

Woodwinds Farm Park for the Performing Arts “Pathway to 2040” Proposal



northern area of woodwinds farm

On December 21, 2021, the 54-acre tract of land owned by Woodwinds Farm, LLC was sold to Prince William County. Formerly owned by Grace and Olin Bockes (my parents) since 1971, the property sits just north of the Prince William County landfill and along the Powells Creek watershed area. What follows is my proposed plan for the future of this area.

My Vision

I believe that using this land, PWC should create a park that serves as a small event venue for the community. My idea is to create a venue similar to that of Wolf Trap Farm Park for the Performing Arts, that would run in concert with GMU and the PWC Arts Council and regularly host small, local events (such as performances). A smaller venue would provide an outdoor space for many of the PWC Arts Council member groups—as well as GMU and Colgan High students—who could easily ‘put on a show’ for the local PWC community.

Moreover, the area of land that sits along the aforementioned watershed area could be repurposed into a PWC-operated park. In joint operation with the county landfill (and, perhaps, the PWC Sustainability Commission and Eco-park) the park could double as a model for environmental conservation—teaching local students about sustainable agriculture, as well as waste management.

With a whopping 600 acres of land to utilize, I also envision biking trails and nature paths that could be installed from Colgan HS to Minnieville Road, as well as bird and/or bee sanctuaries, and picnic spaces throughout the park.

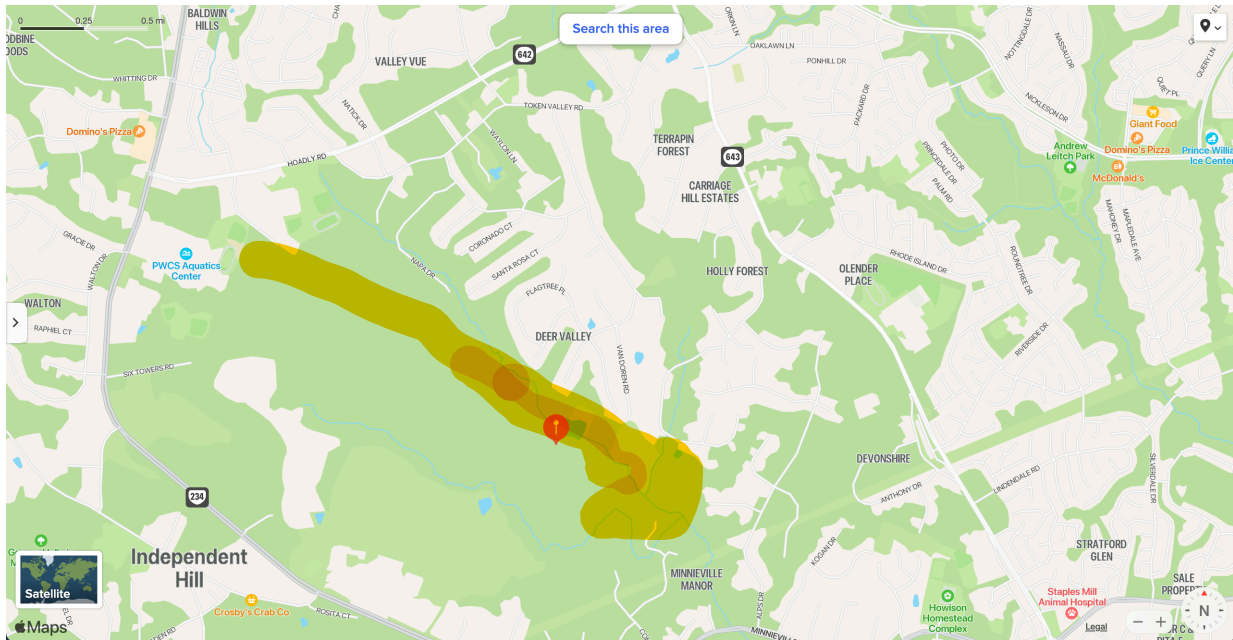


watershed area

Why this land?

PWC is currently looking for additional land to create recreational parks for its residents. In addition to serving as a buffer space for the county landfill, the convergence of multiple main roads and neighborhoods make this parcel of land the ideal location for such a park.

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aerial view of proposed woodwinds farm park

The property is nearby several local schools such as Colgan, Hylton and Forest Park Senior High Schools and adjoins Benton Middle and Coles Elementary at the Northwest. Residential housing areas are close by, as well; however, access to existing parks for these residents currently requires driving several miles.

My vision is that by utilizing multiple points of entry, residents from multiple locations could easily access the park on foot. Access from the northwest can interlink with the new PWC trail going from Colgan High School to Benton Middle School and Independence Road. Access from Van Doren Road could provide easy entry from Deer Valley Estates and Gala Woods. Moreover, communities off Spriggs Road (Holly Forest) and Minnieville Road (Minnieville Manor) could also easily access the parkland, while access from Route 234 could provide parking and a larger entry-point in the future.



geese in the nearby pond

Summary

I realize this is quite an ambitious plan. But I also firmly believe it's *the best way* to make the most of this amazing area.

I've lived and maintained the Woodwinds Farm property for 50 years and I feel that the best practice is to keep the land wooded and a haven for wildlife, while building a layer of infrastructure to ensure it *also* serves the local community.

This plan does both.

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For more information about the land, it’s history, or the Bockes family, I’ve also attached a more in-depth document that provides more detail and links to my proposal.

Thanks for reading!

Sincerely,

Rick Bockes

Founder & Property Manager of Woodwinds Farm, LLC.

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