



Doves Landing Park Master Plan

Community Meeting

July 14, 2022

Presented by:



AGENDA

- **Welcome & Overview**

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

- **Feedback from April 21, 2022, Introductory Meeting**
- **Potential Program Elements**
- **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
- ***Todd Reid*** – Chief Park Ranger
- ***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, approved by the Board of County Supervisors was 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 approved original master plan includes passive recreational uses:
 - ❖ 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.

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 proposing the creation of a single larger 500+ Natural/Cultural Resource Park.

Doves Landing Park

Natural-Cultural Resources Park

308.25 acres

Parcels Acquired 1993, 1996, 2018

Current Inventory:

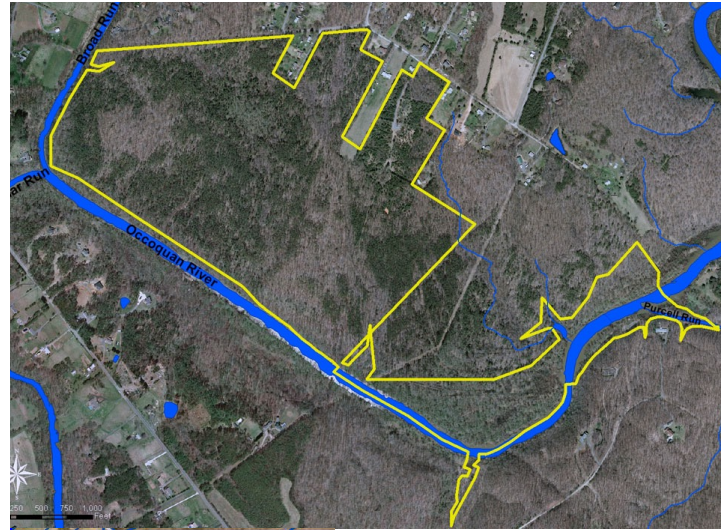
4.5 miles of trail

18 trailhead parking spaces

remnants of old farmstead

access to Occoquan River

Proximity to Sinclair Mill



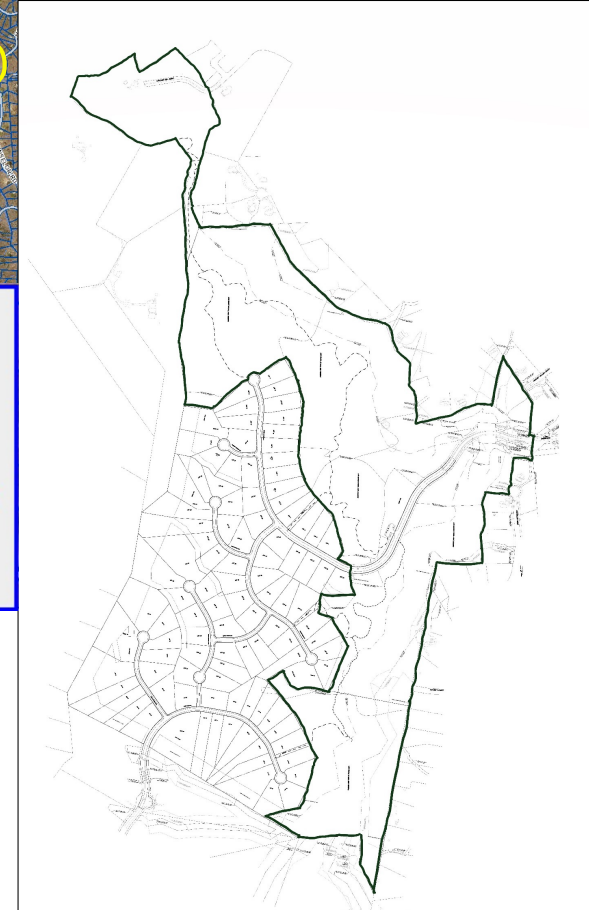
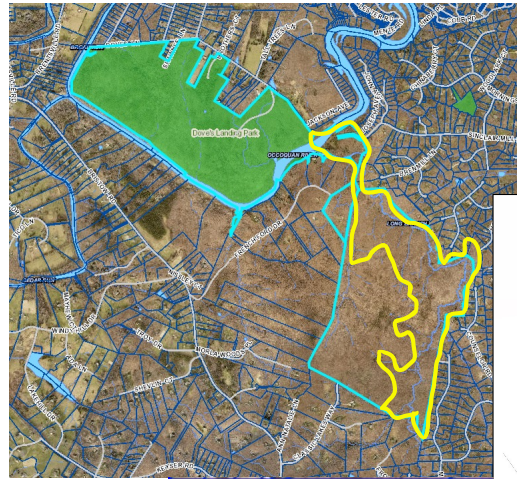
Sinclair Mill/Long Branch

Natural-Cultural Resources Addition
proffered with Preserve at Long Branch REZ
+/- 190 acres

Parcels to be Dedicated – Summer 2022
Conservation easement will be completed
before acquisition


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



Feedback from First Doves Landing Master Plan Meeting (April 21, 2022)

Conservation Easement (19) 

Trail Improvements (6) 


Picnic Tables & Benches (9) 


Restrooms (4) 

Pavilion/Shelter (4) 


Boardwalk (2) 


Kayak Launch (8) 

No Kayak Launch (5) 

Camping (2) 

No Camping (7) 


Dedicated/Separate MTB Trails (6) 

Equestrian Trail Improvements (2) 


Disc Golf (5) 

Nature Play Elements (4) 


Canopy Walk (2) 


Environ. Educ. Programming (2) 

Improved Signage (3) 

Signage of Historical, Geological
& Environmental Features (5) 

Address Illegal ATV Use (7) 

Safety/Security Concerns (7) 

Traffic Assessment (4) 

April 21 Meeting Public Comments

There was a strong community desire to place the park under a Conservation easement for the park

- The Sinclair Mill and Long Branch sections of the park will be placed under easement before being donated to the County
- The Parks, Recreation & Tourism will recommend an additional easement to the Doves Landing parcel in order to cover the entirety of the Park
- The authority to pursue an easement will require Board of County Supervisors approval

Water safety, security, traffic

- Rangers and/or Police Department will enforce all park regulations including boating safety regulations
- Should water access be developed for canoes and kayaks, the Department will request limited no wake areas adjacent to the Sinclair Mill section of the park
- The park will follow a dawn to dusk operating schedule and be patrolled after hours
- A gate will be added to the Sinclair Mill section of the park

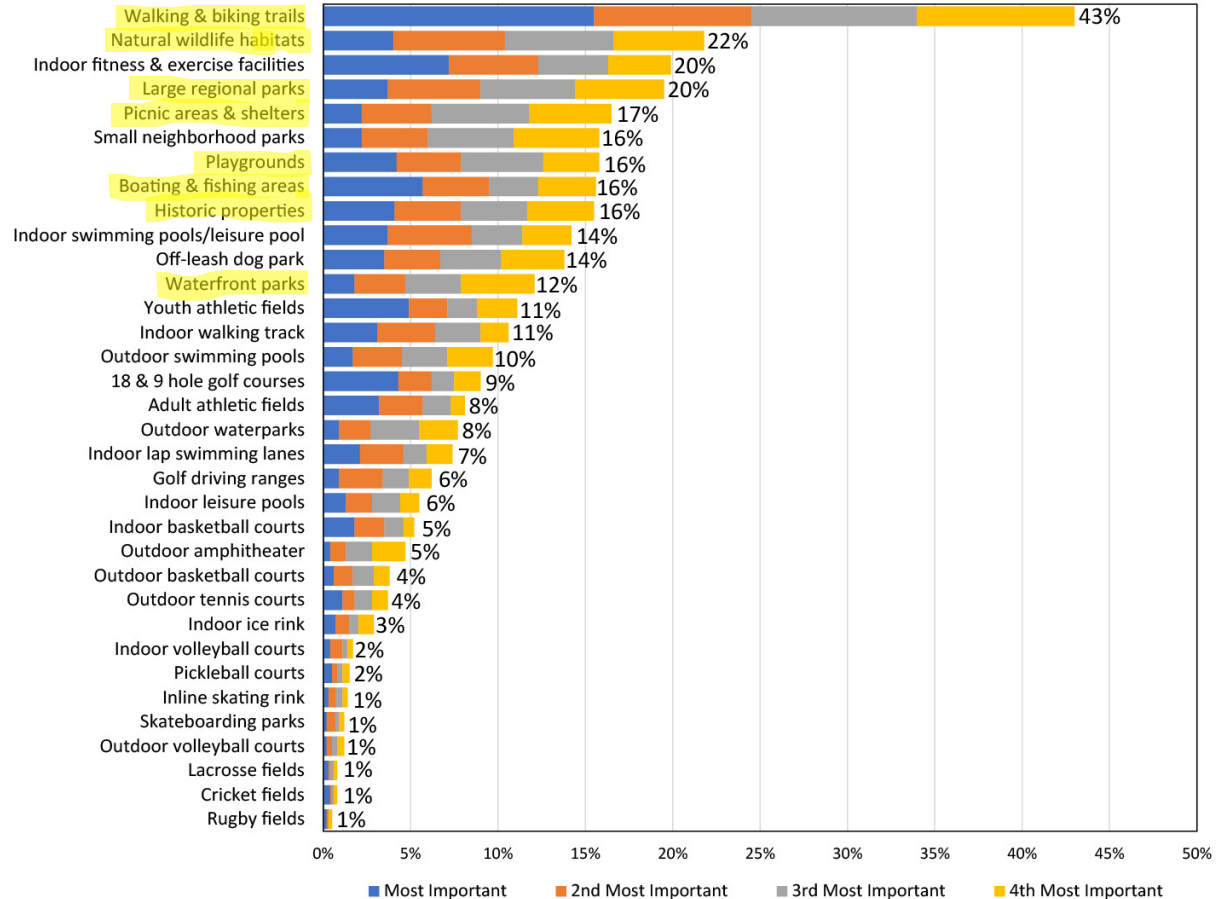
April 21 Meeting Public Comments

- Proposed amenities and improvements – Current Plan
 - Trail expansion including the development of specific use trails, including ADA compatible trail loops
 - Support services such as additional parking, small pavilions, and restroom facilities
 - A canoe/kayak put in is planned for the Sinclair Mill section of the park
 - Cultural and Natural resource interpretive signage

DPRT Needs Assessment

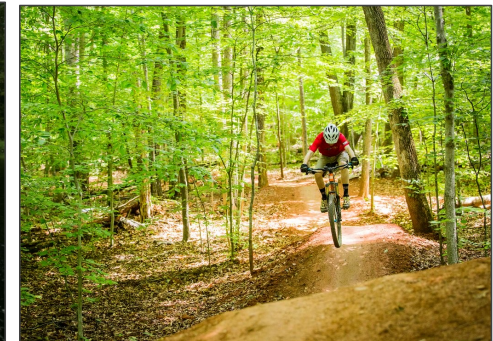
Q5. Facilities That Are Most Important to Respondent Households

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





Blueway



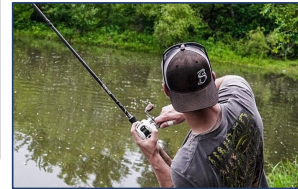
Program Elements:

- Wetlands Boardwalk & Wildlife Viewing
- Outdoor classroom for environmental education
- Orienteering/Geocaching
- Overlooks
- Restored Woodland Meadow

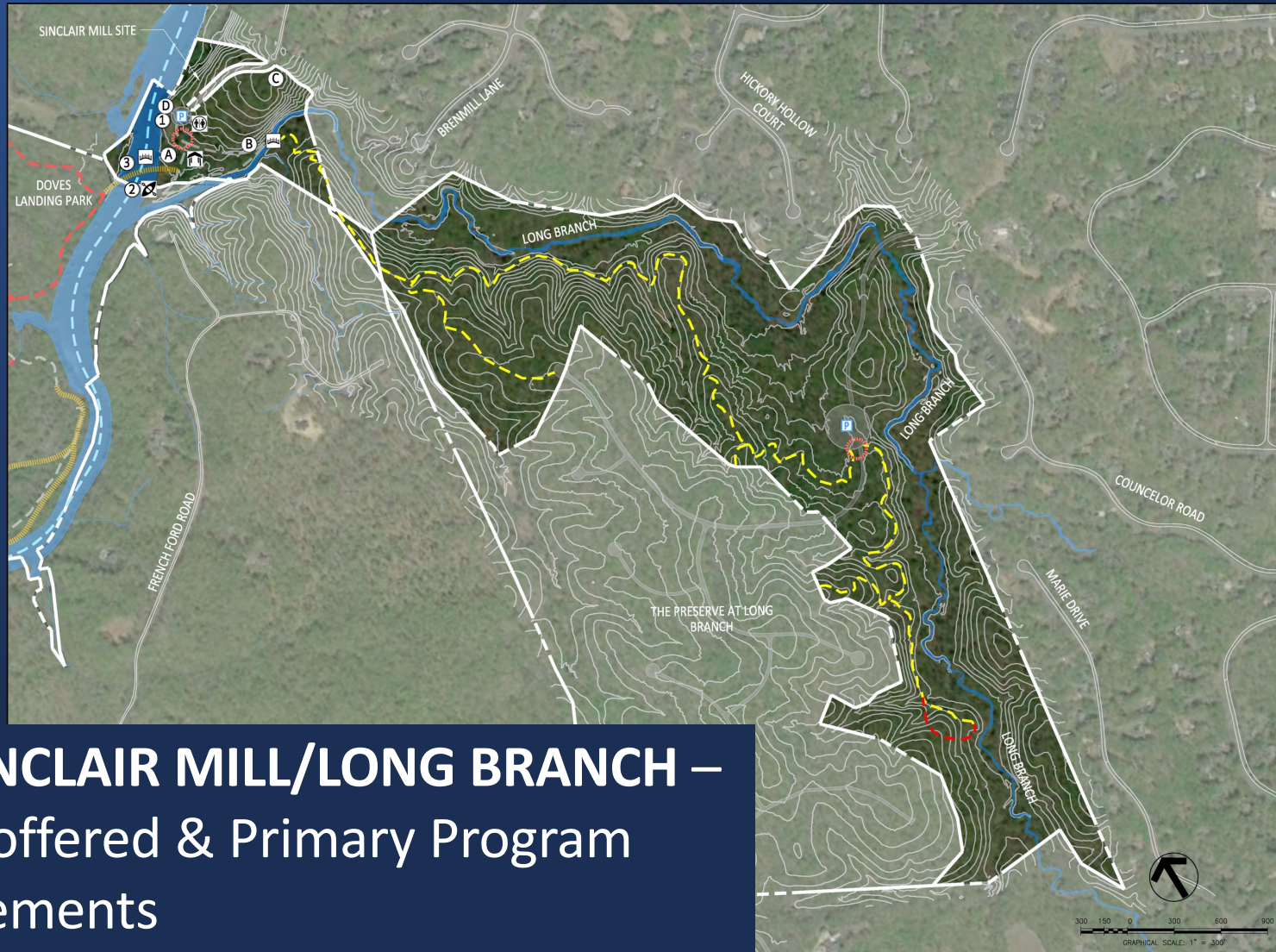


Program Elements:

- Trailhead pavilions
- Benches along trails
- Fishing



SINCLAIR MILL/LONG BRANCH – Proffered & Primary Program Elements



LEGEND

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

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



Trails – Interpretive Accessible Hiking

Canoe/Kayak launch Potential Pedestrian Bridge over the Occoquan

LEGEND

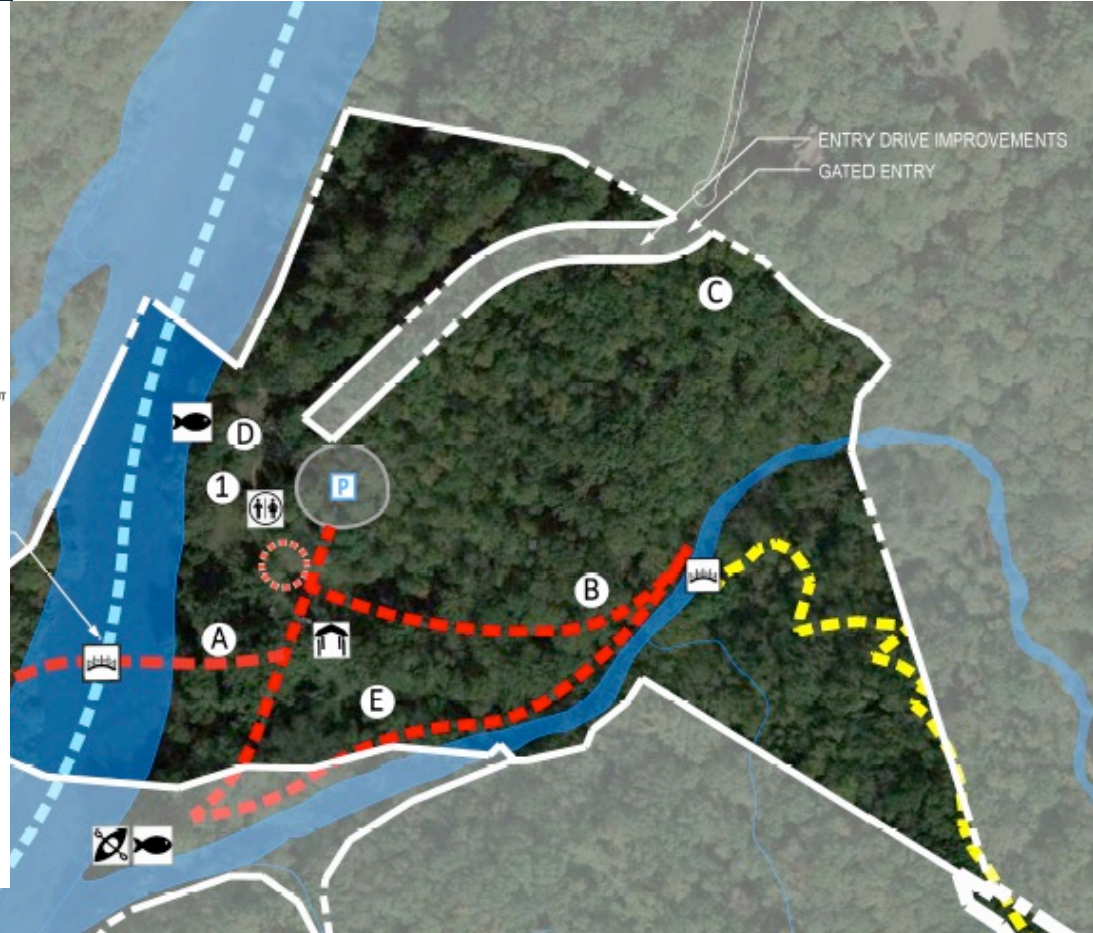
	PROPERTY BOUNDARY
	STREAMS
	LIQUID (10' + 1')
	PROPOSED ROADWAY
	TRAIL HEAD
	PARKING
	PEDESTRIAN BRIDGE
	SHELTER
	RESTROOMS
	BOAT, CANOE, KAYAK LAUNCH/TAKE-OUT
	EXISTING TRAIL (COLOR VARIES)
	PROPOSED TRAIL (RED)
	FUTURE PROPOSED TRAIL
	PROPOSED COUNTY BLUEWAY TRAIL
	RAISED PATHWAY

HISTORIC LOCATIONS

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

AMENITIES

- (1) ADMINISTRATION BUILDING/BOAT RENTALS



DOVES LANDING PARK
MASTER PLAN
SCALE: 1" = 400'
JULY 12, 2022

Gordon

DOVES LANDING PARK

LONG BRANCH TRAIL NETWORK

SINCLAIR MILL SITE

Occoquan River

French Ford Road

Bristow Road

Cedar Run

Brentsville Road

Parkview Drive

Peterson Lane

Springfield Road

Broad Street

Doves Lane

Broth's Court

Tallies Lane

Coopers Lane

Sinclair Lane

MASTER PLAN
SCALE: 1" = 400'
JULY 12, 2022



SINCLAIR
MILL SITE

LONG BRANCH
TRAIL NETWORK



400 200 0 400 600 1200
GRAPHICAL SCALE: 1" = 400'

QUESTIONS?

COMMENTS?



GREAT IDEAS?

Next Steps:

- Finalize master plan
- BOCS approval
- Accept the donation of Sinclair Mill and Long Branch parcels
- Implementation of master plan elements

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**