalk access to the community center site from all areas of the city;
- (3) the City Council be advised that the School Board has not made judgement of the validity of the cost estimates in the committee's report;
- (4) grading and seeding of the site should be done in the fall of 1967, the School Board concurring with the Council's intent to do so;

(5) the citizens planning committee should remain active until the plan has been completely implemented.

Mrs. Sale seconded the motion and it was passed."

Sincerely yours,

cc: Charles Jeckell,
Acting City Manager

Robert B. Walker
Division Superintendent

The Mayor presented the following questions for Council consideration in connection with the proposed development of the E. Calvin Van Dyck Park: (1) approval of the plan; (2) filling of a certificate with the court whereby the owner of the property may draw on the appraised value of the property pending a decision in the condemnation proceedings; (3) letting of the contracts for the grading and seeding work to be done.

A request was made to immediately improve the area of the park adjacent to the sidewalk on Route 237, a safety measure for children going to and from school and urged that clearing work to make the entire park useable be started without delay. An other person urged fragmentation development, if necessary, to make areas available for use this fall.

The acting City Manager stated that (1)the work on clearing, grading and seeding in the park will be done by contract; (2) the amount of funds provided in the current budget for park development are not sufficient to cover the anticipated cost of grading and seeding the entire park; (3) no area of the park can be readied for fall seeding because of the time required to make plans and to do the work; (4) hydro-seeding in the spring will make the park available for use in the late spring at the earliest; (5) it would be desirable to grade and seed the entire area at one time if sufficient funds are available for this purpose.

Councilman Russell moved to approve the plan. Councilman Bradford seconded the motion and it was unanimously carried by voice vote, recorded as follows: In favor, Councilmen Hamill, Bradford, Lamb, Fisher, Russell and Young; opposed, none

Councilman Bradford moved to authorize the Acting City Manager and City Attorney to obtain possession of the property by filing the certificate with the court. Councilman Lamb seconded the motion and it was unanimously carried.

March 17, 1968 Mr. Lederer wrote a proposal to Mr. Golightly with regards to designing the tot lot, apparatus area and adult area of the Van Dyck Park. March 20, 1968 Mr. Golightly sent a letter to Mr. Lederer stating that the City's best approach would be for them to do further laying out the Van Dyck Park on an in-house bases. (See attachment G)

Donald F. Lederer, FASLA
3614 Embassy Lane
Fairfax, VA 22030

CITY OF FAIRFAX

FAIRFAX, VIRGINIA 22030
PHONE 273-7900

June 3, 1966

Mr. Donald F. Lederer
3614 Embassy Lane
Fairfax, Virginia 22030

Dear Mr. Lederer:

I am very much impressed by the booklet of park master plans which you recently furnished Mayor E. A. Prichard.

We recently purchased a 45-acre park site in the City and have applied for a Federal grant to purchase an additional 20 acres in the vicinity of St. Leo's Catholic Church. I will appreciate knowing whether you might be interested in preparing some development plans for the City. I realize that you are employed by the Park Authority and do not wish to jeopardize your activities with them in any way.

Should you be interested in doing some work on a part-time basis, I will be happy to talk with you at your convenience.

Thank you very much.

Sincerely yours,



WILLIAM M. ZOLLMAN, JR.
City Manager

WMZ:bca

MINUTES OF MEETING

Fairfax City School Board

The School Board of the City of Fairfax met on August 1, 1966. Mr. Whitman, Mrs. Sale and Mr. Hausler were present. Mr. Bowman and Mr. Endsley were absent. The meeting was opened at 8:05 P.M. by the Vice-Chairman, Mr. Whitman, who offered an opening prayer.

On motion of Mr. Hausler, seconded by Mrs. Sale, the minutes of Board meetings held on July 11 and July 19, 1966, were approved.

Mrs. Sale moved that the Vice-Chairman, Mr. Whitman, be authorized to sign Form 441-B furnished by the U. S. Office of Education, showing compliance with the Civil Rights Act based upon the desegregation plan of the Fairfax County School Board. Mr. Hausler seconded the motion and it was passed.

Mr. Douglas Smith, Director of the Summer Recreation Program, and members of the staff reported on the summer program. In the discussion that followed, it was indicated that a projector and record player should be made more readily available for use at the several playgrounds.

Mrs. Sale inquired as to the adequacy of games, materials and equipment. The staff indicated that they were adequate and that improved inventories of materials were available.

Mr. Hausler asked about the effect of charging a fee for attendance. There was a mixed response. Some felt that charging a fee was proper, and others felt that it was a hardship for some families and perhaps kept some children from attending.

Mrs. Turtora asked whether or not the hours of operating the playgrounds might be changed to a later opening and closing time. After some discussion, it seemed to be generally agreed that the present hours of 9:00 A.M. to 3:00 P.M. were best.

Discussion of a Community Center was opened by Mrs. Carol Karr, President of the Fairfax Area League of Women Voters. A copy of Mrs. Karr's statement is attached to and made a part of these minutes.

Mr. Fred Thaiss, President of the Fairfax High School SPTA, spoke briefly, raising the question of just what is the planned project and suggesting that caution should be used in the planning so that a sound basis would exist in fulfilling the desired outcome.

Mr. Leonard Mobley, representing the Fairfax Methodist Church, spoke at some length and answered questions regarding the Crow's Nest. He indicated that the problems which led to the closing of the Crow's Nest were: (1) it could not be supported financially; (2) youth did not participate; (3) adult leadership permitted youth to decide what they wanted and he felt they really did not know. The basic problem seemed to be one of an inadequate financial income to meet the \$1500 per month needed to sustain the program in its rented location.

Mr. Arthur Moore, President of the Fairfax Jubil-Aires, Mrs. Ray Wood, representing the Women's Club of Fairfax, Mrs. Fran Clancy, President of the Fairfax Chapter of Sweet Adelines, Inc., Mrs. Armistice Turtora and Mrs. Jeannette Miller, representing the Fairfax City Federation of Citizens Associations, and Mr. Robert Miller of the Country Club Hills Citizens Association, all spoke favorably

for the development of a Community Center for the City. It was emphasized throughout their remarks and subsequent discussion that the planning of the Center should encompass the needs of the adult community as well as that of youth.

Mr. L. R. Dehn from the Fairfax County YMCA explained how his organization is extending the services of the YMCA to several areas of the County from its central facility near Fairfax. He offered the services of his office in helping to plan a Community Center. In the questioning and discussion that followed, it was brought out by Mr. Dehn that perhaps the City would desire to have an affiliate of the YMCA in lieu of the Community Center being discussed.

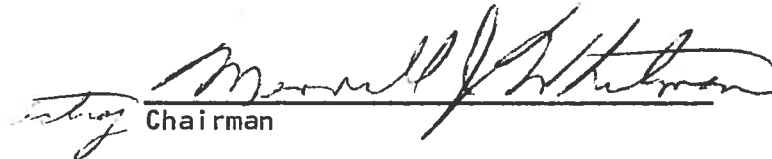
Mr. Freeman, representing the Mosby Woods Elementary School PTA, expressed concern that school buildings did not seem to be used for community purposes. He also raised the question of what happens in the interim period while waiting for the development of a Community Center.

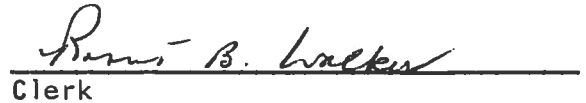
Mrs. Lyles of the Sweet Adelines told of how difficult it was to get prime time at the high school due to the many school activities which rightly had priority.

Mrs. Howland, Principal of the John C. Wood School, spoke briefly on the use of schools, indicating that schools were being used for many community purposes.

The Board discussed the formation of a Community Center Planning Committee. The Superintendent was asked to canvass the several organizations, requesting nominations from them for persons to serve. From this list, a planning committee would be formed.

On motion of Mr. Hausler, seconded by Mrs. Sale and passed, the meeting was adjourned at 10:10 P.M.


Chairman


Clerk

Mr. Karr

Statement by the League of Women Voters
of the Fairfax Area before the Fairfax City
School Board. August 1, 1966

Chairman Bowman, Mrs. Sale, and Gentlemen:

I am Carroll Karr, President of the Fairfax Area League of Women Voters. Our Fairfax City members thank you for your invitation to present our views here this evening and commend you for this continuing effort to let City citizens be informed and heard.

In our letter of February 1st, 1966, as you will recall, we presented positions reached by City members after a year and a half of study and discussion on planning for parks and recreation in the City. At this time, we should like to re-state for the public record our consensus in regard to a community center.

The League supports the building of a community center as soon as it is feasible. We recognize the difficulties in deciding when it is feasible. Some of our members were willing to limit work on playing fields; others were prepared to postpone development of the Morris-Hutman tract, in order to have a community center. All agreed that the center should be given a high priority in the park and recreation projects list.

The League enthusiastically supports the cooperation of citizens' groups and appropriate governmental bodies in developing recreational facilities on public land, and so we are pleased that you will establish a Citizens' Planning Committee to study all aspects of developing a community center.

At the meetings in which our present League consensus was reached members felt we would need to re-evaluate our position on the City's recreation policy after a year of experience with it. Our League planning committee will soon be at work on this matter and would welcome an expression of your views.

Thank you.

THE FAIRFAX CITY COMMUNITY CENTER AND
RECREATION PLANNING COMMITTEE

Background

In 1965, after public hearings and due deliberation, the City Council officially adopted a recreation policy. The policy statement contained general recommendations and a suggested time table for the implementation of the recreation program over the next decade. Subsequent to the adoption of a recreation policy, the City has, among other things, purchased or initiated preliminary steps towards the purchase of three tracts of land which shall be used for recreational purposes.

During the same period as the aforementioned actions, many of the recreational groups and organizations within the city independently began to recognize the need for specific recommendations as to the facilities which should be located within the city. These feelings eventually came to the attention of the leaders of the city, with the end result that the, City Council moved: "To request the City School Board to obtain citizen's suggestions on development requirements for the Duras-Scott Tract and the Morris-Hutman Tract, and the Community Civic Center, and prepare recommendations of its findings for the use of the landscape architect."

On September 12, 1966 the City School Board appointed 14 representatives of local organizations to carry out this request.

Organization of the Committee

On October 4, 1966 a meeting was held for the purposes of organization. The committee was set up as follows:

- (1) An executive committee comprised of a Chairman, recording secretary and three subcommittee chairmen.

- (2) Three subcommittees covering the area of:
indoor recreation, outdoor athletics, and
parks.

Elections were held and committee members were assigned as follows:

Chairman: Mr. Seth Hawkins (Fairfax Community
Recording Secretary: Mrs. Armistice Turtora Theatre)
(Fairfax City Fed. Cit. Assoc.)

The Subcommittees are as follows:

Outdoor Athletics: Chairman, Mr. F.W. Thaiss (Fx. H.S., PTA)
Mr. Robert Miller - Country Club Hills Civic Assoc.
Mr. Lonnie Westbrook - Boys Club of Fairfax
Mrs. Gilbert Davidson - Episopal Church
Mrs. Armistic Turtora - Fed. Cit. Assoc.
Mrs. J. B. Starker - Layton Hall PTA

Indoor Recreation: Chairman, Mrs. Ray W. Wood (Women's Clubs
of Fairfax)

Mrs. Kathryn Everhart - Sweet Adelines
Mr. Albert Holliday - St. Leo's Cath. Church
Mr. D. W. Hager - Westmore Cit. Assoc.
Mrs. John Vandenburg - League of Women Voters
Mr. S. Hawkins - Fairfax Community Theatre
*Mr. Robert Taggart - Boy Scouts of America
Mrs. Virginia Stamler - Fairfax Baptist Church

Parks: Chairman, Mr. L. Mobley (John C. Wood PTA)
Mrs. John Vandenburg - L.W.V.
Mr. D. Hager - Westmore Cit. Assoc.
Mrs. Noble Dowling - Geo. Mason Jr. Women's Club

Mr. Merrill Whitman of the Fairfax City School Board was, on the 12th of October, appointed as the chairman of a liasion committee. The other members of the committee are Mr. Robert Walker and Mr. Benneche.

As the need arises or as other groups show an interest, the committee membership will be supplemented.

* Subsequently appointed by City Council

General

The aim of the Community Center and Recreation Committee is to make specific recommendations as to the quantity, type and location of recreational facilities within the city; to suggest priorities for the implementation of these recommendations, and possibly to provide estimates of the costs of such facilities.

The study itself shall cover all forms of indoor and outdoor recreations and will attempt to utilize existing land and facilities to the greatest possible extent and at the earliest possible time. Further, it will cover the projected requirements of the next few years as well as the immediate needs of the community.

It is thought that the work before the committee can be accomplished over a period of from 8 months to a year. Periodic progress reports will be made to city officials. Particular emphasis will be placed upon having recommendations for consideration in the 1967-1968 budget.

Mr. Seth Hawkins, Chairman of the Recreation Planning Committee, read aloud the following report:

INTERIM REPORT FROM THE FAIRFAX CITY COMMUNITY
CENTER AND RECREATION PLANNING COMMITTEE -
RECOMMENDATIONS FOR 1967-68 BUDGET.

January 30, 1967

Purpose of the Report

The Committee would like to submit to the City Council, School Board and City Manager a series of interim recommendations for recreational development in the City of Fairfax. These recommendations were arrived at by the Committee as a result of four months' work and do not constitute the culmination of their efforts. Rather, they can be considered as reasonable suggestions in the interest of maintaining continuity of the City's recreation program. Further, they do not preclude or compromise any future recommendations which will be forthcoming from the committee.

Recommendations

I. Morris-Hutman Tract

It is recommended that the City hire a competent landscape architect to draw up a plan for the development of this land as a natural park and picnic area. This plan should include the immediate development of areas on this tract which adjoin access streets to this property. These areas should be cleared of underbrush for the placement of six to eight picnic tables and outdoor grills at each site, and ample trash facilities should be provided.

Further, nature walks should be cleared using existing natural paths where possible.

Also, provision for parking spaces should be included near each of the picnic areas.

It is estimated that all or most of these recommendations can be fulfilled for approximately \$5,000.

II. Scott-Duras Tract

As soon as the City is able to use this tract of land, it is recommended that it be cleared of existing underbrush and improved to the extent that it is topographically blended in with the adjoining tracts of land. This will entail landscaping, planting of grass, and any steps necessary to make it immediately useful as an open recreational area. Consideration should be given to the interim placement of playground equipment on a portion of this land.

It is suggested that no further development of this land be undertaken

until such time as the City establishes a long-range program of specific development steps for recreation in the City.

It is estimated that these recommendations can be accomplished for approximately \$8,000.

III. General

It is recommended that \$2,000 be allocated to hire a competent architect and landscape architect as consultants to the City to provide technical information which will be required in the process of the committee work. If this is approved, these periodic services will be cleared through an office designated by the City Council.

During the phases where land clearing is being undertaken, it is suggested that the City Forester be present to preserve valuable plants and shrubs for the City nursery. Also, it is suggested that summer student help be utilized to the greatest possible extent in accomplishing these recommendations.

Civic Community Center

The Committee is now conducting a survey of all groups in the City which need indoor facilities. After this is completed, statistics such as the number and size of the groups, needs which are common among the groups, any specific and/or special needs of various organizations such as a small theater, a large assembly hall, soundproof meeting rooms, and exhibit rooms and showcases, will be compiled and studied. It is hoped that from this information first, some general recommendations concerning a civic-community center can be put forth and then, more detailed plans can be drawn up. Also, the committee hopes to be able to recommend where such a building should be placed. Naturally, this will depend upon what land is available, its accessibility to other facilities already built such as parking space and other buildings in the neighborhood, cost and means of financing the building.

All of this will necessarily take considerable time to study and work out. As soon as further concrete recommendations can be put forth to the City Council, the School Board and the City Manager, the Committee will submit another interim report.

Conclusion

This Committee has found considerable and widespread interest among the citizens of the City of Fairfax concerning a specific recreational and cultural plan for the City. We invite any suggestions, either general or specific, which residents may have concerning our work.

The members of the Committee sincerely hope that the suggestions which it has made in this first report will be put into effect as soon as it is possible to do so.

3614 Embassy Lane
Fairfax, Va. 22030

April 16, 1967

Mr. William Zollman
City Manager
Fairfax, Va. 22030

Dear Mr. Zollman:

After the meeting with the mayor and the other ladies and gentlemen this past Thursday in regards to planning the Scott-Duras Tract, I wish to present the following for your consideration:

1. A site plan for the John Wood Elementary School with topography and all buildings, walks, parking, etc. on it will be needed. Topography for the Scott-Duras Tract with all details on it will be needed, the topo. being at 2 foot contour interval.

2. With the proper information, I shall prepare a master park plan, this plan showing an organized use of the land for park purposes.

3. After a meeting with Mr. Seth Hawkins committee I will prepare sketch plans at a scale of 1" = 50' showing play areas, walks, buildings, etc. which will be to the Community Center and Recreation Planning Committee.

4. Following the review of the sketch plans, any revisions which have to, will be made, and a final master plan prepared.

5. A brief written report and a cost estimate will be submitted.

6. An explanation of the master plan to the City Council and City School Board, if requested.

The fee for the services as described is \$1,700, payable upon completion of the master plan. Should additional work or counciltation be needed, a fee or hourly rate can be worked out.

Yours truly

Donald F. Lederer, ASLA
Landscape Architect

Attachment B

1 Mr. Lederer

CITY OF FAIRFAX

FAIRFAX, VIRGINIA 22030
PHONE 273-7900

April 19, 1967

MEMORANDUM

TO: The Honorable Mayor and Members of the City Council

FROM: William M. Zollman, Jr., City Manager

SUBJECT: Scott Tract Development Plans

I have received a proposal from Mr. Donald F. Lederer, Landscape Architect, in the amount of \$1,700 for the preparation of a master plan for the development of the Scott Tract on Route 237. On April 13, Mayor Prichard, Mrs. Bradford, Mr. Benneche, Mr. Whitman, Mr. Walker, Mr. Seth Hawkins, Mr. Lederer, and I met for the purpose of discussing general concepts and criteria for the development of this tract and its relationship with the adjacent John C. Wood School and St. Leo's Catholic Church properties.

For the stated fee, Mr. Lederer will prepare, for review by the appropriate committee, the City Council and/or the City School Board, sketch plans with alternates at a scale of 1" = 50'. Based upon our review of these sketch plans, he will prepare a final master plan, a narrative report, and cost estimates for the development. I recommend that we employ Mr. Lederer.

You will note that his fee for this site exceeds that for the Morris & Hutman Tract (\$1,500), which contains more than twice the area. However, this is not considered out of line, since the study of the Scott Tract must be on a more intensive basis.

In order for Mr. Lederer to proceed, a topographic survey of the Scott Tract is needed showing contours at not more than two-foot intervals. It will be necessary to (1) contract this work with a local surveying firm, and (2) gain permission from the property owner to enter the property for this purpose. The firm of Patton, Harris & Foard performed the topographic survey on the adjacent Wood School site; therefore I believe they would be in the best position to extend this topography over the Scott Tract. I will seek a proposal for this work and will work with Mr. Blankingship toward gaining permission to enter the property. The entire topographic detail will be necessary for the grading and site preparation, which is included in the forthcoming budget.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'RMZ', written in a cursive style.

WMZ:bca

cc: City Attorney
Mr. Benneche
Mr. Whitman
Mr. Walker
Mr. Hawkins
Mr. Lederer

A G R E E M E N T

THIS AGREEMENT made this 15 day of August, 1967,
by and between the CITY OF FAIRFAX, VIRGINIA, a body corporate,
hereinafter called the "City", and MR. DONALD F. LEDERER, A.S.L.A.,
hereinafter called the "Landscape Architect";

WHEREAS the City is desirous of having a park development plan
prepared for that parcel of land containing 20 acres, more or less,
known as the Scott Tract, situated along Old Lee Highway (Route 237);
and

WHEREAS the City is desirous of having this plan prepared by
an experienced landscape architect; and

WHEREAS the Landscape Architect is desirous of performing this
work for the City at an agreed fee;

NOW, THEREFORE, the parties covenant and agree as follows:

1. Using topographic maps, plats, aerial photos, and other
information furnished by the City, the Landscape Architect will
prepare a preliminary sketch plan of the park at a scale of 1" = 50'
showing play areas, walks, roads, picnic areas, buildings, and other
facilities, and will present same to the City for consideration and
approval. The Landscape Architect will review and discuss the
sketch plan with the City, and based upon such discussions will
develop a final detailed plan. The Landscape Architect will meet
as necessary with such committees as may be established by the City
Council or the City Manager to assure that the development concepts
and ideas of the City are accurately and completely conveyed to the
Landscape Architect.

2. A written report and a cost estimate for the complete plan will be submitted to the City by the Landscape Architect.

3. An explanation of the final plan will be made by the Landscape Architect to the City Council at a public meeting if requested by the City.

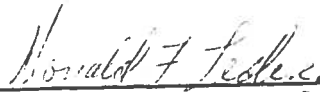
4. In full consideration for the services described herein, the City will pay to the Landscape Architect a lump sum of ONE THOUSAND SEVEN HUNDRED DOLLARS (\$1,700.00) upon completion of the final master plan, report, and cost estimate, and acceptance of same by the City.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed on the day and year first above mentioned.

CITY OF FAIRFAX, VIRGINIA

By


City Manager



Donald F. Lederer, A.S.L.A.

WILLIAM M. HAUSSMANN, A.I.A.

ARCHITECT

1611 CONNECTICUT AVE., N.W.

WASHINGTON, D. C. 20009

Telephone 234-2763

August 31, 1967

Mr. Donald Lederer, ASLA
3614 Embassy Lane
Fairfax, Virginia

Dear Don:

Here are some additional thoughts concerning the Community Center for the city of Fairfax. As I discussed with you, the plan on Sheet 2, Job 67-11, is a carefully developed diagrammatic presentation based on information which you had given me augmented by some researched assumptions. As such, it is somewhat a "preliminary preliminary", but it is, nevertheless, a scheme which will function. Certainly all of the areas would need to be more thoroughly studied prior to any more complete graphic indication.

1. The meeting room wing, for instance, is entirely flexible. It can be--and should be--restudied and redesigned, but even if it were to be constructed substantially as shown, it is susceptible to enlargement.

2. The lobby is thought of as a central circulation collecting spot for any use or combination of uses, but particularly for the theatre. It could also serve as a gallery for small exhibits.

3. The theatre seats two hundred on the lower level and fifty in a balcony as shown, and the stage is proportionate. The seating requirements can be expanded, graphically, with no difficulty. The shape is an acoustically designed one. The stage block has several tiers of dressing spaces on either side and work shops in a lower level. All of these, too, might be re-thought to their advantage.

4. Kitchen and storage spaces may be expanded as more carefully analyzed requirements might indicate. The rear entrance, as here shown, is intended to also provide service access; this is capable of rearrangement.

Attachment E

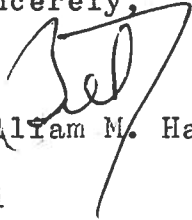
Mr. Donald Lederer, ASLA
3614 Embassy Lane
Fairfax, Virginia

5. The gymnasium is designed to provide a standard high school basket ball court, seating for several hundred, and proportionate locker rooms with rest room facilities for the public as well. All of these are, as before, subject to further detailed study.

Exclusive of grounds development, lower levels for shops, heat, etc. and for utility connections, the scheme as shown contains 20,298 square feet which would average out to a minimum of about \$500,000 or perhaps \$600,000 if the utilities and basement levels are included. This is assuming about \$22.00 a square foot plus the usual contingencies but not including professional fees. Increases in individual areas or overall scope would be in the same ratio.

If this brief summation leaves you with further questions, please call me.

Sincerely,



William M. Haussmann, AIA

njd

E. CALVIN VAN DYCK PARK

City of Fairfax

Virginia

City Council

Edgar A. Prichard
Mrs. Ruth G. Bradford
Phillip D. Fisher
George A. Handill
Arthur J. Lamb
John W. Russell
Nathaniel F. Young

Mayor

By Donald F. Lederer, A.S.L.A.
Landscape Architect

Plan for Community Center
By William M. Haussmann, A.I.A.

September, 1967

September 1, 1967

E. CALVIN VAN DYCK PARK

The E. Calvin Van Dyck Park is located in the center of Fairfax City about three-fourths of a mile northeast of City Hall. It is accessible from Old Lee Highway and University Drive.

The E. Calvin Van Dyck Park is bounded on the northeast by St. Leo's Catholic Church; on the southeast by Old Lee Highway (Route 237); on the south by Joseph Willard Health Center, Belle Willard Elementary School, and Layton Hall Apartments; and on the west by Layton Hall Apartments, University Drive, and Lord Fairfax Estates.

The total tract consists of 33.62 acres. The John C. Wood Elementary School occupies the southeast corner of the property. About one quarter of the property--that which fronts on Old Lee Highway--is relatively level, with an additional level area located behind the John C. Wood School. About 400 feet from the northeast border and running approximately parallel to it in a northerly direction is a wide depression which begins to narrow and deepen about 500 feet from the stream. A small stream, the Accotink, runs from south to north. The entire area is almost completely covered with grass and scrub trees. There are a few large trees along the stream. A sanitary sewer runs from southwest to northeast in the flood plain.

The park is treated as a community center with buildings for inside activities, separated areas outside for various passive and active recreational activities. It is the designer's hope that this park may blend with the public or quasi-public properties on either side to form one contiguous area.

In order to have space and dimension to work from, an architect was employed to design a community center building along the desires expressed by a special committee. The community center contains 20,298 square feet and has an auditorium, which seats about 250 people, with backstage capacity for dressing rooms, rest rooms, and storage area; a large lobby; locker rooms and a gymnasium with a senior high school basketball court which can also be used for dances, suppers, etc.; five rooms with dividers which can handle 170 people; a kitchen so placed as to serve all areas; and a utility and storage area under a portion of the building.

Total parking for the area is 239. A limited amount of parking is provided along the front of the community center so that the cars and parking area do not detract from the building. A parking area was placed on the east side, thus providing parking for people who wish to use the adult area or when other parking areas become crowded. The parking area behind the building provides parking for the entire area with easy access to the large open play area, small open play area, and the adult area as well as easy access to the community center building. The small parking area off University Drive provides easier access to the lower park from the vicinity of Layton Hill and Lord Fairfax Estates. Additional parking was added to the existing parking area at the J. C. Wood Elementary School. The center entrance was divided in order to provide a pleasing and functional main entrance either to the school or to the community center.

The adult area, located to the north of the community center, is in reality usable by most age groups. Shuffleboard, horseshoes, badminton, lawn bowling, and croquet are generally played by adults but

should be available to the children and teenagers. Volleyball, a more active sport, is generally played by teenagers and adults. The open-air shelter is added to provide a seating area in the shade and possible protection from the elements. Since most of the games played in this area require special equipment, it can be readily available in the nearby community center building.

The small open play area to the northwest of the adult area is designed to accommodate organized games and races such as dodgeball, cat and mouse, bag races, three-legged races, etc. This area could be flooded in the wintertime for ice-skating. Thought was given to placing a swimming pool in the park. This area will accommodate a swimming pool of Olympic size and all facilities which go with it. Parking is next to the area for easy access.

To the northeast of the small open play area, five tennis courts and four handball courts are located. The handball courts will be lower than the tennis courts but high enough to have about a 12-foot exposed wall on the southwest side of the tennis courts--a wall which can be used for instruction or practice. The two-end handball courts are shown with sidewalls and a fence across the back, and the center two courts open down the middle and across the back. The thought is that at times this area could double for an improvised stage since there is a slope adjacent to the back of the courts.

To the southwest of the aforementioned areas is a large open play area. This area is designed and oriented to accommodate such sports as baseball, football, lacrosse, hockey, soccer, and softball, as well as special events such as open-air shows, fireworks, etc. The slopes on

one half of the southeast and southwest sides and the slope on the south side are of such a height and grade that many people could sit and view events from them. On the northern slope, which slopes away from the field, is a sledding area which runs to the stream. This is about 350 to 400 feet long.

Between the community center building and the future wing of the John C. Wood School, an apparatus area and multi-use court are shown. These areas and the open play area to the north of the school are to accommodate the older children during the school day and are easily accessible for this age group after school, on week ends, and during the summer. A portion of the existing blacktop between the wings on the southeast side of the school has been eliminated in hope that some day this area can be planted to make it more appealing. The tot area on the west side of the school is set aside so that kindergarten children from the Belle Willard Elementary School may use this area as well as those children from the John C. Wood Elementary School during school session.

Directly behind the John C. Wood Elementary School at the far end of the open play area is the amphitheater. It could hold between 400 and 700 people and was placed in the park because of the auditorium and other facilities in the community center building. The setting is appealing in that it is surrounded on three sides by a garden. It is hoped that the schools will use this area, weather permitting, as well as other groups which would attract small crowds.

The garden area would be informal and, depending upon the number of personnel employed, would be an ever changing garden. Certain areas

would have the more natural shrubs, flowers, and trees, with a change to annual and perennial flowers in other areas. The labeling of the plant material would make the area ideal for teaching purposes.

The area set aside for archery is a secluded one and, hopefully, out of the way of children. One can practice at ranges from 10 to 30 yards. It may be found that this area should be fenced.

The picnic area is small and might accommodate about 10 to 15 tables, enough for about 50 to 100 people. A few pieces of play equipment could be placed below the tennis courts, therefore serving mothers playing tennis or families picnicking.

All walks except the paths in the garden are to be paved walks of either concrete or asphaltic composition. There are approximately 1,115 feet of walks which vary in width from four to eight feet.

The people of Fairfax City are fortunate to have a park such as E. Calvin Van Dyck Park located in the center of the city. Upon completion of the park the citizens of Fairfax City will have a large area in which to perform almost any type of activity they wish. It must be remembered that the park will not accommodate all groups, sports, and activities, and it is not designed to do so. The auditorium is designed for small groups of musicians, players, etc.; the gymnasium is designed for team play or small groups which will attract a few people; the open play area is designed for several sports with possibly a few thousand people watching; and the rest of the areas are designed for a moderate number of people. It is felt that specialized areas or buildings such as an auditorium, a field house, or a stadium to hold large numbers of people be built in the future in various strategic locations or in one large complex.

Under the proper management the E. Calvin Van Dyck Park can serve many groups and people. The John C. Wood Elementary School children can use the gymnasium and auditorium facilities during the day, and the school facilities can be used at night by various groups. Due to ample parking facilities, badminton, horseshoes, handball, shuffleboard, and tennis tournaments could be held here for the whole city. With the community center building as headquarters, a well rounded recreation program can be administered on week ends during the school year and on week days during the summer.

E. CALVIN VAN DYCK PARK

Cost Estimates

1.	COMMUNITY CENTER BUILDING (lump sum)	\$500,000 - \$600,000	
2.	PARKING, BITUMINOUS CONCRETE		
	East, 312 sq. yds. @ \$2.95/sq. yd.	\$ 920.40	
	Back, 4,106 sq. yds. @ \$2.95/sq. yd.	<u>12,112.70</u>	13,033
3.	ROADS AND PARKING, BITUMINOUS CONCRETE		
	Entrance & front, 1,297 sq. yds. @ \$2.95/sq. yd.	\$ 3,826.15	
	Side & back, 667 sq. yds. @ \$2.95/sq. yd.	1,967.65	
	University Drive, 1,654 sq. yds. @ \$2.95/sq. yd.	4,979.30	
	Pipe & endwalls	<u>7,000.00</u>	17,673
4.	PARKING, CONCRETE CURB AND GUTTER		
	East, 746 ft. @ \$3/ft.	\$ 2,238.00	
	Front & entrance, 2,010 ft. @ \$3/ft.	6,030.00	
	Back & side, 1,730 ft. @ \$3/ft.	5,190.00	
	University Drive, 1,400 ft. @ \$3/ft.	<u>4,200.00</u>	17,658
5.	MULTI-USE COURT		
	733 sq. yds. @ \$4.25/sq. yd.	\$ 3,116.25	
	2 backstops @ \$68 ea.	<u>138.00</u>	3,253
6.	APPARATUS AREA		
	830 sq. yds. @ \$4.25/sq. yd.	\$ 3,522.50	
	10 pieces apparatus @ \$350 ea.	3,500.00	
	5 benches @ \$40 ea.	200.00	
	Drinking fountain	<u>200.00</u>	7,852
7.	TOT AREA		
	428 sq. yds. @ \$4.25/sq. yd.	\$ 1,818.00	
	7 pieces apparatus @ \$300 ea.	2,100.00	
	3 benches @ \$40 ea.	120.00	
	Seat well	<u>300.00</u>	4,339
8.	ADULT AREA		
	Open shelter	\$ 5,000.00	
	Shuffleboard, 5 @ \$280 ea.	1,400.00	
	Horseshoes, 5 @ \$100 ea.	500.00	
	Fertilize & seed area, 6,644 sq. yds. @ \$0.92/sq. yd.	<u>6,112.00</u>	13,012

9.	SMALL OPEN PLAY AREA			
	Fertilize & seed area, 7,556 sq. yds. @ \$0.92/sq. yds.		\$	6,951
10.	TENNIS COURTS			
	5 @ \$5,250 ea.			26,250
11.	HANDBALL COURTS			
	4 @ \$7,000 ea.			28,000
12.	OPEN PLAY AREA			
	Fertilize & seed area, 22,000 sq. yds. @ \$0.92/sq. yd.			20,240
13.	ARCHERY			
	Fertilize & seed area, 3,667 sq. yds. @ \$0.92/sq. yd.			3,373
14.	AMPHITHEATER (lump sum)			15,000
15.	PICNIC AREA			
	Includes tables (20), grills, trash cans, preparation of area, and a few pieces of play equipment			2,000
16.	WALKS AND STEPS			
	Bituminous concrete, 451 sq. yds. @ \$4/sq. yd.	\$	1,804.00	
	Concrete, 286 sq. yds. @ \$5/sq. yd.		1,430.00	
	Steps & walls (lump sum)		<u>1,500.00</u>	4,734
17.	GRADING			
	12,000 cu. yds. @ \$0.65/cu. yd.			7,800
18.	UTILITIES			
	Electric (lump sum)	\$	400.00	
	Water (lump sum)		5,760.00	
	Sewage (lump sum)		<u>7,390.00</u>	13,540
19.	SHRUBS AND TREES			<u>35,000</u>
	TOTAL			\$839,408
	10% Contingencies			<u>83,940</u>
	GRAND TOTAL			\$923,348

Note: The preceding estimates are based on what is shown and do not include such things as lighting of courts, walks, etc.; irrigation systems; etc.

The future expansion and work in conjunction with it at the John C. Wood Elementary School were not included in the cost estimates.

An Olympic-size pool with additional teaching and diving areas, bath house, and walk areas would run approximately \$175,000 - \$300,000.

Donald F. Lederer
3614 Embassy Lane
Fairfax, Va. 22030

Mr. W. D. Golightly
City Manger
Fairfax, Va. 22030

March 17, 1968

Dear Mr. Golightly:

With regards to our discussion concerning the tot lot, apparatus area, and adult area of the Van Dyck Park, I forward the following proposal. Due to the fact that work for doing the details for the three (3) areas can go from a few to many various details I feel that the best way to make a proposal is by a hourly rate.

The work to be done for each of the three (3) areas would be as follows:

1. Details, specifications, and/or names and catalog numbers for equipment.
2. Details and specifications for paving, walls, etc..
3. Flat plans at 1" = 20' or better.
4. A cost estimate showing a cost breakdown.

The work to be done at the following rates:

Drafting.....\$ 3.50 per hour

1.\$18.00 per hour

n immediatly and take about 30 days. If a proposal for this will be given.

a set ..

Sincerely

Donald F. Lederer
Landscape Architect

CITY OF FAIRFAX

FAIRFAX, VIRGINIA 22030
PHONE 273-7900

March 20, 1968

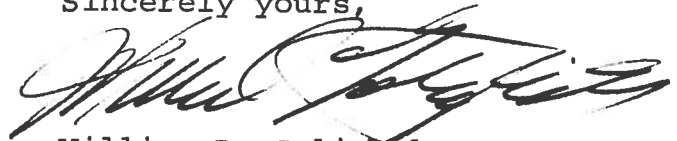
Mr. Donald F. Lederer
3614 Embassy Lane
Fairfax, Virginia 22030

Dear Mr. Lederer:

Thank you very much for your letter of March 17, 1968. We have reviewed the cost factors together with what we feel to be a practical and feasible approach from our standpoint. Based on these factors, we have concluded that the best method of approach would be for us to try to do what we can in further laying out the Van Dyck Park on an "in-house basis."

Should we require further assistance, we will be sure to call on you. We appreciate your interest and cooperation.

Sincerely yours,



William D. Golightly
City Manager

WDG:lt