



Doves Landing Park & Sinclair Mill

01/08/25

PRINCE WILLIAM
Parks & Recreation

 **Dewberry**

GOROVE SLADE
Transportation Planners and Engineers

Project Team

PRINCE WILLIAM

—Parks & Recreation

- Erica Mutschler-Nielsen
- Patti Pakkala



Dewberry®

- Edward Umbrell
- Bryan Lilly
- Zachary Taylor

GOROVE SLADE

Transportation Planners and Engineers

- Kevin Sitzman

Meeting Agenda

- **Current Project Phase**
- **Project Schedule**
- **2022 Doves Landing Master Plan**
- **Traffic Report**
- **10% Design Plan for Doves Landing Park & Sinclair Mill**
- **Comment & Questions**
- **Contact info to provide thoughts & opinions**

Current Project Phase

Completion to 35% Design Plan

PROJECT IS HERE



PROJECT PHASING & FUNDING DECISIONS



Survey,
Cultural Resources
Report,
Traffic Study

10% Design
Plan
Feedback
(Community/Public
Meetings to gather input
on facilities & design)

35% Design
Plan - Draft
Feedback
(Second Round of
Public Meetings)

Cost
Estimates

Final Proposal
& Timeline
(Third Round of
Public Meetings)



2022 Park
Master Plan

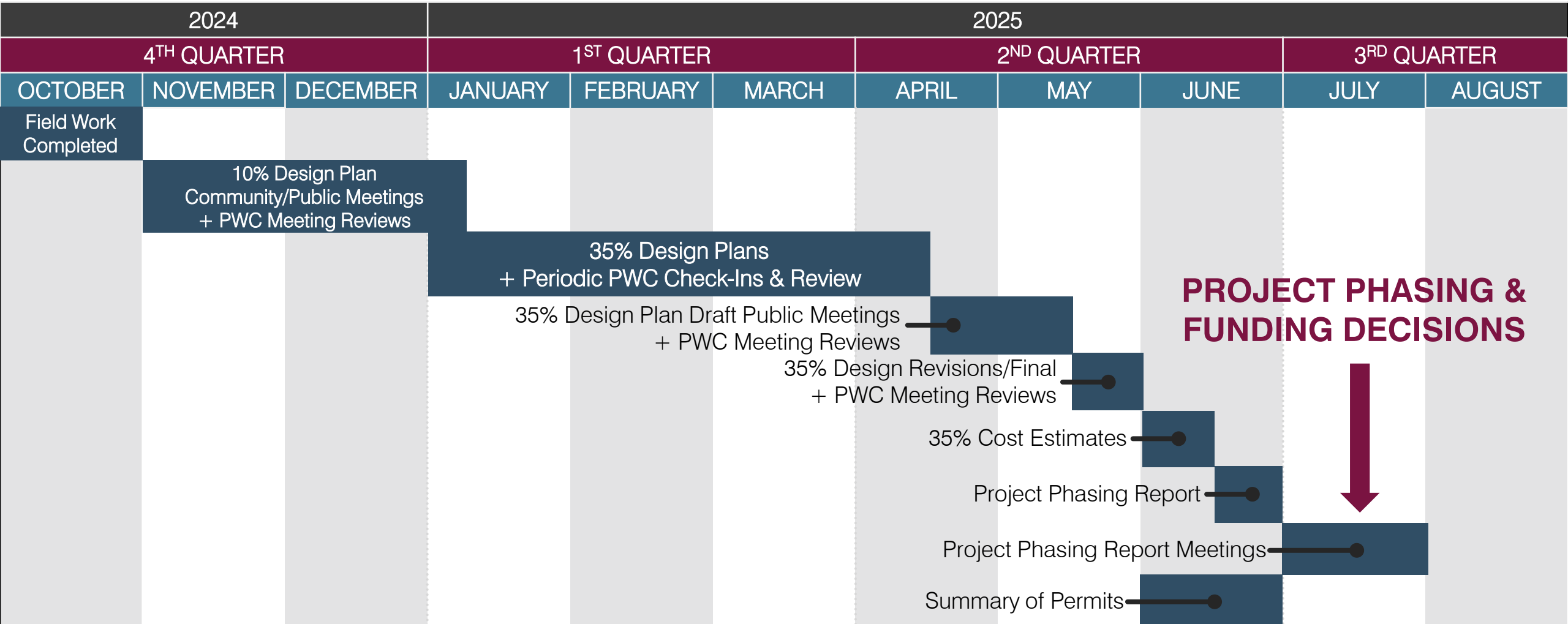
10%
Design
Plan

35% Design
Plan - Draft
(incorporate feedback from
10% Design Plan)

35% Design
Plan - Final
(incorporate feedback from
35% Design Plan - Draft)

Phasing &
Summary of
Permits

Project Schedule



Doves Landing Park Goals

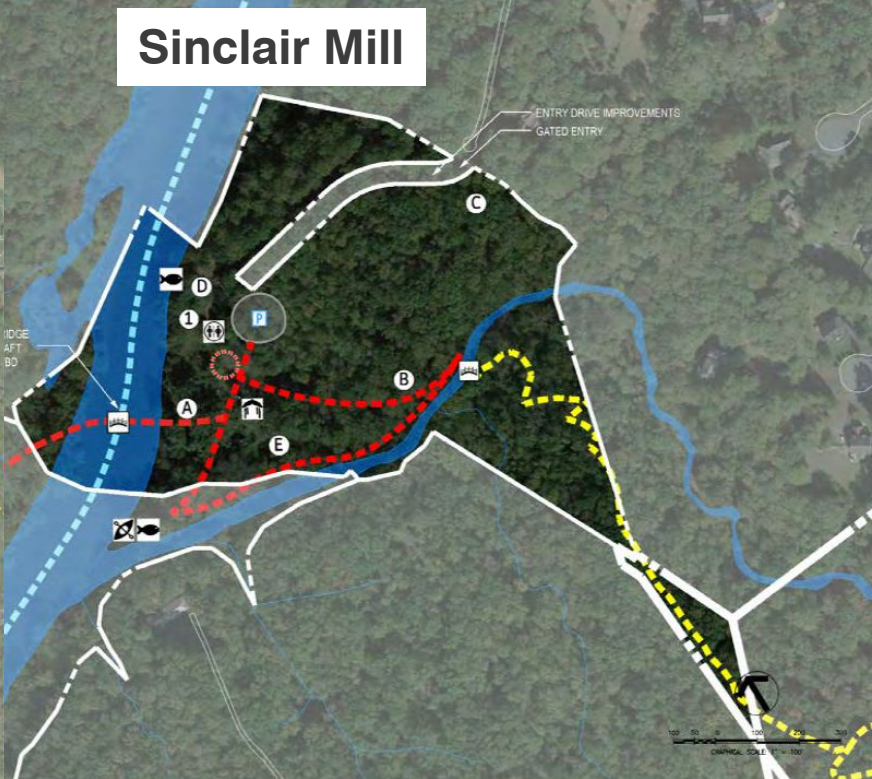
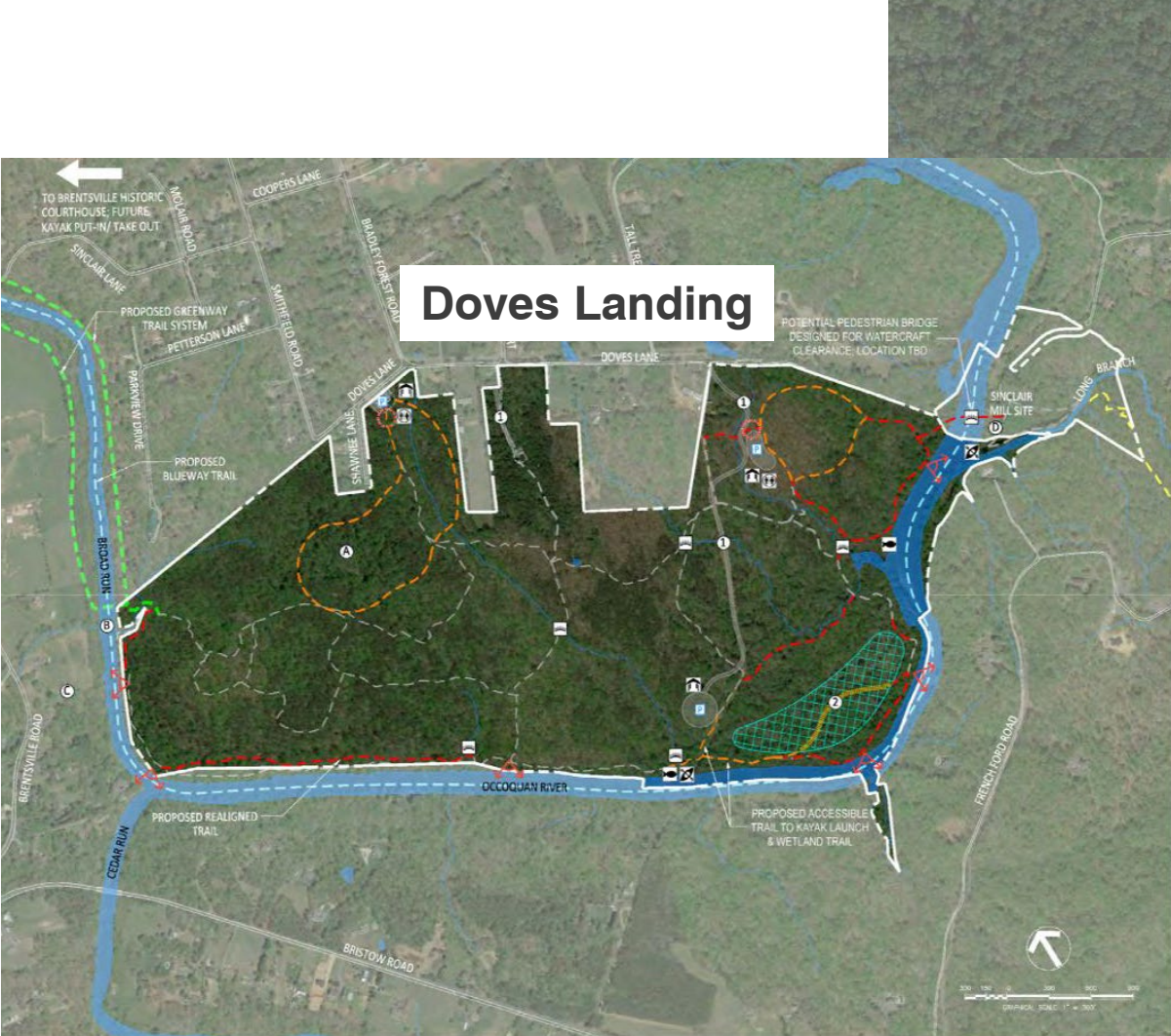
- Create a large Natural/Cultural Resource Park for County residents that focuses on environmental stewardship and sustainable passive recreation
- Improve and expand park trails, including adding directional and interpretative signage; design features for multi-use of trails (i.e. equestrian, pedestrian, etc.)
- Expand opportunities for individuals with varying degrees of mobility
- Host PWC education programs like "Science in the Park"
- Improve safety and security for park visitors
- Provide access to County waterways and blueway trails



2022 Doves Landing Master Plan

Highlights

- Accessible Trail Loops
- New/Upgraded Trails
- Wetlands Boardwalk
- Additional Parking
- Bank Fishing Areas
- Kayak Launches
- Shelters
- Picnic Areas
- Connect to Long Branch
- Pedestrian Bridge
- Conservation Easement



Trips Generated by the New/Improved Park

- Combined weekend mid-day peak hour trips: 56
 - Estimates are based on data from sites with similar programmed park uses
 - Represents the busiest weekend hour during the busiest season (summer), when **park traffic** is the highest
- Combined weekday PM peak hour trips: 35
 - Determined by applying seasonal and day-of-week adjustment factors to weekend estimates
 - Represents the busiest weekday afternoon/evening hour during the school year, when **local traffic** is the highest

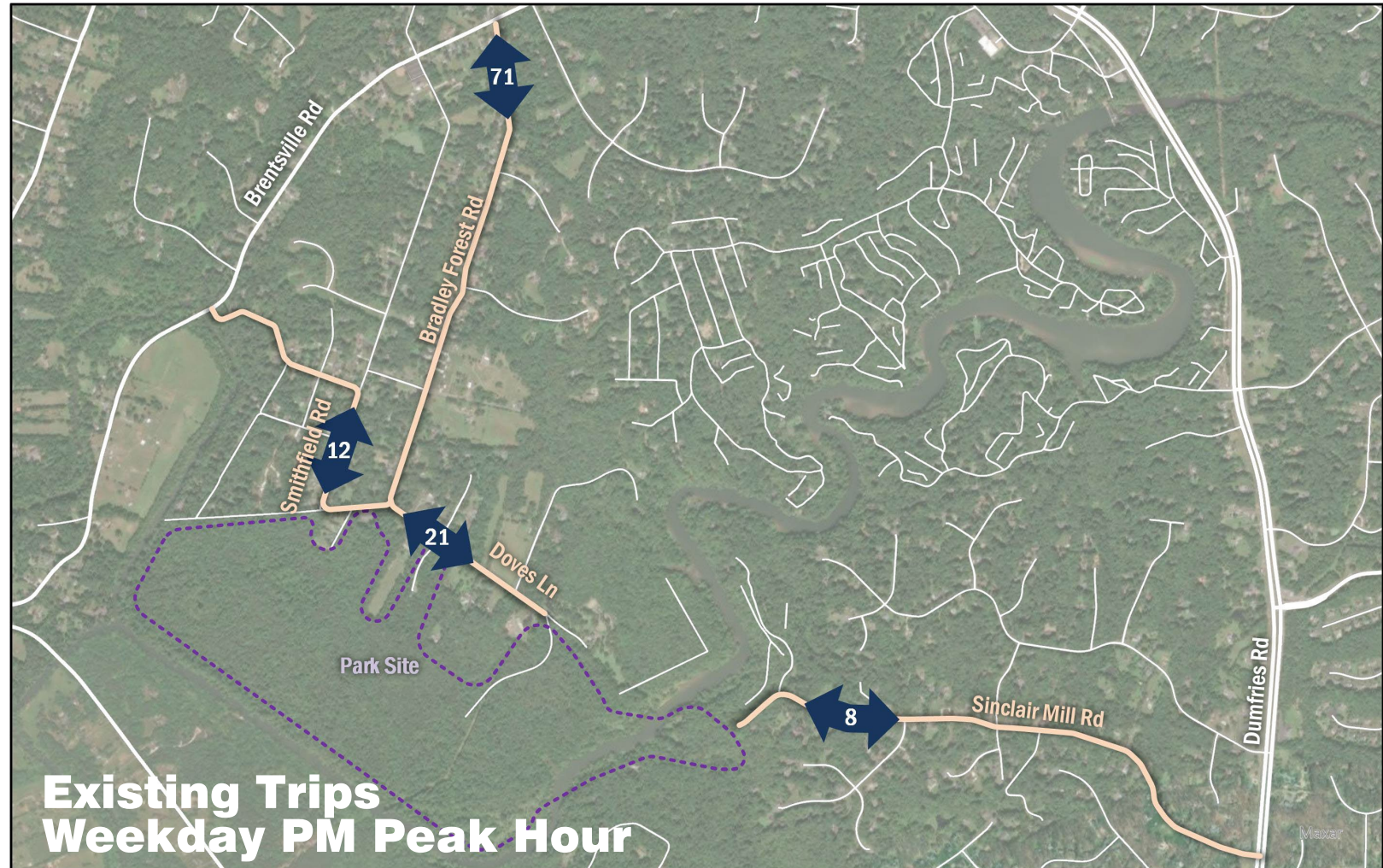
Weekend Mid-Day Peak Hour			
Location	Inbound	Outbound	Total
Doves Landing	23	27	50
Sinclair Mill	3	3	6

Weekday PM Peak Hour			
Location	Inbound	Outbound	Total
Doves Landing	14	17	31
Sinclair Mill	2	2	4

Trips on Surrounding Roadways

Existing Trips - Weekday PM Peak Hour

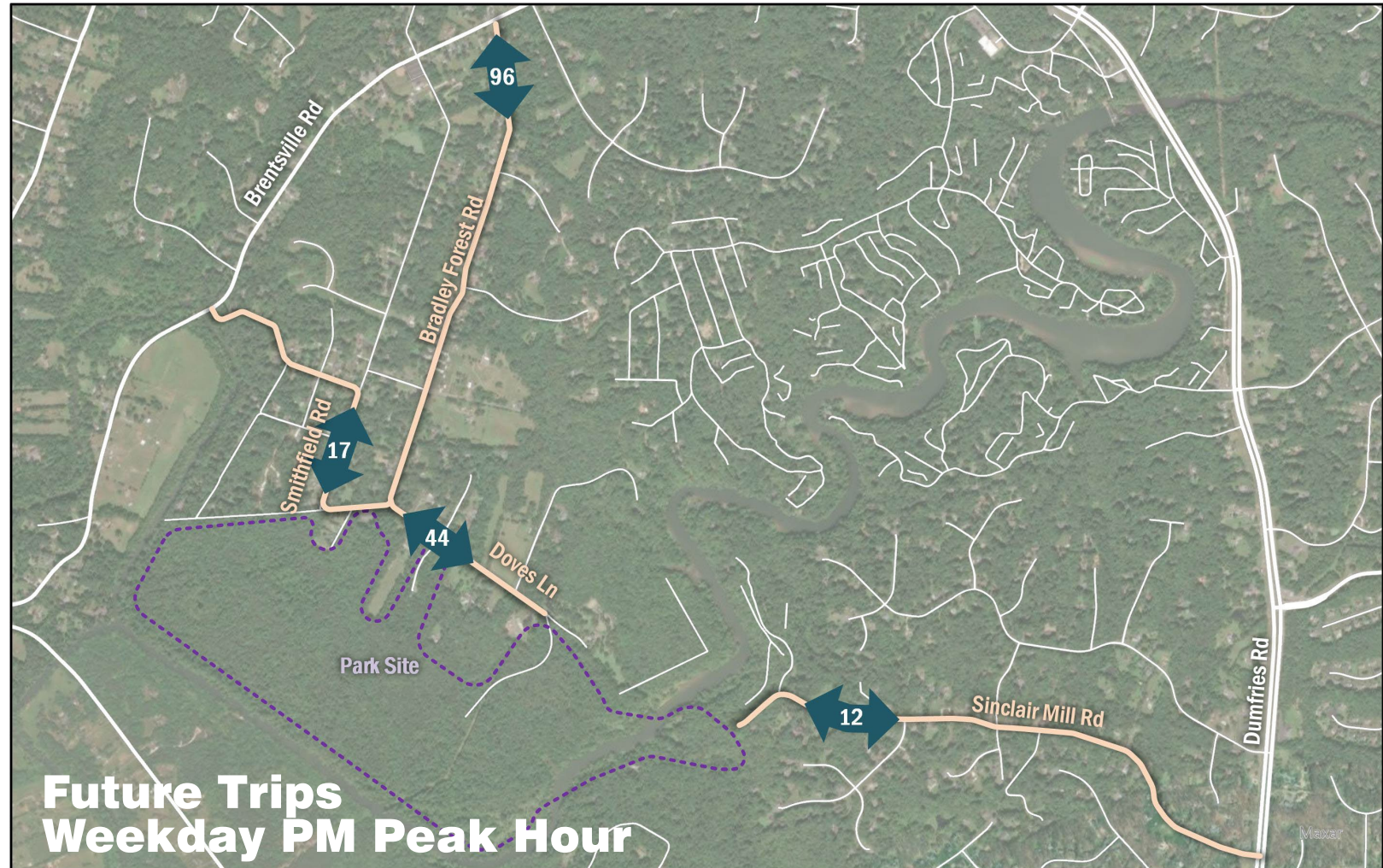
- Roadway volume data (counts) collected at 6 locations around the park
- Existing park trips
- Existing residential trips



Trips on Surrounding Roadways

Future Trips - Weekday PM Peak Hour

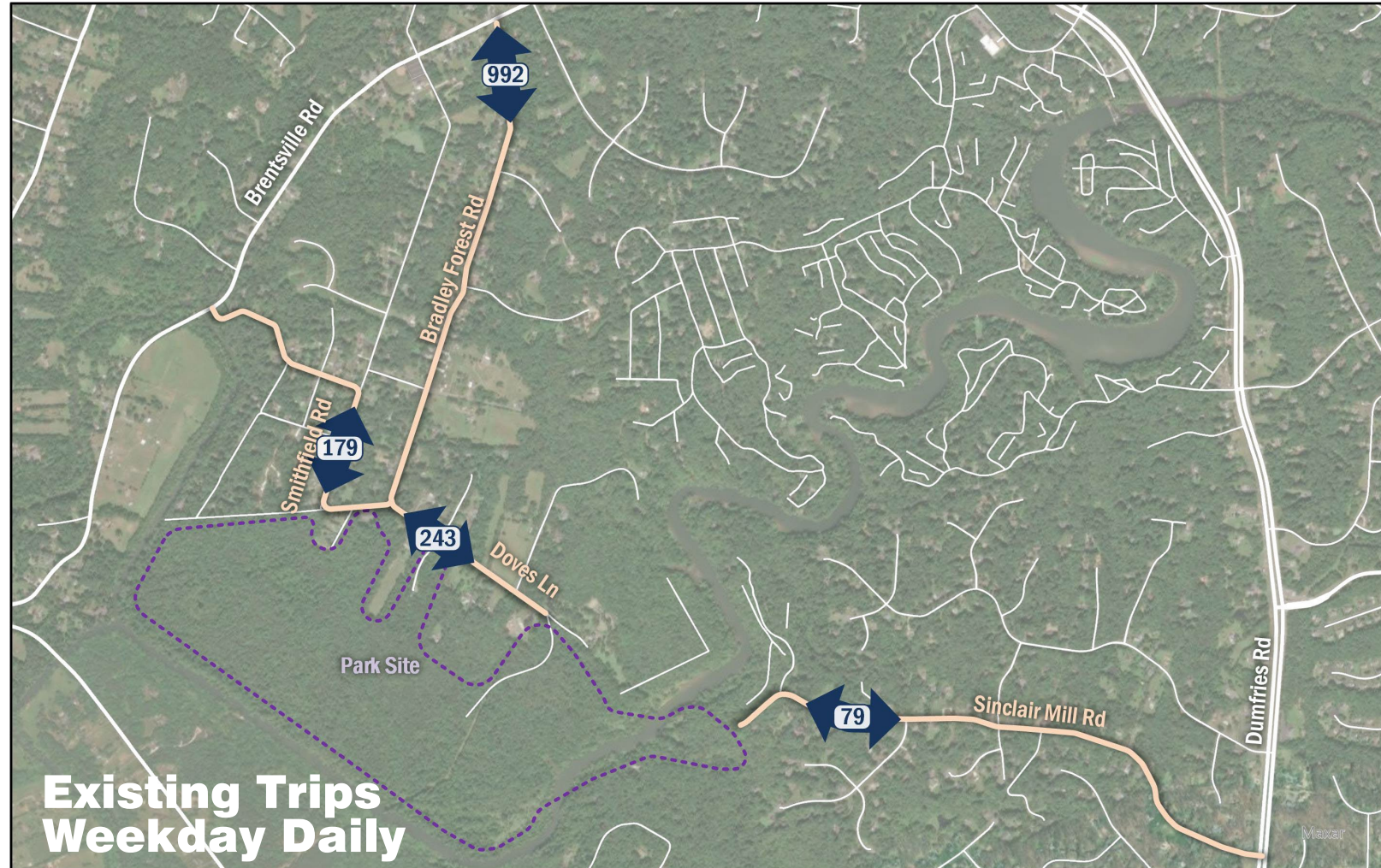
- Existing park trips
- Existing residential trips
- Doves Farm development trips
- Additional park trips



Trips on Surrounding Roadways

Existing Trips - Weekday Daily

- Roadway volume data (counts) collected at 6 locations around the park
- Existing park trips
- Existing residential trips



Trips on Surrounding Roadways

Future Trips - Weekday Daily

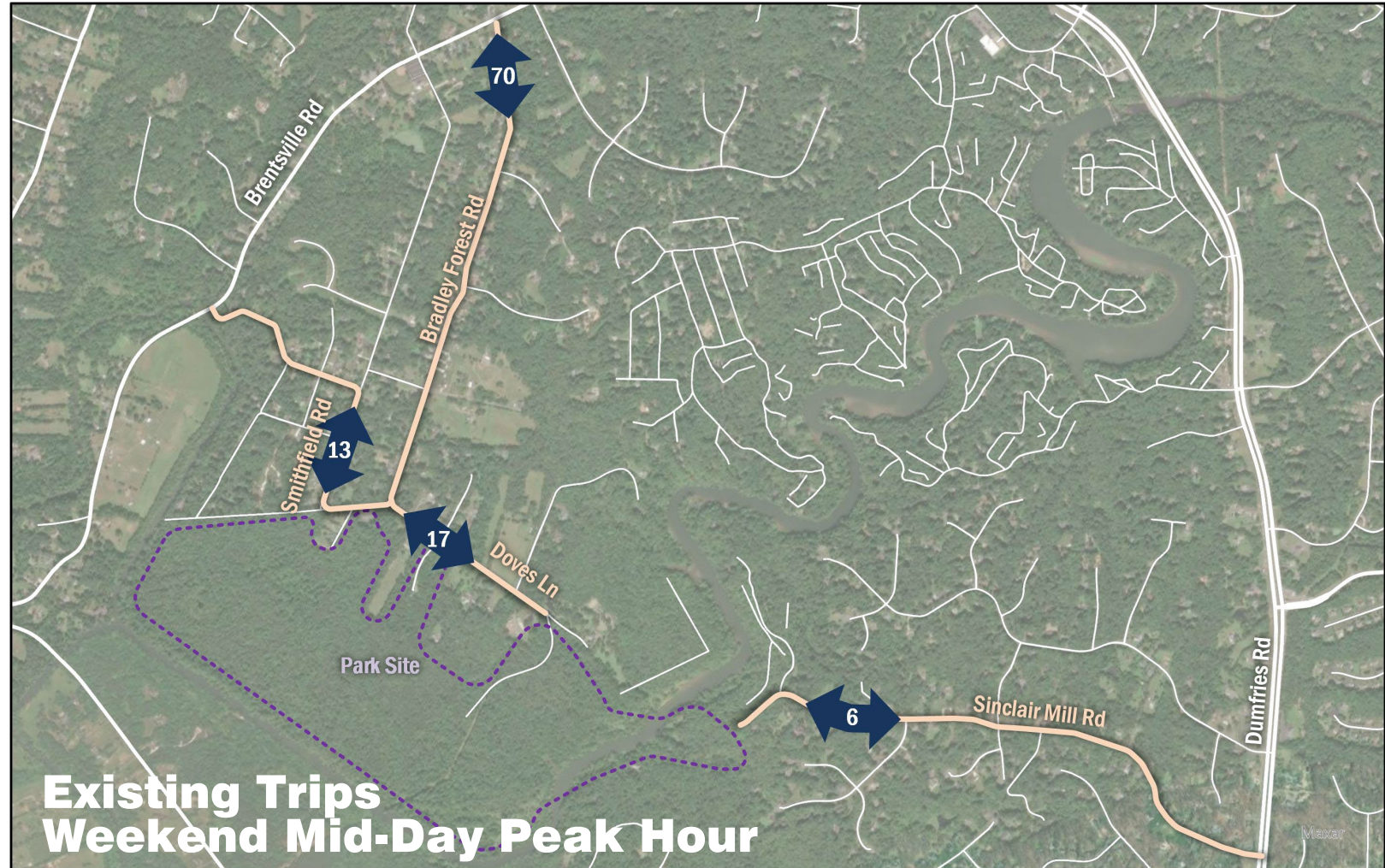
- Existing park trips
- Existing residential trips
- Doves Farm development trips
- Additional park trips



Trips on Surrounding Roadways

Existing Trips – Weekend Mid-Day Peak Hour

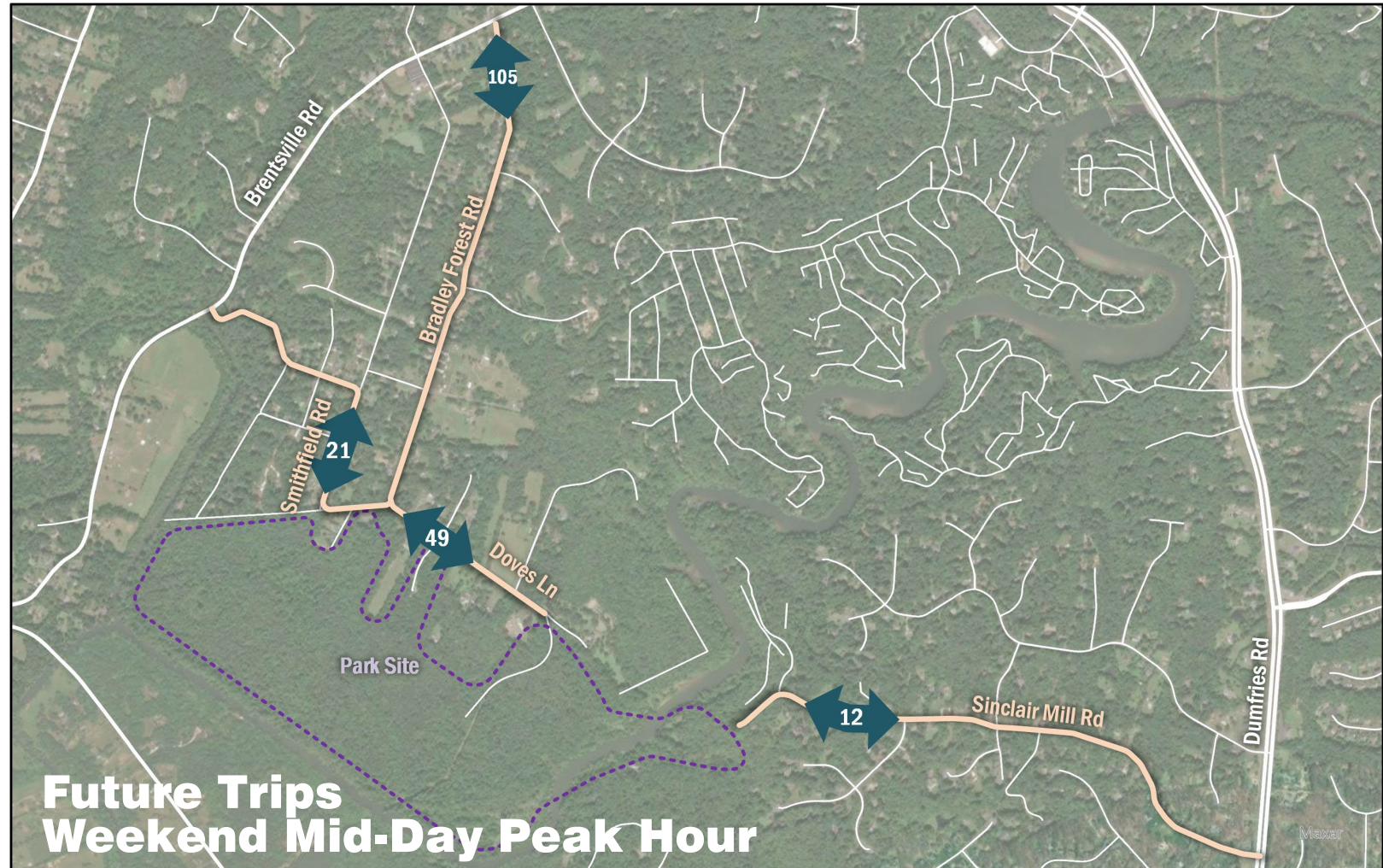
- Roadway volume data (counts) collected at 6 locations around the park
- Existing park trips
- Existing residential trips



Trips on Surrounding Roadways

Future Trips – Weekend Mid-Day Peak Hour

- Bradley Forest Road near Brentsville Road is expected to see the greatest increase in traffic
 - 30 additional peak hour trips expected during the weekend peak hour as a result of the park improvements
- On other road segments in the area, and during other time periods, the expected increase in traffic is less
- With the added park trips, volumes will still be significantly below the carrying capacity of local roadways (6.5% or less)

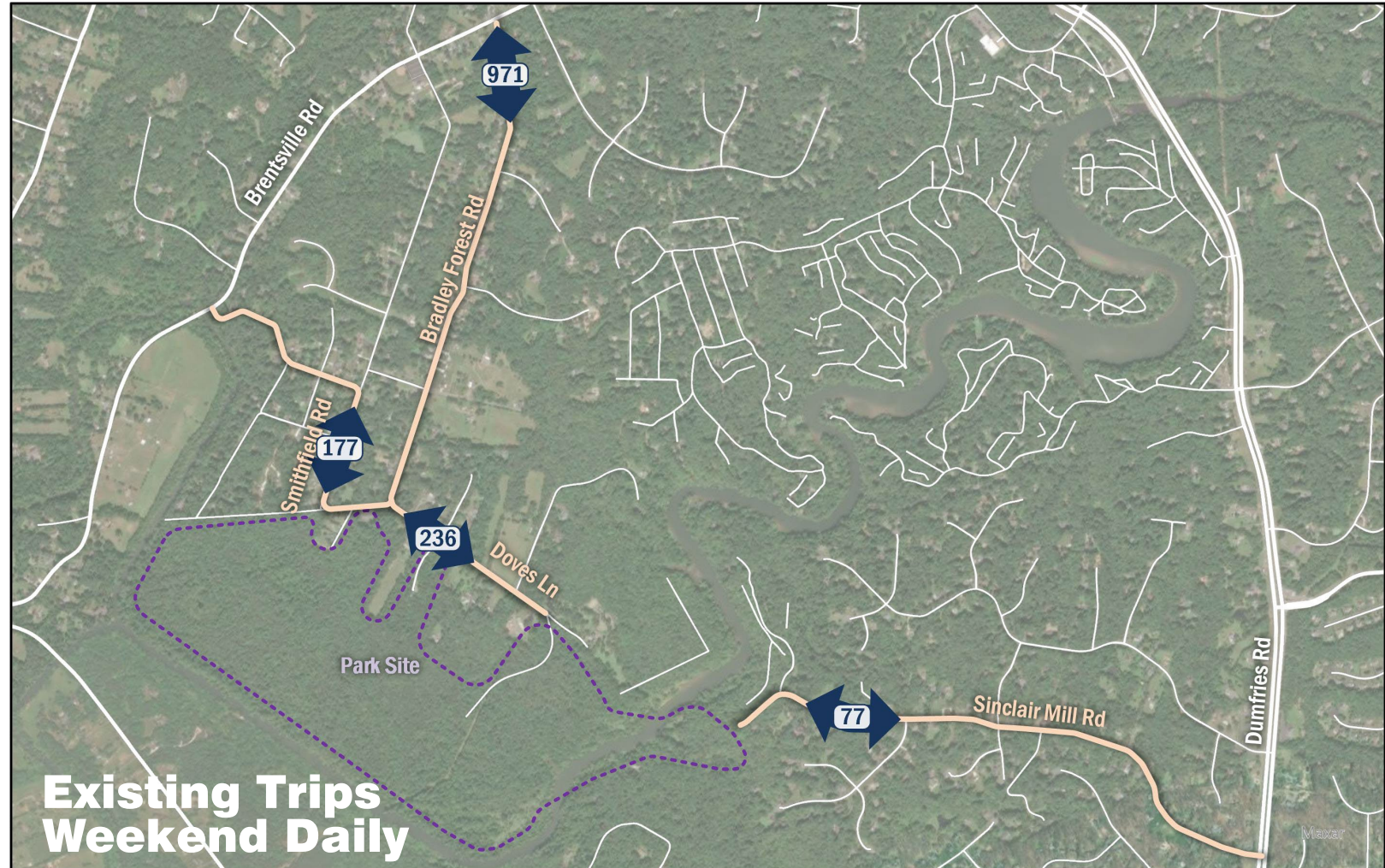


Trips on Surrounding Roadways

Existing Trips – Weekend Daily

- Roadway volume data (counts) collected at 6 locations around the park
- Existing park trips
- Existing residential trips

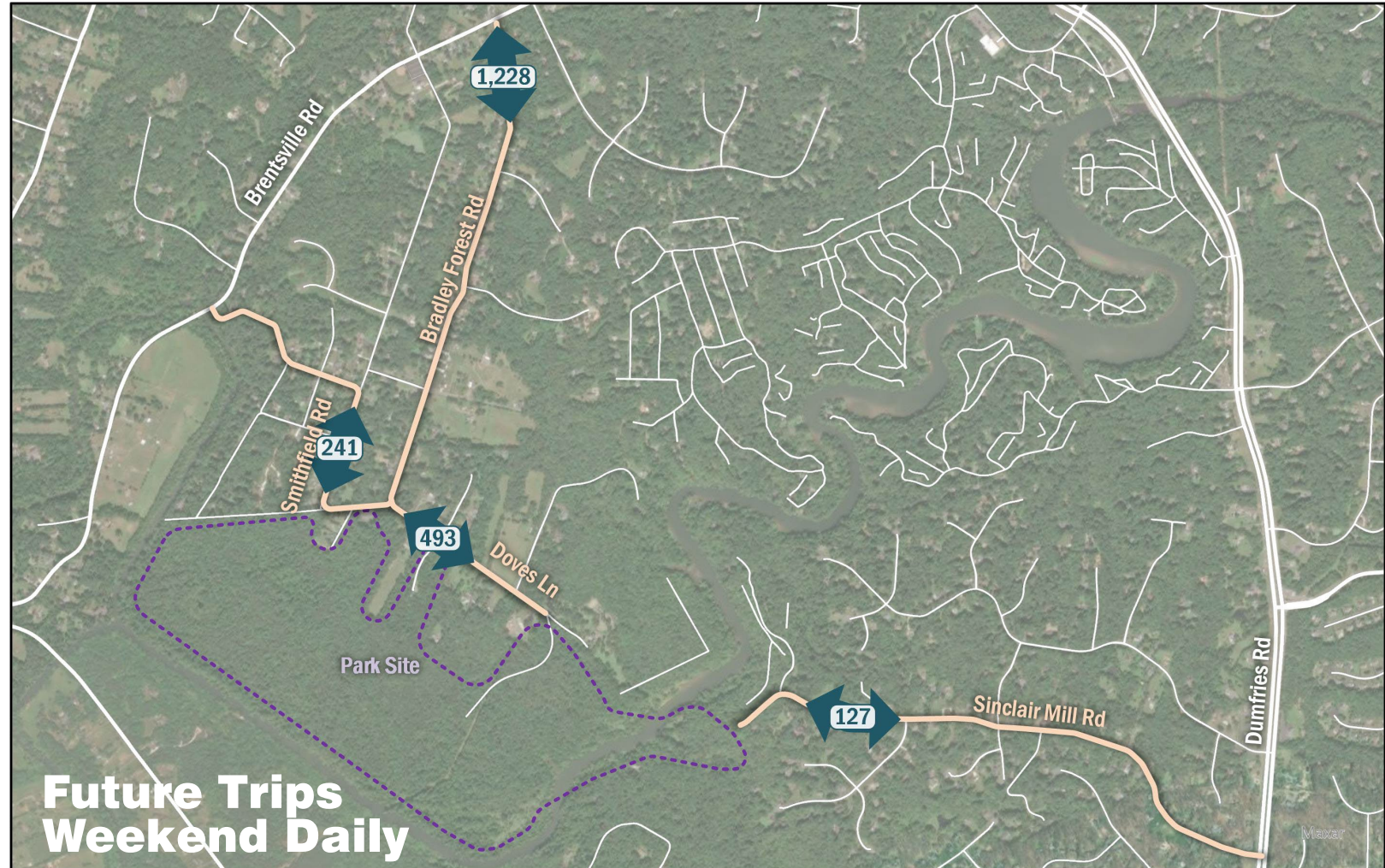
*Future non-park trips also include trip generated by future Doves Farm residential development

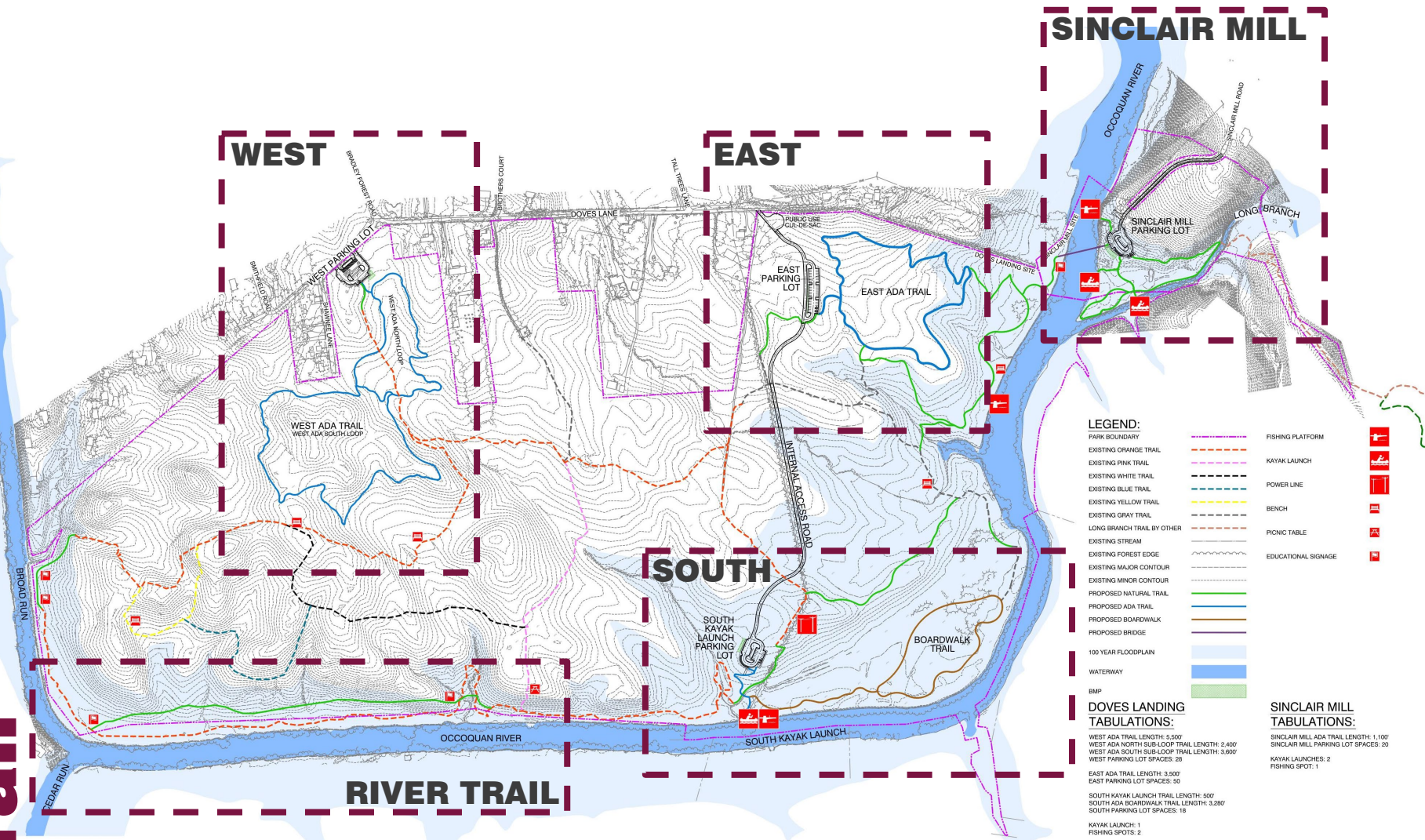


Trips on Surrounding Roadways

Future Trips – Weekend Daily

- Existing park trips
- Existing residential trips
- Doves Farm development trips
- Additional park trips





LEGEND:

--- PARK BOUNDARY	--- FISHING PLATFORM
--- EXISTING ORANGE TRAIL	--- KAYAK LAUNCH
--- EXISTING PINK TRAIL	--- POWER LINE
--- EXISTING WHITE TRAIL	--- BENCH
--- EXISTING BLUE TRAIL	--- PICNIC TABLE
--- EXISTING YELLOW TRAIL	--- EDUCATIONAL SIGNAGE
--- EXISTING GRAY TRAIL	
--- LONG BRANCH TRAIL BY OTHER	
--- EXISTING STREAM	
--- EXISTING FOREST EDGE	
--- EXISTING MAJOR CONTOUR	
--- EXISTING MINOR CONTOUR	
--- PROPOSED NATURAL TRAIL	
--- PROPOSED ADA TRAIL	
--- PROPOSED BOARDWALK	
--- PROPOSED BRIDGE	
--- 100 YEAR FLOODPLAIN	
--- WATERWAY	
--- BMP	

DOVES LANDING PARK TABULATIONS:

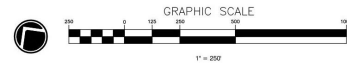
WEST ADA TRAIL LENGTH: 3,800'	WEST ADA NORTH SUB-LOOP TRAIL LENGTH: 2,400'
WEST ADA SOUTH SUB-LOOP TRAIL LENGTH: 3,600'	WEST PARKING LOT SPACES: 28
EAST ADA TRAIL LENGTH: 3,500'	EAST PARKING LOT SPACES: 50
SOUTH KAYAK LAUNCH TRAIL LENGTH: 500'	SOUTH ADA BOARDWALK TRAIL LENGTH: 3,280'
SOUTH PARKING LOT SPACES: 18	
KAYAK LAUNCH: 1	
FISHING SPOTS: 2	

SINCLAIR MILL TABULATIONS:

SINCLAIR MILL ADA TRAIL LENGTH: 1,100'
SINCLAIR MILL PARKING LOT SPACES: 20
KAYAK LAUNCHES: 2
FISHING SPOT: 1

DOVES LANDING PARK MASTER PLAN

DATE: 10/17/2024



SHEET 04 OF 13



Dove's Landing

- ADA/Accessible Trails
- Benches/Seating Areas
- Kayak Launch
- Bank Fishing/Platforms
- Restrooms/Comfort Stations
- Pavilions
- Picnic Areas

Sinclair Mill

- Kayak Launch
- Bank Fishing/Platform
- Restroom/Comfort Station
- Benches/Seating Areas
- Pavilion(s)

LEGEND:

- PARK BOUNDARY
- EXISTING ORANGE TRAIL
- EXISTING WHITE TRAIL
- EXISTING FOREST EDGE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED NATURAL TRAIL
- PROPOSED ADA TRAIL
- BMP

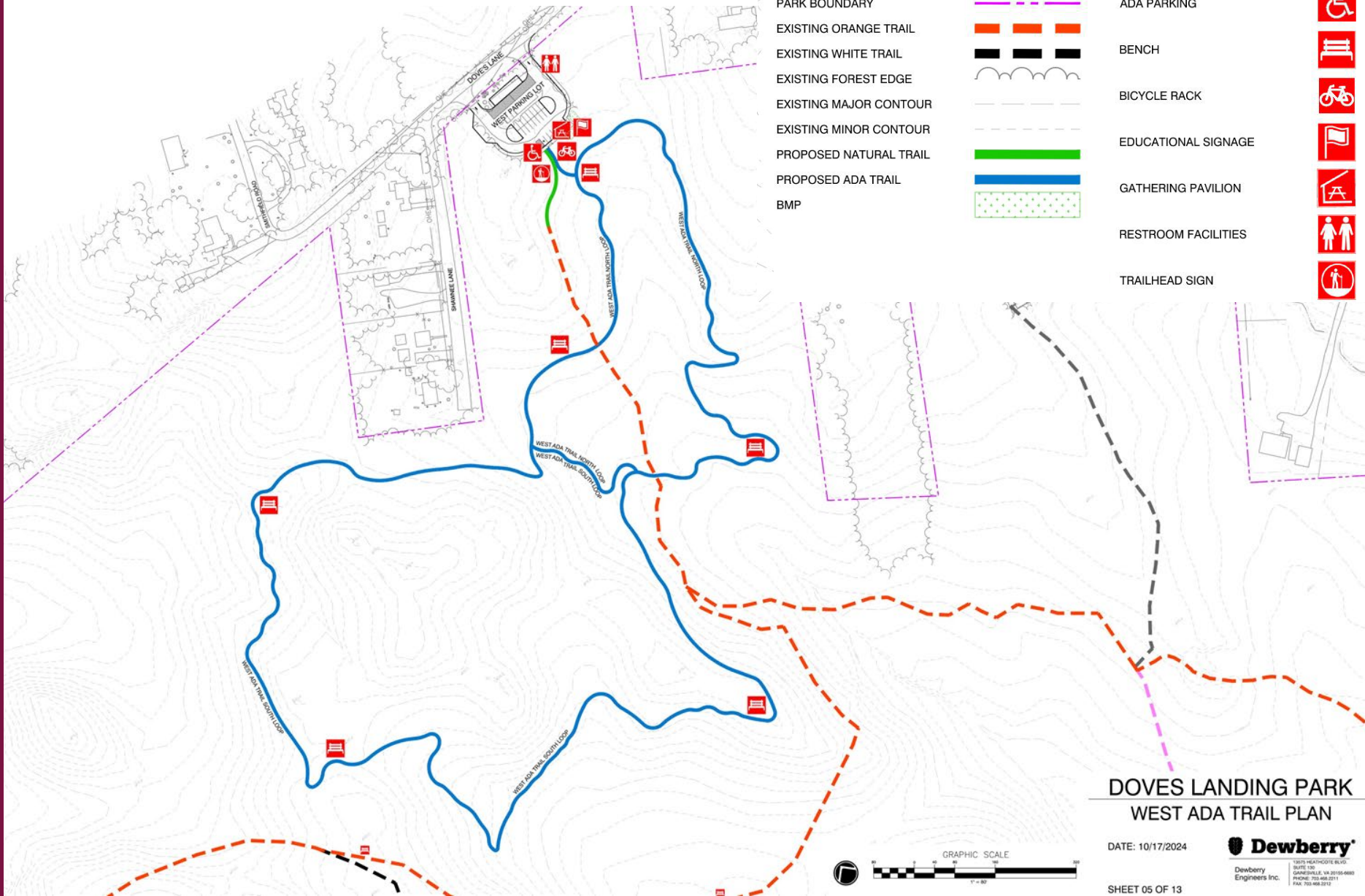


- ADA PARKING
- BENCH
- BICYCLE RACK
- EDUCATIONAL SIGNAGE
- GATHERING PAVILION
- RESTROOM FACILITIES
- TRAILHEAD SIGN



West

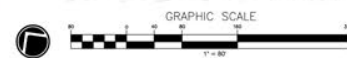
- Trailhead Improvements
- Restroom/Comfort Station
- ADA/Accessible Trail Loop
- Trail Benches/Rest Areas
- Pavilion (est. to be sized for 30 Users)
- Parking Spaces (28 spaces estimated) to include:
 - Bus/Horse Trailer Spaces
 - 2 ADA Spaces
- Bike Rack

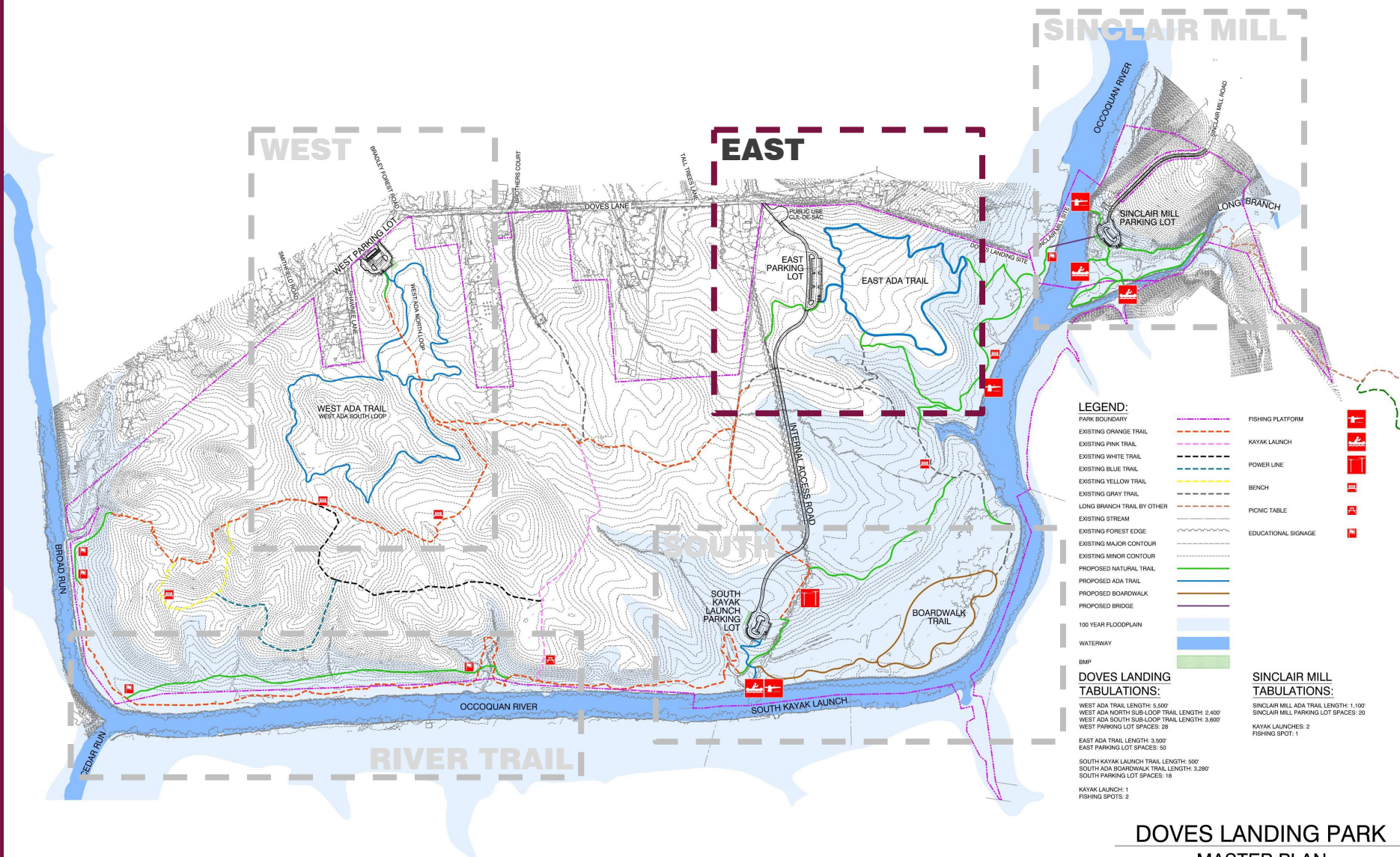


DOVES LANDING PARK WEST ADA TRAIL PLAN

DATE: 10/17/2024

SHEET 05 OF 13





LEGEND:

- PARK BOUNDARY
- EXISTING ORANGE TRAIL
- EXISTING PINK TRAIL
- EXISTING WHITE TRAIL
- EXISTING BLUE TRAIL
- EXISTING YELLOW TRAIL
- EXISTING GRAY TRAIL
- LONG BRANCH TRAIL BY OTHER
- EXISTING STREAM
- EXISTING FOREST EDGE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED NATURAL TRAIL
- PROPOSED ADA TRAIL
- PROPOSED BOARDWALK
- PROPOSED BRIDGE
- 100 YEAR FLOODPLAIN
- WATERWAY
- BMP

DOVES LANDING TABULATIONS:

- WEST ADA TRAIL LENGTH: 3,300'
- WEST ADA NORTH SUB-LOOP TRAIL LENGTH: 2,400'
- WEST ADA SOUTH SUB-LOOP TRAIL LENGTH: 3,600'
- WEST PARKING LOT SPACES: 28
- EAST ADA TRAIL LENGTH: 3,500'
- EAST PARKING LOT SPACES: 50
- SOUTH KAYAK LAUNCH TRAIL LENGTH: 500'
- SOUTH ADA BOARDWALK TRAIL LENGTH: 3,280'
- SOUTH PARKING LOT SPACES: 18
- KAYAK LAUNCH: 1
- FISHING SPOTS: 2

SINCLAIR MILL TABULATIONS:

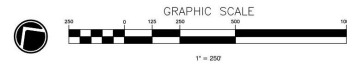
- SINCLAIR MILL ADA TRAIL LENGTH: 1,100'
- SINCLAIR MILL PARKING LOT SPACES: 20
- KAYAK LAUNCHES: 2
- FISHING SPOT: 1

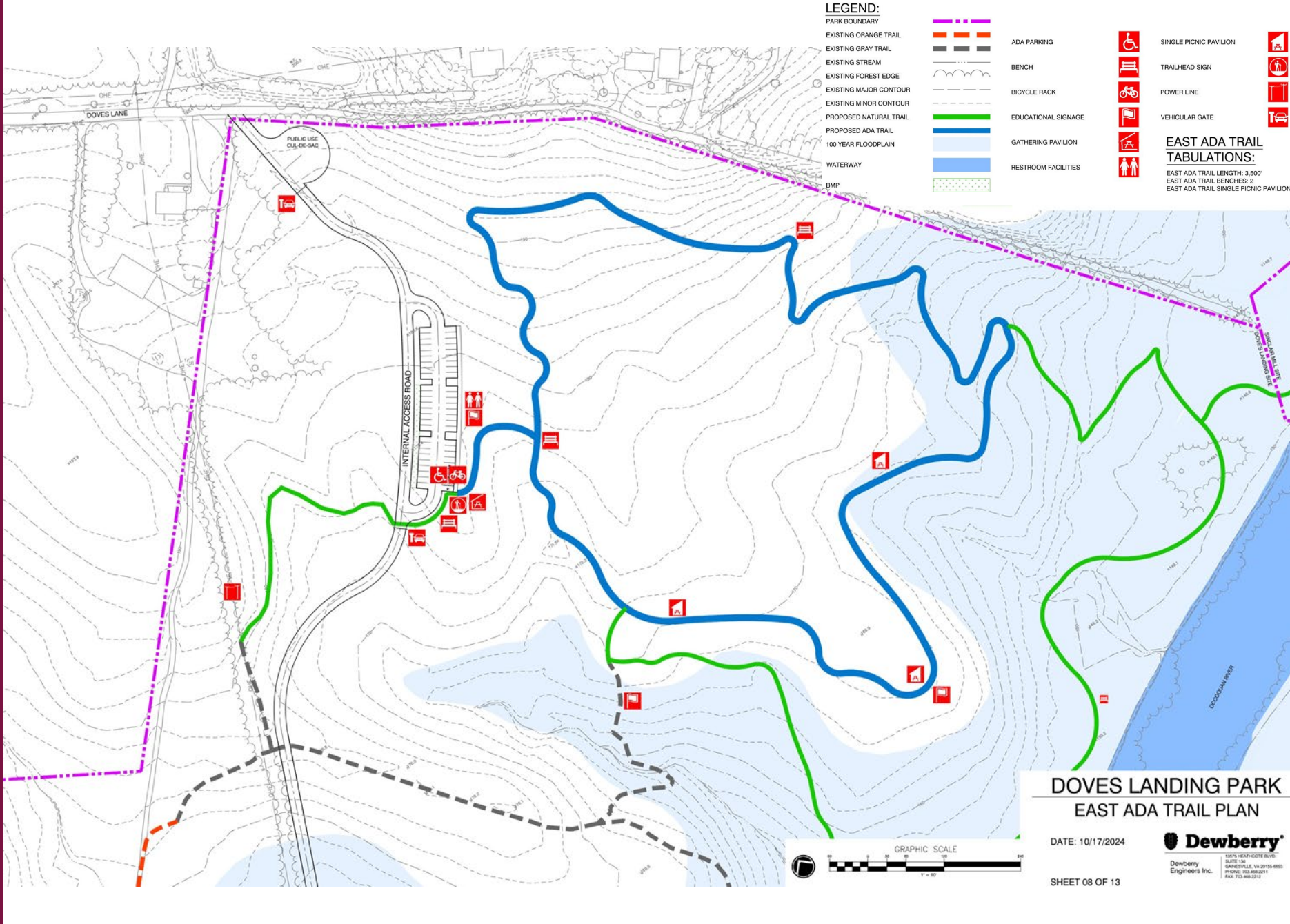
DOVES LANDING PARK MASTER PLAN

DATE: 10/17/2024



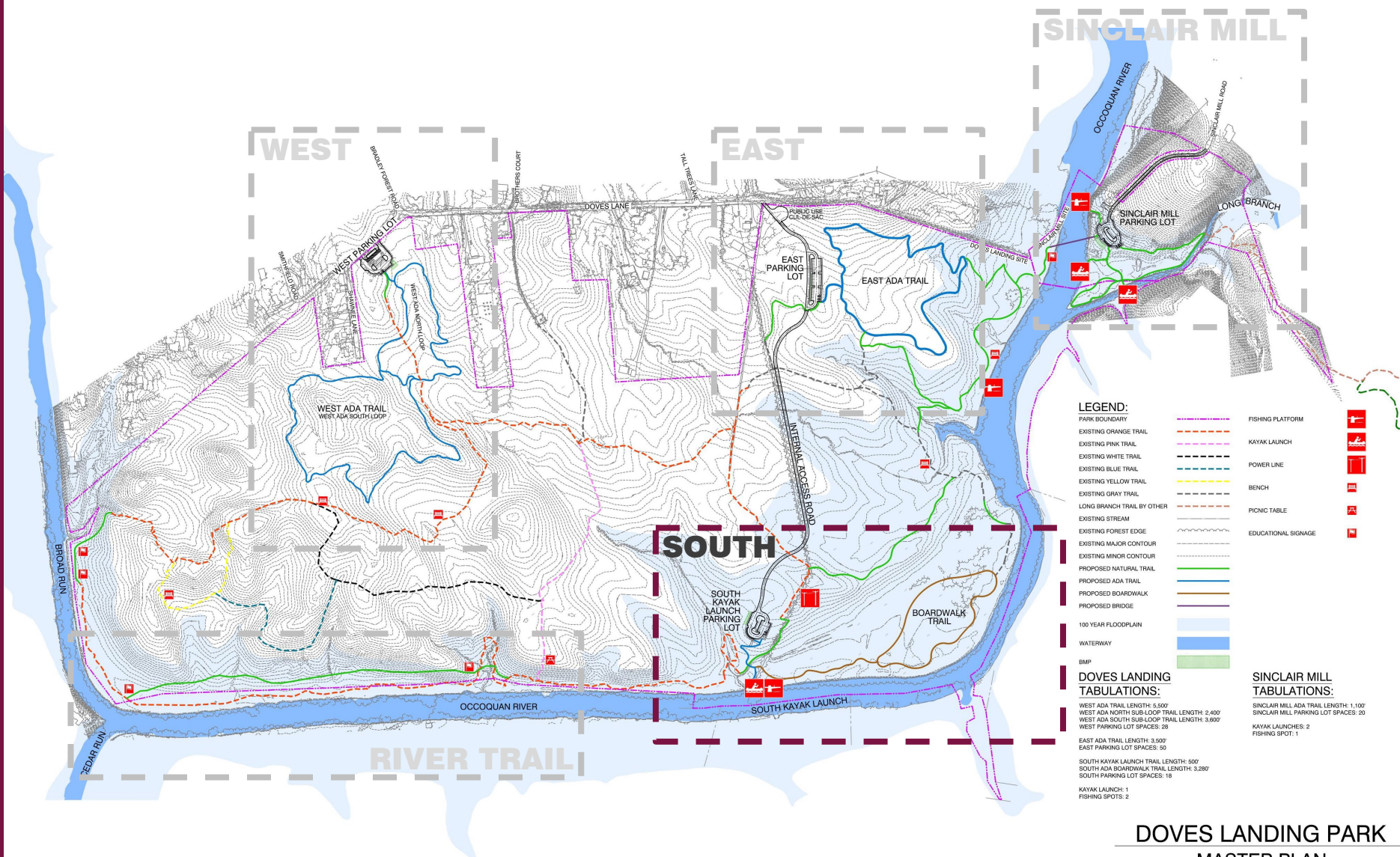
SHEET 04 OF 13





East

- New Trailhead
- Picnic Table Pavilions
- Restroom/Comfort Station
- ADA/Accessible Trail Loop
- New/Additional Nature Trails
- Trail Benches/Rest Area
- Pavilion (est. to be sized for 20 Users)
- Parking Spaces (50 spaces estimated)
 - 3 ADA Spaces
 - No Bus/Trailer Parking
- Bike Rack
- Service Cul-De-Sac



LEGEND:

- PARK BOUNDARY
- EXISTING ORANGE TRAIL
- EXISTING PINK TRAIL
- EXISTING WHITE TRAIL
- EXISTING BLUE TRAIL
- EXISTING YELLOW TRAIL
- EXISTING GRAY TRAIL
- LONG BRANCH TRAIL BY OTHER
- EXISTING STREAM
- EXISTING FOREST EDGE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED NATURAL TRAIL
- PROPOSED ADA TRAIL
- PROPOSED BOARDWALK
- PROPOSED BRIDGE
- 100 YEAR FLOODPLAIN
- WATERWAY
- BMP
- DOVES LANDING TABULATIONS:
- WEST ADA TRAIL LENGTH: 3,300'
- WEST ADA NORTH SUB-LOOP TRAIL LENGTH: 2,400'
- WEST ADA SOUTH SUB-LOOP TRAIL LENGTH: 3,600'
- WEST PARKING LOT SPACES: 28
- EAST ADA TRAIL LENGTH: 3,500'
- EAST PARKING LOT SPACES: 50
- SOUTH KAYAK LAUNCH TRAIL LENGTH: 500'
- SOUTH ADA BOARDWALK TRAIL LENGTH: 3,280'
- SOUTH PARKING LOT SPACES: 18
- KAYAK LAUNCH: 1
- FISHING SPOTS: 2

SINCLAIR MILL TABULATIONS:

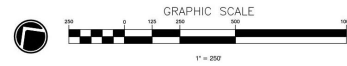
- SINCLAIR MILL ADA TRAIL LENGTH: 1,100'
- SINCLAIR MILL PARKING LOT SPACES: 20
- KAYAK LAUNCHES: 2
- FISHING SPOT: 1

DOVES LANDING PARK MASTER PLAN

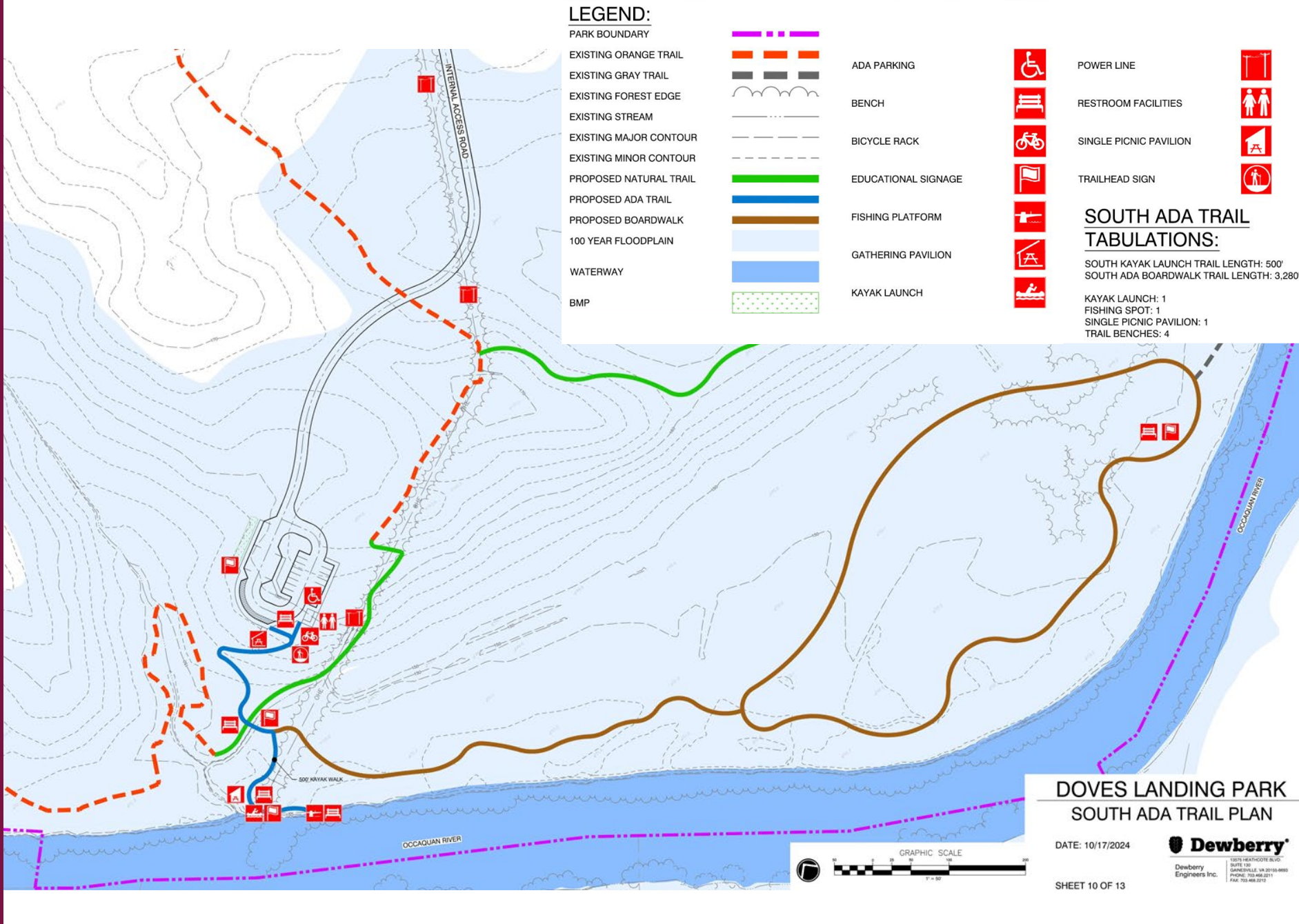
DATE: 10/17/2024



SHEET 04 OF 13



South



- New Trailhead
- Restroom/Comfort Station
- Wetlands Boardwalk – to include ADA/Accessible Trail
- Bank Fishing/Platform
- Kayak Launch
 - Est. Length to Launch 500'
- Trail Benches/Rest Areas
- New/Additional Nature Trails
- Pavilion (estimate to be sized for 12 Users)
- Parking Spaces (18 spaces estimated)
 - 3 Vehicle & Trailer Spaces
 - 2 ADA Spaces
- Bike Rack



LEGEND:

--- PARK BOUNDARY	--- FISHING PLATFORM
--- EXISTING ORANGE TRAIL	--- KAYAK LAUNCH
--- EXISTING PINK TRAIL	--- POWER LINE
--- EXISTING WHITE TRAIL	--- BENCH
--- EXISTING BLUE TRAIL	--- PICNIC TABLE
--- EXISTING YELLOW TRAIL	--- EDUCATIONAL SIGNAGE
--- EXISTING GRAY TRAIL	
--- LONG BRANCH TRAIL BY OTHER	
--- EXISTING STREAM	
--- EXISTING FOREST EDGE	
--- EXISTING MAJOR CONTOUR	
--- EXISTING MINOR CONTOUR	
--- PROPOSED NATURAL TRAIL	
--- PROPOSED ADA TRAIL	
--- PROPOSED BOARDWALK	
--- PROPOSED BRIDGE	
--- 100 YEAR FLOODPLAIN	
--- WATERWAY	
--- BMP	

DOVES LANDING TABULATIONS:

WEST ADA TRAIL LENGTH: 3,300'	WEST ADA NORTH SUB-LOOP TRAIL LENGTH: 2,400'
WEST ADA SOUTH SUB-LOOP TRAIL LENGTH: 3,600'	WEST PARKING LOT SPACES: 28
EAST ADA TRAIL LENGTH: 3,500'	EAST PARKING LOT SPACES: 50
SOUTH KAYAK LAUNCH TRAIL LENGTH: 500'	SOUTH ADA BOARDWALK TRAIL LENGTH: 3,280'
SOUTH PARKING LOT SPACES: 18	

KAYAK LAUNCH: 1
FISHING SPOTS: 2

SINCLAIR MILL TABULATIONS:

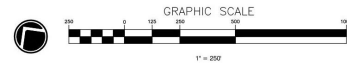
SINCLAIR MILL ADA TRAIL LENGTH: 1,100'
SINCLAIR MILL PARKING LOT SPACES: 20
KAYAK LAUNCHES: 2
FISHING SPOT: 1

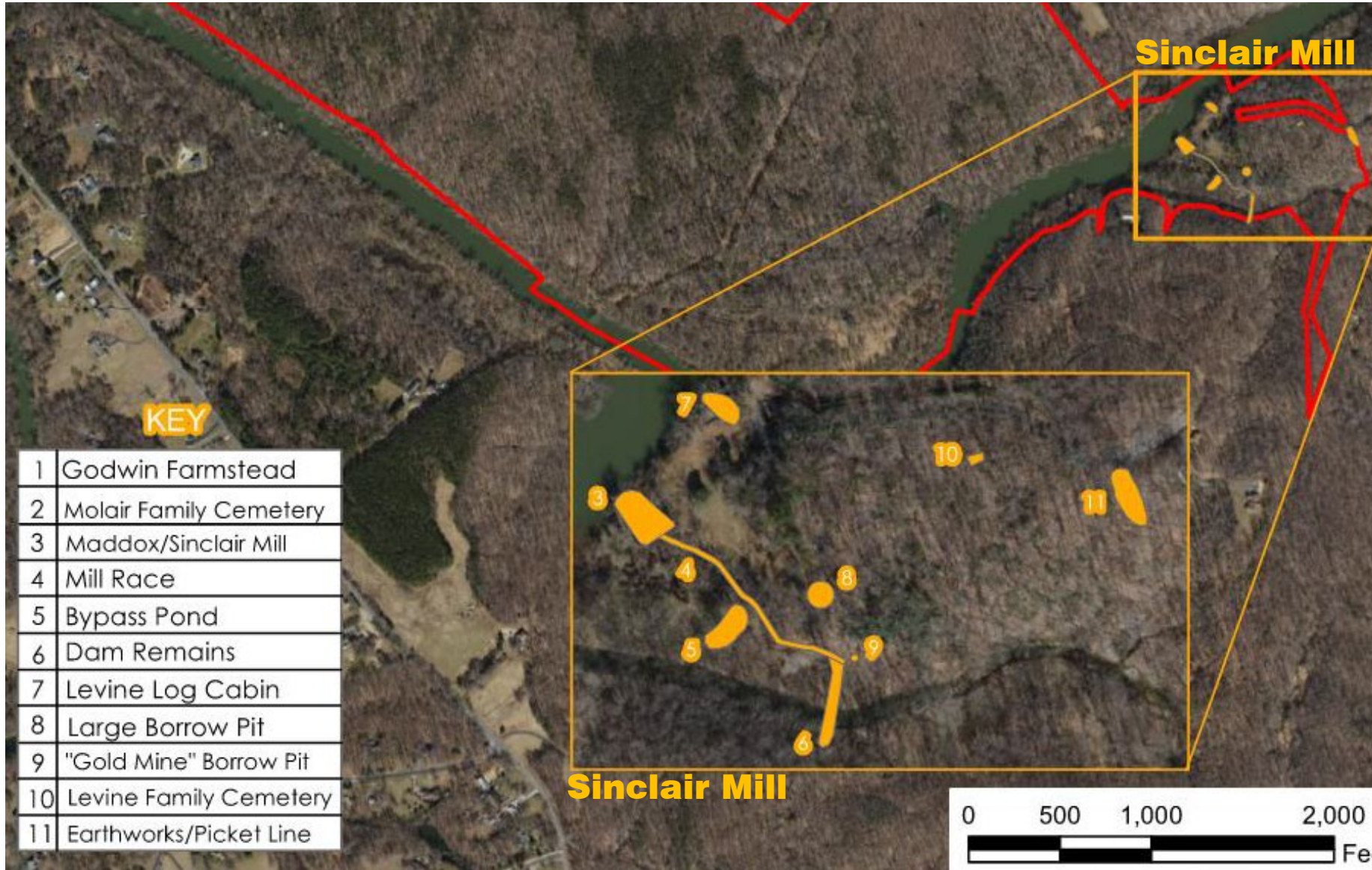
DOVES LANDING PARK MASTER PLAN

DATE: 10/17/2024



SHEET 04 OF 13



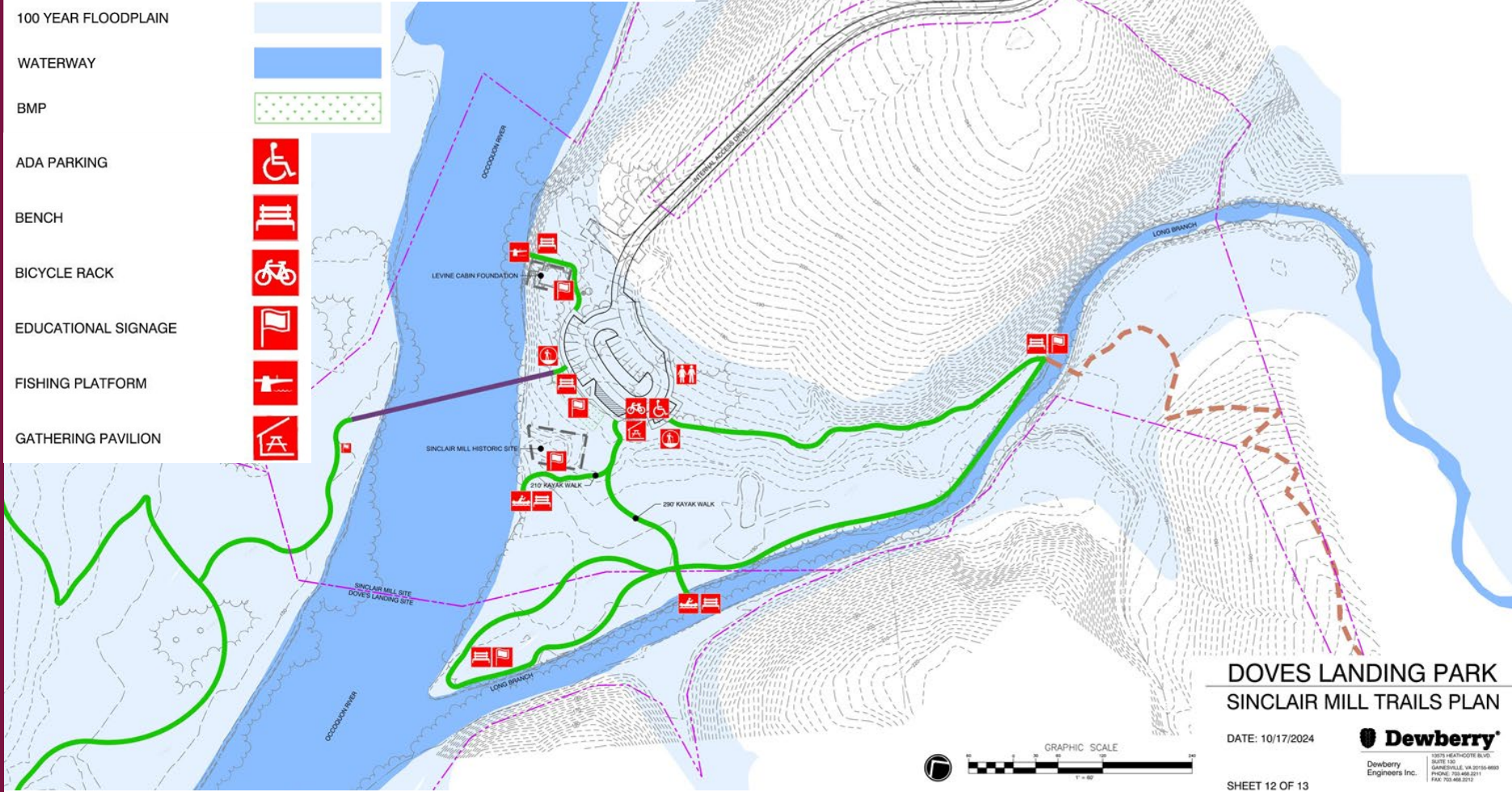


Sinclair Mill Historic Elements

- Important to Preserve Sinclair Mill Foundation, Mill Race Remnants, & Mill Dam Remnants
- Gold Mine (there is no real gold here)/ Borrow Pit to remain
- Civil War Earthworks & Picket Post to be unaltered and not exhibited
- Log Cabin Site to be determined
- Educational signage present through site to explain historic elements

LEGEND:

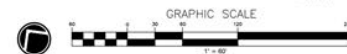
PARK BOUNDARY		KAYAK LAUNCH	
LONG BRANCH TRAIL BY OTHER		POWER LINE	
EXISTING FOREST EDGE		RESTROOM FACILITIES	
EXISTING MAJOR CONTOUR		TRAILHEAD SIGN	
EXISTING MINOR CONTOUR			
PROPOSED NATURAL TRAIL			
PROPOSED BRIDGE			
100 YEAR FLOODPLAIN			
WATERWAY			
BMP			
ADA PARKING			
BENCH			
BICYCLE RACK			
EDUCATIONAL SIGNAGE			
FISHING PLATFORM			
GATHERING PAVILION			



DOVES LANDING PARK SINCLAIR MILL TRAILS PLAN

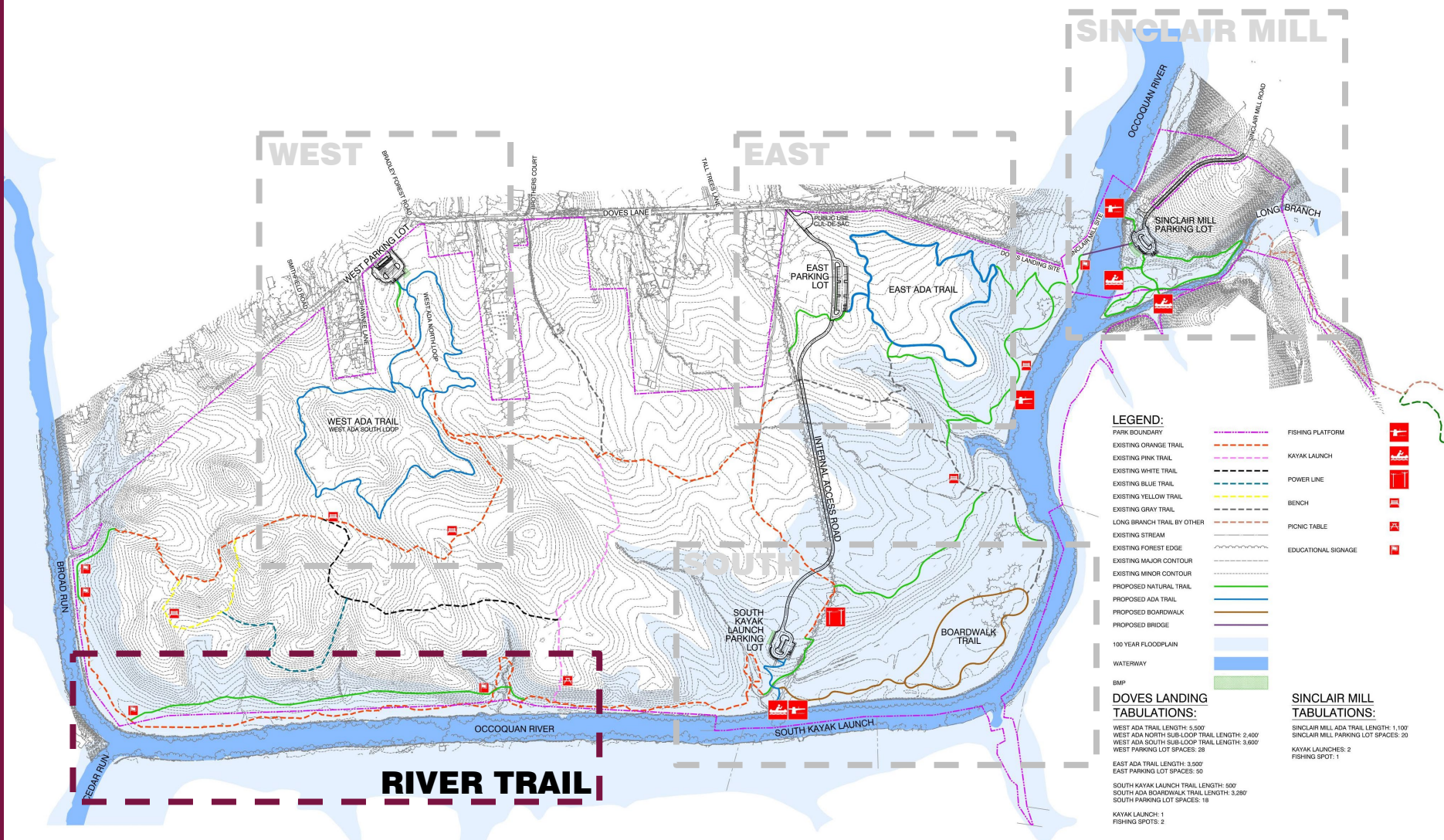
DATE: 10/17/2024

SHEET 12 OF 13



Sinclair Mill

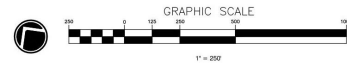
- New Trailhead
- New Trails (connection to Long Branch Trail)
- Restroom/Comfort Station
- Bank Fishing/Platform
- Kayak Launches (2)
- Trail Benches/Seating Areas
- Pavilion (estimate to be sized for 12 Users)
- Parking Spaces (20 spaces estimated) to include:
 - 2 Vehicle & Trailer Spaces
 - 2 ADA Spaces
- Bike Rack
- Pedestrian Bridge (future)



- LEGEND:**
- PARK BOUNDARY
 - EXISTING ORANGE TRAIL
 - EXISTING PINK TRAIL
 - EXISTING WHITE TRAIL
 - EXISTING BLUE TRAIL
 - EXISTING YELLOW TRAIL
 - EXISTING GRAY TRAIL
 - LONG BRANCH TRAIL BY OTHER
 - EXISTING STREAM
 - EXISTING FOREST EDGE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED NATURAL TRAIL
 - PROPOSED ADA TRAIL
 - PROPOSED BOARDWALK
 - PROPOSED BRIDGE
 - 100 YEAR FLOODPLAIN
 - WATERWAY
 - BMP
 - DOVES LANDING TABULATIONS:
 - WEST ADA TRAIL LENGTH: 3,300'
 - WEST ADA NORTH SUB-LOOP TRAIL LENGTH: 2,400'
 - WEST ADA SOUTH SUB-LOOP TRAIL LENGTH: 3,600'
 - WEST PARKING LOT SPACES: 28
 - EAST ADA TRAIL LENGTH: 3,500'
 - EAST PARKING LOT SPACES: 50
 - SOUTH KAYAK LAUNCH TRAIL LENGTH: 500'
 - SOUTH ADA BOARDWALK TRAIL LENGTH: 3,280'
 - SOUTH PARKING LOT SPACES: 18
 - KAYAK LAUNCH: 1
 - FISHING SPOTS: 2
- FISHING PLATFORM
 - KAYAK LAUNCH
 - POWER LINE
 - BENCH
 - PICNIC TABLE
 - EDUCATIONAL SIGNAGE
- SINCLAIR MILL TABULATIONS:**
- SINCLAIR MILL ADA TRAIL LENGTH: 1,100'
 - SINCLAIR MILL PARKING LOT SPACES: 20
 - KAYAK LAUNCHES: 2
 - FISHING SPOT: 1

RIVER TRAIL

DOVES LANDING PARK MASTER PLAN



DATE: 10/17/2024













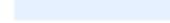
SHEET 04 OF 13

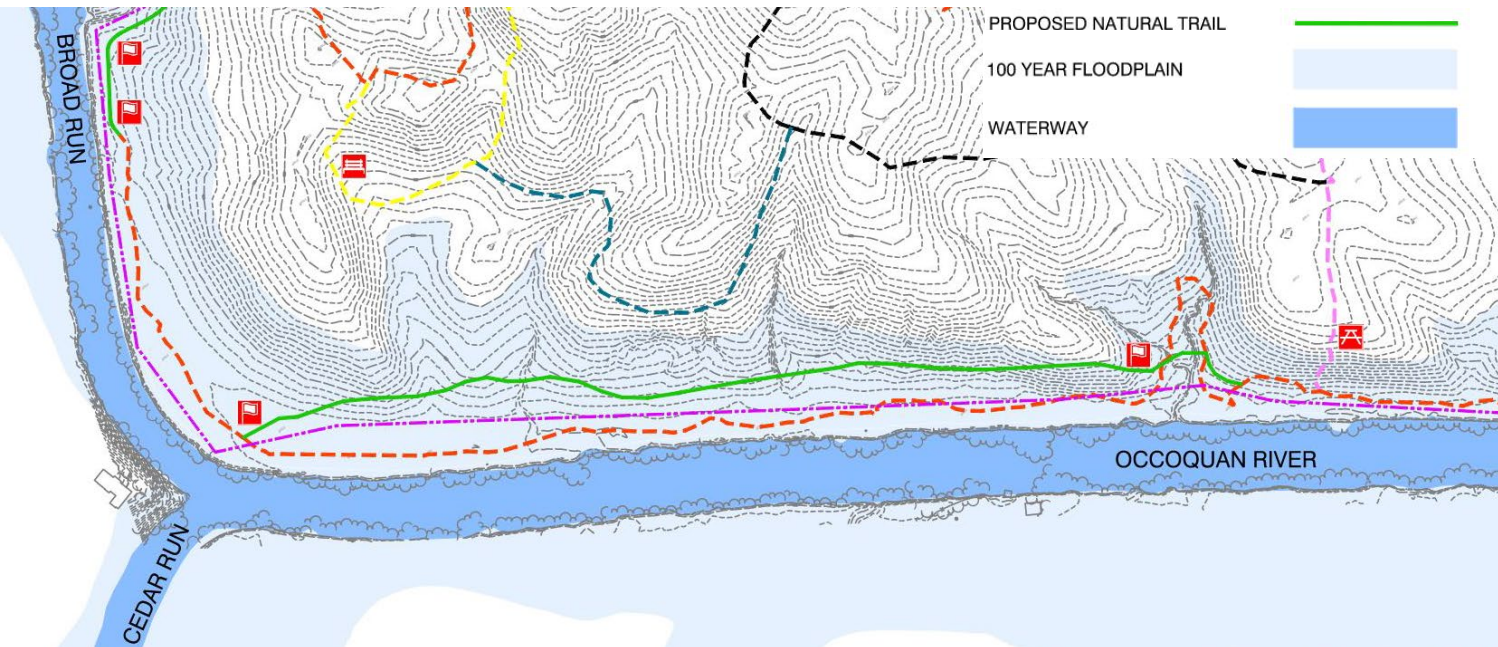


River Trail

- Existing Orange Trail runs parallel to Occoquan River and provides a comfortable, scenic experience of the river.
- Sections of this trail are located on Lake Jackson Citizens' Association property and DPR desires to address management and maintenance concerns.

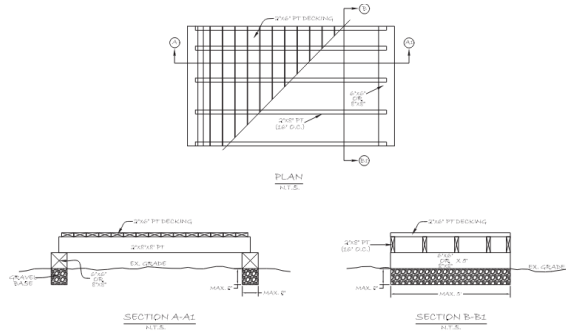
LEGEND:

PARK BOUNDARY	
EXISTING ORANGE TRAIL	
EXISTING WHITE TRAIL	
EXISTING BLUE TRAIL	
EXISTING YELLOW TRAIL	
EXISTING GRAY TRAIL	
EXISTING STREAM	
EXISTING FOREST EDGE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED NATURAL TRAIL	
100 YEAR FLOODPLAIN	
WATERWAY	



Example Boardwalks

Boardwalk



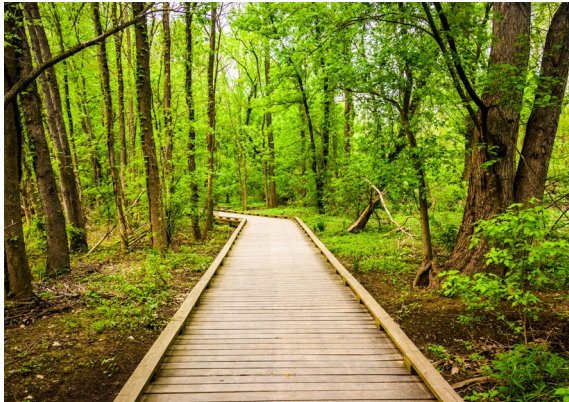
Example Section



Boardwalk – Rockefeller Preserve



Boardwalk - Neabsco



Example Boardwalk

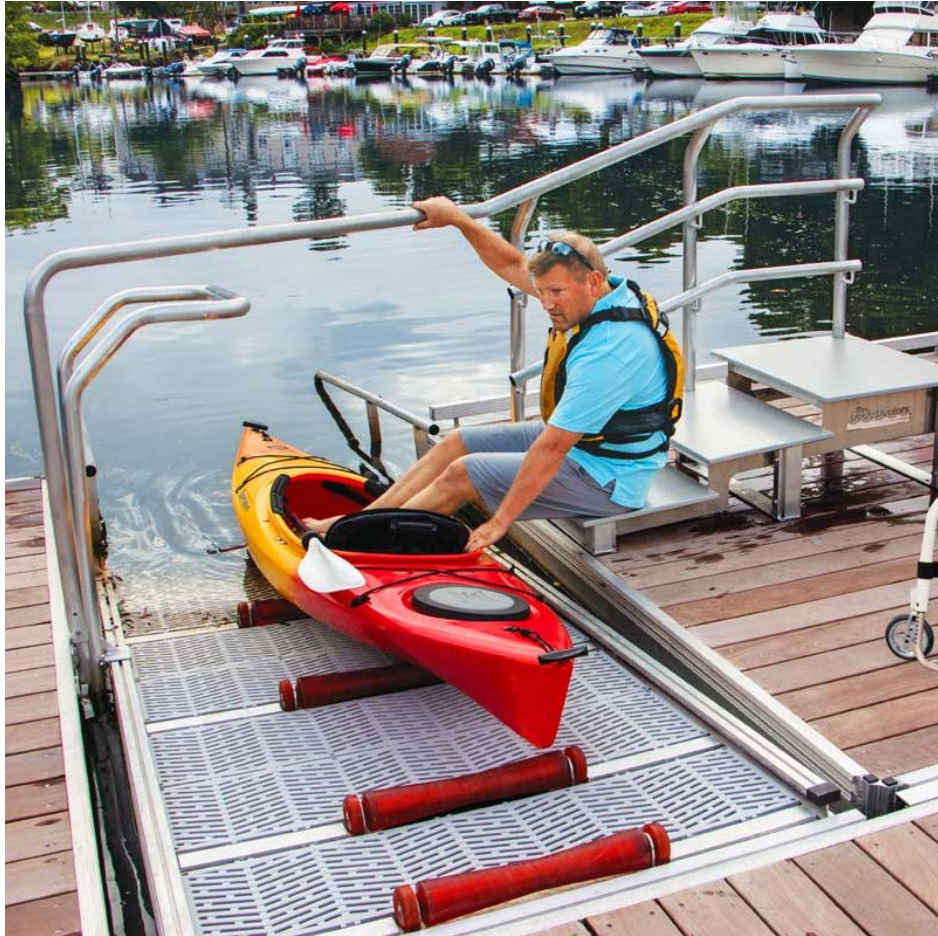


Boardwalk – Rockefeller Preserve



Boardwalk - Neabsco

Example Kayak Launches



ADA Kayak Launch



Erie Canal in Village of Fairport, NY



Town of Occoquan, Virginia



Fort Clatsop Natural & Concrete, Oregon



Deer Creek Natural & Concrete, Maryland

Example Fishing Platforms



Icicle Creek Accessible Platform, Washington



National Harbor Marina, MD



Icicle Creek Accessible Platform, Washington

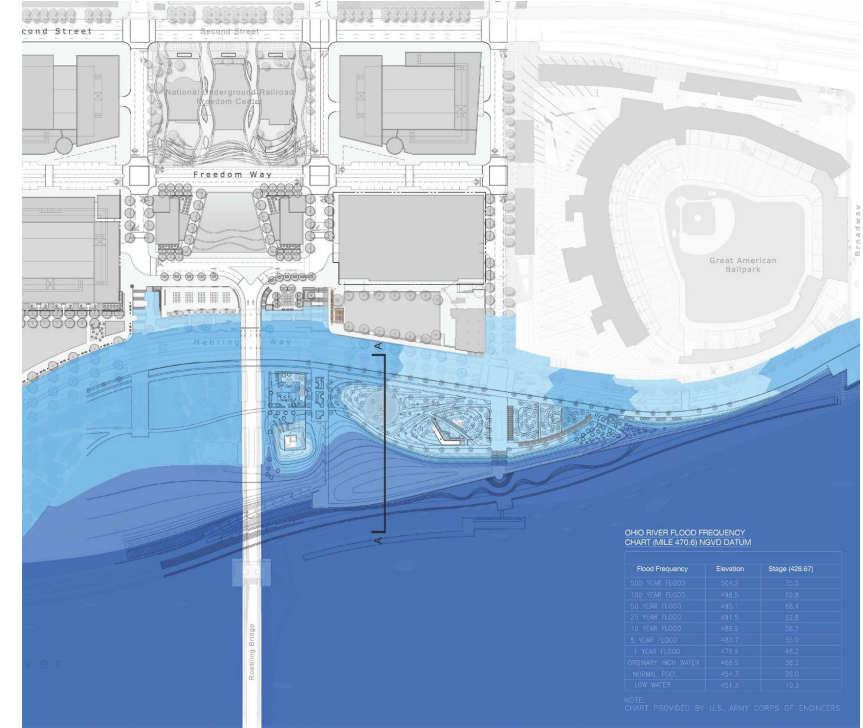
Example Parks in Floodplains



Buffalo Bayou Houston TX



Smale Riverfront Park Cincinnati, Ohio



Smale Riverfront Park Cincinnati, Ohio

Example Site Features



Gathering Pavilion



Picnic Table Shelter

Example Site Features



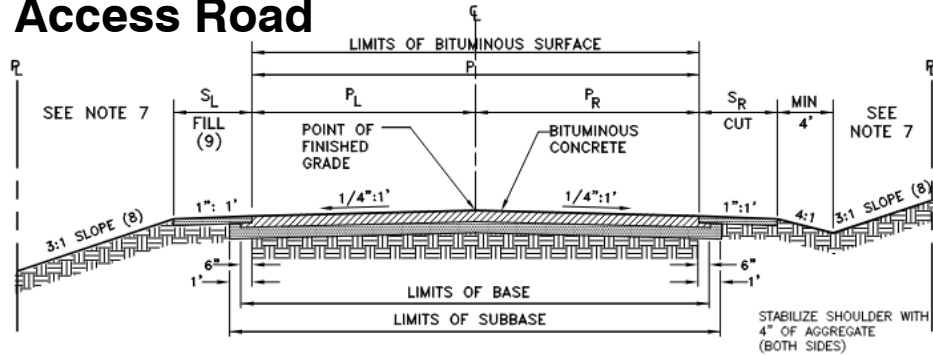
Restroom Facilities



ADA Picnic Table

Example Site Features

Access Road



Access Road Surface Elevation

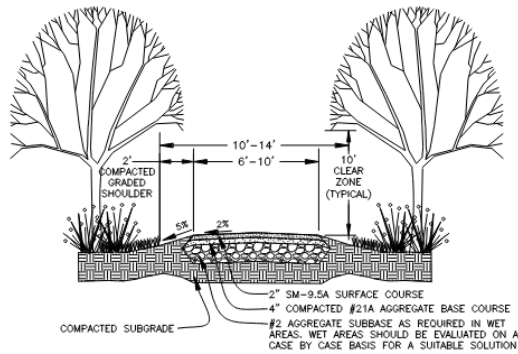


Example Access Road

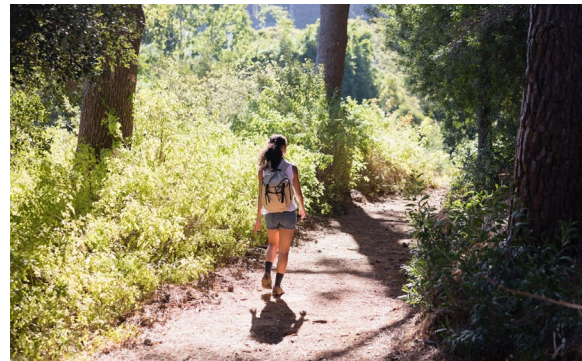


Example Vehicle Gate

Trails



Trail Surface Elevation



Example Natural Trail



Example ADA Trail

Next Steps

- **Continue to review Comments/Feedback**
- **Refine Design of Park Elements to a 35% Level**
- **Public Meeting for 35% Design – Late Spring**

**Please send Comments/Questions to:
DovesLanding@pwcgov.org**

Website:

<https://www.pwcva.gov/department/parks-recreation-tourism/doves-landing-master-plan-project>