



Doves Landing Park Master Plan

Introductory Community Meeting

April 21, 2022

Presented by:



AGENDA

- **Welcome & Overview**

*Brendon Hanafin, Division Director,
DPRT Planning & Capital Projects*

- **Site Analysis and Potential Program Elements**

*Patti Pakkala, Principal Planner,
DPRT Planning & Capital Projects*

- **Questions – Comments – Feedback**

INTRODUCTIONS

- ***Yesli Vega***, Prince William Board of County Supervisors, Coles District
- ***Seth Hender-Voss***, Director, Department of Parks, Recreation & Tourism
- ***Brendon Hanafin***, Division Director, DPRT Planning & Capital Projects
- ***Patti Pakkala***, Principal Planner, DPRT Planning & Capital Projects
- ***Erica Mutschler-Nielsen***, Landscape Architect, DPRT Planning & Capital Projects
- ***Brian Cipriano***, Landscape Architect, Gordon
- ***Andrew Eitler***, Urban Planner, Gordon

ORIGINAL MASTER PLAN

- The Board of County Supervisors acquired the original Doves Landing parcels (234 acres) in the 1990s and in March 2013 approved a Comp Plan Amendment to designate the acreage as Parks & Open Space.
- The original master plan completed in Spring 2013 included a natural and cultural resource assessment that looked at:
 - ❖ Cultural Resources
 - ❖ Topography
 - ❖ Geology and Soils
 - ❖ Water Resources
 - ❖ Flora & Fauna
 - ❖ Forest Cover

ORIGINAL MASTER PLAN

- The original master plan considered potential passive recreational uses including:
 - ❖ Hiking/Walking/Equestrian Trails
 - ❖ Wildlife & Wildflower Viewing
 - ❖ Individual and Group Camping (Scouts or Service Groups)
 - ❖ Fishing
 - ❖ Picnicking and Picnic Shelters
 - ❖ Canoeing/Kayaking.
- The Board of County Supervisors initially set aside \$100K in funding for public access improvements.

ORIGINAL MASTER PLAN

- Recommendations from the original master plan included:
 - ❖ Development should only include a gravel parking lot in accordance with local roads, the use of existing trails, and limited gathering spots for citizens recreating on the parcel.
 - ❖ Sensitive areas within steep slopes or drainage ways are not recommended for development. Existing forest stands that serve as visual buffers to off-site uses should be preserved and maintained.
 - ❖ Overall development should remain low-profile with limited activities and access.
- With the initial \$100K investment, a gravel parking lot (18 spaces) and minor trail improvements were completed at the park.

PARK EXPANSION

- The Board of County Supervisors acquired an additional 74 acres adjacent to the east side of the park in 2018 and in 2020 consolidated all parcels to create a single Doves Landing Park parcel.
- Since the 74-acre addition was not evaluated in the original master plan, DPRT is now looking to expand the passive recreational opportunities at the park and is seeking citizen feedback on the types of program elements that citizens may want to see at this park.
- The Board of County Supervisors has allocated \$2.4 million for park enhancements.

PARK EXPANSION

- Separately, in 2020, the approval of the Preserve at Long Branch rezoning, resulted in 190 acres being proffered to the County for Parks & Open Space.
- This area, which includes the Sinclair Mill site, is across the river from Doves Landing.
- As part of this effort, DPRT is evaluating the connectivity between these park/open space areas and whether they should be joined to create a single larger Natural/Cultural Resource Park.

Doves Landing Park

Natural-Cultural Resources Park

308.25 acres

Parcels Acquired 1993, 1996, 2018

Current Inventory:

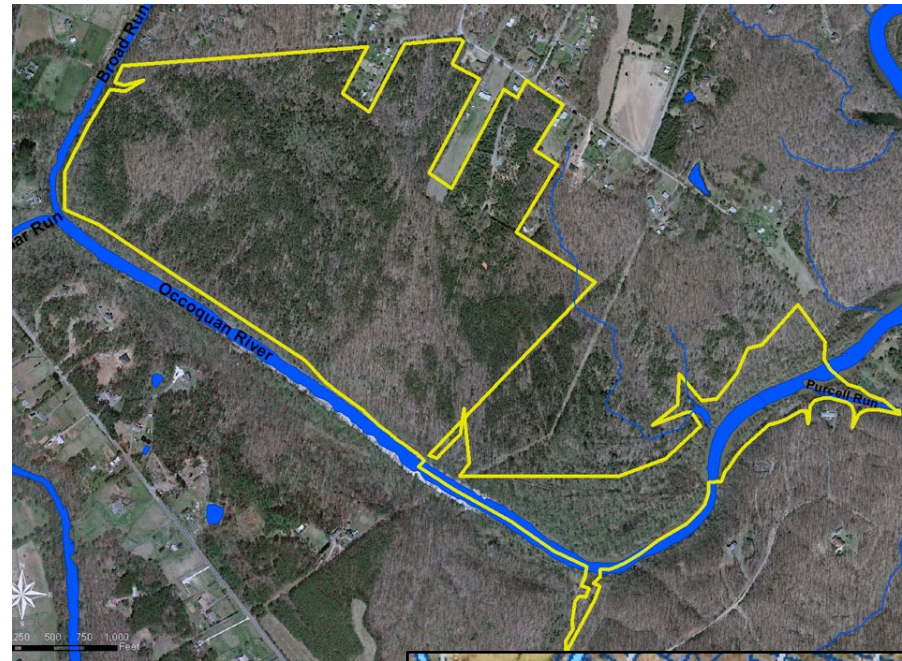
2+ miles of trail

18 trailhead parking spaces

remnants of old farmstead

access to Occoquan River

Proximity to Sinclair Mill

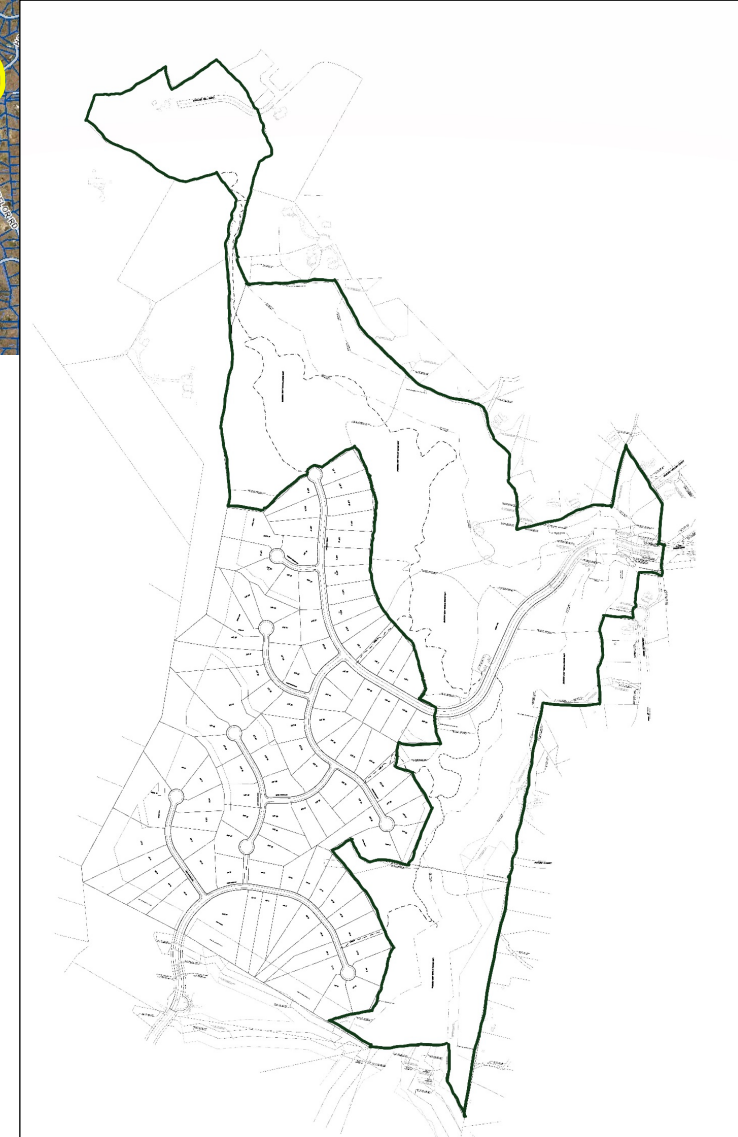
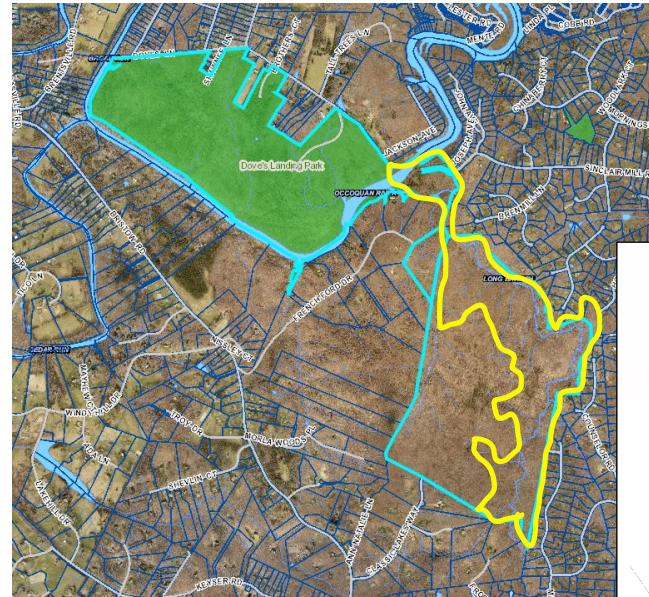


Sinclair Mill/Long Branch

Natural-Cultural Resources Addition
proffered with Preserve at Long Branch REZ
+/- 190 acres
Parcels to be Dedicated – Summer 2022

Current/Proffered Inventory:

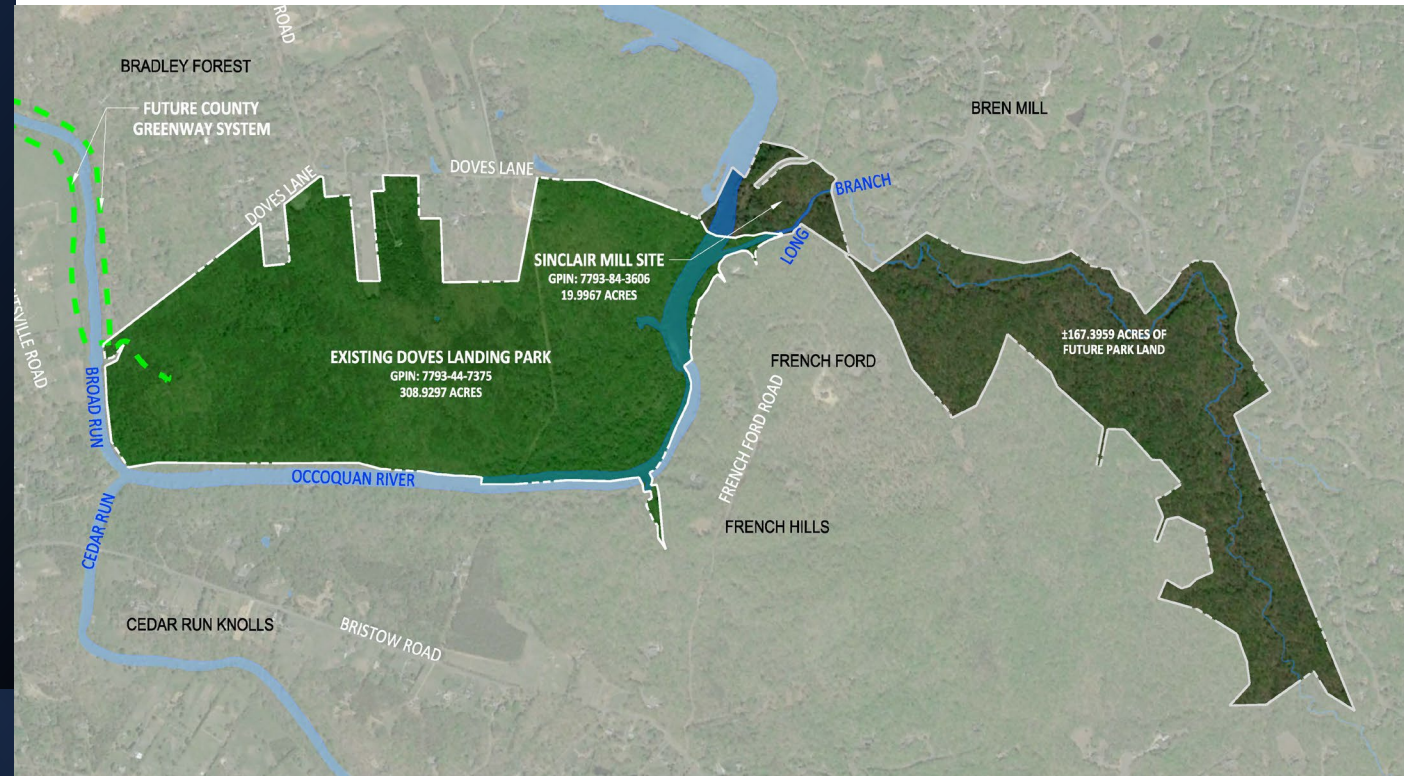
- Existing residential structure
- Sinclair Mill site with mill race & dam
- Old gold mine site
- Civil war earthworks
- Old Colonial Road route
- 2.5 miles of trail (to be constructed)
- 20 trailhead parking spaces (to be constructed)
- access to Occoquan & Long Branch



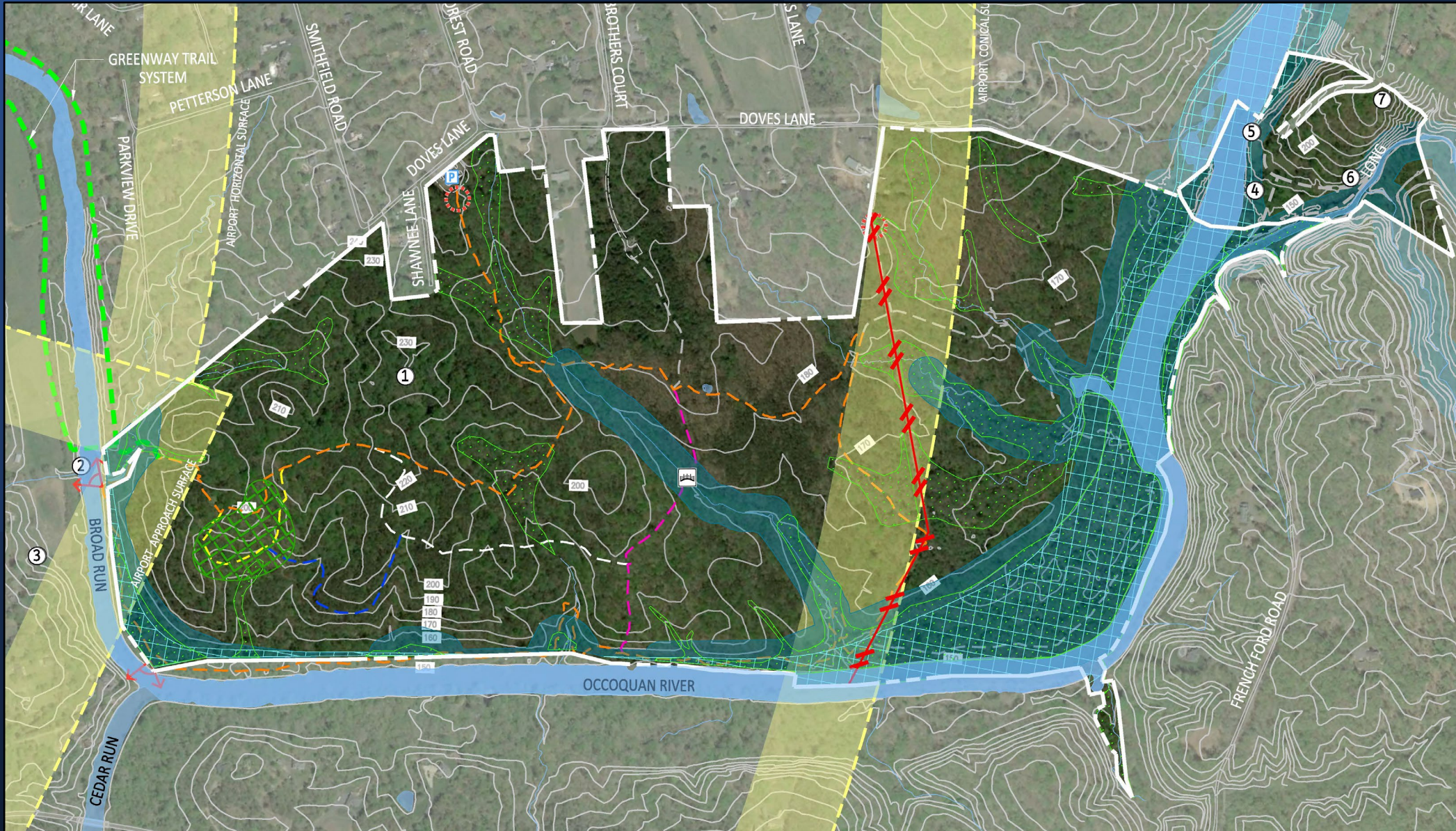
Potential Mid-County Park

Natural/Cultural Resource Park
+/- 498 acres

Would be largest park of this type
in County system



SITE ANALYSIS



LEGEND

- PROPERTY BOUNDARY
- STREAMS
- CONTOURS (10 FT)
- PREDICTIVE WETLANDS
- RESOURCE PROTECTION AREA (RPA)
- FEMA FLOODPLAIN
- APPROXIMATE OLD GROWTH FOREST
- AIRPORT BUFFERS
- POWER LINE
- TRAIL HEAD
- VIEWSHED
- PARKING
- PEDESTRIAN BRIDGE
- EXISTING TRAILS
- FUTURE COUNTY GREENWAY TRAIL

HISTORIC LOCATIONS

- ① GOODWIN FARMSTEAD
- ② FORD OVER BROAD RUN
- ③ OLD BRIDGE ABUTMENT
- ④ SINCLAIR MILL, MILL RUN, & FORD
- ⑤ LOG CABIN SITE
- ⑥ GOLD MINE
- ⑦ CIVIL WAR EARTHWORKS AND PICKET POST

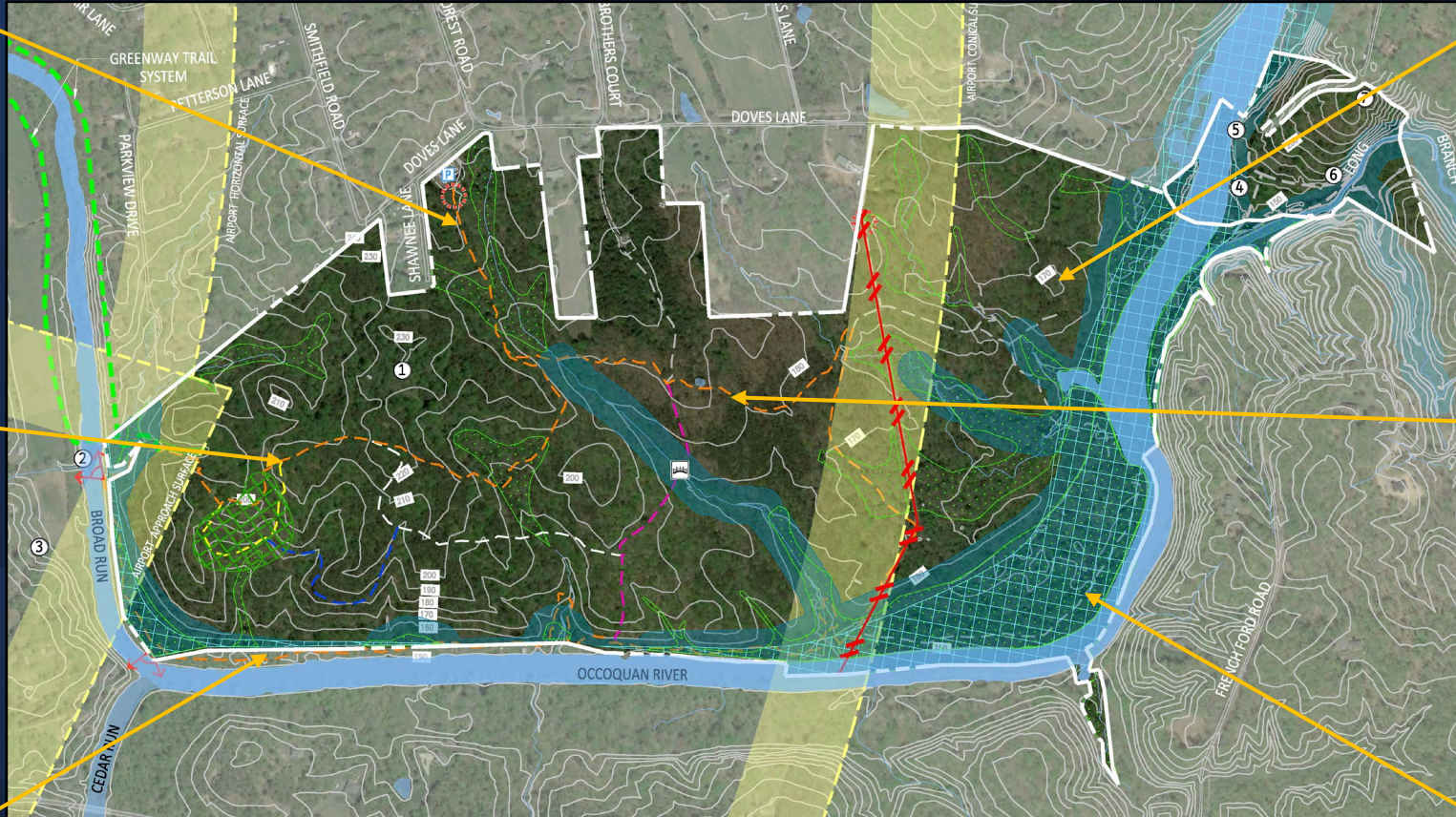
DOVES LANDING PARK

SITE ANALYSIS

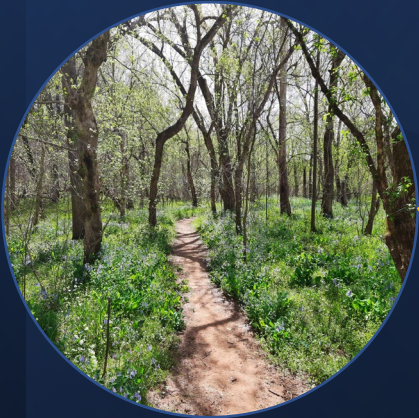
SCALE: 1" = 300'
APRIL 19, 2022



FOREST COVER



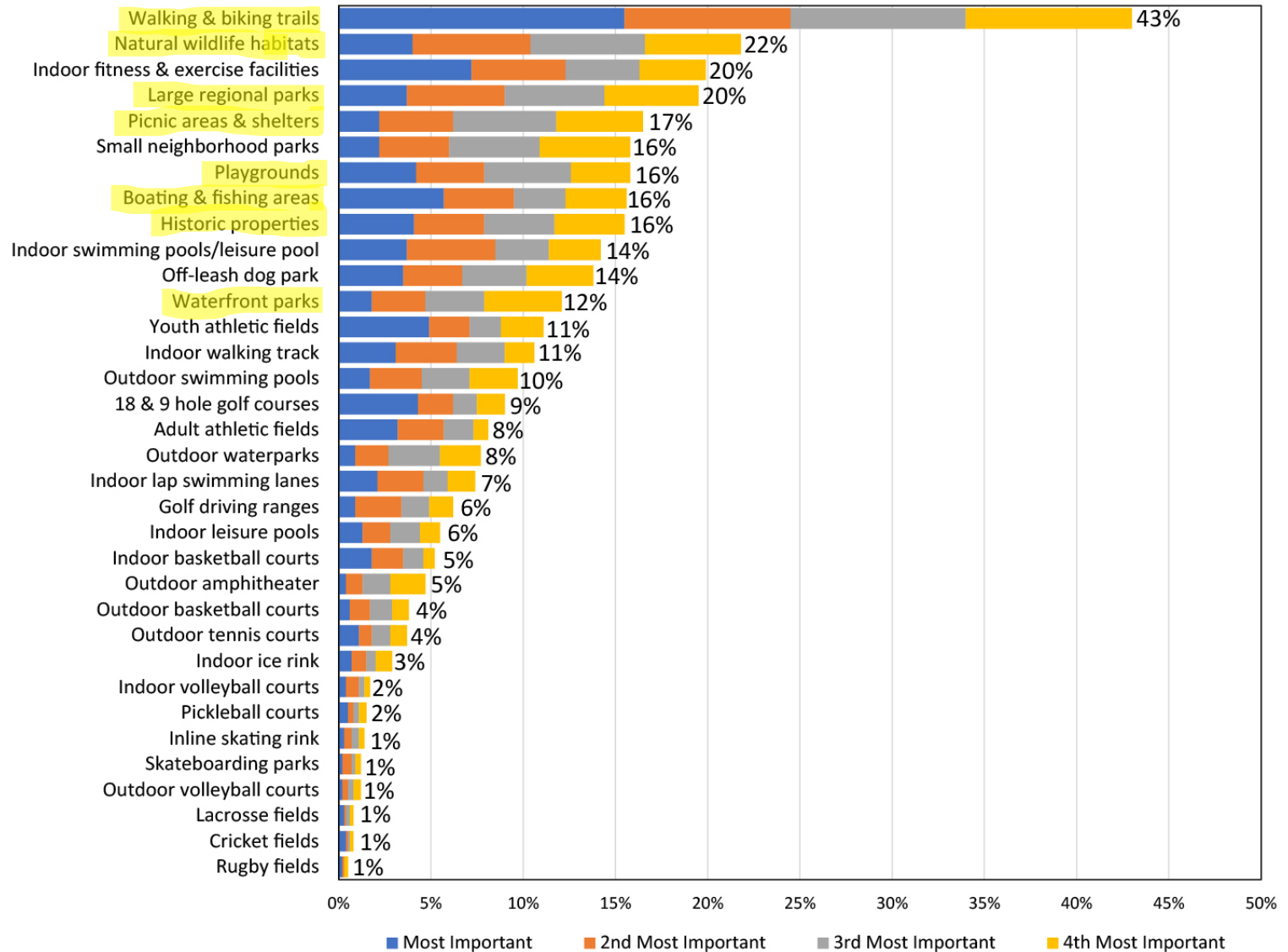
Three dominant forest types: Acidic Oak Forest, Mesic Mixed Hardwood, and Piedmont Floodplain Forest



DPRT Needs Assessment

Q5. Facilities That Are Most Important to Respondent Households

by percentage of respondents who selected the items as one of their top four choices



DOVES LANDING – Potential Program Elements



LEGEND

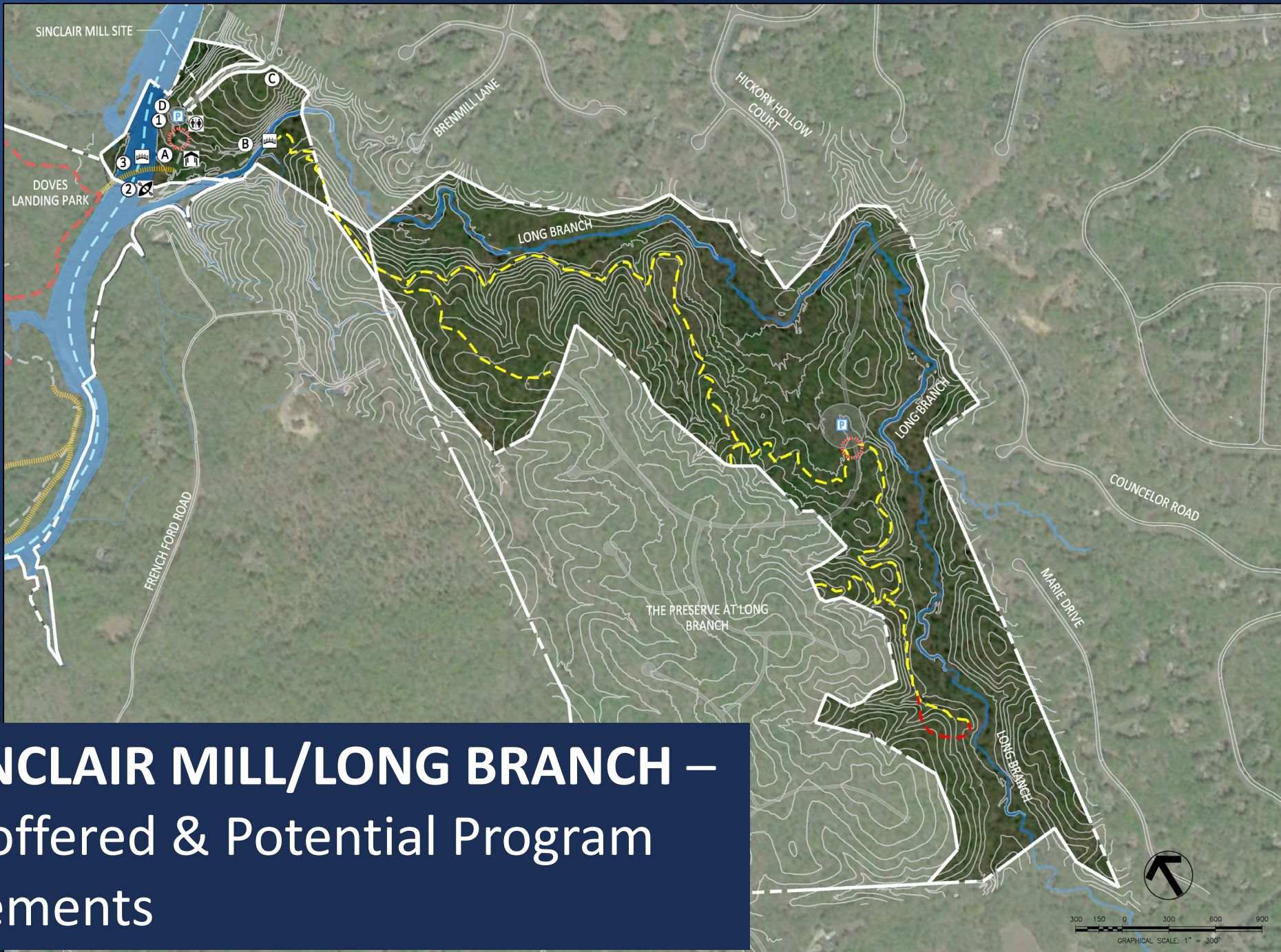
- PROPERTY BOUNDARY
- STREAMS
- CONTOURS (10 FT.)
- AMENITY AREA(S)
- PROPOSED ROADWAY
- TRAIL HEAD
- VIEWSHED
- PARKING
- PEDESTRIAN BRIDGE
- LARGE/GROUP PAVILION
- RESTROOMS
- OVERLOOK AREAS
- BOAT LAUNCHES
- EXISTING TRAIL (COLOR VARIES)
- PROPOSED TRAIL (RED)
- PROPOSED HISTORIC ROAD TRAIL
- PROPOSED COUNTY GREENWAY TRAIL
- PROPOSED COUNTY BLUEWAY TRAIL
- BRIDGE/BOARDWALK
- FUTURE PROFFERED TRAIL (OFFSITE)

HISTORIC LOCATIONS

- (A) GOODWIN FARMSTEAD
- (B) FORD OVER BROAD RUN
- (C) OLD BRIDGE ABUTMENT
- (D) SINCLAIR MILL & FORD (FUTURE KAYAK LAUNCH)

AMENITIES

① TYPICAL DAY-USE PICNIC LOOP	⑩ BOARDWALK OVER WETLANDS
② TYPICAL TENT CAMPING LOOP	⑪ CLEARING AND OVERLOOK
③ OUTDOOR CLASSROOM	⑫ OVERLOOK W/ MILL SITE VIEW
④ CANDY WALK/AERIAL COURSE	⑬ PEDESTRIAN BRIDGE TO MILL SITE
⑤ ADVENTURE COURSE	⑭ ACCESS ROAD
⑥ DISC GOLF COURSE	⑮ AIRPLANE VIEWING/MEADOW OVERLOOK
⑦ MOUNTAIN BIKE TRAILS	⑯ ORIENTEERING COURSE
⑧ REMOTE CAMPING KAYAK & CANOE LAUNCH/TAKE-OUT	⑰ RECONSTRUCTED WETLAND



LEGEND

- PROPERTY BOUNDARY
- STREAMS
- CONTOURS (10 FT)
- PROPOSED ROADWAY
- TRAIL HEAD
- PARKING
- PEDESTRIAN BRIDGE
- LARGE/GROUP PAVILION
- RESTROOMS
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- EXISTING TRAIL (COLOR VARIES)
- PROPOSED TRAIL (RED)
- FUTURE PROFFERED TRAIL
- PROPOSED COUNTY BLUEWAY TRAIL
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HISTORIC LOCATIONS

- (A) SINCLAIR MILL
- (B) GOLD MINE
- (C) CIVIL WAR EARTHWORKS AND PICKET POST
- (D) LOG CABIN SITE

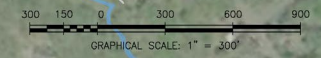
AMENITIES

- (1) ADMINISTRATION BUILDING/BOAT RENTALS
- (2) KAYAK/BOAT LAUNCH
- (3) PEDESTRIAN BRIDGE TO DOVES LANDING PARK

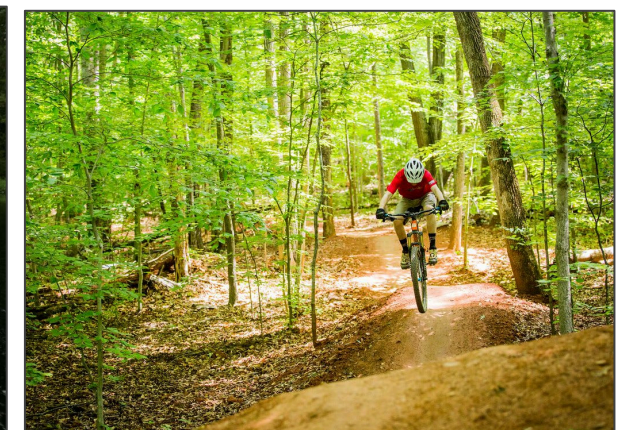
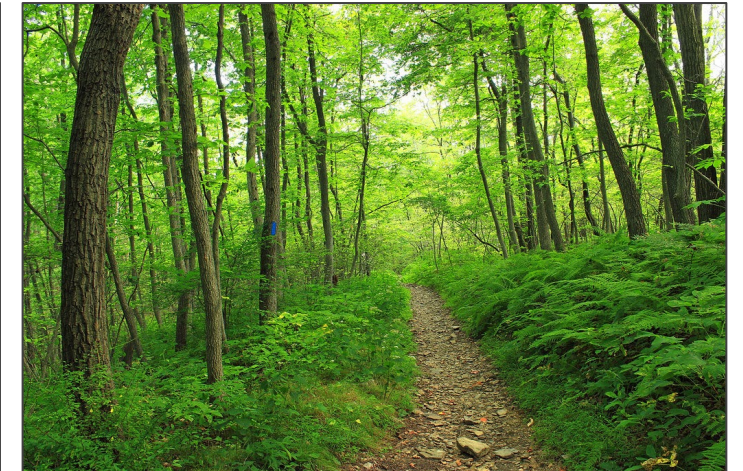
**LONG BRANCH
PRESERVE
AND SINCLAIR
MILL SITE**

SCALE: 1" = 300'
APRIL 14, 2022

**SINCLAIR MILL/LONG BRANCH –
Proffered & Potential Program
Elements**



Primary Program Element
Trails – Interpretive
Accessible
Hiking/Walking
Equestrian
Mountain Biking
Multi-Use
Blueway



Potential Program Element

Remote Camping and/or Canoe/Kayak Facilities



Potential Program Element

Outdoor Classroom & Group Picnicking



Potential Program Element

Disc Golf and/or Mountain Bike Area(s)



Potential Program Element

Adventure/Nature Play

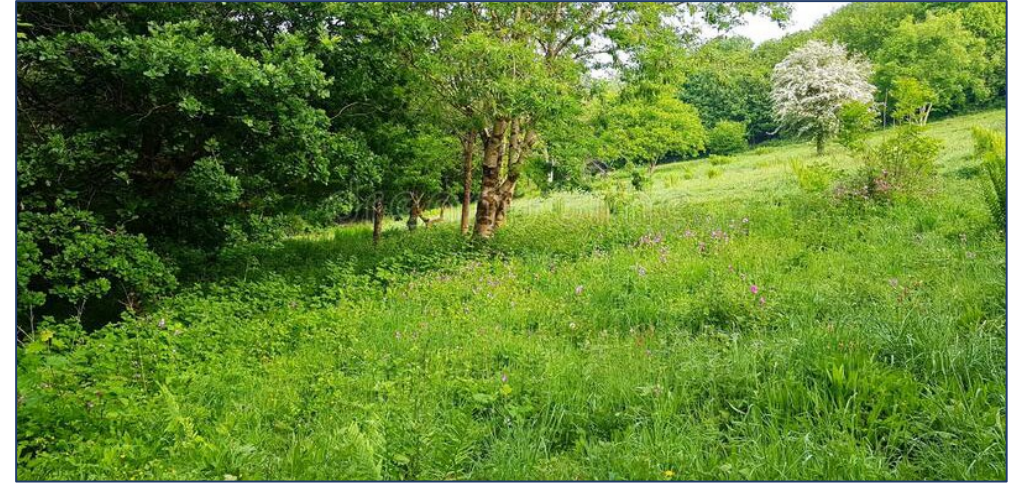
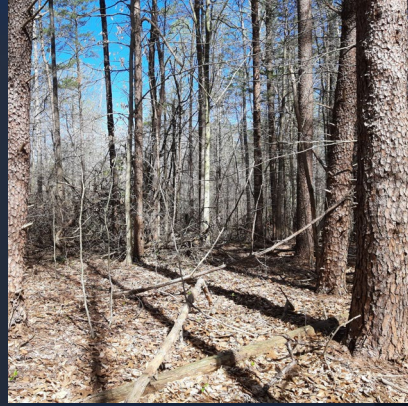
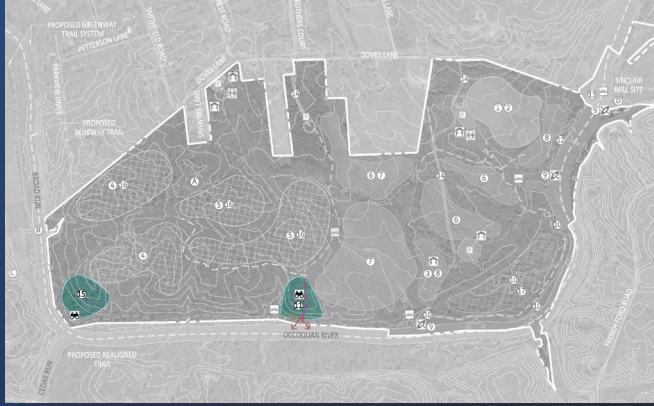


Potential Program Element Orienteering/Geocaching



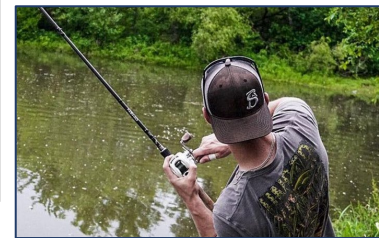
Potential Program Element

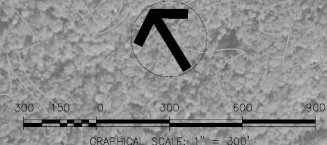
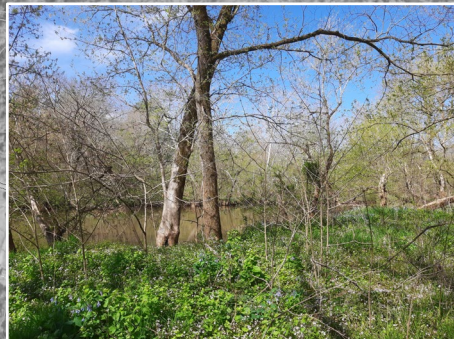
Overlooks, Airplane Viewing, and Restored Woodland Meadow



Other Potential Program Elements:

- Rental Pavilions (Trailhead)
- Benches/Seating Areas
- Interpretation
- Fishing





QUESTIONS?

COMMENTS?



GREAT IDEAS?

Please provide your questions, comments, feedback and any preferred amenities to:

Department of Parks, Recreation & Tourism



dprtmasterplan@pwcgov.org

**THANK YOU
FOR YOUR PARTICIPATION
AND FEEDBACK**