

Davis Ford Park

2nd Public Meeting

May 7, 2026

Meeting Agenda

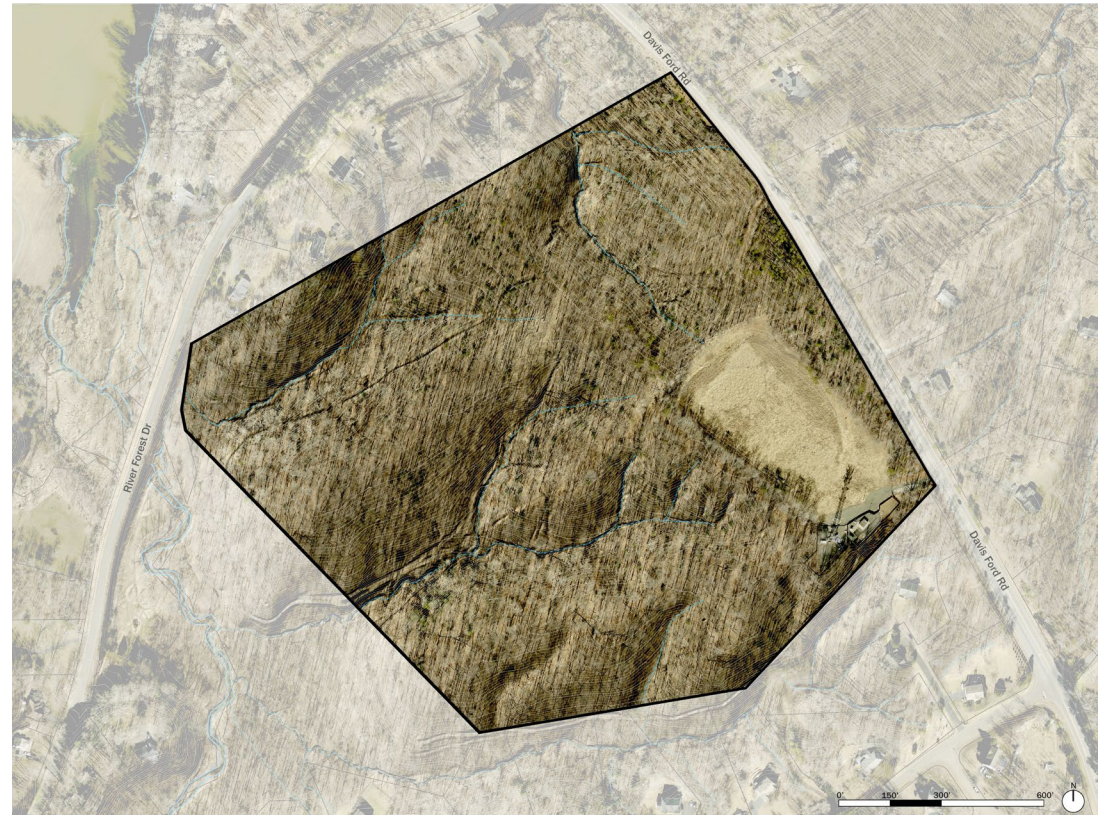
1. Introductions
2. Overview of Davis Ford Park
3. History of the Site
4. Review of Feedback
5. Concept Plans
6. Activity Overview
7. Project Schedule

Introductions

- Patti Pakkala
Planning Manager, DPR
Planning & Capital Projects
- Erica Mutschler
Project Manager, DPR
Planning & Capital Projects
- Jeanelle Pridemore
Landscape Architect, DPR
Planning & Capital Projects

Park Overview (1 of 2)

- 57-acre forested site.
- Site characterized by 3 ridges.
- Drainages dissect the site, leading to Crooked Creek in the southwest.



Park Overview (2 of 2)

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History of the Davis Ford Site

(1 of 2)

- 1823: Barnet Foley sold 200 acres, of which this site was a part of, to Travis and Benjamin Davis
- 1846: Travis Davis conveyed 190 acres to Edmund Davis. It is unknown if Travis and Edmund were related.
- 1853: Edmund Davis sold the land to Mary B. Nelson
- 1863: McDowell's Map of Northeastern Virginia and the Vicinity of Washington D.C. shows one structure on the site belonging to C. Nelson. Sometime between 1864-1901 the structure was abandoned.
- 1869: Mary B. Nelson sold 190 acres to James Vowels
- 1880: Special Commissioner James J. Davis conveyed the property to Henry A. & Mary S. Pearson
- 1914: Henry A. Pearson sold the property to Luther E. Pearson & Cora P. Pearson. Genealogical records indicate Henry and Luther may have been cousins.
- 1924: Luther Pearson sold to W. Hill Brown and A.A. Hooff for their company Brown and Hoof, INC. In 1945 their widows, Annie Beckham Brown and Ruth Hooff conveyed the property to Brown and Hoof, INC.
- 1969: Brown and Hoof, INC. sold the 190 acres with an additional 30.5160 acres, to Daniel K. Macklin & James B. Thorsen of Occoquan Land Investments, LLP. The property was divided into four parcels. The site of Davis Ford Park is on parcel 3. Later that year, Macklin and Thorsen sold the 220.5169 acres, divided into two tracts, to Growth Land, INC.

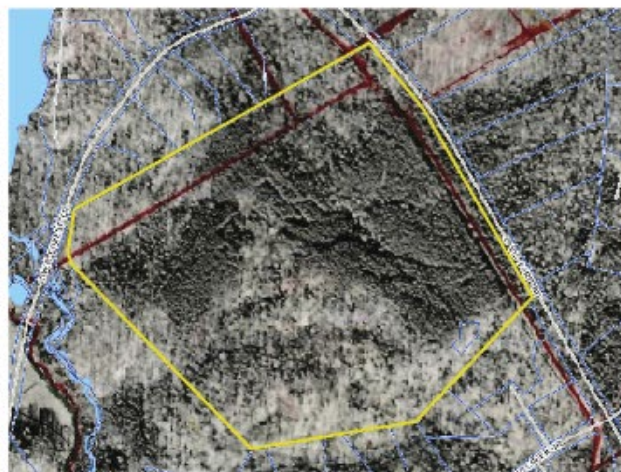
History of the Davis Ford Site

(2 of 2)

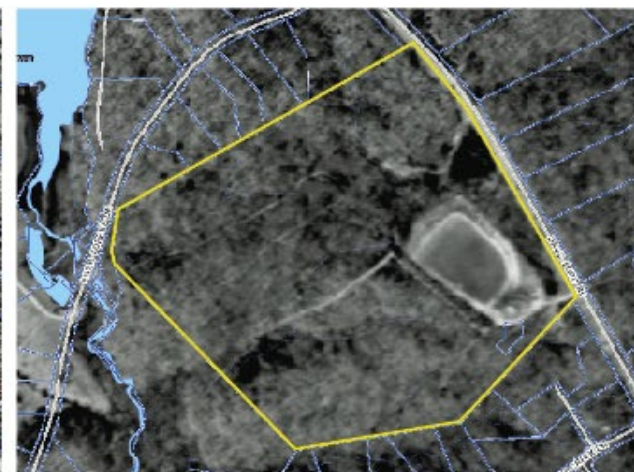
- 1976: Growth Land, INC. sold the 59 acre parcel to Occoquan Water Sewer Company, INC.
- 1991: The 59 acre parcel was sold to Occoquan Forest Sanitary District.
- 2013: The Service Authority voted to decommission the sewage treatment facility, and build a sewer line to connect Occoquan Forest to a sewage treatment plant. PW Board of County Supervisors entered an agreement to purchase the 57.8 acre site from the Service Authority up on decommissioning.
- 2021: PWC Department of Parks & Recreation accepted a land transfer for the 57.6 acre site.



1937



1954



1979

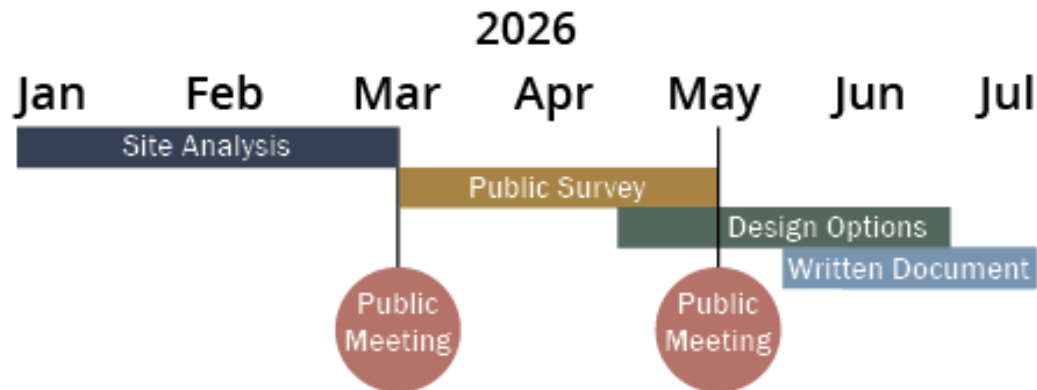
Archeological Findings

- A Phase I archeological investigation was completed by Thunderbird Archeology in November 2005.
- Remains of the stone foundation on site belonged to a mid-19th century home. No tax record were found to indicate exactly when the home was built or who built it, but it likely belonged to J. Carter or C. Nelson.
- Other evidence indicating a historic homesite include:
 - plow zone in the soil layers
 - fragments of pearlware, whiteware, white earthenware, ironstone, hard paste porcelain, olive glass, clear
 - glass, potash windowpane glass, lime soda windowpane glass, mortar, bricks, and machine cut nails.
 - presence of walnut trees and other plantings.



19th Century House
Foundation

Project Schedule



A Master Plan is a comprehensive, long-term strategic document that outlines the vision for an entire park's development. It functions as a "roadmap" for the park. It's not a design, but rather an outline for what facilities and amenities will be at the park, what programming will be allowed and supported by the park, and what goals there may be for the park, including ecological goals. This plan often allows for phased implementation over time.

What People Want to See

Programming

11



Outdoor Education

23



Edible Forest Demonstration

5



Outdoor Community Events (i.e. Movie)

9



Outdoor Fitness

7




Environmental & Historical Interpretation

16




Habitat Restoration

17



Sustainable Stormwater Management

13



Interactive Environmental Interpretation


- Trail connection from Davis Ford Park to Prince William Parkway.
- Pickleball Courts
- Play area where kids can explore nature and forest by running around, digging, building with natural materials.

Please tell us what other programming you would like to see.

What People Want to See

Facilities

20



Nature Trail

5



Running

13



Elevated Walkway

11



Individual Picnic

5



Small Pavilions

5



Gathering Areas

0



Grilling Areas

11



Interactive Play Along Trail

3



Sensory Play

10




Play Stations Throughout the Park

6



Large Nature Play Area

20




Restroom

3



Disc Golf

11



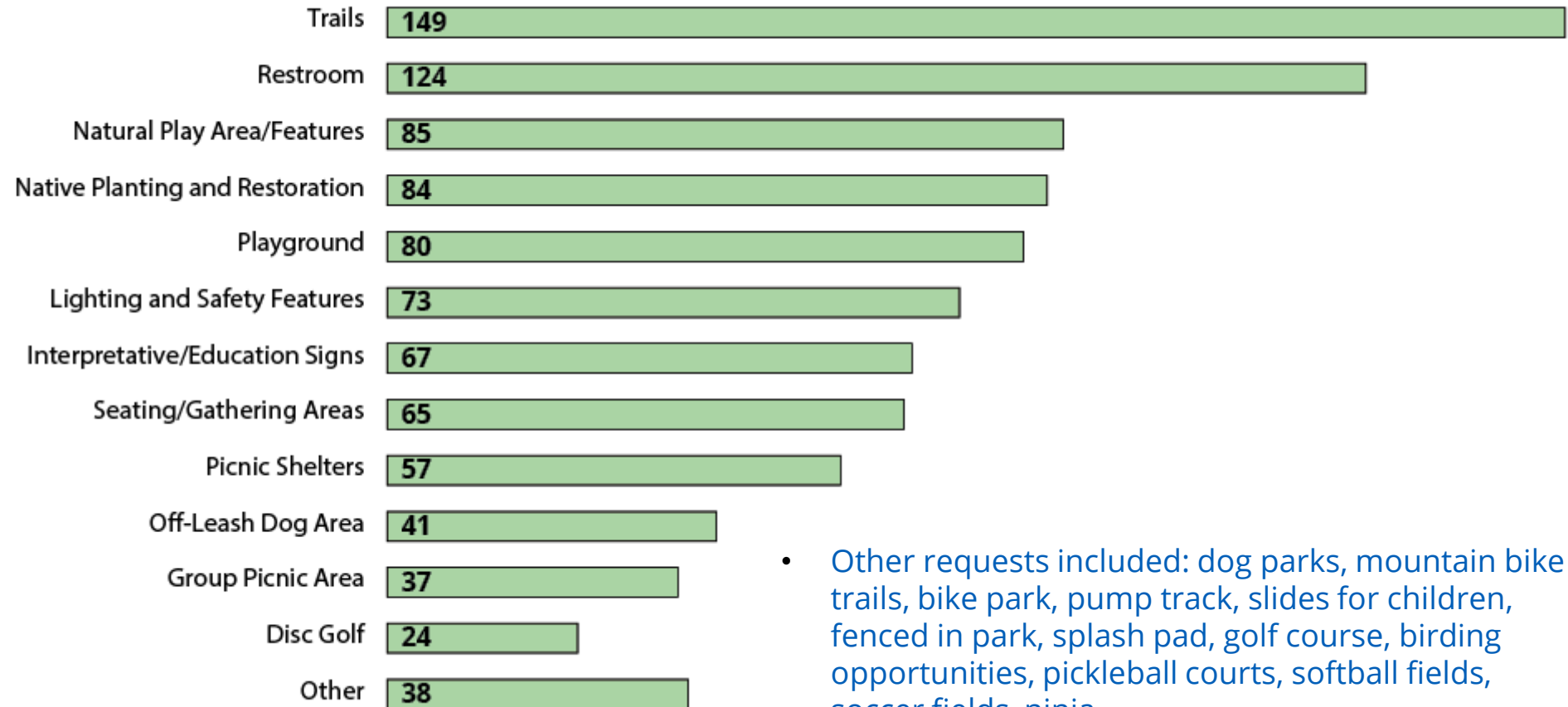
Dog Park

- Wheelchair/stroller accessible trail.
 - Easy creek access for kids to play in.
 - Small active recreation, pickleball, basketball, playground.
 - Mountain bike trail
- Please tell us what else you might like to see

What People Want to See

Online Survey (1 of 2)

182 Total Respondents to online survey which launched April 06, 2026



- Other requests included: dog parks, mountain bike trails, bike park, pump track, slides for children, fenced in park, splash pad, golf course, birding opportunities, pickleball courts, softball fields, soccer fields, ninja
- warrior course, indoor sports complex,
- kayak/canoe launch, bouldering features, outdoor learning lab, outdoor pool, paved trail, community garden, trail connections, etc.

What People Want to See

Online Survey (2 of 2)

Q2. Please share your vision for Davis Ford Park (this could include reference to number of parking spaces, amount of active or passive use, a theme, features to highlight, etc.)

Agreed upon features:

A Peaceful Park

Family Friendly
(A Park for All Ages)

A Preserve Park
(Keep it Natural)

A Park that Feels
Safe to Use

Largely requested, with
some disagreement:

Unique Play
Features

Seating & Picnic
Spots

Some requests, with no
clear disagreement:

Bike Trails

Dog Park

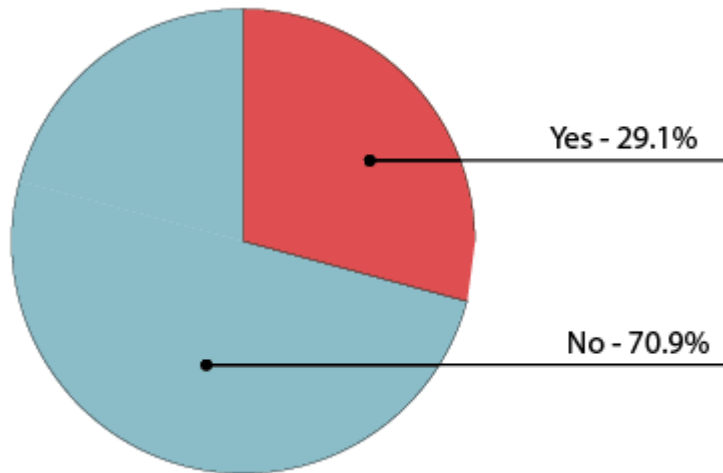
Few requests, with
most asking not to
include:

Pools

Active elements
like sports
courts & fields
(Basketball,
Pickelball, Soccer,
Softball)

Splash Pads

Q3. Do you have any concerns regarding development of the site as a county park?



Overdevelopment/
Environmental
Impact

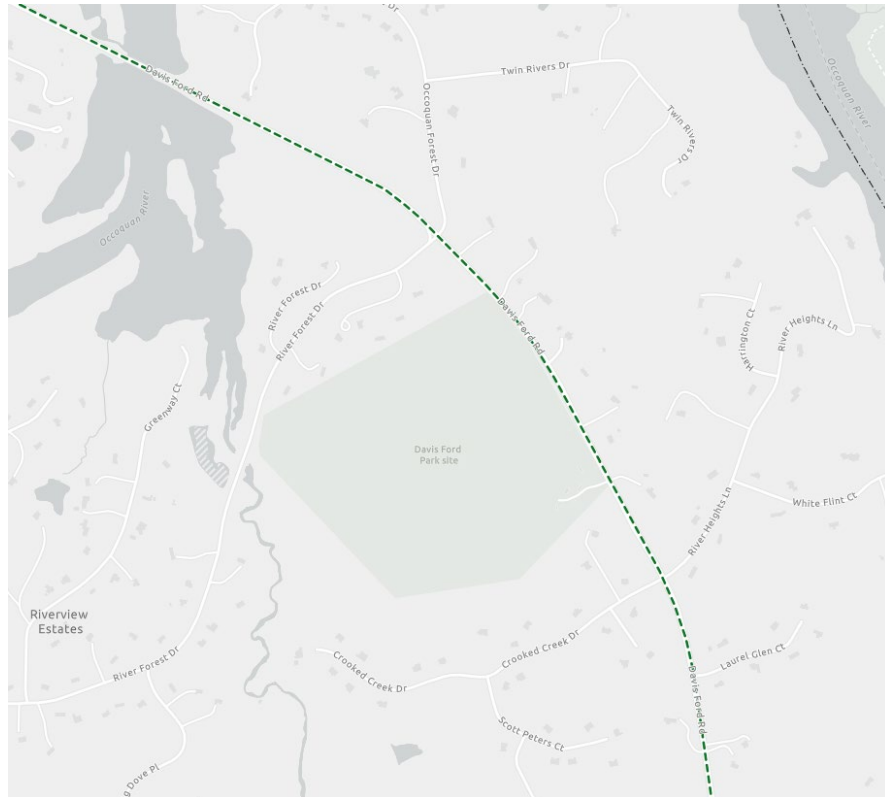
Traffic

Security

No Active Park/
Sports Complex

Noise

Traffic & Access Concerns



Intersection of Davis Ford Road, Occoquan Forest Road, and River Forest Drive.



Existing Access to Davis Ford Park

The Prince William County 2040 Comprehensive Plan- Mobility Chapter only calls for a “paved shoulder” along Davis Ford Road.

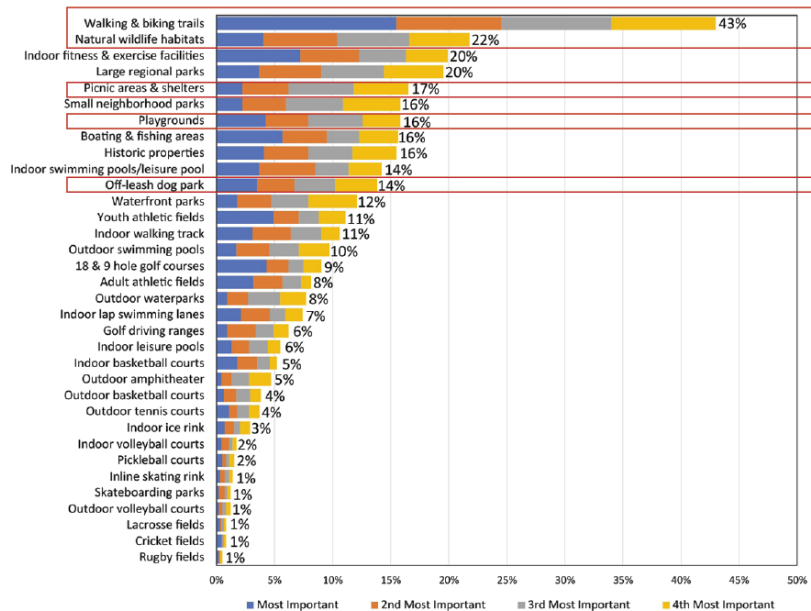
The Comprehensive Plan does state that for Davis Ford Road “Safety and operational improvements are recommended along with pedestrian/bicycle facilities.”

Countywide Requested Facilities

Parks, Recreation, & Open Space Master Plan 2020

Q5. Facilities That Are Most Important to Respondent Households

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

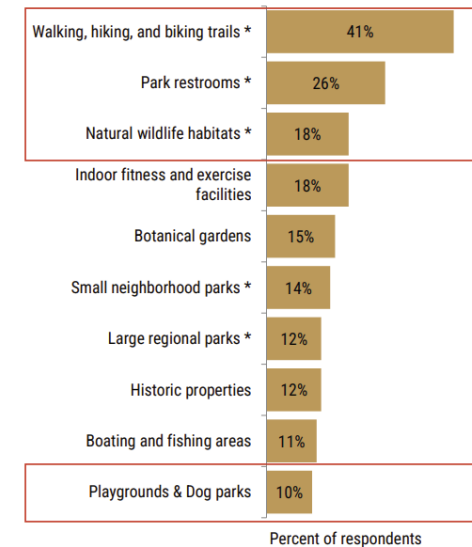


2024 Needs Assessment

FIGURE 4: MOST IMPORTANT FACILITIES

Of the facilities listed above, which four are MOST IMPORTANT for Prince William County to provide to your household?

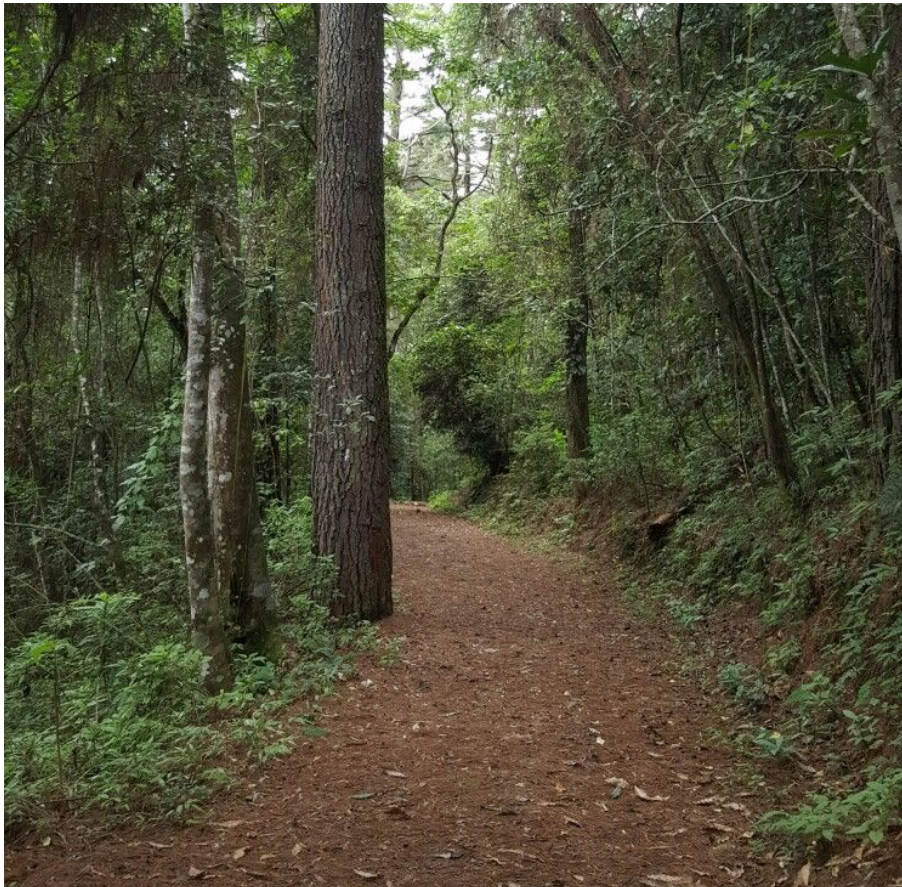
(Note: Top 10 most important facilities are shown)



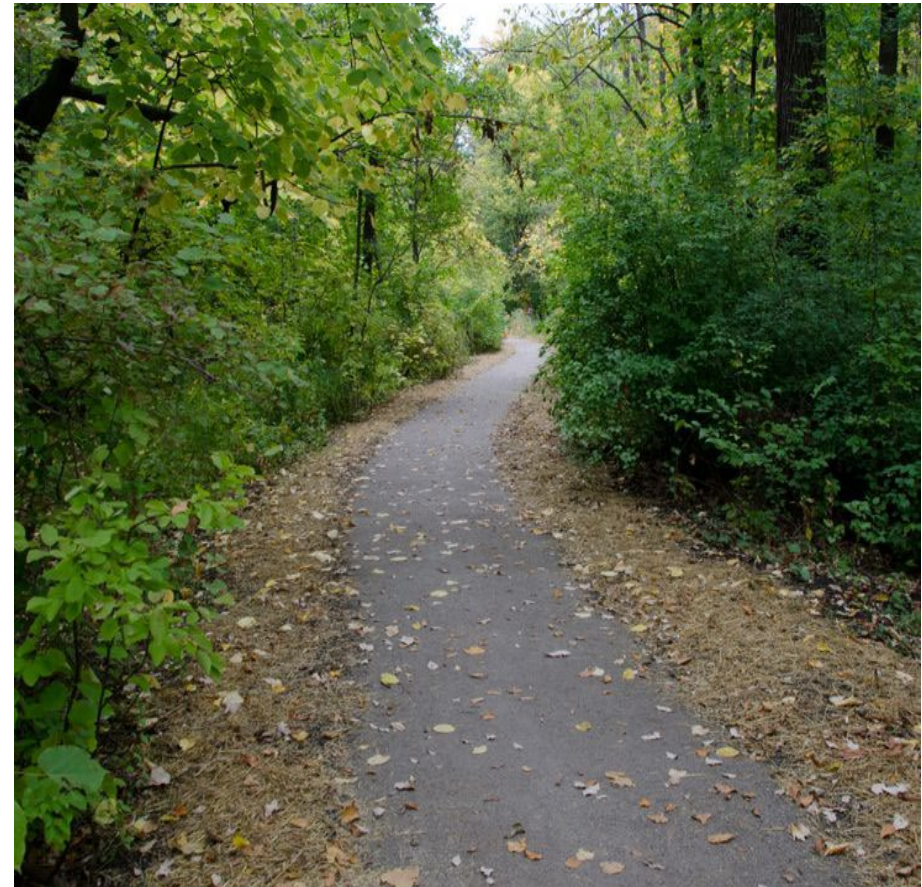
* Items that are also found in Figure 3A (top facilities meeting resident needs)

Types of Trails

Natural Surface Hiking Trail



ADA Accessible Stonedust Trail



Restroom



Nature Play Stations



Just So Festival - UK



Chicago Botanic Garden
Chicago, IL



Chessie's Big Backyard
Alexandria, VA



The Autism Nature Trail - Letchworth
State Park - Castile, NY



The Autism Nature Trail - Letchworth
State Park - Castile, NY



Mushrooms Playground
Gorkinsko - Ometevsky
Forest

Nature Playground

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Huie Woodland Playground at Lakeshore Park - Knoxville, TN



Just So Festival - UK



Nature Kids Discovery Zone - Lafayette, CO



Traditional Playground



Birchdale Recreation Center
Dale City, VA



Rollins Ford Playground
Nokesville, VA



Pond Nature Center
Springfield, VA

Seating/Gathering



Single Picnic Table



Small Pavilion

Dog Park

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Grist Mill Dog Park
Alexandria, VA



Salt Lake City, Utah

Pumptrack



Gillies Creek Pump Track - Richmond, VA

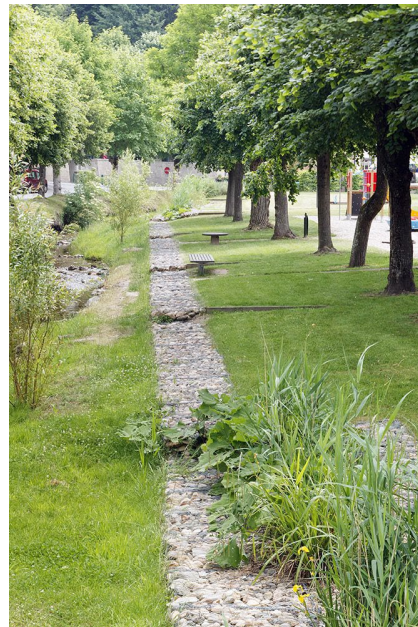


Phoenixville Bike Park - Tredyffrin, PA

Bioretention & Meadow



Bioretention at Parking Lot

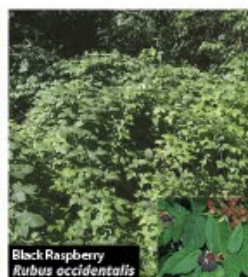
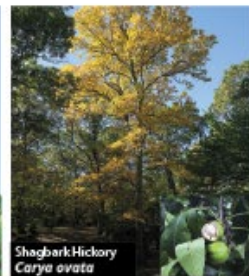
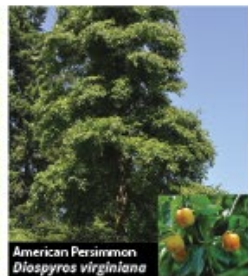
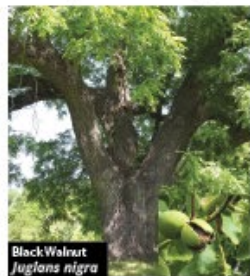


Meadow Area

Edible Forest Demonstration

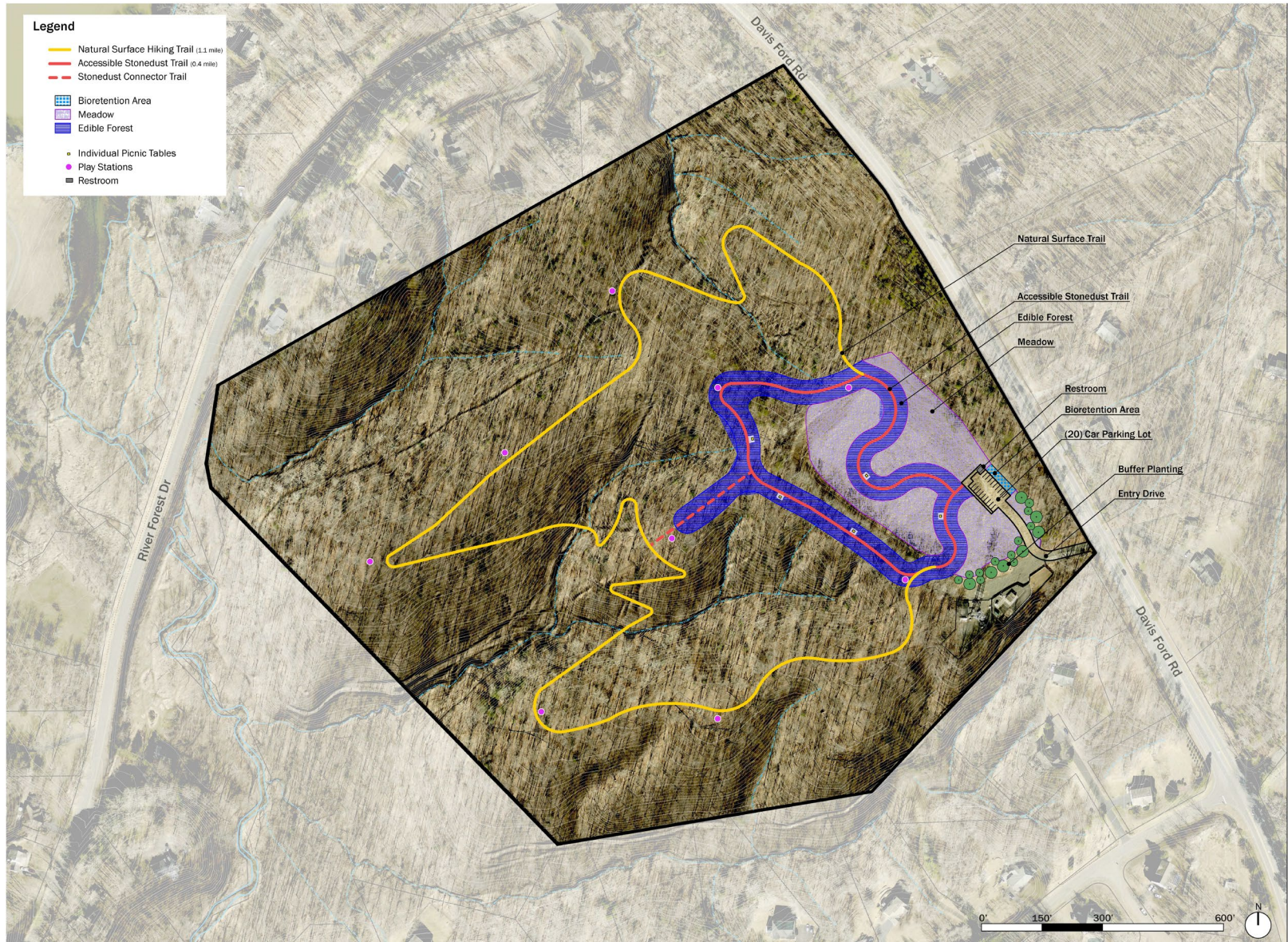
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Example Planting Palette



Concept Plan

Option 01



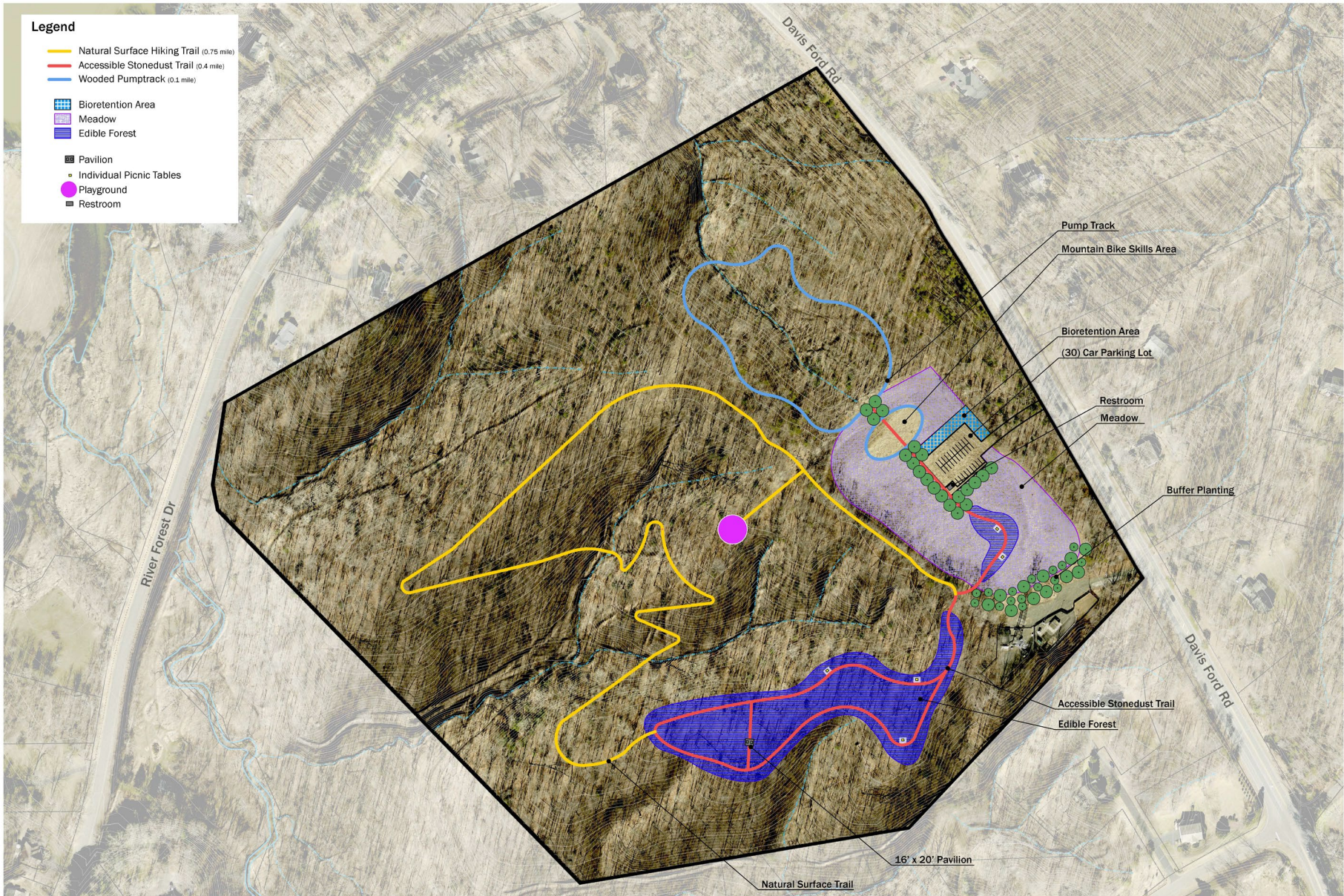
Concept Plan

Option 02



Concept Plan

Option 03



Thank you!

Please Visit Our Project Webpage!

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

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

