



Doves Landing Park & Sinclair Mill

05/19/25

PRINCE WILLIAM
Parks & Recreation



Project Team

PRINCE WILLIAM

—Parks & Recreation

- Erica Mutschler-Nielsen
- Patti Pakkala



Dewberry®

- Bryan Lilly
- Zachary Taylor

Meeting Agenda

- **Current Project Phase**
- **Project Schedule**
- **35% Plan**
- **Sinclair Mill Improvements**
- **Doves Landing Park Improvements**
- **Comment & Questions**

Current Project Phase

Completion to 35% Design Plan

PROJECT IS HERE



PROJECT PHASING & FUNDING DECISIONS



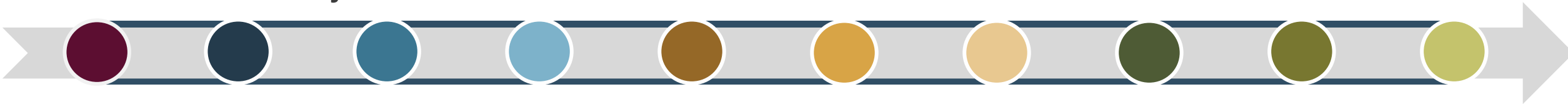
Survey,
Cultural Resources
Report,
Traffic Study

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



2022 Park
Master Plan

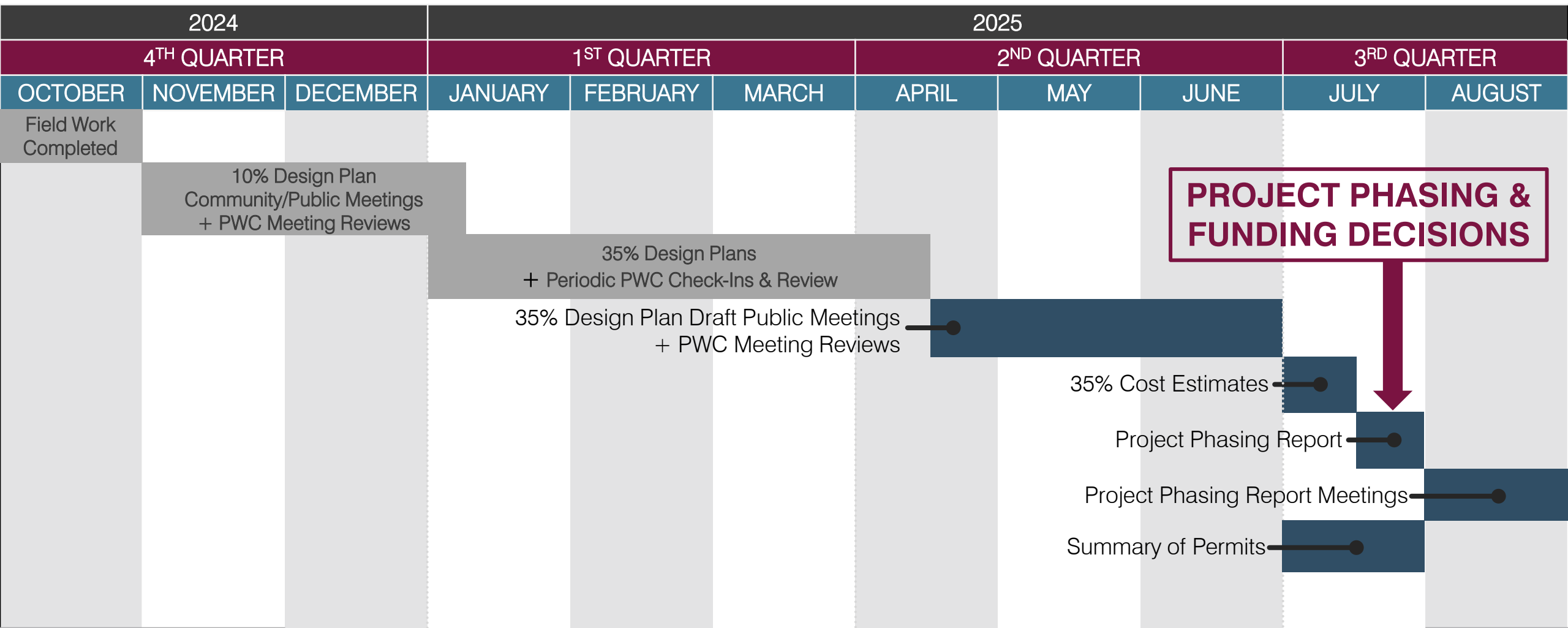
10%
Design
Plan

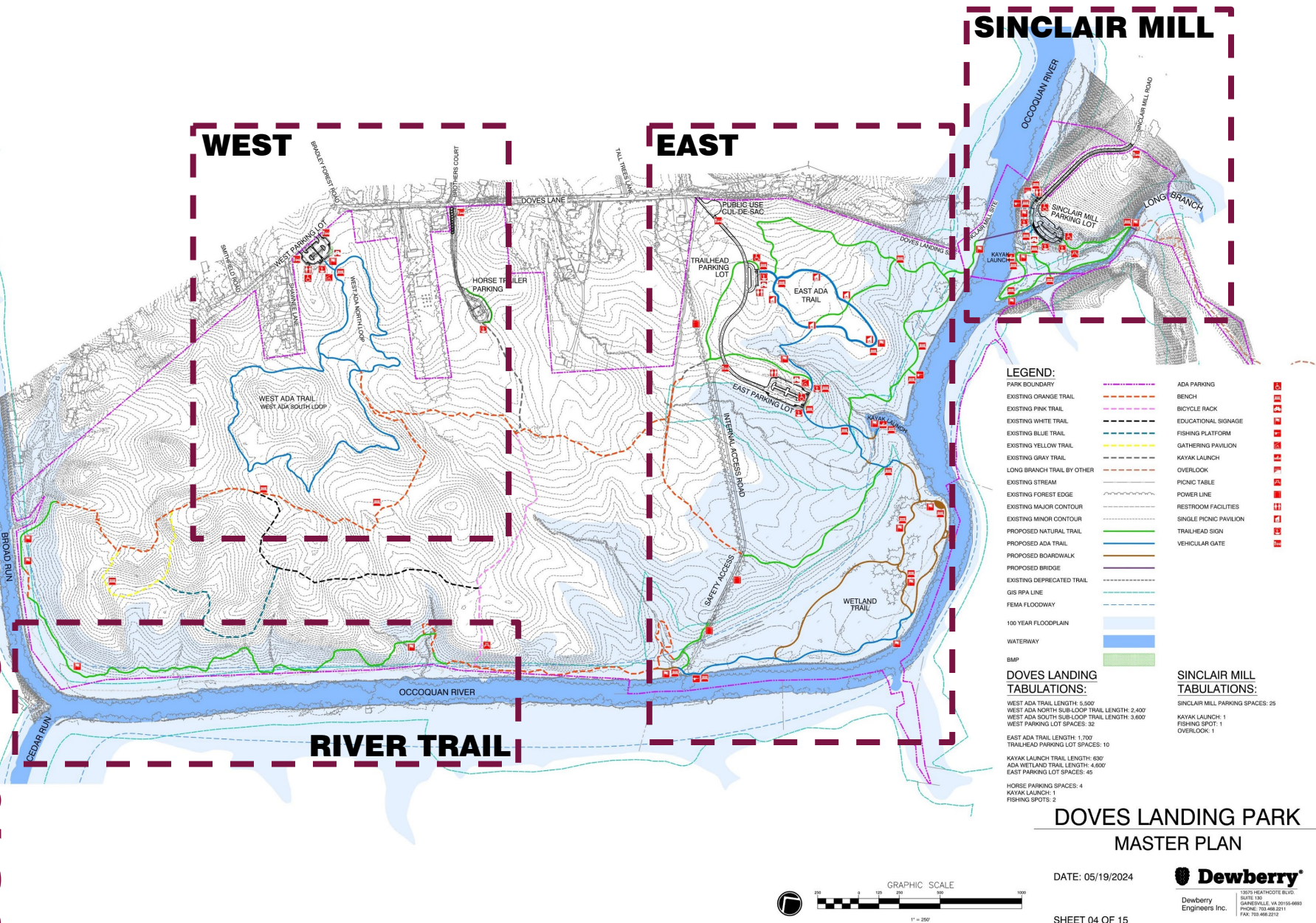
35% Design
Plan - Draft
(incorporate feedback from
10% Design Plan)

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

Phasing &
Summary of
Permits

Project Schedule



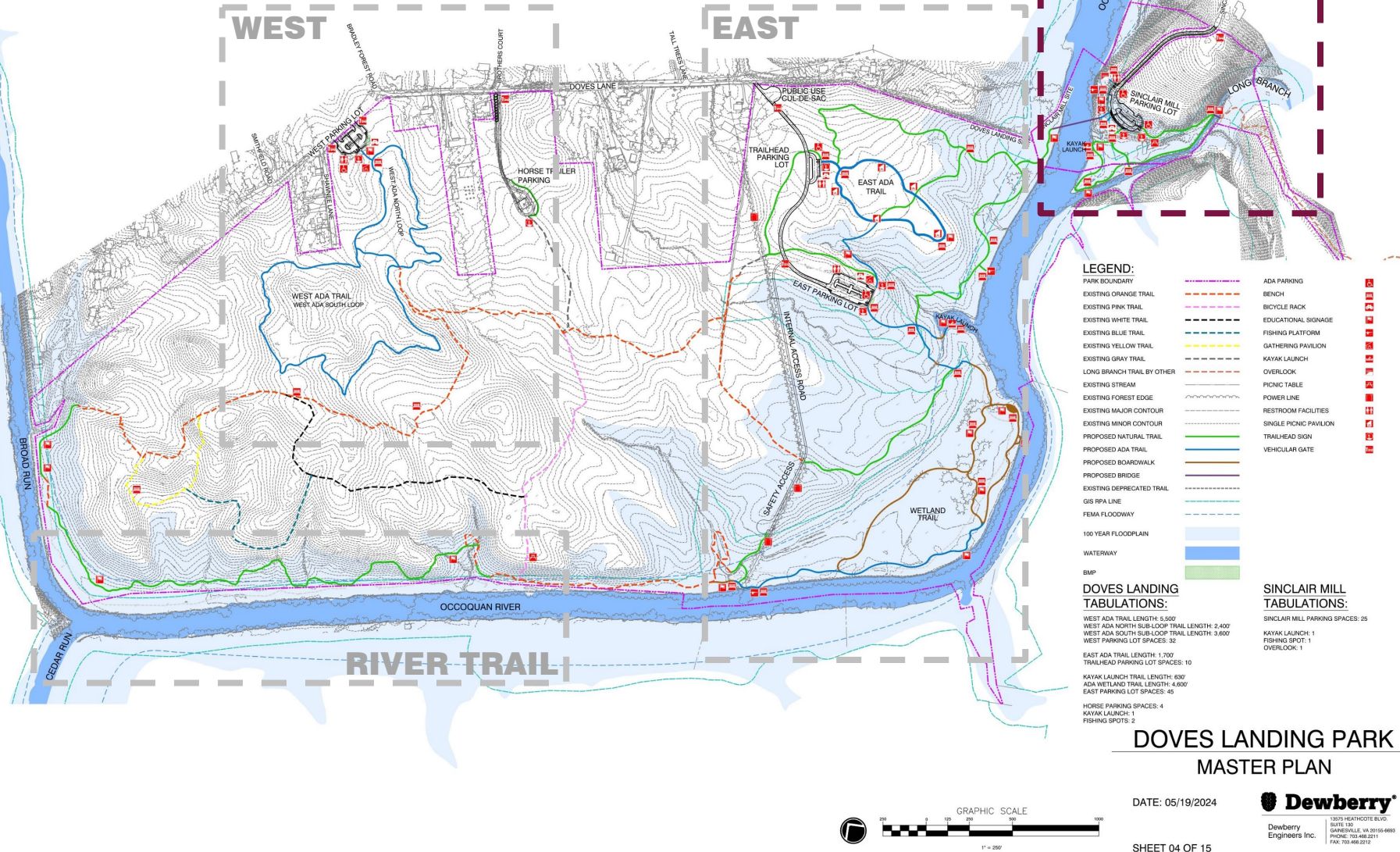


Sinclair Mill

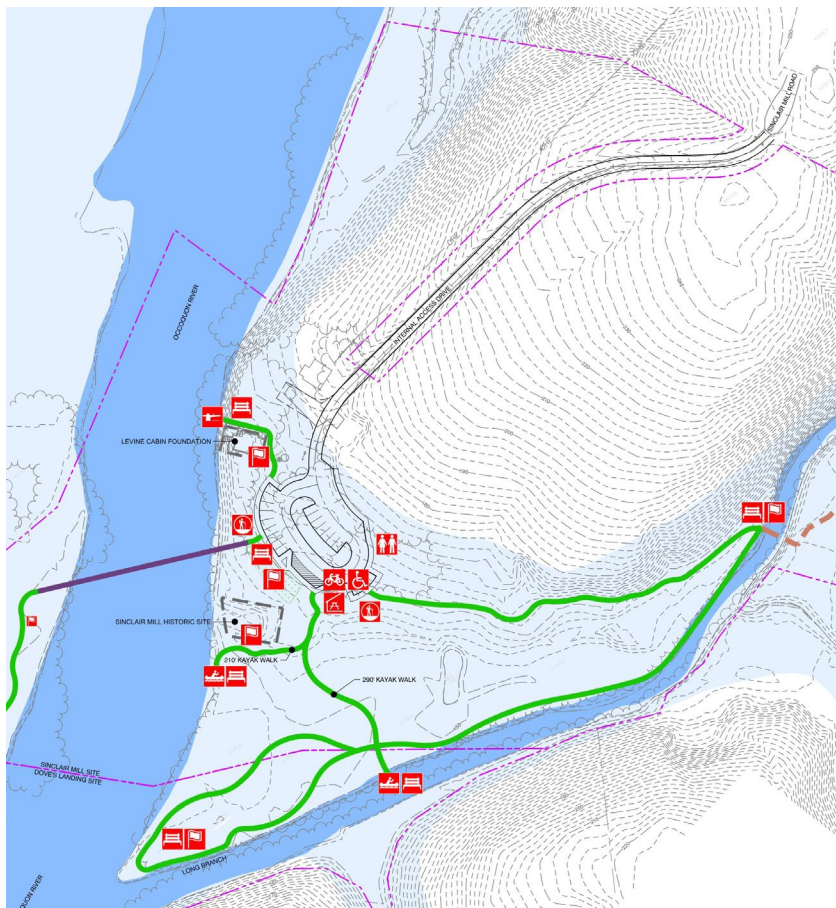
- 1 Kayak Launch
- Fishing Platform
- Restroom/Comfort Station
- Benches/Seating Areas
- Overlook

Dove's Landing

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

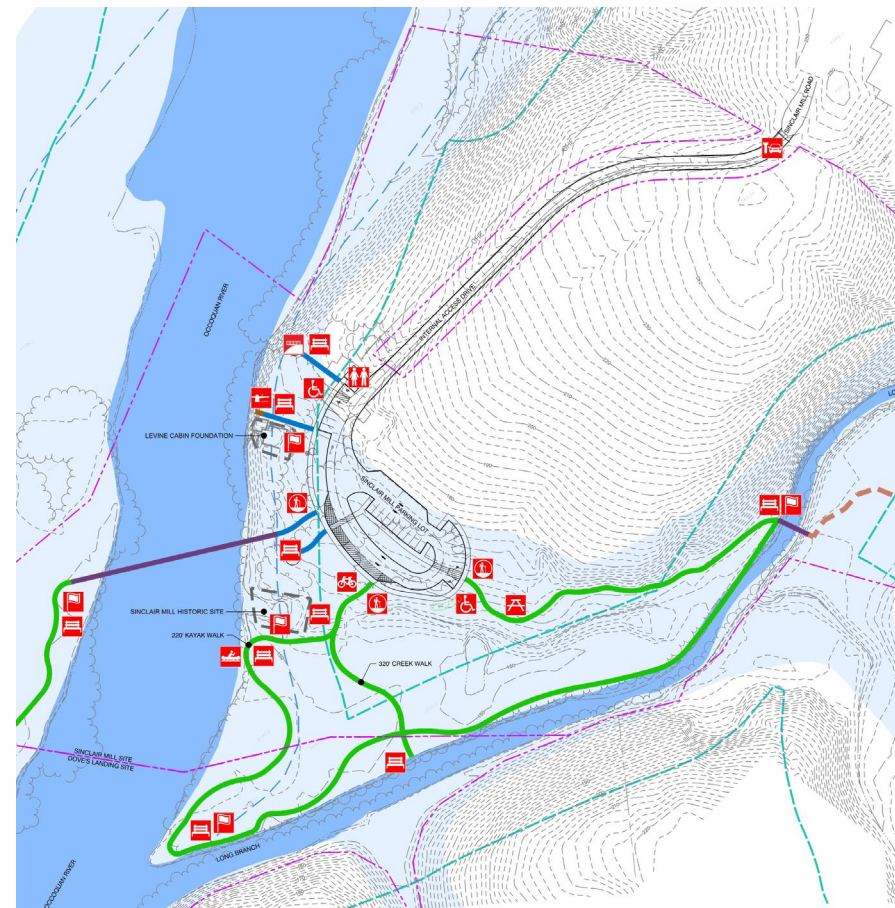


Doves Landing Park Sinclair Mill



10%

- Residential Building Remained
- Fair Weather Crossing to Long Branch
- 2 Kayak Launches
- Pavilion

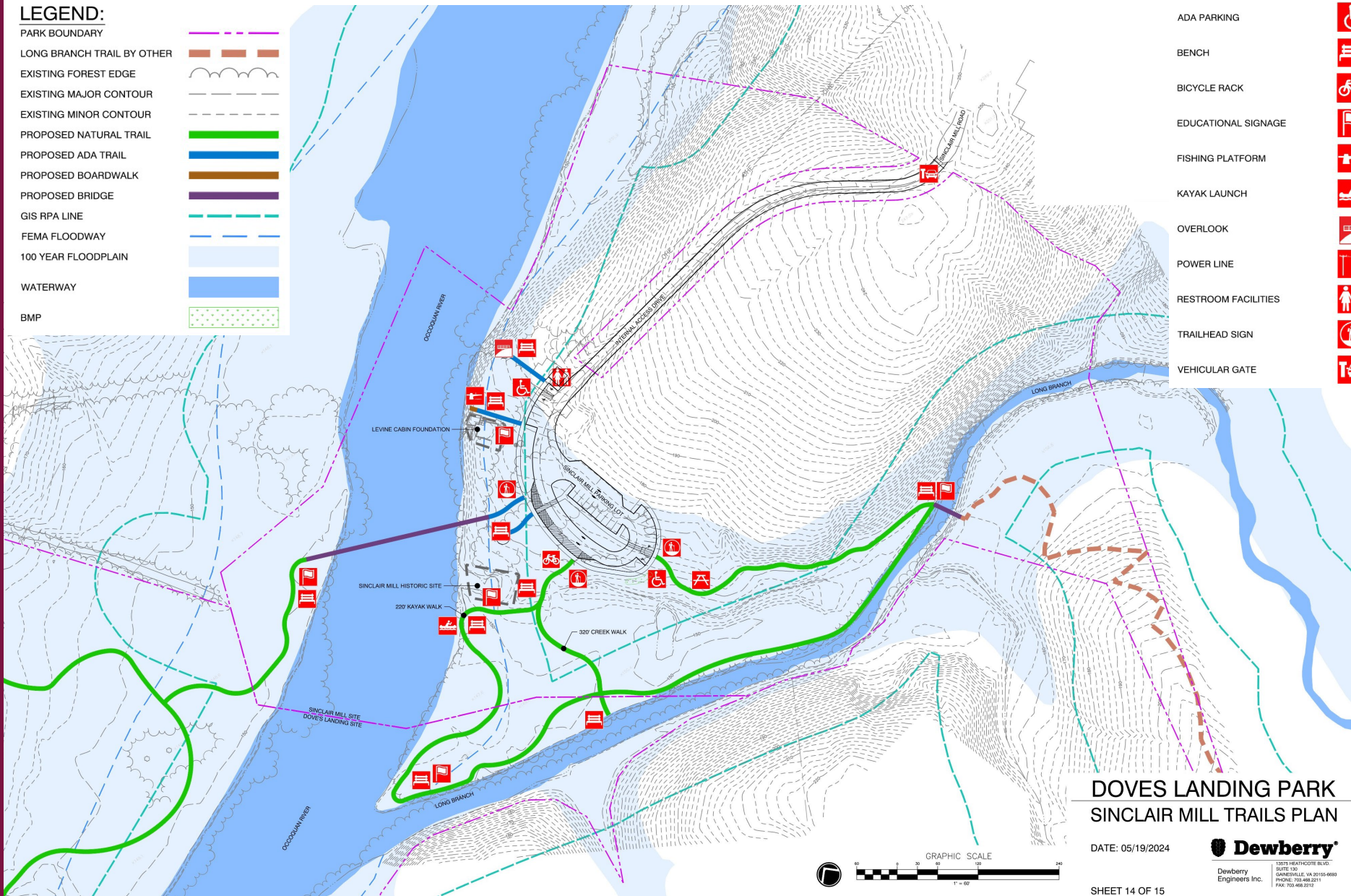


35%

- Residential Building Removed
- Bridge to Long Branch
- 1 Kayak Launch
- Overlook
- Seating area (no pavilion)
- Revised Trails & Parking
- Revised Parking Lot

LEGEND:

PARK BOUNDARY	
LONG BRANCH TRAIL BY OTHER	
EXISTING FOREST EDGE	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED NATURAL TRAIL	
PROPOSED ADA TRAIL	
PROPOSED BOARDWALK	
PROPOSED BRIDGE	
GIS RPA LINE	
FEMA FLOODWAY	
100 YEAR FLOODPLAIN	
WATERWAY	
BMP	



ADA PARKING
BENCH
BICYCLE RACK
EDUCATIONAL SIGNAGE
FISHING PLATFORM
KAYAK LAUNCH
OVERLOOK
POWER LINE
RESTROOM FACILITIES
TRAILHEAD SIGN
VEHICULAR GATE



Sinclair Mill

- Vehicular Gate
- Realigned Trails
- Restroom at Entrance
- Occoquan Overlook
- Bank Fishing/Platform
- Meadow Seating Area
- 1 Kayak Launch
- Parking Lot Revision
- Pedestrian Bridges to Doves Landing and to Long Branch

DOVES LANDING PARK SINCLAIR MILL TRAILS PLAN

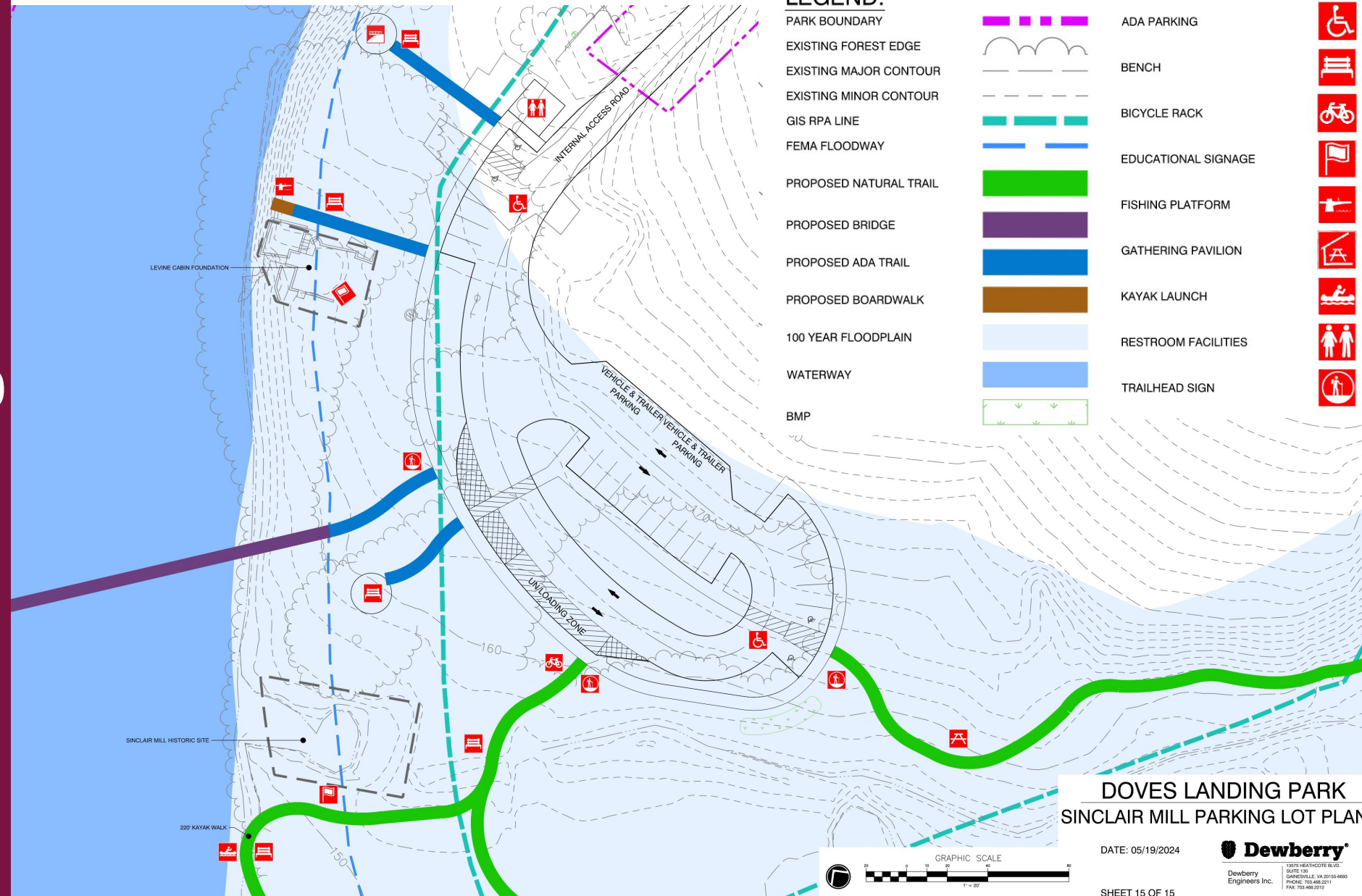
DATE: 05/19/2024

SHEET 14 OF 15



Dewberry
Engineers Inc.

13075 HEATHCOTE BLVD.
SUITE 100
GAINESVILLE, VA 20105-6880
PHONE: 703.488.2211
FAX: 703.488.2212



Sinclair Mill

- Restroom at Entrance
- Overlook Takes Advantage of Existing Viewshed
- Bank Fishing/Platform
- Meadow Seating Area
- 1 Kayak Launch
 - Est. Length" 220'
- Parking Spaces include:
 - 2 Vehicle & Trailer Spaces
 - 2 ADA Spaces
- Picnic Area

Doves Landing Park Sinclair Mill

DOVE'S LANDING

Sinclair's Mill

PRINCE WILLIAM
Historic Preservation

The ruins around you are remnants of a mill from the 1800s. Grist mills turned grain into flour using large grinding stones, powered by water from a nearby stream and later a short canal called a mill race. They were informal centers for community gatherings and business. During the 1700s and 1800s, locals built dozens of mills on the banks of the Occoquan River. Such operations were

called "custom mills," where customers paid the miller with a portion of their harvest, rather than "merchant mills" that ground grain for commercial sale.

Henry Felkin operated one of the county's first grist mills beginning in the 1710s close to here on Long Branch. By 1820, maps labeled it as Maddox's Mill, and in 1855, a state survey called it Mr.

Sinclair's (pronounced Sinkler's) Mill. Brentsville merchant James M. Sinclair's family acquired it from John Maddox about 1829. Charles Keys ran the mill for the Sinclairs in the 1880s.

This is a caption you can type your caption here. This is a caption you can type your caption here. Courtesy of.



ENTERPRISE BAKERY

BELL & STEVENS,
PROPRIETORS,
Manassas, - Virginia.

Fine Bread and Pastry of all kinds, Flour and the Finest Grade of Corn Meal from Sinclair's Mill, Provisions, Groceries, Canned Goods &c., &c.

TELEPHONE
SUPPLIES:

Store on Centre Street. Lee's Old Stand.

George W. Bell, a Manassas baker and grocer, was the mill's last owner. He advertised his products were made with Sinclair's Mill flour and sold them at his Centre Street store. He also sold bagged flour and corn meal. The mill operated until the early 1920s when the property was sold to the Levine family.

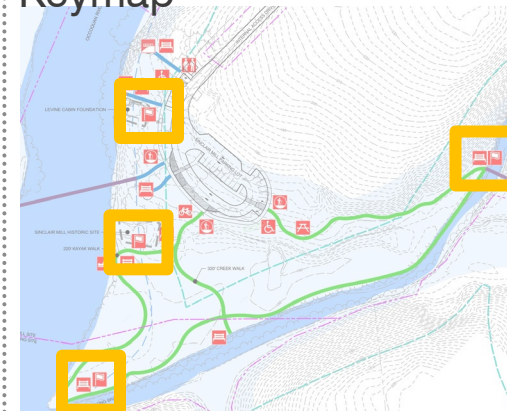


Note: Visualizations are conceptual. They are not final.

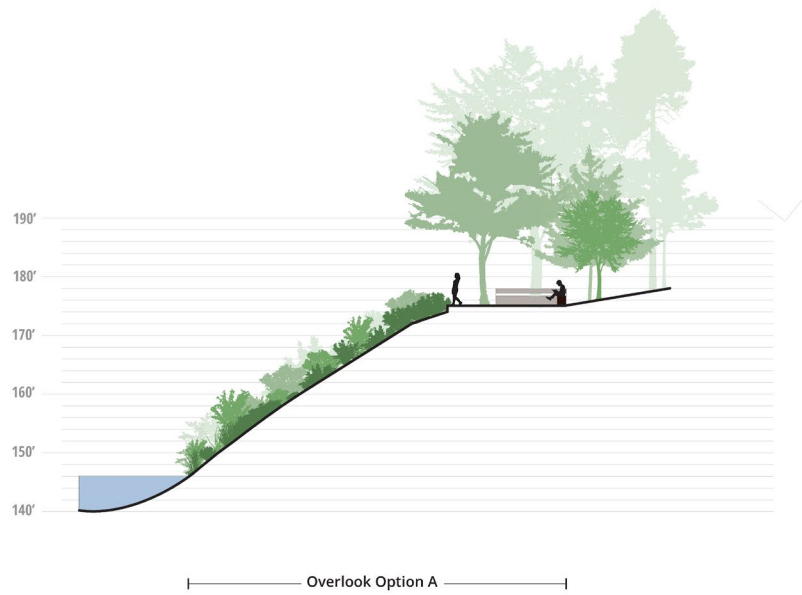
Example Interpretive Signage

- Historical & Environmental Interpretation

Keymap



Doves Landing Park Sinclair Mill



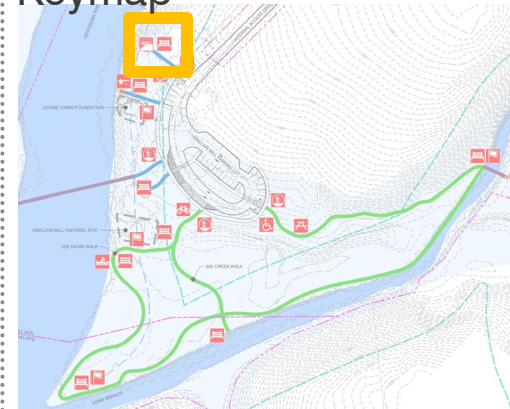
Overlook

- Opportunity to take advantage of existing clearing along slope for scenic view



Note: Visualizations are conceptual. They are not final.

Keymap



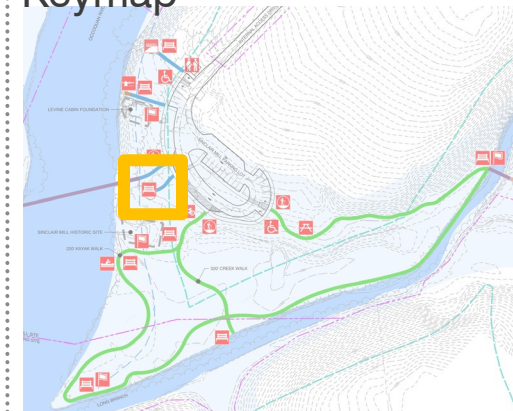


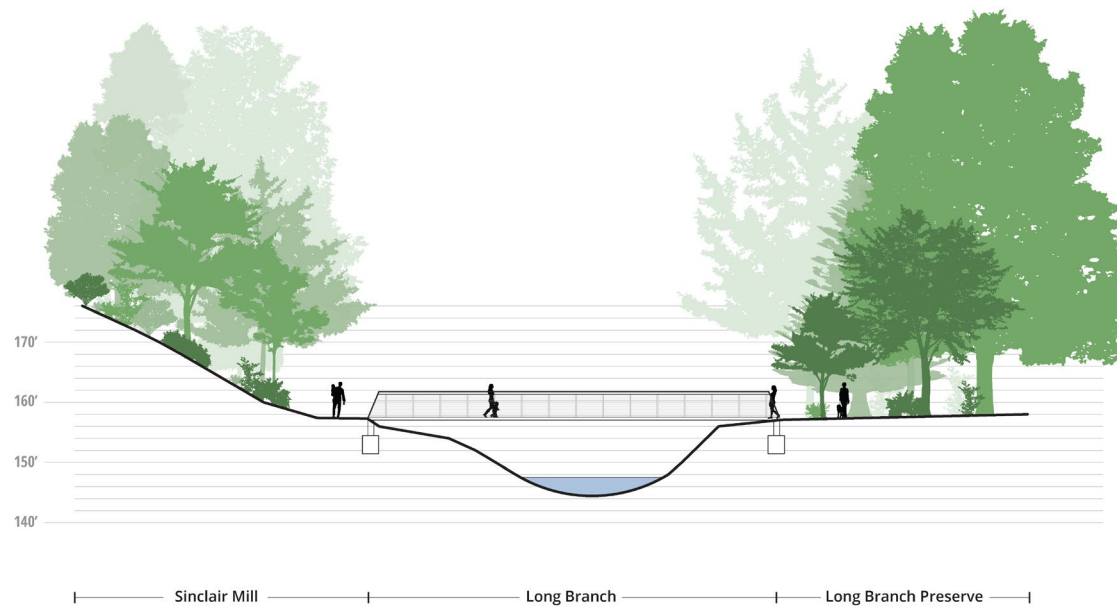
Note: Visualizations are conceptual. They are not final.

Meadow Seating

- Sited under large White Oak with views of the river

Keymap

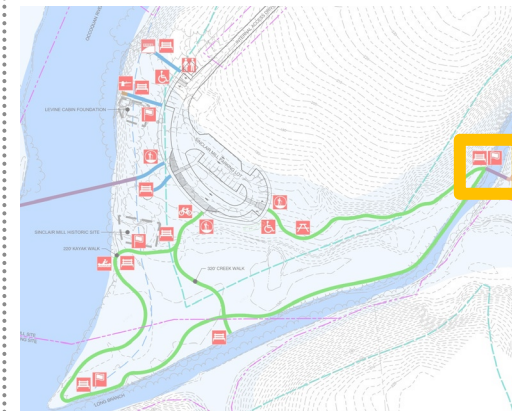


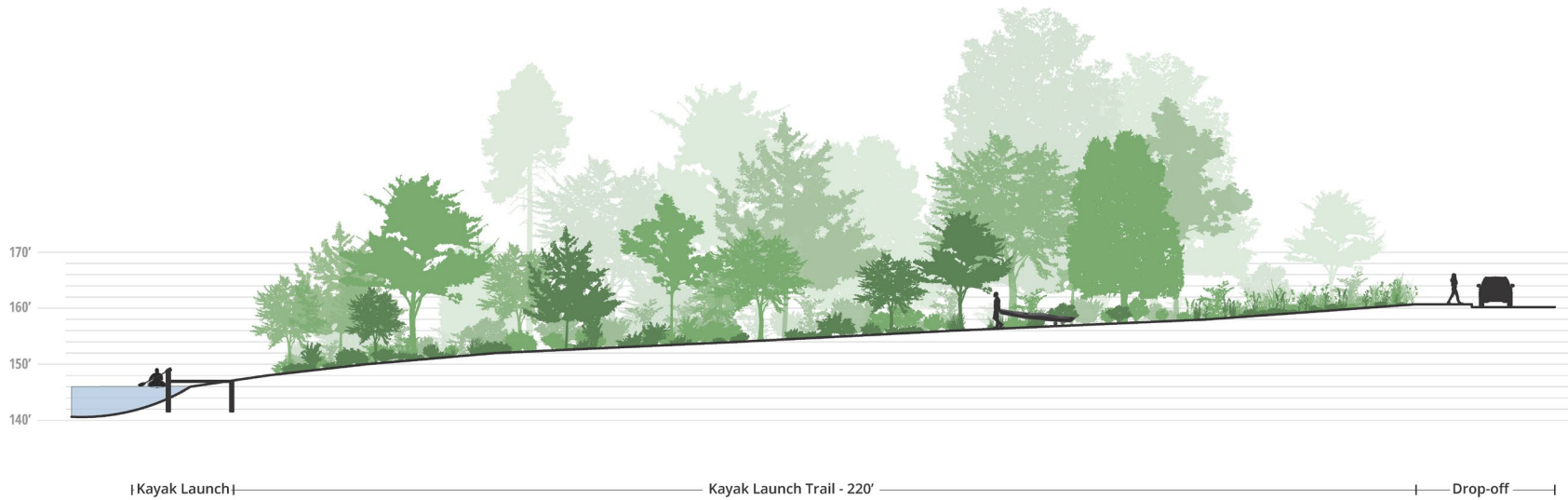


Note: Visualizations are conceptual. They are not final.

Bridge Connection

- Bridge will connect Sinclair Mill to the Long Branch Preserve trail system.
- Proposed bridge is 0.1 miles from the parking area at Sinclair Mill and 1.25 to the parking area at Long Branch Preserve.



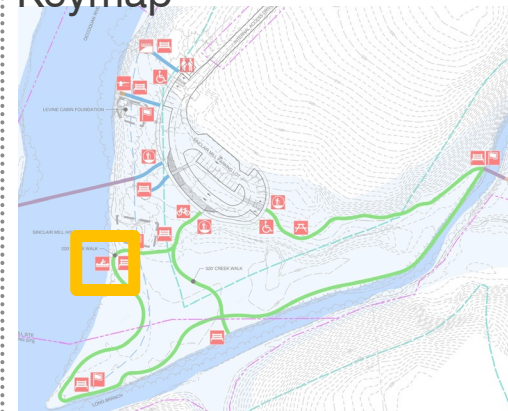


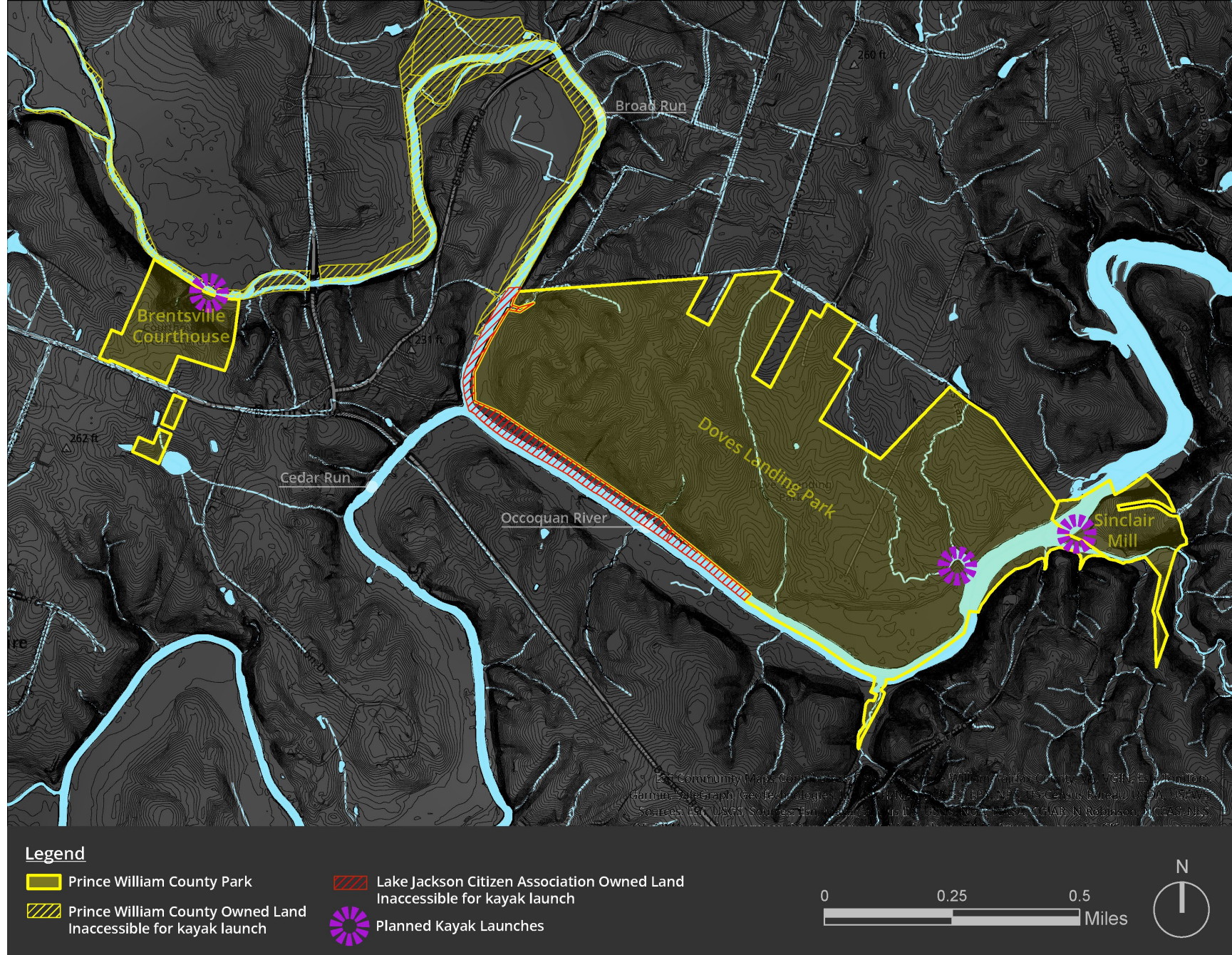
Note: Visualizations are conceptual. They are not final.

Kayak Launch

- Low-slope launch point for Sinclair Mill Site

Keymap



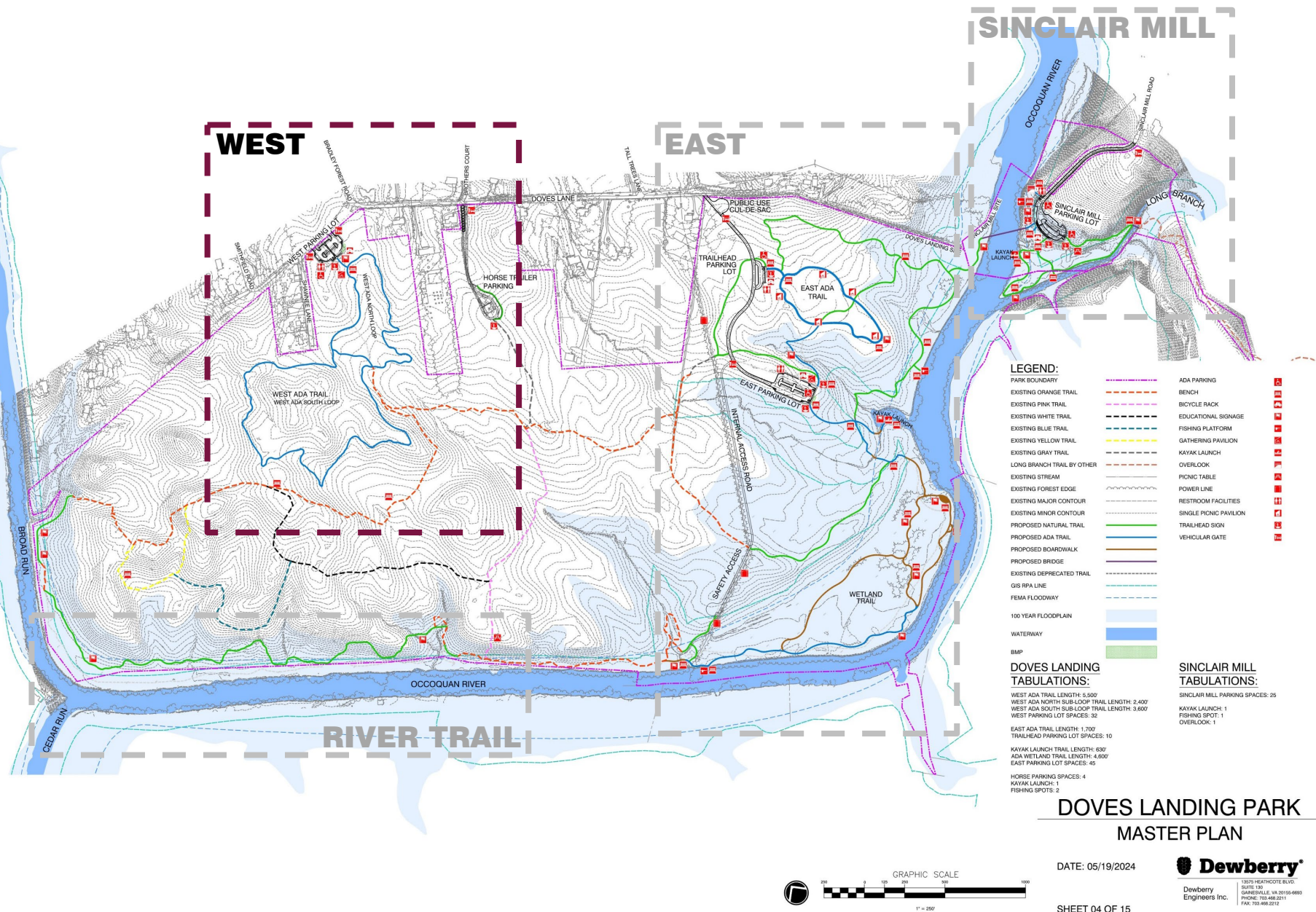


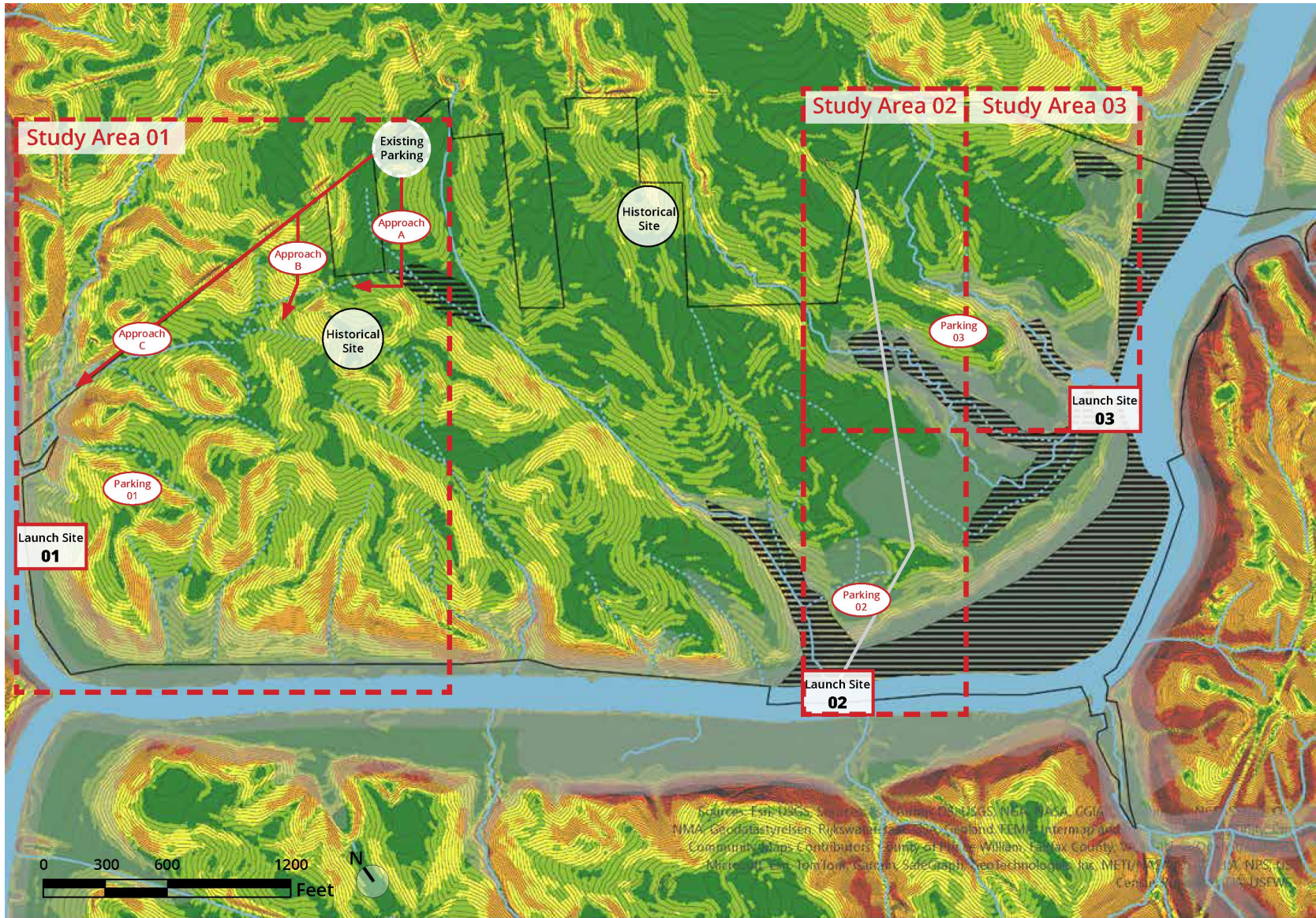
Proposed Kayak Launches

- Long-term proposed hand carry kayak launches at and near Doves Landing Park.
- Launches will give public access for non-motorized boats.
- The Blueway trail created between Brentsville Courthouse and Sinclair Mill will be 3.25 miles long.

West

- West Parking Lot
- West ADA Trail
- Horse Trailer Parking Lot

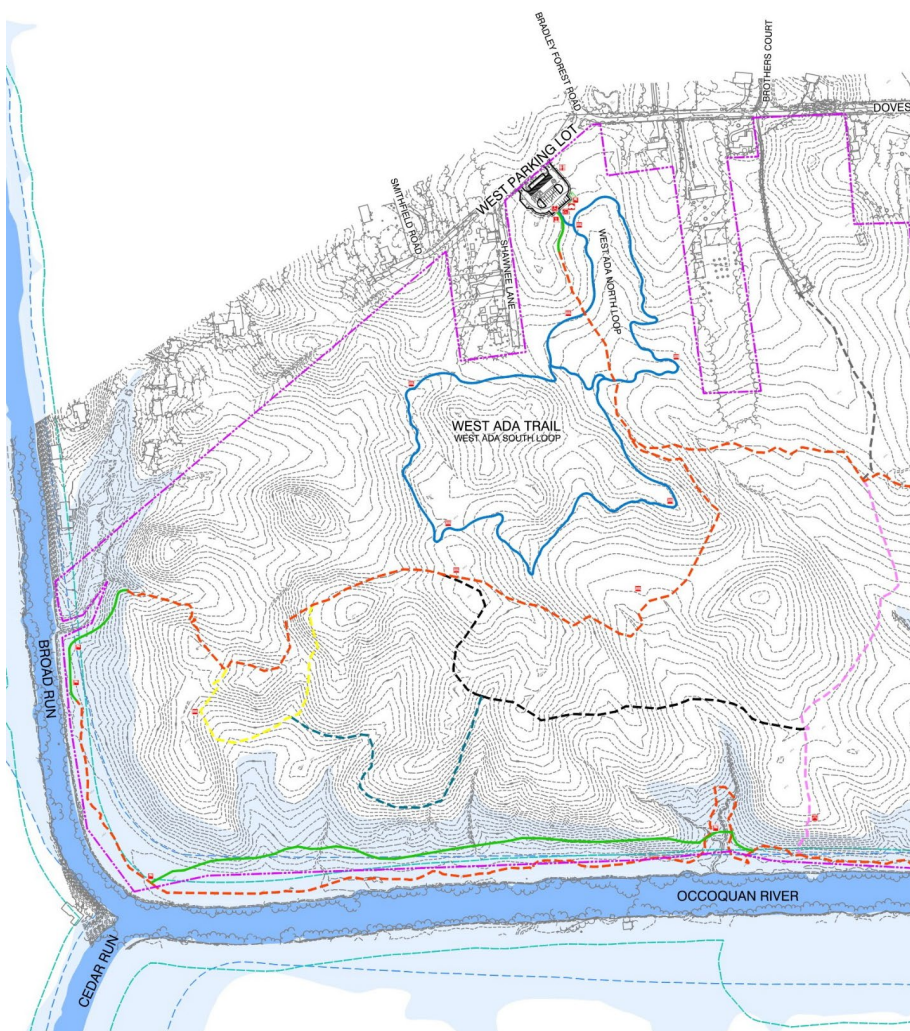




Kayak Launch Study

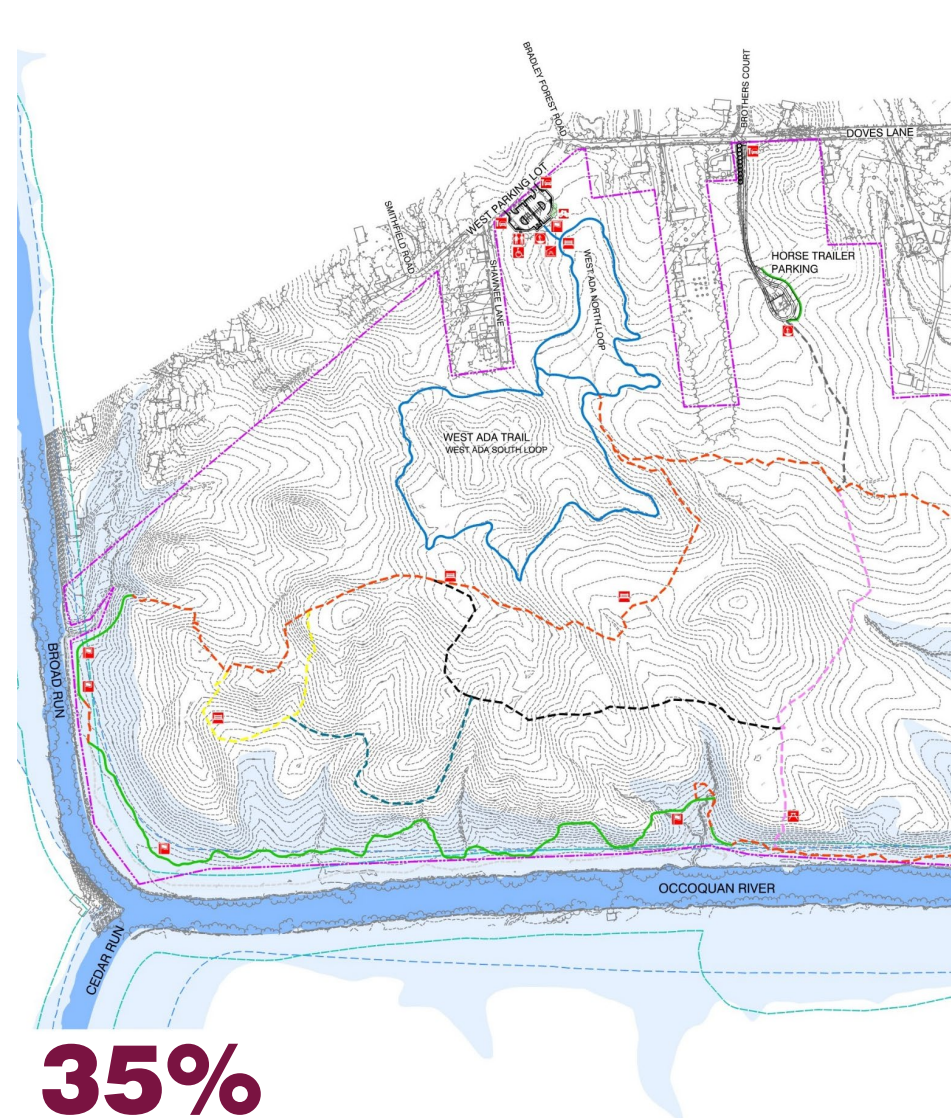
- For full report please see the project webpage.

Doves Landing Park West Comparison



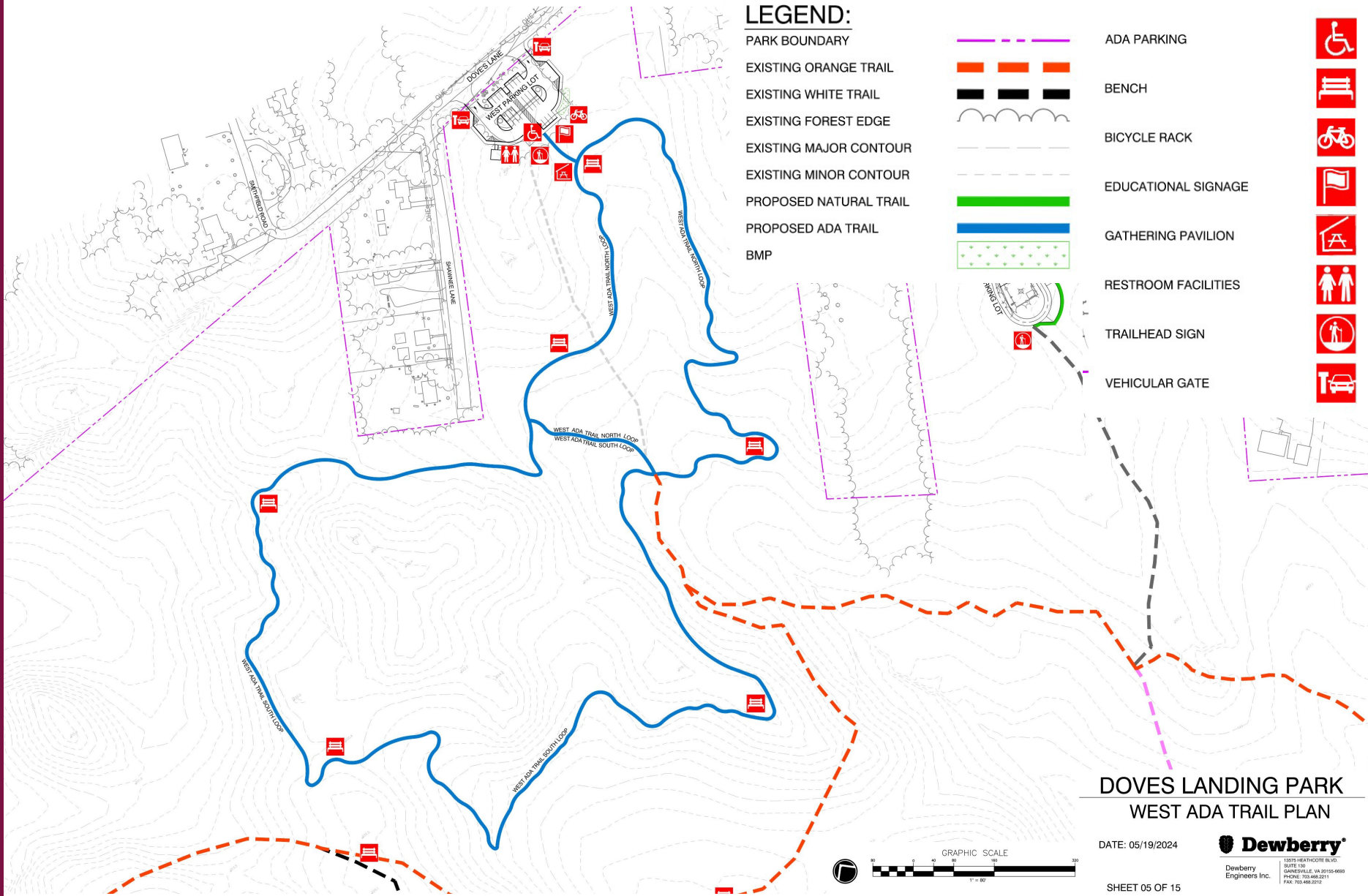
10%

- Parking lot limited to existing parking lot footprint
 - 2 Flexible Parking Spaces & 1 Bus Space
- Natural Trail & ADA Trail from Parking Lot



35%

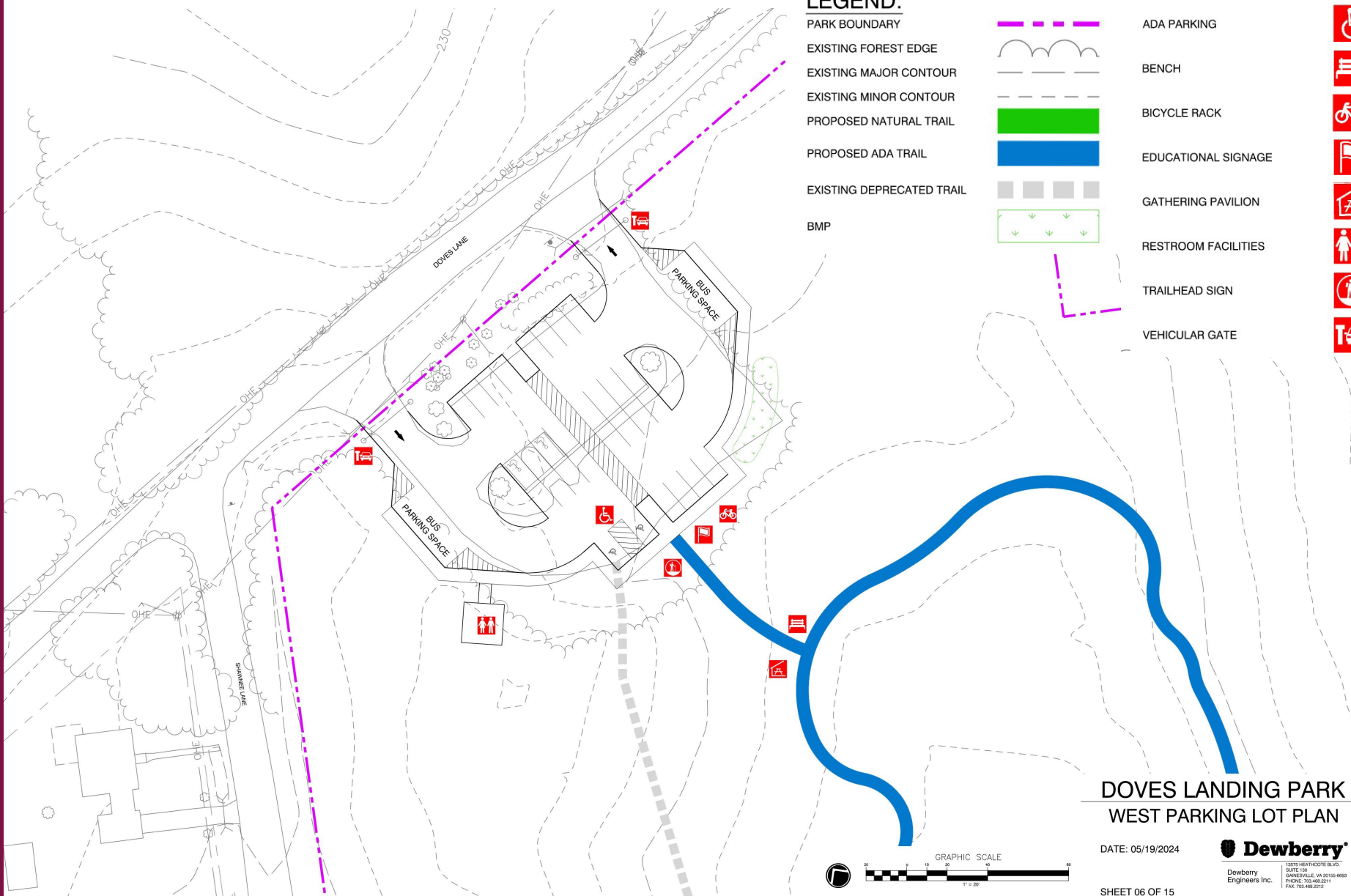
- Revised Parking Lot – Moderately expanded
 - 2 Bus Parking Spaces
- ADA Trail only from Parking Lot
- Separate Horse Trailer Parking



West ADA Trail

- Trailhead Improvements
- 5,500' ADA Loop
- 2,400' ADA North Loop
- 3,600' Estimated South Loop
- 6 Benches/Rest Areas





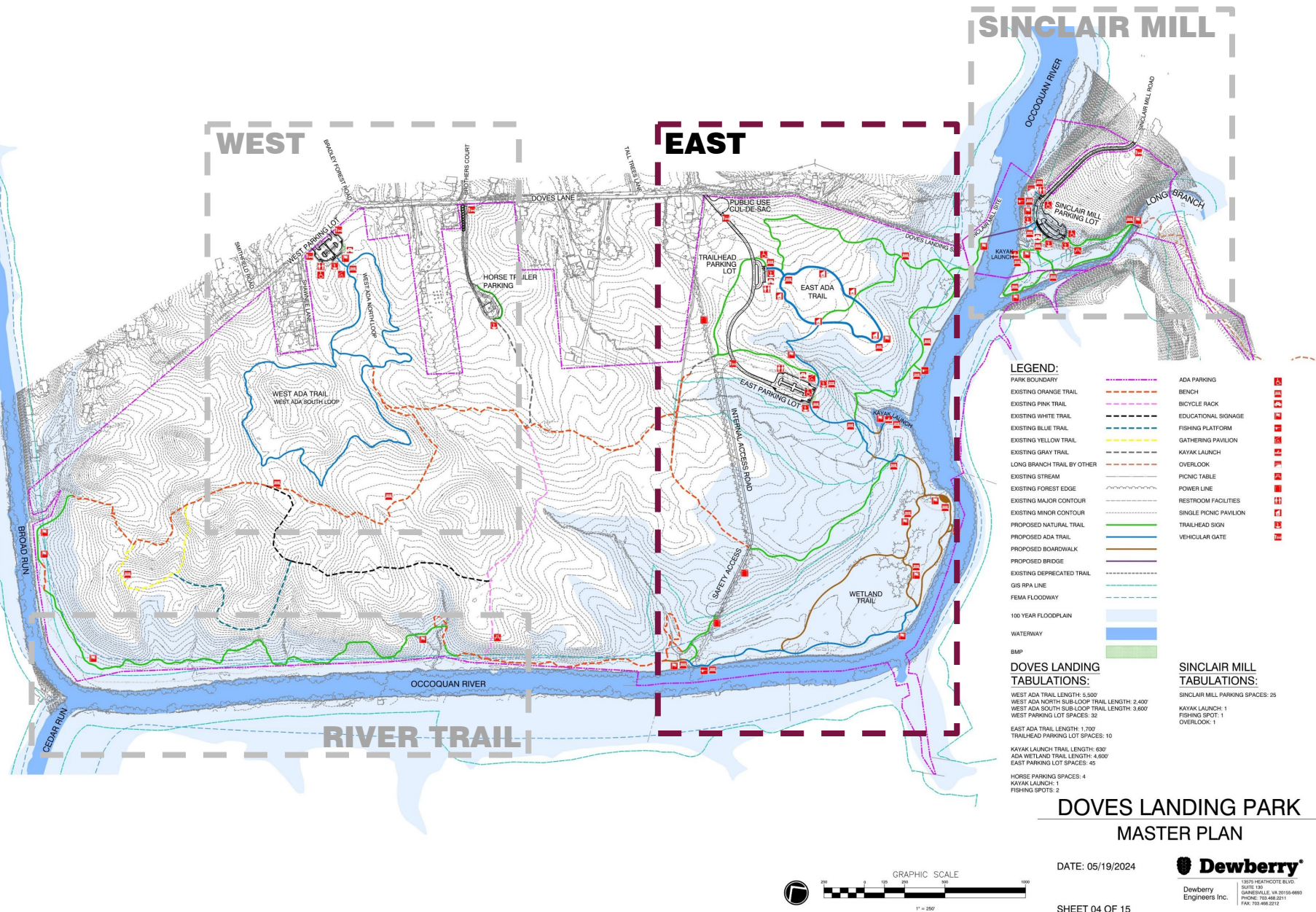
West

- Trailhead Improvements
- Parking Lot Design Revision
- Restroom/Comfort Station
- ADA Accessible Site Elements
- Benches/Rest Areas
- Pavilion (est. to be sized for 30 users)
- 32 Estimated Parking Spaces
 - 30 Passenger Vehicles
 - 2 ADA
 - 2 Buses
- Vehicle Gates

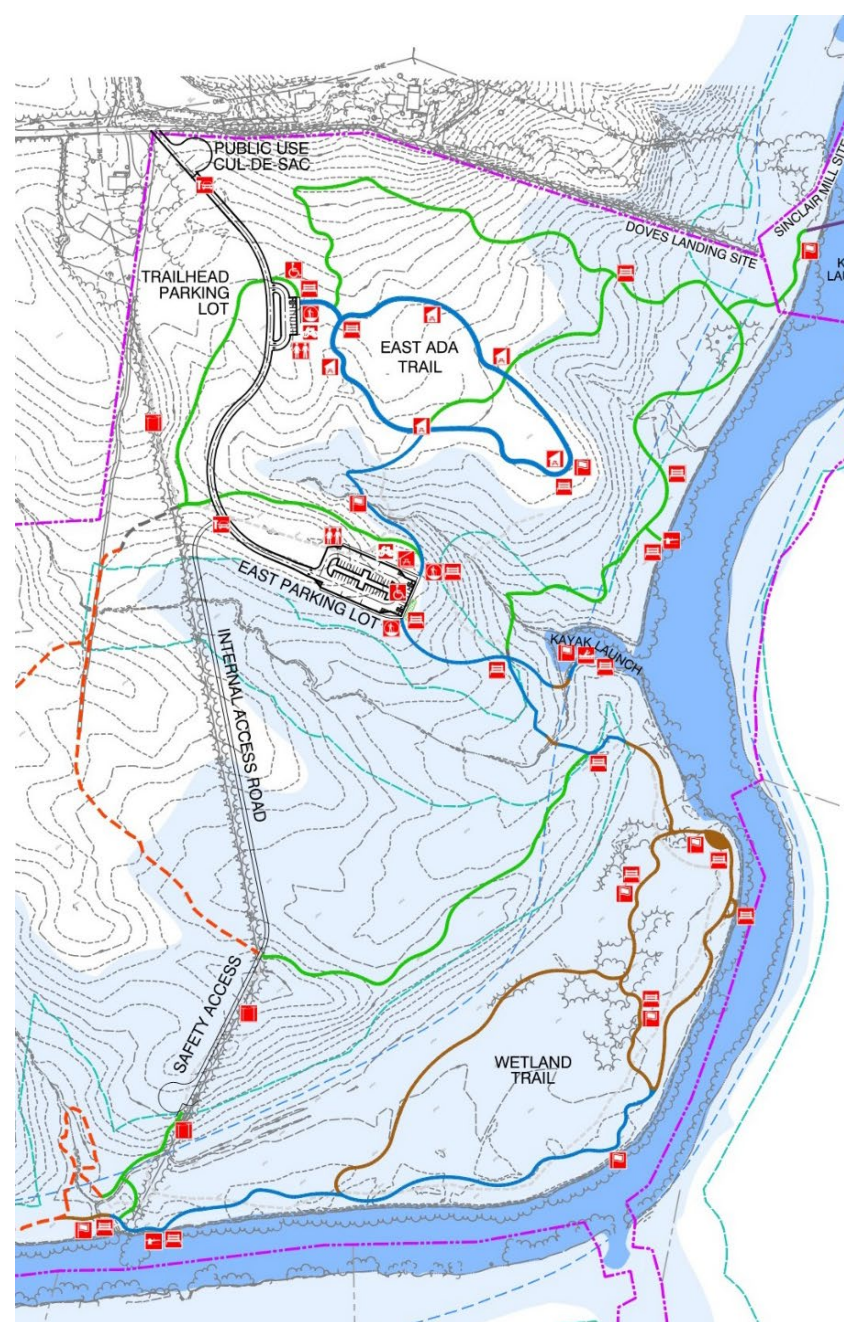
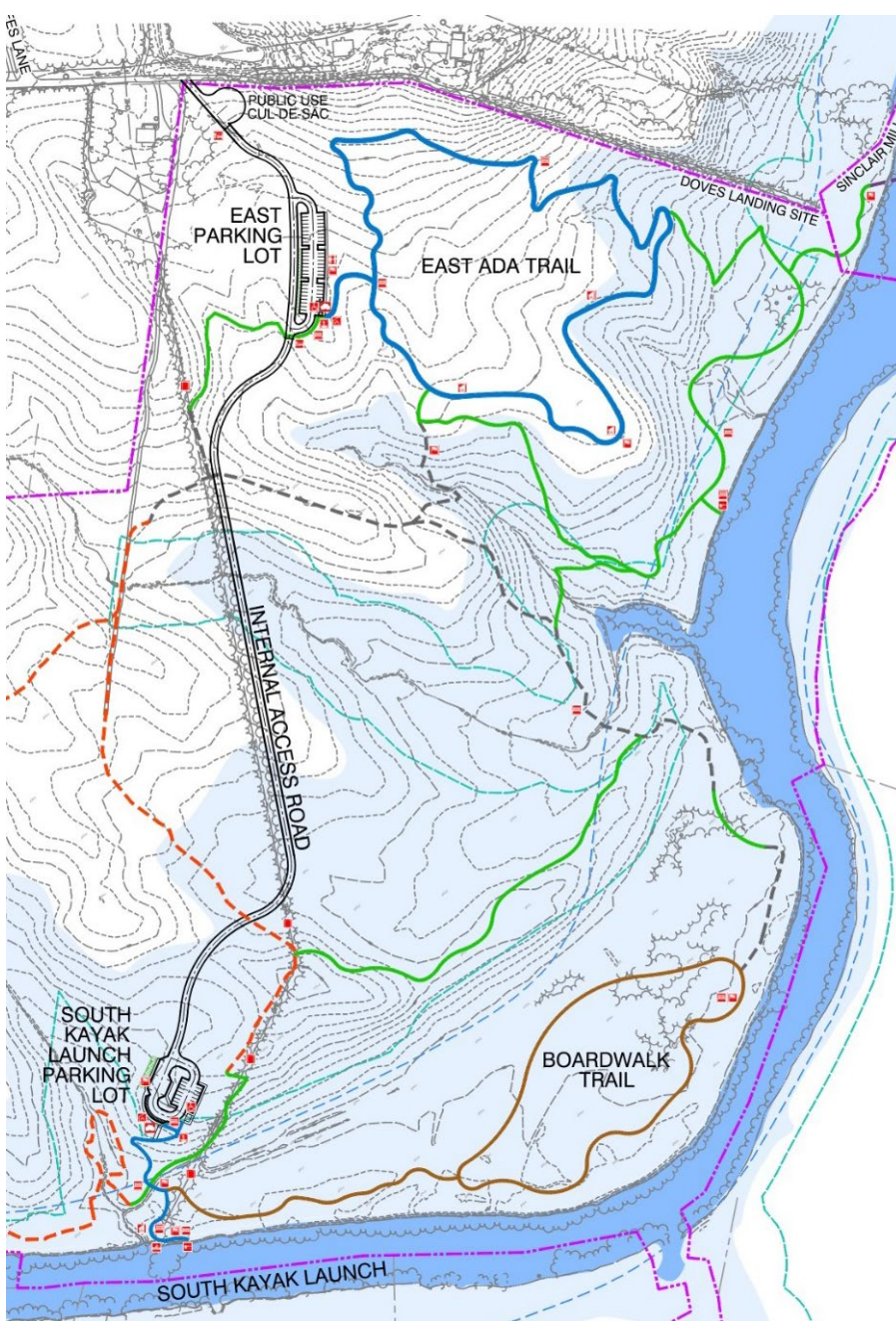
- Places Horse Trailer Parking away from other users
- 4 Estimated Horse Trailer Parking Spaces
- Access to Trail for Horse Riding

East

- Cul-De-Sac
- East ADA Trail
- Trailhead Parking Lot
- Wetland Trail
- East Parking Lot
- Safety Access



Doves Landing Park East Comparison



10%

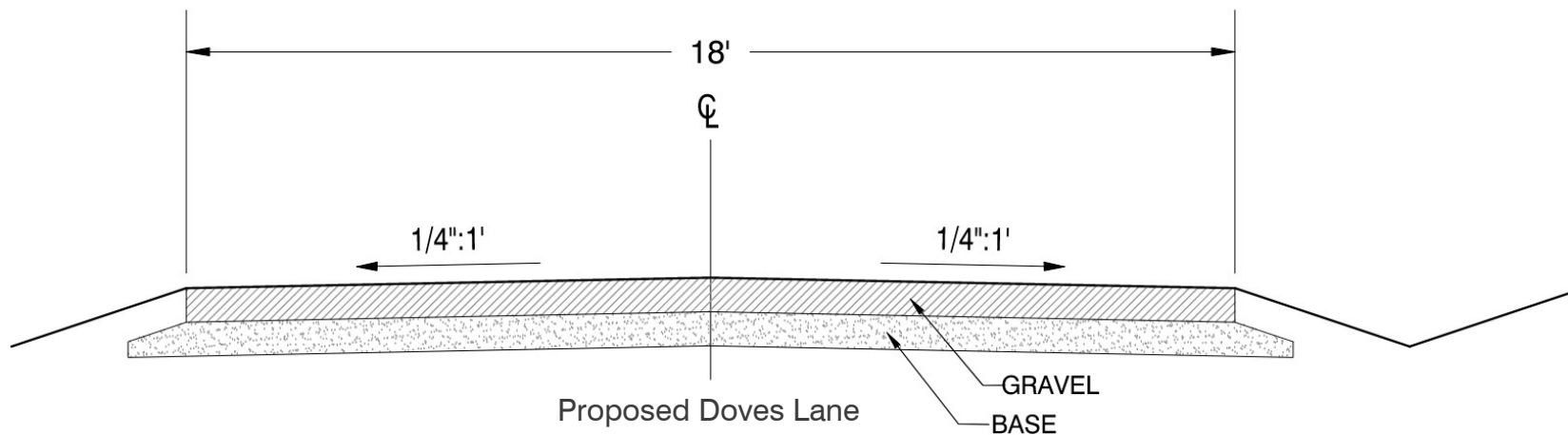
- East parking lot serving ADA trail.
- Kayak parking lot located off of powerlines.

35%

- East Parking Lot Relocation
- Secondary Parking Lot Relocation
- Boardwalk Trail expanded to Wetland Trail
- Relocated Kayak Launch
- Revised & Shortened East ADA Trail

Doves Lane Improvements

- VDOT will be performing maintenance on Doves Lane after Doves Farm project is completed
 - Typically this is additional gravel & grading
- County improvements will be concurrent with permitting on Doves Lane Eastern Improvements
 - Widen entire road to 18'
 - Improve drainage swales (primarily on north of Doves Lane on uphill side)
 - Remove trees too close to road



Current Doves Lane Condition

LEGEND:

PARK BOUNDARY

EXISTING FOREST EDGE

EXISTING MAJOR CONTOUR

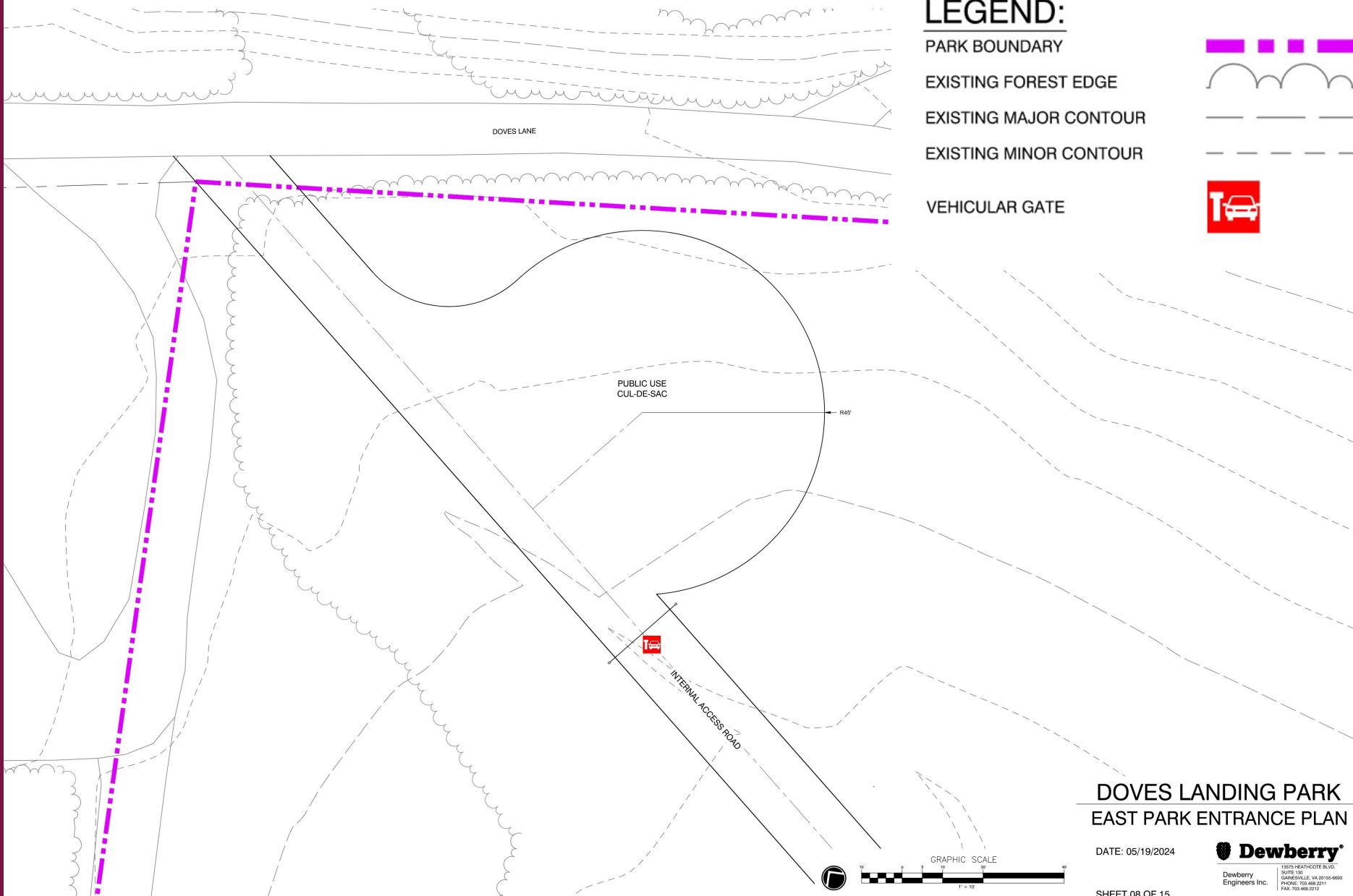
EXISTING MINOR CONTOUR

VEHICULAR GATE



Cul-De-Sac

- Public Use Cul-De-Sac
- Vehicle Gate



DOVES LANDING PARK EAST PARK ENTRANCE PLAN

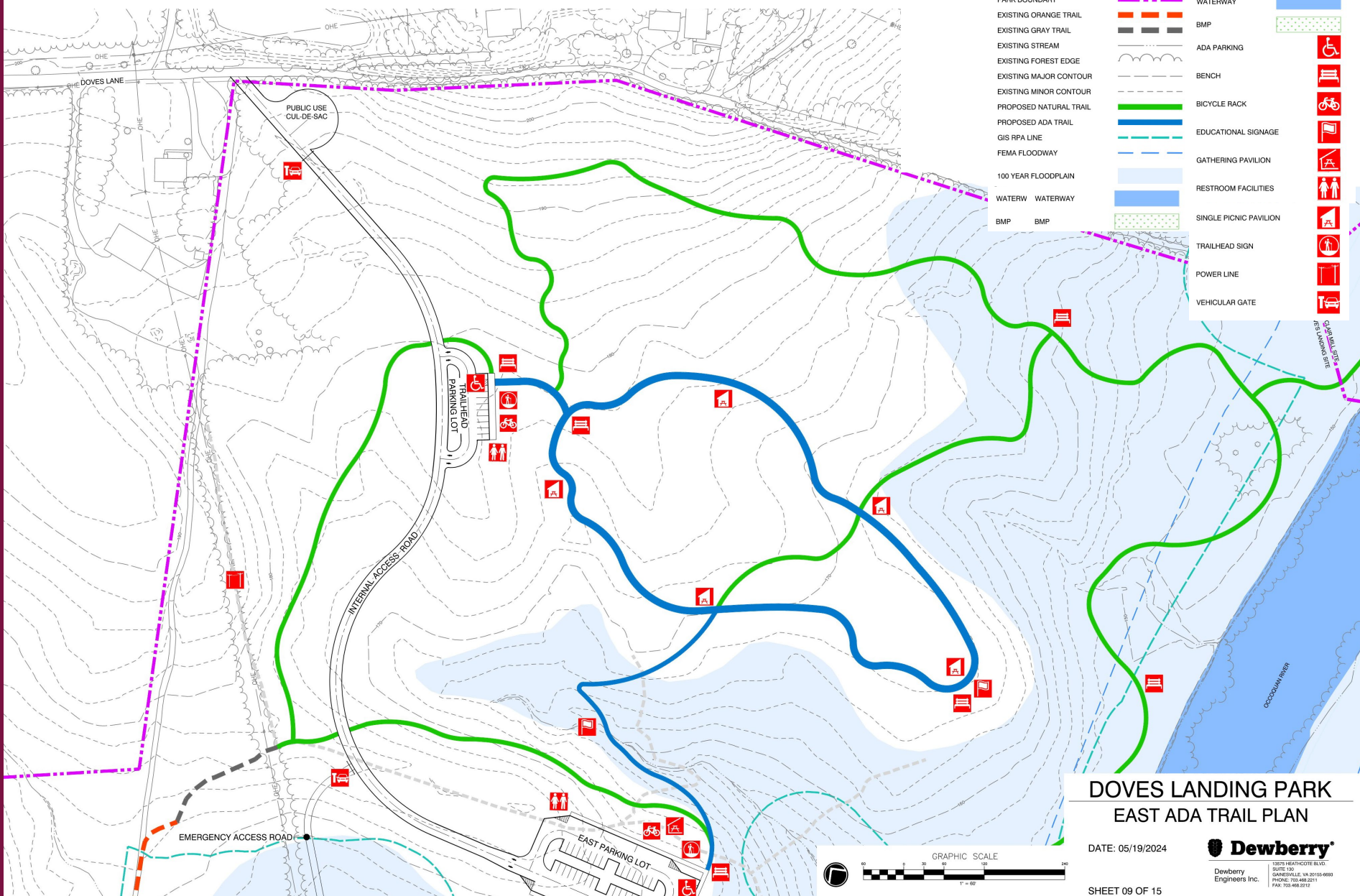
DATE: 05/19/2024

SHEET 08 OF 15



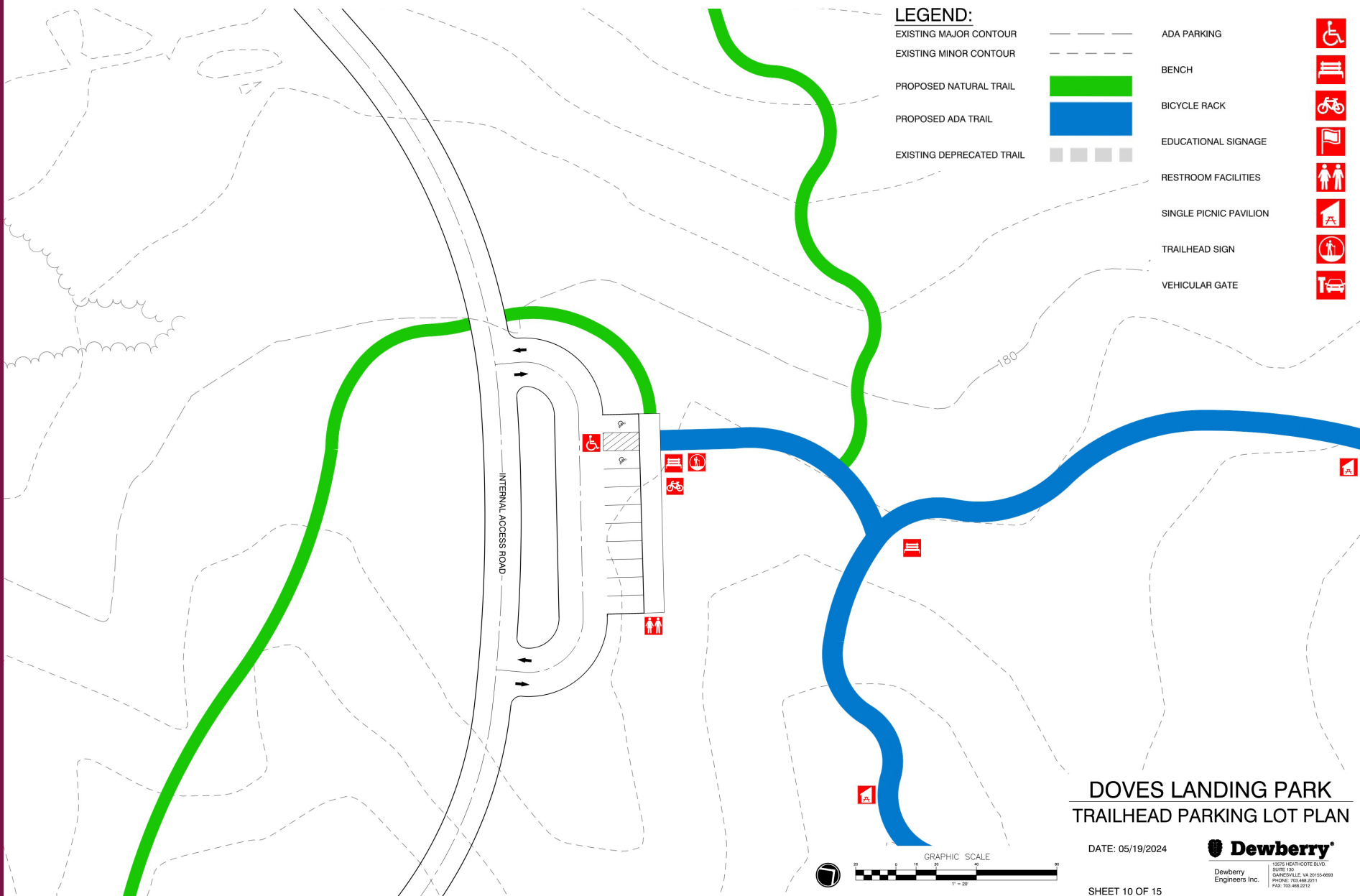
Dewberry
Engineers Inc.

13075 HEATHCOTE BLVD.
SUITE 100
GREENVILLE, VA 20155-6600
PHONE: 703.446.2111
FAX: 703.446.0715



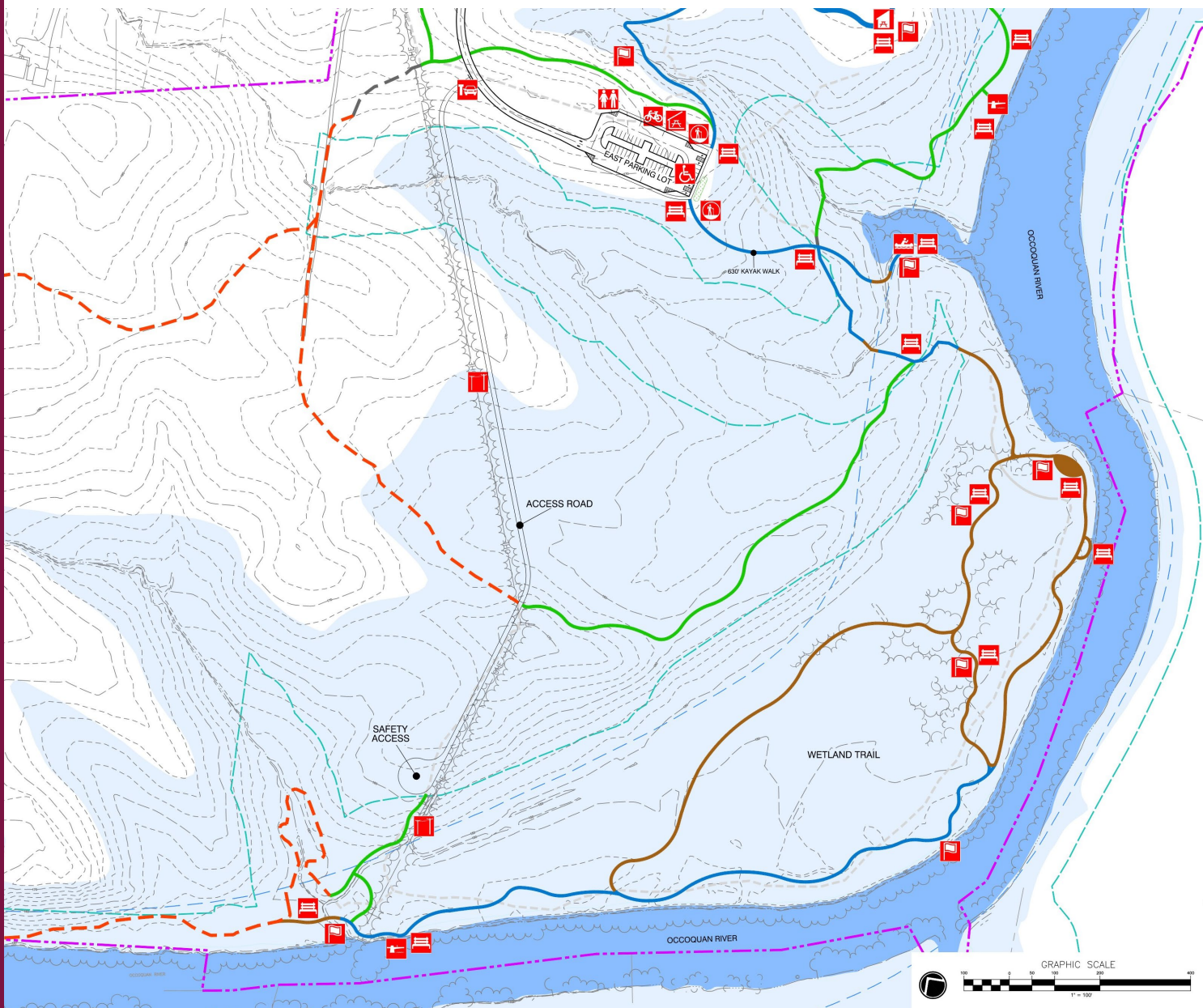
East ADA Trail

- 1700' ADA Trail Loop
- 2 Trail Benches
- 5 Single Picnic Table Pavilions
- Access to and from Trailhead Parking Lot & East Parking Lot



Trailhead Parking Lot

- Small Trailhead Parking Lot serving ADA trail
- Restroom/Comfort Station
- Bench



LEGEND:

PARK BOUNDARY
EXISTING ORANGE TRAIL
EXISTING GRAY TRAIL
EXISTING FOREST EDGE
EXISTING STREAM
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED NATURAL TRAIL
PROPOSED ADA TRAIL
PROPOSED BOARDWALK
EXISTING DEPRECATED TRAIL
GIS RPA LINE
FEMA FLOODWAY
100 YEAR FLOODPLAIN
WATERWAY
BMP
ADA PARKING
BENCH
BICYCLE RACK
EDUCATIONAL SIGNAGE
FISHING PLATFORM
GATHERING PAVILION
KAYAK LAUNCH
POWER LINE
RESTROOM FACILITIES
SINGLE PICNIC PAVILION
TRAILHEAD SIGN



Wetland Trail

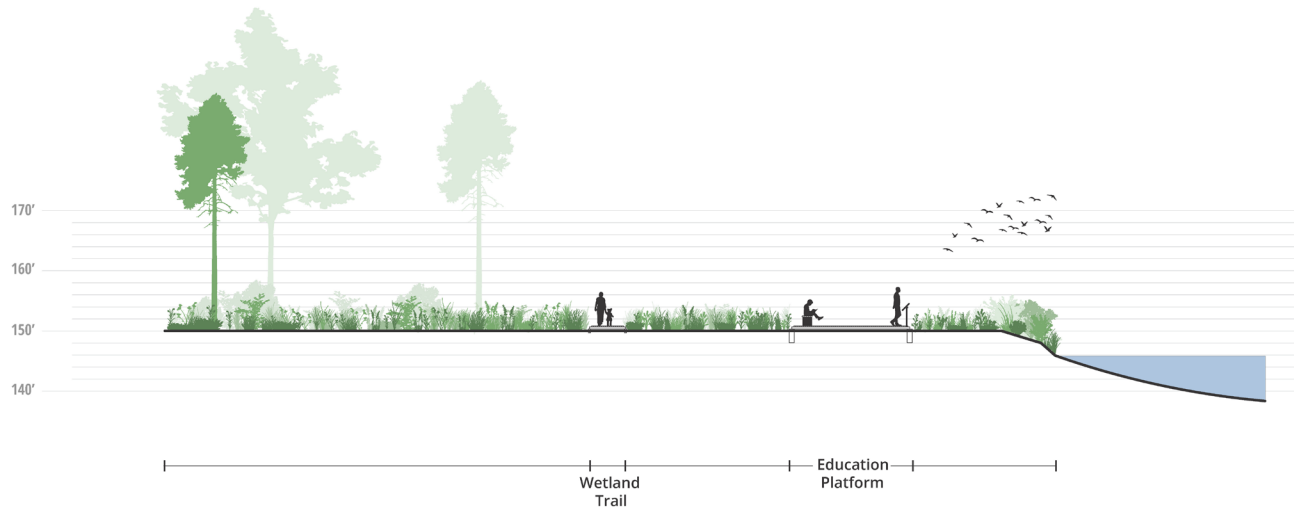
- New Trailhead
- Revised Trails
- 4,600' Wetland Trail
 - 1,150' Path to Wetland
 - 3,450' Wetland Loop
 - 4 Benches/Rest Areas
- Wetland Classroom

DOVES LANDING PARK WETLAND TRAIL PLAN

DATE: 05/19/2024

SHEET 11 OF 15

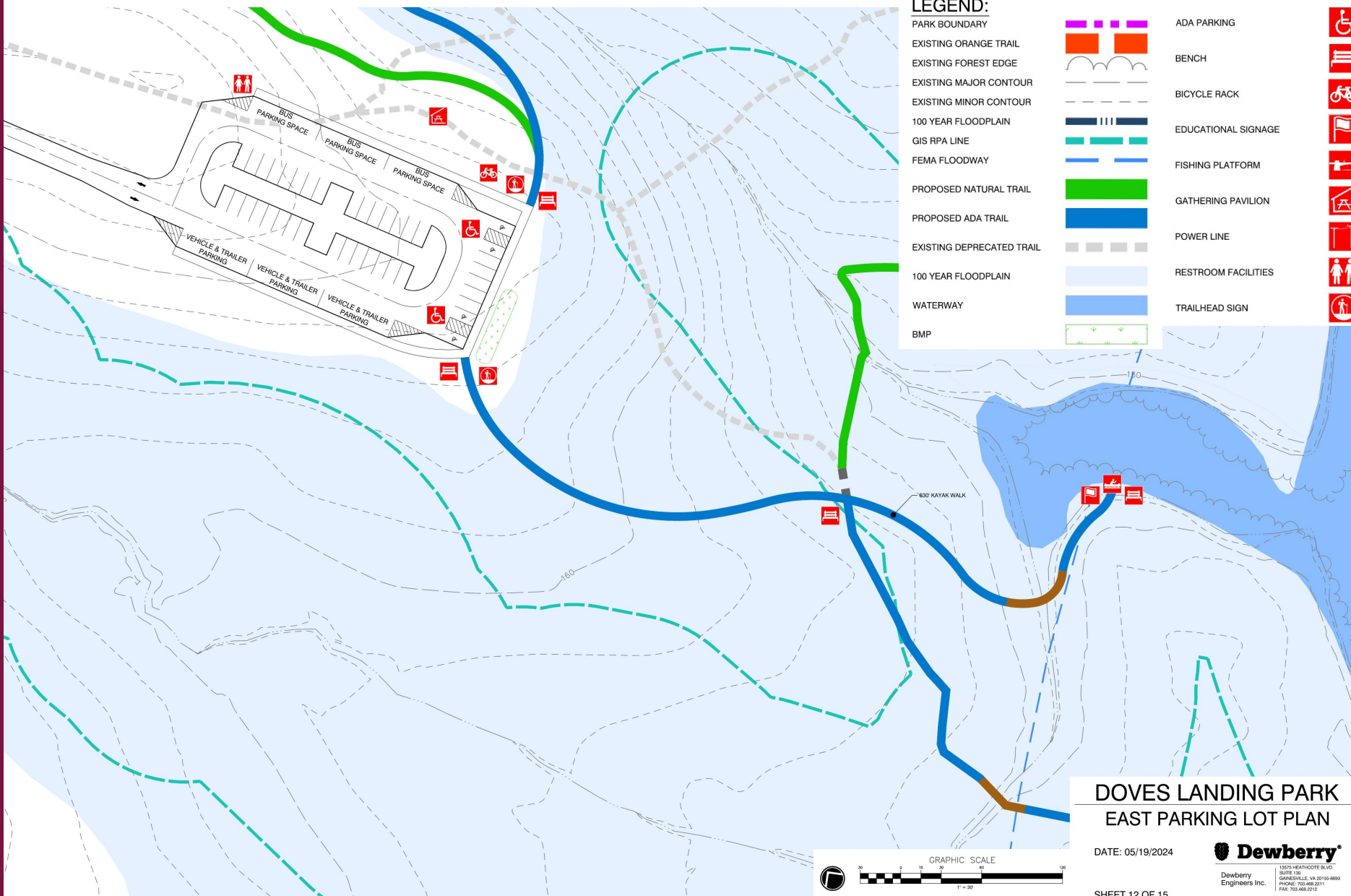




Note: Visualizations are conceptual. They are not final.

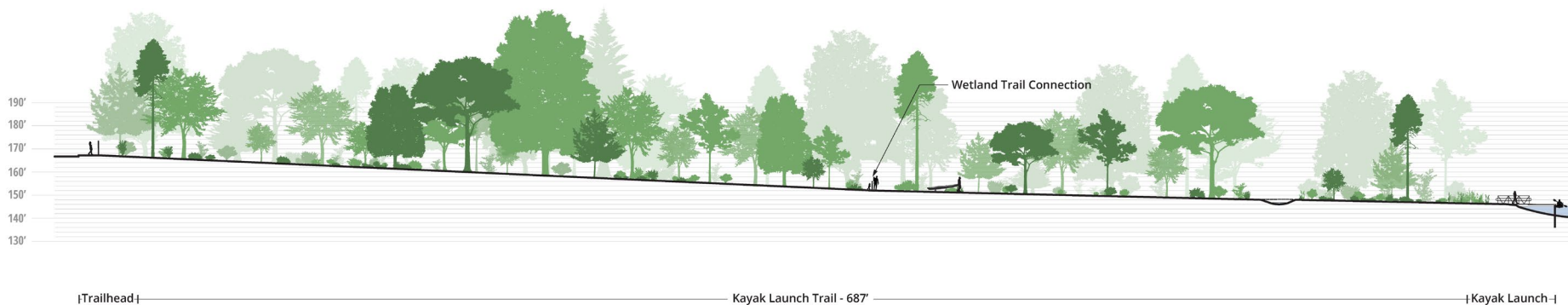
Wetland Trail





East Parking Lot

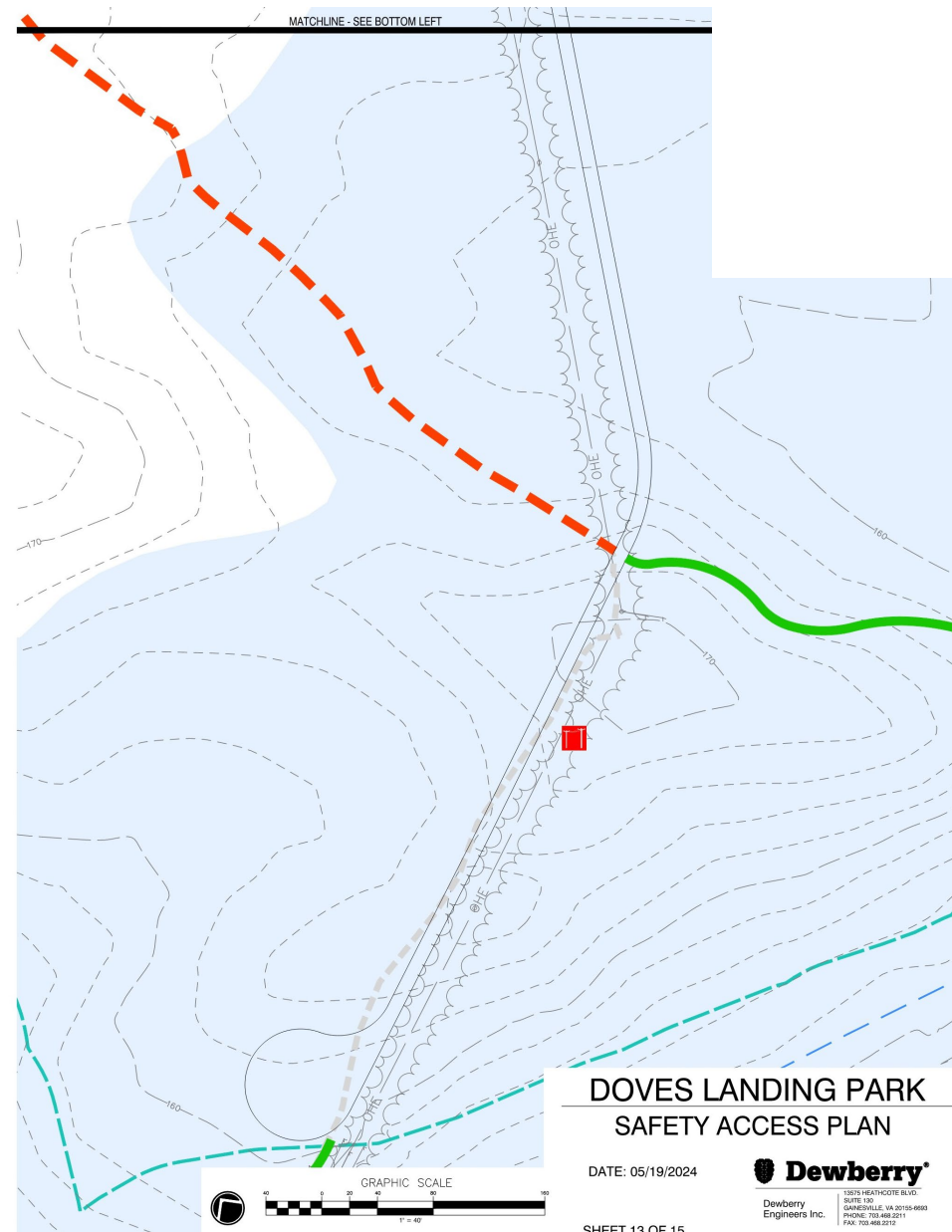
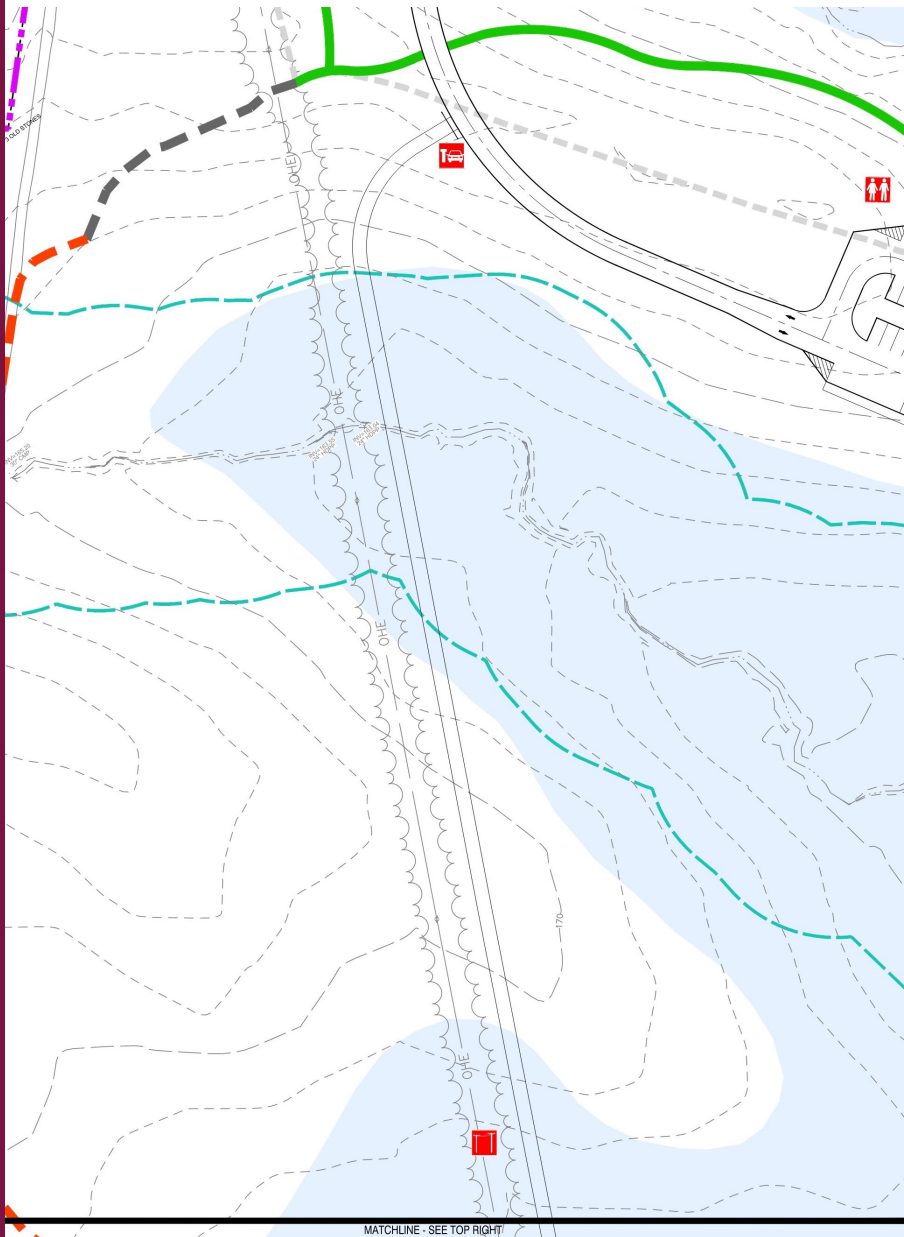
- Relocated Eastern Parking Lot
 - Combines the previous kayak parking lot and eastern parking lot.
- Pavilion (estimate to be sized for 12 users)
- Restroom/Comfort Station
- Benches/Rest Areas
- Kayak Launch
 - Est. Length: 680'
 - Bench/Rest Area



Note: Visualizations are conceptual. They are not final.

Kayak Launch





DOVES LANDING PARK SAFETY ACCESS PLAN

DATE: 05/19/2024

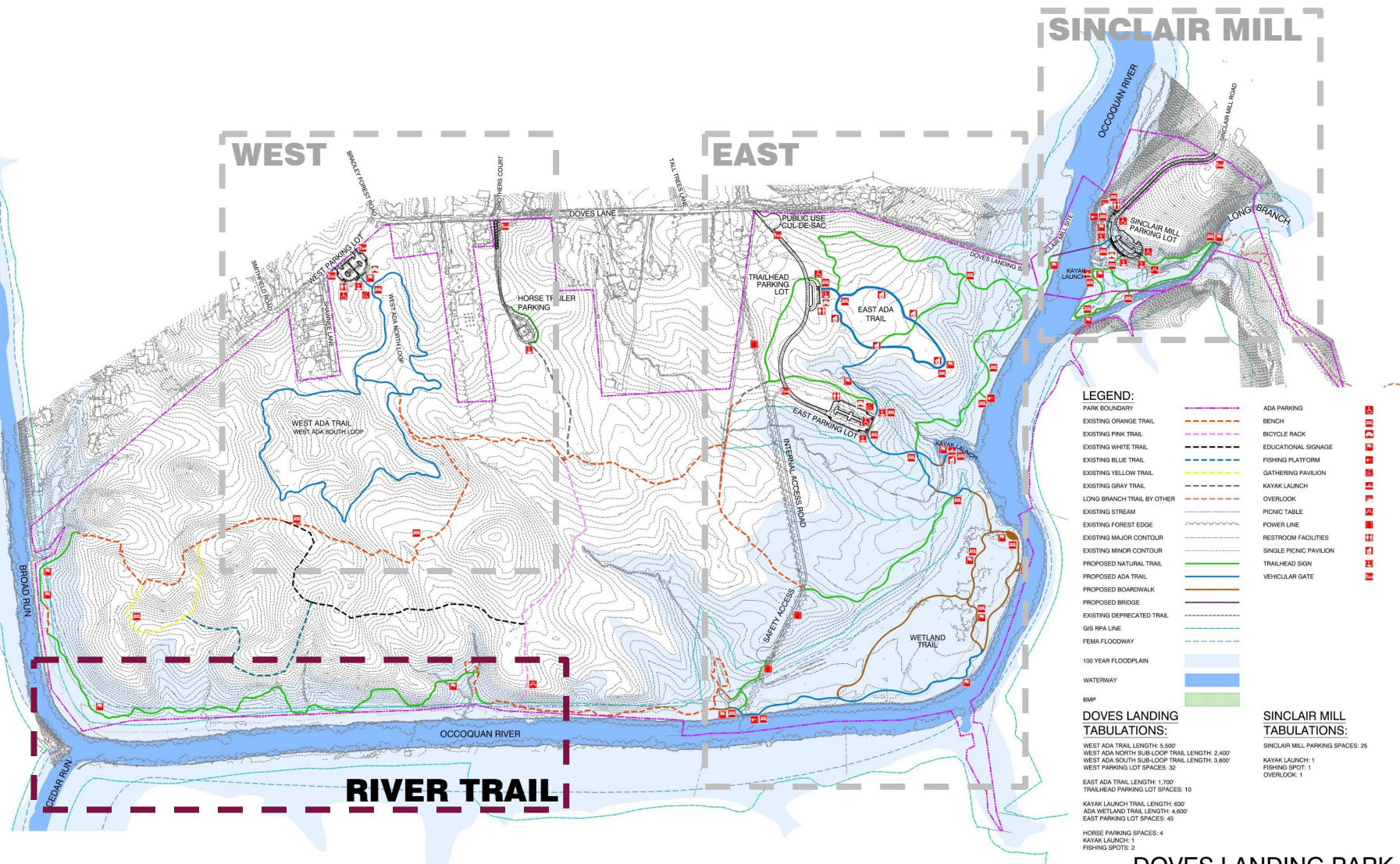
SHEET 13 OF 15



Dewberry
Dewberry
Engineers Inc.
13075 HEATHCOTE BLVD.
SUITE 100
DANVILLE, VA 20155-6900
PHONE: 703.488.2211
FAX: 703.488.2212

Safety Access

- 10' Access Path
- Turn-Around for Safety & Maintenance Vehicles



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

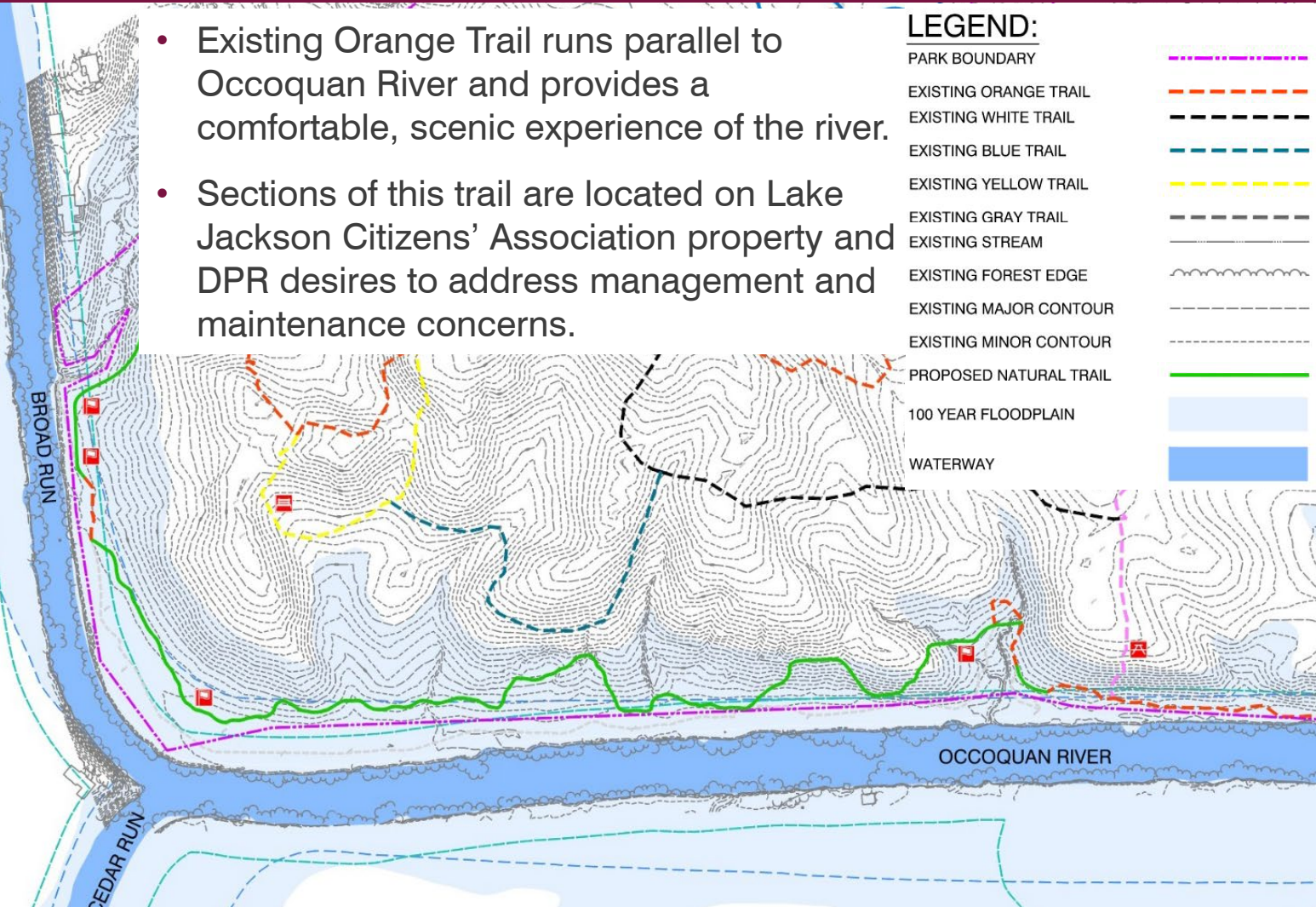
EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED NATURAL TRAIL

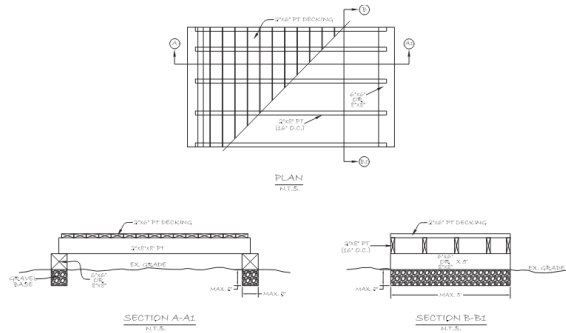
100 YEAR FLOODPLAIN

WATERWAY



Example Boardwalks

Boardwalk



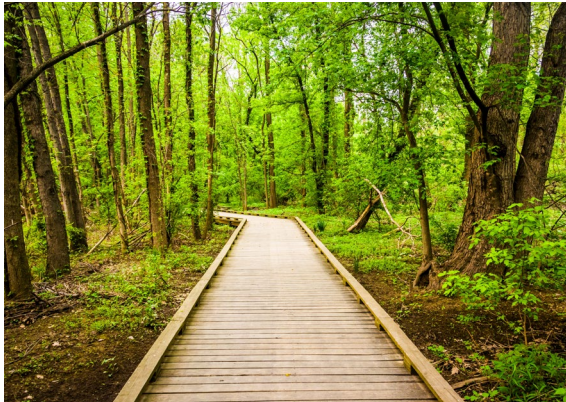
Example Section



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 Site Features



Gathering Pavilion



Picnic Table Shelter

Example Site Features



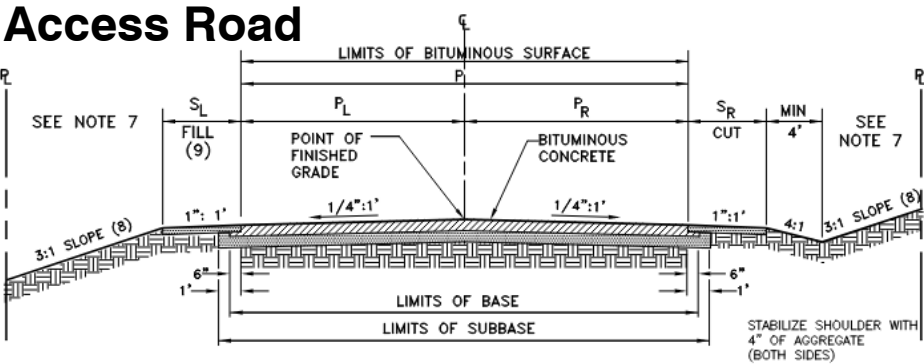
Restroom Facilities



ADA Picnic Table

Example Site Features

Access Road



Access Road Surface Elevation



Example Access Road

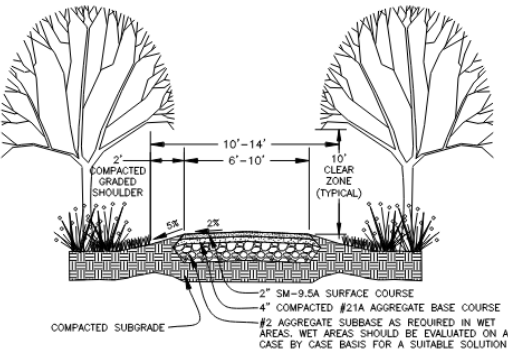


Example Access Road

Vehicle Gate



Trails



Trail Surface Elevation



Example Natural Trail



Example ADA Trail

County Next Steps

Design

- Dewberry will finish the 35% Design Set and cost estimation for all proposed improvements at Sinclair Mill and Doves Landing Park.
- Dewberry will recommend phasing based on estimated costs, available funding, and site prioritization.
- Based on cost estimation and recommended phasing, Prince William County will contract 50-100% design for the Sinclair Mill property.

Resource Management

- Following the completion of the initial Threatened and Endangered Species study, on the ground studies/additional site analysis will be taking place as needed.
- Prince William County will be working with the Virginia State Department of Forestry to develop a Forest Management Plan for the full Doves Landing Park site, including Sinclair Mill and Long Branch Preserve.
- Based on Dewberry's analysis, Prince William County is developing a maintenance plan for trail repairs at Doves Landing Park to include fixing broken culverts and adding minimal crossings to wet areas along the trail.
- Signage has been added to Doves Landing Park designating private property. Maps and additional trail signs will be installed this summer.

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

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