

Mount Jefferson Park & Greenway

History and Character

Mount Jefferson Park and Greenway is located within the larger Potomac West Small Area Plan area, on the former rail bed of the former Washington and Old Dominion Railroad. Today, this former right-of-way serves as the eastern boundary of the historic Town of Potomac, which was annexed by the City in the 1930s. The Mount Jefferson Park Trail runs from Commonwealth Avenue at the north to Route 1 at the south, and the trail is paved from Commonwealth Avenue to E Raymond Avenue (shown as Section 1 and 2). A playground is located where the trail meets Raymond Ave.

at E Raymond Avenue, Route 1, and at Stewart Avenue.

This Section is within the study area for the Oakville Triangle/Route 1 Corridor Vision Plan. This plan, which was recently approved by City Council in October 2015, set the stage for future development of this area. The Oakville Triangle development – bounded by Route 1 to the east, Calvert Street to the north, Mount Jefferson Park to the west, and Fannon Street to the south – is proposed to be redeveloped as a mixed-use neighborhood. The design and construction of the Mount Jefferson Park Improvements project (DSP2015-00025) will be paid for by the developer of the Oakville Triangle site, as part of the developer

contributions package in the Coordinated District Concept Plan.

The park is currently used by residents of the nearby Del Ray neighborhood and frequented heavily by dog owners of the area. The park users have come to appreciate the secluded and forested nature of the site. Portions of the site have significant drainage issues, and some areas have become overgrown with invasive plants .

An unfenced dog exercise area is currently located near the park entrance at E. Raymond Avenue. Many current dog owners allow their dogs to run off-leash throughout the park and outside of the designated dog exercise area. However, other neighbors and park users would prefer more separation between the dog area and the trail, as well as enforcement of the park regulations. The area

near E. Raymond has drainage issues; during hard rains, the area experiences significant ponding and is at times too wet to use.

During the summer of 2015, RPCA created a new access point at Stewart Avenue. A guardrail, chain link fence, and invasive or dead vegetation were removed, with the creation of a new pervious trail connection. Regulatory signage and trees were installed near the entry point, and the entrance was demarcated with a new split rail fence.



The area from E. Raymond to Route 1 (shown as section 3) forms the border between the predominantly residential Del Ray neighborhood and the more industrial Oakville Triangle area. It is bounded by single-family homes to the west and to the east by industrial buildings and residential homes. At its narrowest, the park is 56' wide, where existing buildings and a parking lot encroaches into the park's right-of-way. The park is 100' wide at its entrance near Route 1, and the park is 73' wide at its entrance on E Raymond Avenue. Park users can currently enter the site

Current Projects

While Mount Jefferson Park and Greenway is considered a neighborhood park, it was not included in the overall Neighborhood Park Improvement Planning process because the City renovated Section 2 in 2012 and Section 3 is included in the concurrent Oakville Triangle planning process. The following are upcoming projects based on these planning efforts.

Section 1

There are currently no projects scheduled for this section of Mt. Jefferson Park, except for the addition of mile markers along the trail extending from the Four Mile Run Trail. Also, the section 2 planning process called for garden beds along the trail.

Section 2

Section 2 includes a playground and hard surface court. RPCA renovated the playground in 2012. The planning process included community meetings and on-site park user input, which was captured in the recommendations in the plan shown below. Due to budgetary constraints, phase 2 of the plan has not been implemented. The phase 2 recommendations include:

- Add Low Basketball Goal, soccer nets, or other Sports items to hard court, to appeal to school age children
- Add low fence along Hume Avenue, adjacent to hard court

- Add fencing along Raymond Avenue, along south side of playground
- Consider garden beds/garden plots north of Hume, along trail (in section 1)

Section 3

As outlined in the Oakville Triangle Coordinated Development District Concept Plan, Section 3 will be improved through the Oakville Triangle Development project. During the Oakville Plan process, the City held community meetings and distributed an online survey to gather input on how to improve the park. The input included:

- Retain “naturalistic” character of the park
- Consider widening the park and/or providing a buffer along the Oakville boarder
- Improve safety of the park, create “eyes on the park”
- Address drainage problems and concerns with dog exercise area
- Preserve character of park – more park trail, less commuter focus
- Separate dog area from trail
- Incorporate history of the site into plan for the park
- Add mile markers to the trail (from Commonwealth Ave to Route 1)

MOUNT JEFFERSON PARK IMPROVEMENTS (HUME & RAYMOND) Concept Plan

Phase 1 Improvements (Funded): Playground Renovation

Phase 2 Improvements (Unfunded): Multipurpose Court Rehabilitation and other Enhancements



The final park design strives to meet three overarching goals with the following recommendations, as shown on the site plan on the following page:

Goal 1: Enhance Park Accessibility, Activity, and Safety

- Install new pervious trail surfacing between East Raymond Avenue and the midway point of the park and the secondary trail connection areas only
- Show the potential future trail extension at grade to Route 1

Goal 2: Maintain and Enhance Existing Natural Character

- Minimize impact on existing trees; include all native plants and trees appropriate to the area and its wildlife
- Provide clustered street trees (not linear) and low level plantings; includes 3' high berms and buffer areas with evergreens
- Incorporate interpretive elements based on Mount Jefferson Park's history and character

Goal 3: Resolve Infrastructure Issues and Define Dog Exercise Area

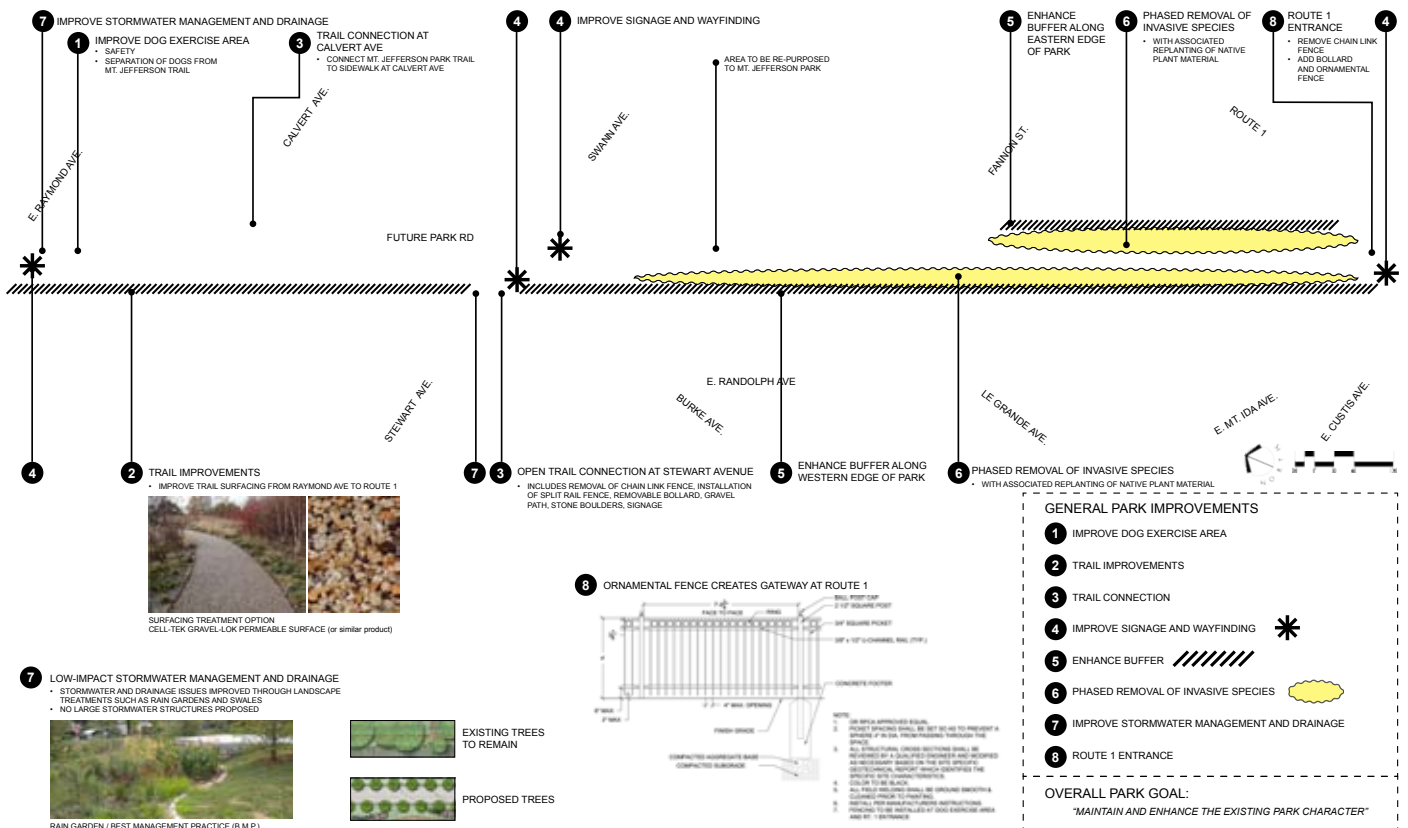
- Provide engineered stormwater and drainage system
- Regrade areas to address ponding issues

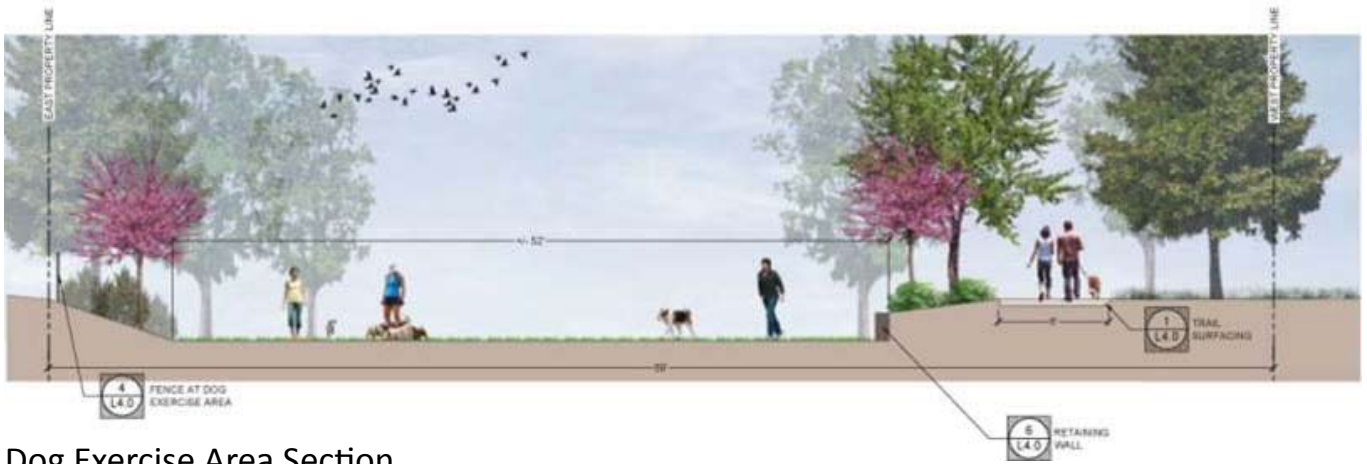
The project will include an improved multi-use trail between the park entry at E. Raymond Avenue, south to Fannon Street. The trail will be paved with a permeable surfacing and will measure 8-10' in width. The trail will connect to the new street of the Oakville Triangle development near Swann Avenue and at Fannon Street. Near Fannon Street, the wider, permeable paved trail will turn to outlet onto Fannon Street, while the existing, narrower path will continue south within the park. This trail segment will be re-surfaced with wood chips or mulch, and the rest of the park area from Fannon Street to Route 1 will generally remain in its existing condition.

The proposed plan will retain much of the site's existing topography, which is a remnant of the railroad history of the site. Topographical berms, 3' in height with some evergreen plantings will provide a buffer between the new development and the existing park. Additional buffering and screening measures will be taken to better insulate the park from the Oakville Triangle development. Trees planted between the park and the new road within Oakville Triangle will be planted in groupings, or groves, and not linearly, so as to maintain the naturalized feel of the park. Additionally, a retaining seat wall and wide concrete curb will run along a portion of the park, representing the footprint of a warehouse building within the park, that will be demolished for the park's construction.

The park design addresses concerns about the existing off-leash dog area, which currently has poor drainage and is unfenced near E Raymond Avenue. The dog exercise area attempts to balance the needs of all park users with a compromised design for fencing and barriers: formal fencing at the E Raymond Avenue entrance and along the trail running north-south as a boundary to separate the dog area from other park uses. Stormwater issues will be resolved by installing under drains, similar to those found in other City parks.

The site's historic and past land uses will be represented in various landscape details throughout the park. The site's former use as a rail bed will be described with interpretive signage, proposed at the park entrance near Route 1, as well as through interpretive elements within the landscape's design. In distinct locations, identifying where the previous railway ran, linear bands resembling rail tracks will be sited. They will be in-laid into the ground by plantings in natural areas of the park, and with special stone pavement where they intersect the trail.





Dog Exercise Area Section



Middle Section (Swann/Stewart)



Fannon Spur Trail

Implementation Strategy

Mt. Jefferson Park and Greenway					
#	Recommendation	Priority	Estimated Cost	Associated Recommendations	Dept Lead
Section 1	Install Mile Markers	High	\$2,000	Will be coordinated with mile markers in Four Mile Run	RPCA and TES
	Garden bed/plots	low	\$25,000 - \$30,000		
Section 2	Add low basketball goals/soccer nets to hard court	low	\$16,000		RPCA
	Add low fence along Hume Ave	Medium	\$10,000		RPCA
	Add fencing along Raymond Ave	Medium	\$12,000		RPCA
Section 3	Improve dog exercise area	The Oakville Triangle Developer is responsible for all improvements associated with the site plan for Mount Jefferson Park (DSP2015-0025) subject to the site plan being a logical extension (and not an expansion) of the concept plan (a copy attached hereto). Prior to the issuance of the first Certificate of Occupancy for any building in the CDP area the improvements shall be fully constructed by the applicant and accepted by the City. The first final site plan for the improvements shall be submitted concurrently with the first final infrastructure plan.			RPCA & P&Z
	Trail surfacing improvements				
	Trail connection at Calvert Ave				
	Improve wayfinding and signage				
	Enhance buffer along western edge of park				
	Improve stormwater management and drainage				
	Route 1 entrance improvements				
Mile markers					
	Phased removal of invasive species	Medium	\$10,000 - \$15,000	To be coordinated with Natural Resources	RPCA