

Shenandoah Park

Community Meeting
February 19, 2026

01 | Introductions

02 | Review of Park Entrance Options

03 | Updated Design

04 | Project Schedule

- **Yesli Vega**
Prince William Board of County Supervisors, Coles District
- **Rick Canizales**
Director, PWC Department of Transportation
- **Richard Windish**
Principal Engineer, PWC Department of Transportation
- **Jim Klein**
Owner & Principal, Lardner/Klein Landscape Architects
- **Seth Hendler-Voss**
Director, PWC Department of Parks & Recreation
- **Amarjit Riat**
Division Director, DPR Planning & Capital Projects
- **Patti Pakkala**
Planning Manager, DPR Planning & Capital Projects
- **Erica Mutschler**
Project Manager, DPR Planning & Capital Projects
- **Saleh Alaeddin**
Project Manager, DPR Planning & Capital Projects

Proposed Park Entrance



Bus Stop at Amy Ln

PARK ENTRANCE OPTION A

Short turn lane, doesn't allow vehicles to adequately slow down.

Site line issues turning out of Doug Dr.

PARK ENTRANCE OPTION B

Entrance along Bristow Rd will require a right hand and left hand turn lane.



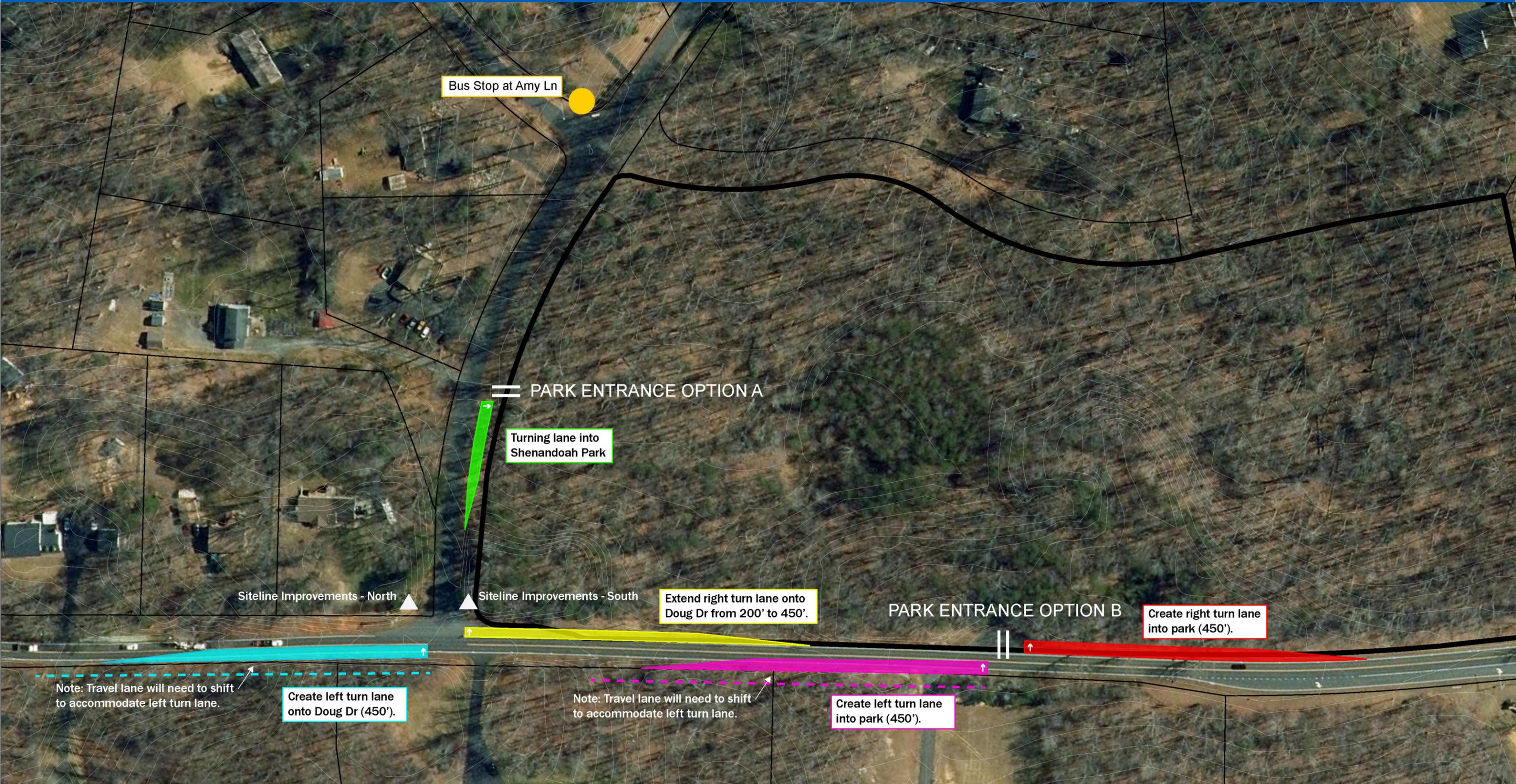


01) Southern corner of Doug Dr & Bristow Rd (County property)



02) Northern corner of Doug Dr & Bristow Rd (private property)

Potential Road Improvements

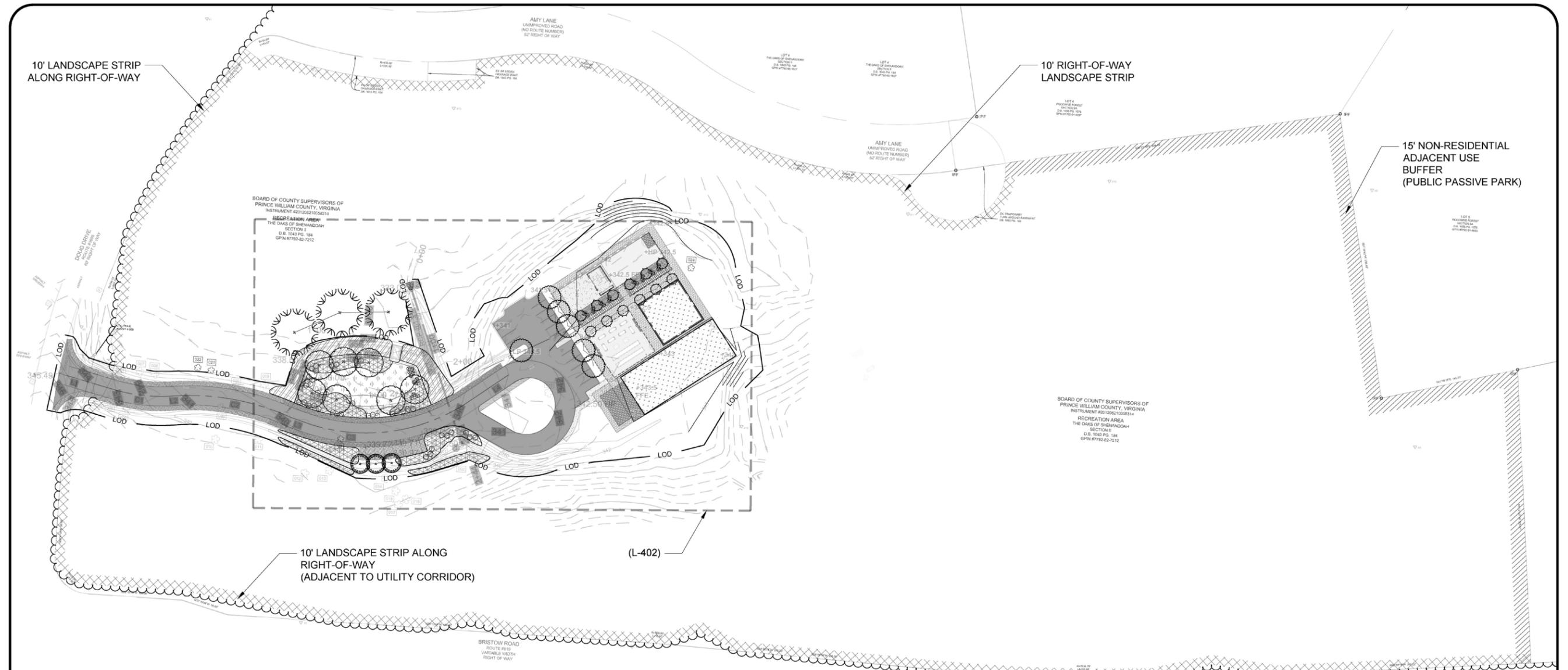


Road Improvements | Cost Estimation

Date: 02/18/2026



Shenandoah Park Entrance Turn Lanes and Improvements			
PROJECT LIMITS Bristow Road to Doug Lane - Options for improvements for the park as shown			
PROJECT DATA Length of Project = varies per option.			
STANDARD DESIGN CRITERIA Width of turn lane = 12.0 ft Width of Shoulder = 4.0 ft Width of ditch (project side) = 5.0 to 6.0 ft			
	PLAN KEY	TOTAL - Approximate Cost Range	COMMENTS
OPTION A - RIGHT Turn Lane from Doug Drive into park Price includes: Tree removal, excavation, ditch grading, paved turn lane, park entrance, striping, topsoil seed and mulch.		\$315,000 to \$350,000	This is the preferred entrance as it is the most cost effective option and would not need to acquire right of way from private property owners.
OPTION B - 1) LEFT Turn Lane on Bristow Road into park Price includes: Tree removal, excavation, ditch grading, paved turn lane, park entrance, striping, topsoil seed and mulch.		\$1,100,000 to \$1,250,000	This estimate is assumed to be constructed at the same time as Option B-2. Please note additional right of way would need to be acquired to widen Bristow Road to accommodate this turn lane.
OPTION B - 2) RIGHT Turn Lane on Bristow Road into park Price includes: Tree removal, excavation, ditch grading, paved turn lane, park entrance, striping, topsoil seed and mulch.		\$665,000 to \$325,000	A minor amount of right of way and Temp Construction Easements would be needed from Shenandoah Park to widen Bristow Road
OPTION C - Extend existing RIGHT Turn Lane 250 LF from Bristow Road onto Doug Drive Price includes: Tree removal, pole relocation, excavation, ditch grading, paved turn lane extension, overlay existing turn lane, striping, topsoil seed and mulch.		\$265,000 to \$300,000	This option allows for improved deceleration lane thus making the turning movement safer. May need to relocate one utility pole
OPTION D - LEFT Turn Lane on Bristow Road onto Doug Drive - Approximate length = 450 ft. Price includes: Tree removal, excavation, ditch grading, paved turn lane, park entrance, striping, topsoil seed and mulch.		\$1,350,000 to \$1,500,000	Extensive tree clearing, grading, dirt haul away and right of way needed to allow for construction of the left turn onto Doug Drive.
Site Distance Improvements - South	△	\$55,000 to \$70,000	Would require tree clearing, earthwork & ditch grading
Site Distance Improvements - North	△	\$220,000 to \$250,000	Install two new utility poles and berm grading/clearing

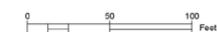


SCHEDULE A BUFFER AREA PLANTING

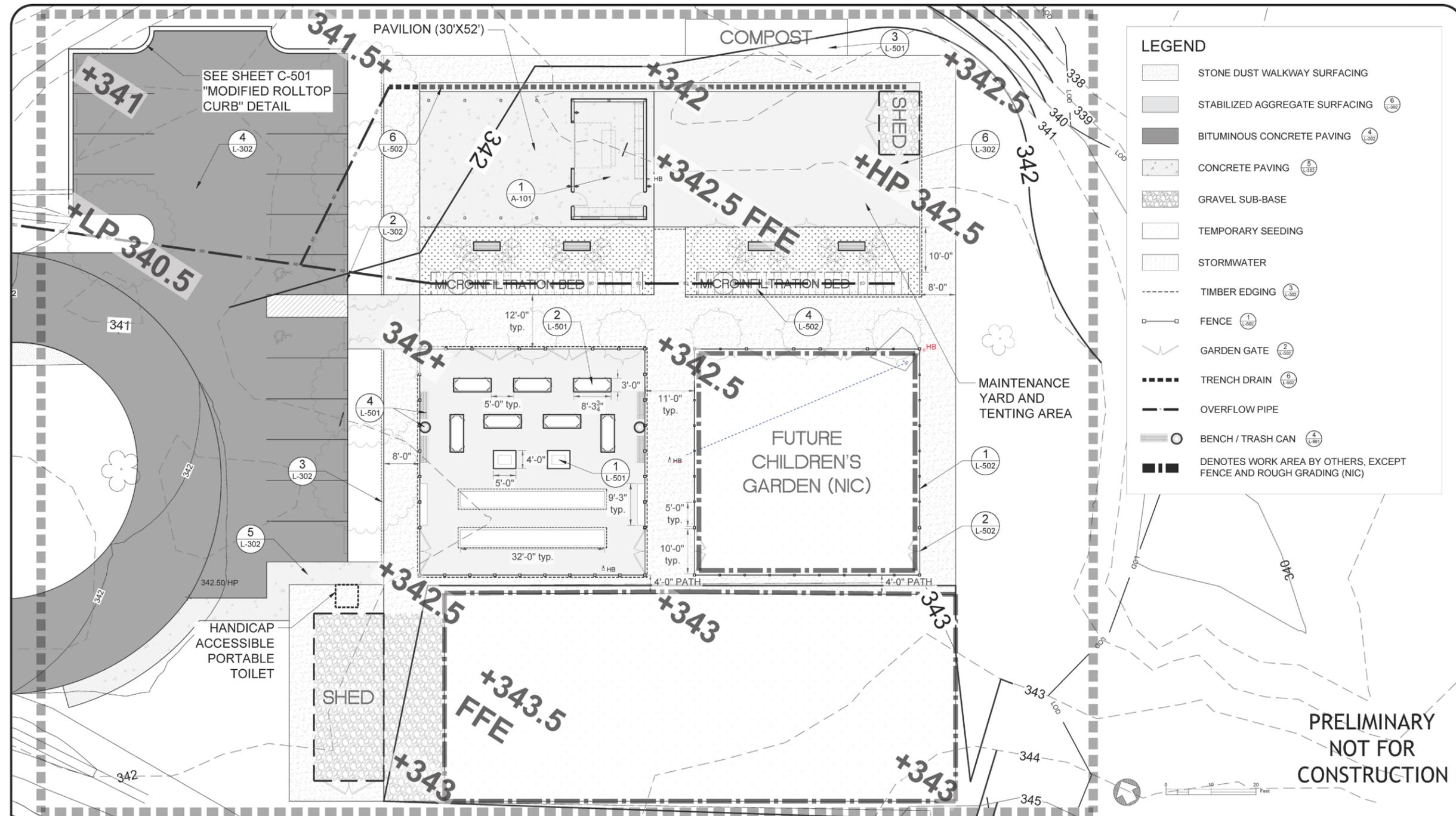
- | | |
|--|--|
| 1. MINIMUM REQUIRED BUFFER AREA (A, B, OR C): <u>D</u> | 7. NUMBER OF LARGE DECIDUOUS TREES PROVIDED: _____ x 10 p.u. = _____ p.u. |
| 2. MINIMUM WIDTH OF LANDSCAPED YARD: <u>NA</u> | NUMBER OF LARGE EVERGREEN TREES: _____ x 10 p.u. = _____ p.u. |
| 3. LINEAR FEET OF BUFFER STRIP REQUIRED ALONG PROPERTY LINE AND/OR RIGHT-OF-WAY: BUFFER: <u>1155 LF</u> RIGHT-OF-WAY: <u>3039 LF</u> | NUMBER OF EVERGREEN UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): _____ x 5 p.u. = _____ p.u. |
| 4. PERCENTAGE OF REQUIRED BUFFER AREA OCCUPIED BY EXISTING WOODLAND: <u>100%</u> | NUMBER OF DECIDUOUS UNDERSTORY TREES (MEDIUM, SMALL OR COMPACT): _____ x 5 p.u. = _____ p.u. |
| 5. FENCE OR WALL OR BERM EMPLOYED IN BUFFER AREA:
YES _____ NO <u>X</u> | NUMBER OF SHRUBS: _____ x 2 p.u. = _____ p.u. |
| 6. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: <u>NA</u> | NUMBER OF ORNAMENTAL GRASSES: _____ x 1 p.u. = _____ p.u. |
| | NUMBER OF PERENNIALS: _____ x 0.25 p.u. = _____ p.u. |
| | 8. TOTAL NUMBER OF PLANT UNITS REQUIRED IN BUFFER STRIP: <u>NA</u> |

NOTES

- MINIMUM 15' BUFFER REQUIRED FOR "PUBLIC RECREATIONAL USE - PASSIVE" ADJACENT TO SINGLE FAMILY RESIDENTIAL DETACHED USE (1-ACRE OR LARGER)
- PRESERVED WOODLAND FOREST IN GOOD HEALTH (SHOWN AS EXISTING ON 1979 THROUGH CURRENT PWC AERIAL IMAGERY) PROVIDES 100% OF REQUIRED BUFFER AND RIGHT-OF-WAY PLANTING STRIP



Site Plan



LEGEND

- STONE DUST WALKWAY SURFACING
- STABILIZED AGGREGATE SURFACING (6) (L-302)
- BITUMINOUS CONCRETE PAVING (4) (L-305)
- CONCRETE PAVING (5) (L-307)
- GRAVEL SUB-BASE
- TEMPORARY SEEDING
- STORMWATER
- TIMBER EDGING (3) (L-305)
- FENCE (1) (L-507)
- GARDEN GATE (2) (L-507)
- TRENCH DRAIN (5) (L-507)
- OVERFLOW PIPE
- BENCH / TRASH CAN (4) (L-507)
- DENOTES WORK AREA BY OTHERS, EXCEPT FENCE AND ROUGH GRADING (NIC)

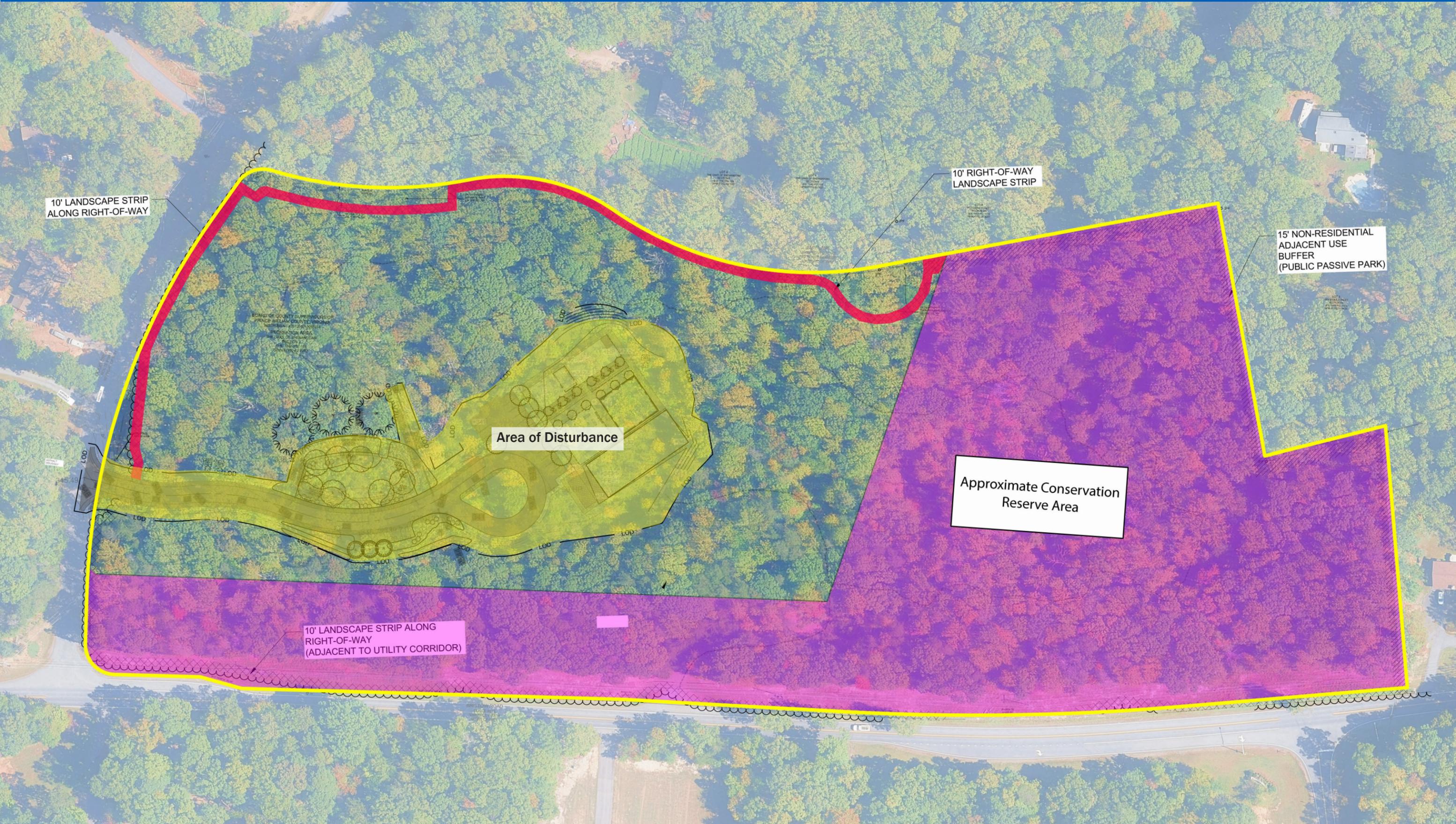
PRELIMINARY
NOT FOR
CONSTRUCTION

<p>design: JK design: CL drawn by: JK checked by: JK date: 12/8/2025</p>	<p>review: name, position: date: name, position: date:</p>		<p>prepared by: Lardner/Klein Landscape Architects, PC 120 North Alfred Street, Suite 100 Alexandria, VA 22314 703-739-0972 1-800-337-1370</p>	<p>in association with: RKK (Civil) 12600 Fair Lakes Circle, Suite 300 Fairfax, Virginia 22033 Rice Associates (Survey) 10661 Gaskins Way, Manassas, VA 20109 (703) 968-3200 ESA (Environmental) 2141 Priest Bridge Road, Suite 1, Crofton, MD 21114 (410) 267-0495</p>	<p>client: County of Prince William Department of Parks and Recreation 14420 Bristow Road, Manassas, VA 20112 703-792-6770 Metro 631-1703, Ext. 6770 Fax: 703-792-4611</p>	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<p>SHENANDOAH PARK HORTICULTURE THERAPY PROJECT L-102 GARDEN PLAN SHEET 12 OF 26</p>



PWC CONTRACT #
900420-24

Buffers & Reserves



10' LANDSCAPE STRIP ALONG RIGHT-OF-WAY

10' RIGHT-OF-WAY LANDSCAPE STRIP

15' NON-RESIDENTIAL ADJACENT USE BUFFER (PUBLIC PASSIVE PARK)

Area of Disturbance

Approximate Conservation Reserve Area

10' LANDSCAPE STRIP ALONG RIGHT-OF-WAY (ADJACENT TO UTILITY CORRIDOR)

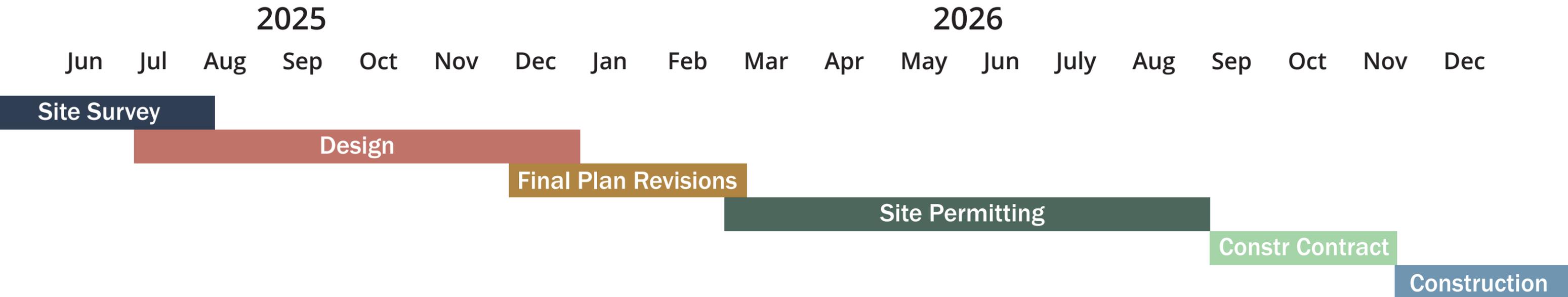








Project Schedule



Please Visit Our Project Webpage!

The Shenandoah Park web page is up with project updates. Please see link below:

<https://www.pwcva.gov/department/parks-recreation-tourism/active-park-planning-efforts/>



