

# BRADDOCK PARK MASTER PLAN REVISION



***Fairfax County Park Authority***

**APPROVED  
November 10, 2021**

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## ACKNOWLEDGEMENTS

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## **I. INTRODUCTION**

Fairfax County, Virginia is a thriving community that is home to more than one million residents and over two hundred million square feet of commercial, industrial, and retail space within the Washington, DC metropolitan region, all of which benefit from the more than thousands of acres of parks, open space, and recreational facilities throughout the county.



The Fairfax County Park Authority (FCPA) was established in 1950 with the intent to preserve and protect natural and cultural resources, while developing and maintaining a system of parks and facilities. The Park Authority's mission is to enrich quality of life for all members of the community through an enduring park system that provides a healthy environment, preserves natural and cultural heritage, offers inspiring recreational experiences, and promotes healthy lifestyles. Today FCPA has over 23,000 acres of parkland and a myriad of recreational opportunities with over 425 unique parks and facilities ranging from RECenters and golf courses to natural and cultural resource parks.

### **A. PURPOSE & PLAN DESCRIPTION**

The purpose of a Park Master Plan is to create a long-range vision for a park by determining the best uses, facilities, and resource management strategies for a specific site. During the planning process, the park is evaluated in the context of the surrounding community and within the FCPA system as a whole. The approved master plan serves as a decision-making guide to be consulted before the initiation of any detailed site planning, design, construction, resource management activities, or programming are conducted on site. Purposefully, master plans are general in nature, which allows flexibility to accommodate changing park user needs, as well as changing best management practices. Park master plans are updated as necessary to reflect changing community interests over time.

Operational plans and growth projections are carefully considered in the master plan; however, the park master plan is not a park operations guide. The master plan is conceptual, with facilities shown in general locations within a park, as many of the features will require additional and separate fiscal analysis, budgeting and funding over time, to identify scope, programming, design, and engineering for implementation.

This plan is divided into three parts. First, the Park Background provides a basic overview of the historical and organizational context in which the park exists. Second, the Existing Conditions, describes the current physical characteristics, facilities, infrastructure and use areas within the park. The last part, the Conceptual Development Plan (CDP), describes specific land uses, identifying and explaining target areas for future development, their location, and extent within the park. The Conceptual Development Plan (CDP) is based on the research, site analysis, and data presented in this document. The CDP is a graphic depiction of the recommended uses and their general locations (Page 41). This is complemented by plan text, which describes future park uses and facilities, and discusses design concerns that will need to be considered when the CDP is implemented. These two parts of the CDP should be used together to understand the full extent of the recommendations.

When all or part of the CDP is funded for implementation, detailed studies, design, and engineering will be conducted as needed to refine the plan. The park master plan is conceptual in nature and the final locations of facilities may shift within a general area based on future site design and engineering within the park.

## B. PLANNING PROCESS & PUBLIC INVOLVEMENT

As a decision making guide, the park master plan may go through periodic updates in order to maintain viability as an effective tool, that accurately reflects the community interests and responds to changes in its surroundings over time. Site development ultimately requires additional study and detailed design and engineering that exceeds the scope of a park master plan; however, it is the framework established through the park master plan process that assures cohesive, efficient, and balanced development of Park Authority assets.

Public engagement is a cornerstone of the development of a park master plan involving outreach, information meetings, surveys, and review of draft plan materials. Accordingly, for the Braddock Park Master Plan, the project team held a virtual *Public Information Meeting* on October 1, 2020. The meeting was an opportunity for members of the public to learn about the planning process, ask questions, and set the stage for an online public survey. The public survey was released at the conclusion of the meeting and remained available to park users for a one-month duration. The input received from the survey influenced the Park Authority's decision-making during the development phase of the draft master plan. A draft conceptual development plan was presented to the public at a virtual *Public Comment Meeting* on April 26, 2021, and gave the public an opportunity to speak directly with the team and to provide specific feedback related to the draft conceptual development plan. Following the public comment meeting, the plan was further refined and a draft master plan was presented to the Park Authority Board on July 28, 2021. The project team presented the final public meeting, the *Draft Master Plan Meeting*, on September 09, 2021 to share the recommendations in the draft plan. The Park Authority Board approved the revised Master Plan for Braddock Park at its regular meeting on November 10, 2021.



Figure 1: Park Master Planning Process

## II. PARK BACKGROUND

### A. LOCATION & GENERAL DESCRIPTION

Braddock Park is located in the Springfield Supervisory District at 13241 Braddock Road, Clifton, VA, and is classified as a District Park in the Fairfax County Comprehensive Plan. The park is located at the westernmost end of Braddock Road, which spans East-West across the county. The park has over 61 acres of land and includes diamond and rectangular ball active sport ball fields, batting cages, parking, trails, and forest. Park visitors access the park via a vehicular entrance along Braddock Road. Pedestrians enter the park at this same location where the Braddock Road shared-use pathway (SUP) connects with the park vehicular entrance.

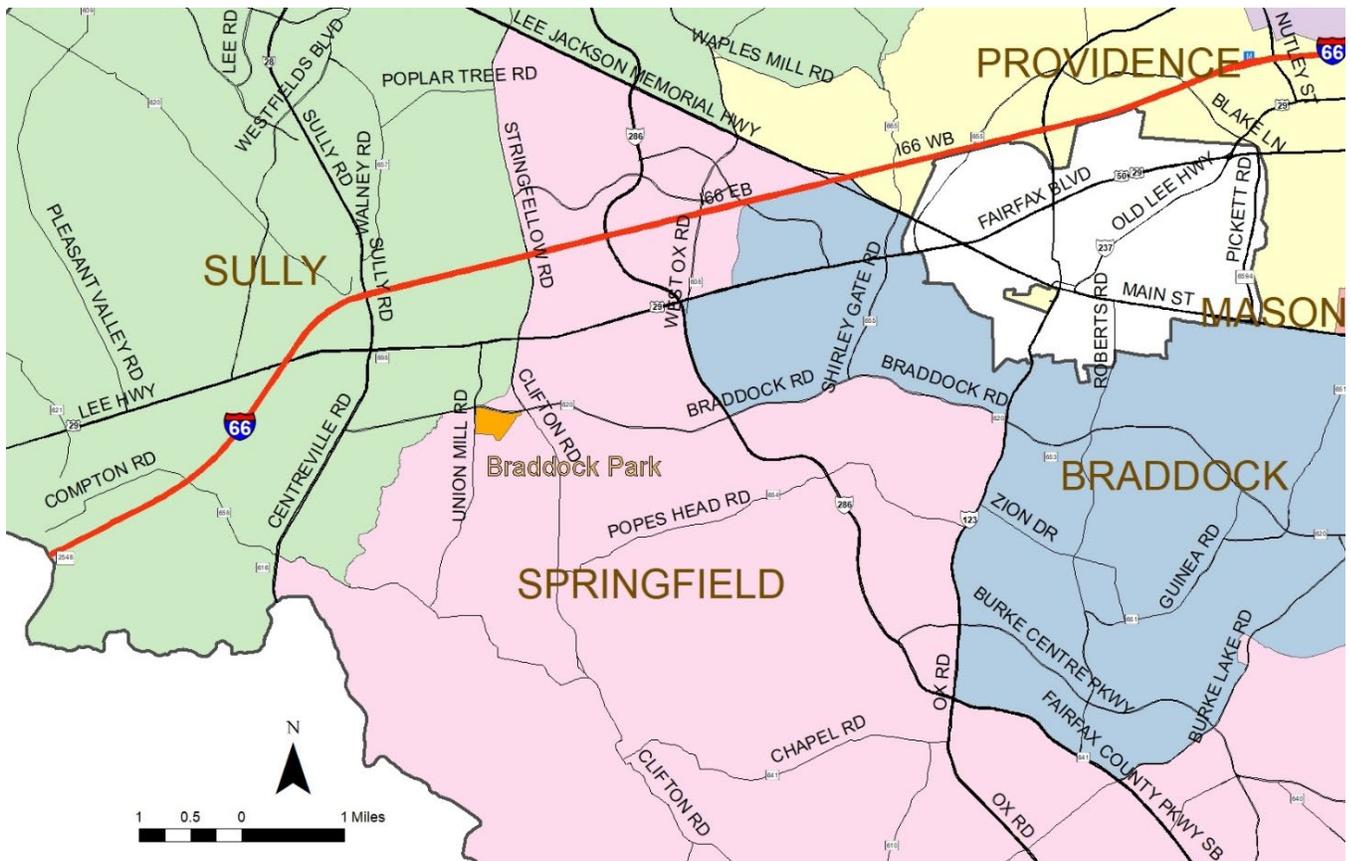


Figure 2: Park Master Planning Process

### B. CONTEXT

The town of Clifton is located three miles to the south, and the historic town of Centreville is located two miles to the northwest. Braddock Park shares its border with the Park Authority's Twin Lakes Golf Course to the east and Centreville High School to the south. The park is surrounded primarily by single-family residential neighborhoods, the most prominent being the Little Rocky Run subdivision to the west and the Hampton Forest subdivision to the east. Both were built in the 1980's around the same time as Centreville High School. The Colonnade at Union Mill shopping center is located in a commercial district to the northwest. (Figure 2).

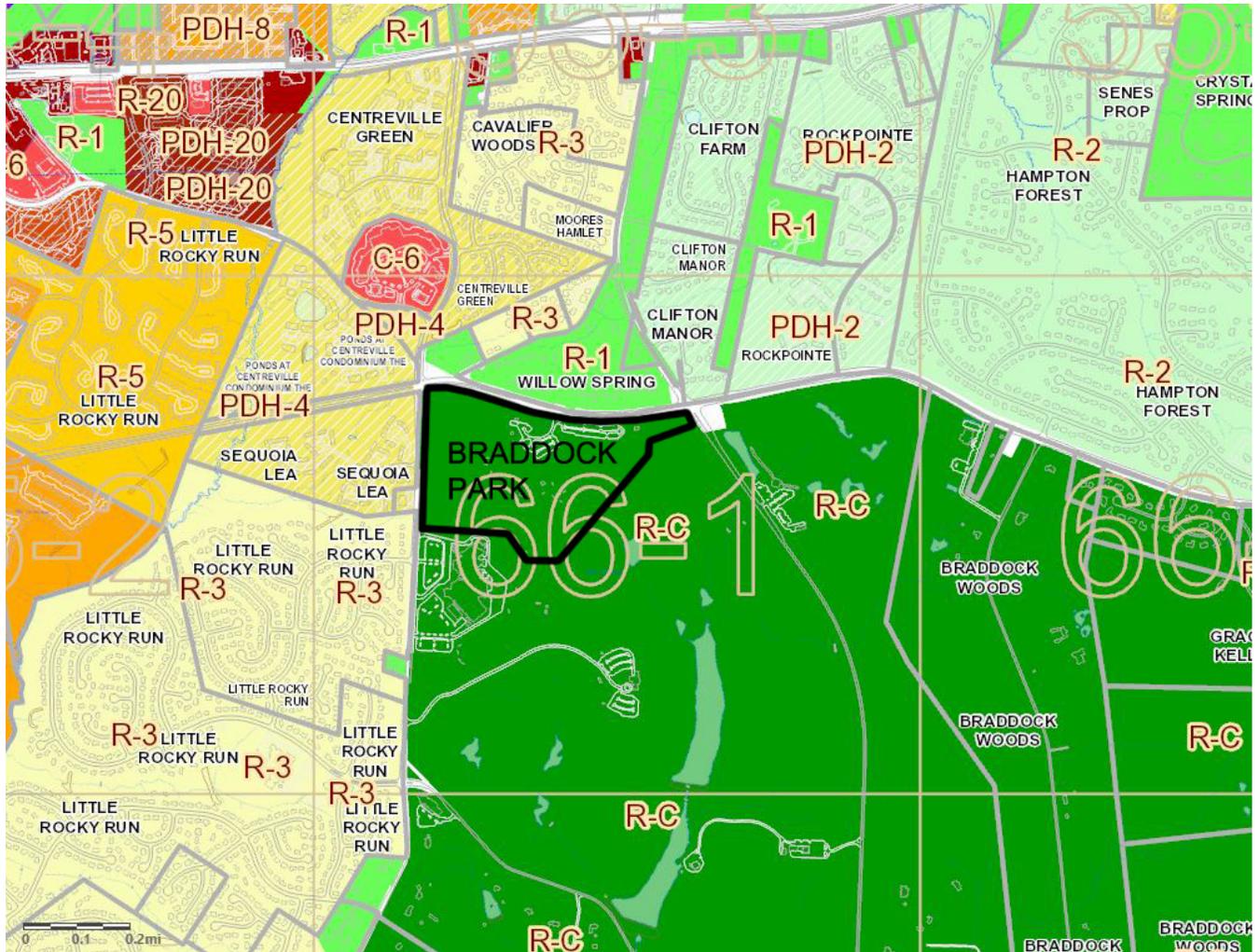


Figure 3: Braddock Park Zoning Context Map

Braddock Park is in the Twin Lakes Community Planning Sector (P1) of the Pohick Planning District as described in the Fairfax County Comprehensive Plan. Surrounding land uses are planned, zoned, and developed with residential uses ranging from one to four units per acre (Figure 3). Braddock Park is in the R-C zoning district that allows residential use at 1 dwelling unit per 2 acres as well as public facilities, such as parks and schools. Within three miles of Braddock Park, there are 15 schools and 26 county parks (Figure 4).



Figure 4: Braddock Park Nearby Facilities

### C. ADMINISTRATIVE HISTORY

Braddock Park occupies part of a series of parcels that FCPA acquired for various public uses in 1974. Braddock Park and the northern portion of Twin Lakes Golf Course, called the “Oaks Course,” are comprised of one large 227-acre parcel identified as Tax Map 0661 01 0012A. In 1988, parcels 0661 01 0012A and 0012B were leased to the Fairfax County School Board by the Park Authority, and the construction of Centreville High School immediately followed on the 35-acre site. Parcel 0661 01 0010 was later acquired by Fairfax County Public Schools to expand athletic facilities. The 187-acre parcel identified in Tax Map 0663 01 0009 lies to the south of the Braddock Park parcel. The parcel was developed as a golf course in the 1960’s and was later acquired by the Park Authority and opened in 1998 as the “Lakes Course,” the original of the two courses that make up Twin Lakes Golf Course today. Figure 5 shows the location of the parcels comprising the Braddock Park/Centreville High School/Twin Lakes assemblage.



Figure 5: Braddock Park Parcel Map

The Park Authority Board (PAB) approved Braddock Park's original master plan in 1981, which established the following emphasis:

- Providing a variety of active and passive recreational activities.
- Prioritizing active sports facilities.
- Preserving the western portion of the site as a Resource Management Area or Resource Protection Zone (RPZ) as it is referred to today.
- Providing a social plaza at the center of the park.
- Providing adequate parking.

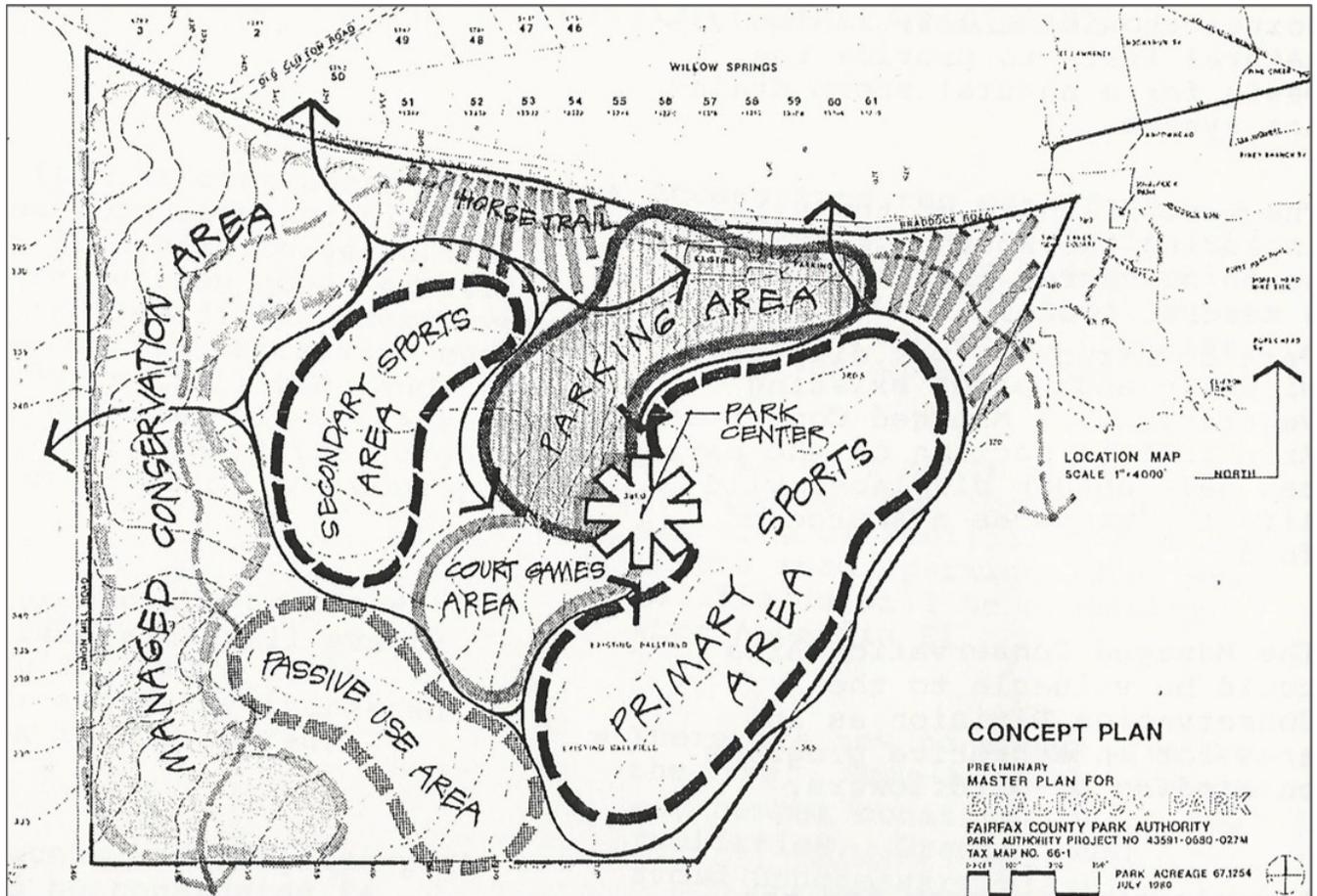


Figure 6: 1981 Master Plan Concept Plan

The final approved concept plan shown in [Figure 6](#) accommodated a variety of uses to meet the goals and objectives summarized above. The document was used to guide the project phasing and development of:

- ✓ Six Softball Diamond Fields
- ✓ Soccer / Football Rectangular Field
- ✓ Batting Cages
- ✓ Picnic Pavilion
- ✓ Tennis Courts
- ✓ Volleyball Courts
- ✓ Multi-use Court
- ✓ Walking and Running Trails
- ✓ Social Plaza
- ✓ Restroom Building
- ✓ Concessions Building
- ✓ Tot Lot/ Playground
- ✓ Games Tables
- ✓ Equestrian area
- ✓ Parking Lots

The original 1981 master plan graphic was amended in 1997 to replace the equestrian area with an open play area and include the addition of a miniature golf course (Figure 10).

Existing facilities to date include:

- Six lighted 70 foot diamond fields, a single lighted rectangular field, and three surface parking lots were all constructed in 1984 when the park was first opened.
- The picnic shelter, batting cages, and restroom building were built in the early 1990's.
- After the master plan was amended in 1997, the equestrian area was converted to an open play area, and a miniature golf course was constructed in 1999. The batting cages and miniature golf course were leased out to a third-party vendor to operate and maintain. Once the lease had expired, the Park Authority decided to remove the miniature golf course in 2018 to revision the space via a revised master plan. Facilities present at the time of this master plan revision are discussed in the Existing Infrastructure section (page 28).

Facilities that were proposed in the original master plan but never developed include:

- Concessions building
- Tot lot / Playground
- Game Tables
- Tennis Courts
- Volleyball Courts
- Multi-use Court
- Two parking lots (identified as "D" and "E" on the historic 1981 master plan graphic)



Figure 7: Braddock Park Batting Cages



Figure 8: Braddock Park Dug Out Shelter



Figure 9: Braddock Park Picnic Shelter



Figure 10: 1981 Master Plan Concept Development Plan

## **D. PARK CLASSIFICATION**

Park classifications provide a categorical framework for parks within the FCPA system. In this system, five classifications address land area, available amenities, and the extent of geographic area the park is intended to serve.

Braddock Park is classified as a District Park. As described in the Fairfax County Comprehensive Plan, Policy Plan, Parks & Recreation element, District Parks serve larger geographic areas of the county, providing a diverse variety of recreation facilities as well as park experiences that typically involve an individual or group for a time period of up to a half-day and may attract spectators. District Parks may serve a population across the county, with a service area from a three-to-six-mile radius. The land area of these parks is typically 50 to 150 acres. Parking must be provided, while other support amenities such as lighting and restrooms are also appropriate. Generally, facilities in these parks are larger in number and scale than at Local Parks that serve a local neighborhood population with longer visits. The extent of development depends on actual site conditions, such as topography, amount of developable acreage, and how park visitors access the site. Lighted facilities and extended hours of operation are also typical.

Recreation activities at District Parks may include, but are not limited to golf, skating, skateboarding, picnicking, classes, camps, playgrounds, off-leash dog exercising, cultural events, performing arts, sports play, and activities in RECenters. Additionally, woodlands, open space, trails, and open play areas are highly desirable features. Sensitive environmental areas and cultural resource sites within the parks are typically managed as Resource Protection Zones (RPZs).

## **E. PARK & RECREATION NEEDS**

### **1. Needs Assessment & Service Level Standards**

Within three miles of Braddock Park are 27 Park Authority parks, 18 of which provide recreational facilities such as trails, playgrounds, picnic areas, and athletic fields (as shown in Table 1). Some parks offer distinctive features from golf to cultural resources, such as Ellanor C Lawrence Park, Confederate Fortifications Historic Site, Greenbriar Park, Poplar Tree Park, and Twin Lakes Golf Course.

The need for park and recreation facilities is determined through long-range planning efforts involving a variety of stakeholders. Recreation needs are generally met through the provision of park facilities. A Needs Assessment is conducted every ten years and provides guidance for parkland and facility needs. As part of the Needs Assessment process, the Park Authority tracks its inventory of facilities, examines industry trends, surveys county resident recreation demand, and compares itself with peer jurisdictions to determine park facility needs. The Park Authority Board adopted countywide population-based service level standards for parkland and park facilities, which are also included in the County's Comprehensive Plan. Table 2 reflects projected local serving park facility needs in the Pohick Planning District in which Braddock Park is located.

PARK NAME	Baseball Diamond (90 ft)	Softball Diamond (60-70 ft)	Rectangular Field	Playground	Tot Lot	Basketball	Volleyball	Tennis	Dog Park	Garden Plots	Picnic Shelter	Concessions	Nature Center
Arrowhead			3										
Brentwood				1									
Centre Ridge						1							
Centre Ridge North				1									
Confederate Fortifications Historic Site													
Cub Run Stream Valley				1		1							
Dixie Hill				1							1		
Ellanor C. Lawrence	1	2	4	1	1	2					1	1	1
Greenbriar	1	2	2				1	2				1	
Greenbriar Commons				1									
Historic Centreville				1							1		
Johnny Moore Stream Valley													
Lane's Mill													
Military Railroad													
Old Centreville Road													
Patriot			1										
Patriot North	1	2											
Piney Branch Stream Valley													
Popes Head				1	1	1		6					
Poplar Tree	1	3	3	1							1		
Rocky Run Stream Valley													
Stone Crossing													
Stringfellow			3										
Twin Lakes Golf Course											1		
Willow Pond						1							
<b>Total</b>	<b>4</b>	<b>9</b>	<b>16</b>	<b>9</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>1</b>

Table 1: Parks and Recreation Facilities within 3 Miles of Braddock Park

Park and recreation facility service levels are evaluated using the planning districts established in the County Comprehensive Plan. As shown in Table 2, Pohick Planning District, has a deficit of public playgrounds and athletic facilities (fields and courts). Most parks in the district have few opportunities available where these needs can be addressed. School facilities, public parks such as those operated by the Northern Virginia Regional Park Authority (NOVA Parks), and private facilities such as homeowner association common areas supplement the demand for trails, playgrounds, fields, and courts.

<b>Pohick District Facility Needs Analysis</b>						
<i>2020 Population of the Pohick Planning District per Demographics Report is</i>					<i>143296</i>	
<i>2030 Population of the Pohick Planning District per Demographics Report is</i>					<i>144517</i>	
Park Facility	Population-based Countywide Service Level Standard		2020 Existing Facilities	2020 Projected Deficit / Surplus	2030 Needed Facilities	2030 Projected Deficit / Surplus
Rectangle Fields	1 field /	2700	18.0	-35.1	53.5	-35.52
Adult Baseball Fields (90 ft)	1 field /	24000	1.0	-5.0	6.0	-5.02
Adult Softball Fields (65,70 ft)	1 field /	22000	8.0	1.5	6.6	1.43
Youth Baseball Fields (60-90 ft)	1 field /	7200	12.0	-7.9	20.1	-8.07
Youth Softball Fields (60 ft)	1 field /	8800	3.0	-13.3	16.4	-13.42
Multiuse Courts	1 court /	2100	47.0	-21.2	68.8	-21.82
Playgrounds	1 playground /	2800	36.0	-15.2	51.6	-15.61
Neighborhood Dog Parks	1 dog park /	86000	2.0	0.3	1.7	0.32
Neighborhood Skate Parks	1 skate park /	106000	0.0	-1.4	1.4	-1.36
Reservable Picnic Areas	1 area /	12000	11.0	-0.9	12.0	-1.04

Table 2: Pohick Planning District 2030 Facility Needs Analysis

## 2. Stakeholders

Meetings with stakeholders occurred early in the master planning process. The primary park stakeholder groups are Fairfax Adult Sports (FXA), Fairfax Adult Softball (FAS), Northern Virginia Seniors Softball (NVSS), Southwestern Youth Association (SYA), and Centreville High School. Stakeholder interviews are important because they offer an opportunity to review the success of current programs and partnerships and to discuss future desires for the park with people who are familiar with the park. A large portion of the stakeholder input received helped to set the framework for the public survey.

## 3. Public Survey

An online survey was distributed to Fairfax County park users at the conclusion of the public information meeting held on October 1, 2020. The survey remained active during a 30-day period and received 960 responses from participants in all parts of the county. The largest concentration of survey participants was found in the Clifton, Centreville, and Bull Run areas. Primary takeaways from the survey were as follows:

- The primary mode of transportation to and from the park is by car.
- The largest percentage of survey participants were 60 years of age or older.
- To date, the park is primarily used for active recreation and softball-related activities.
- Participants felt the park's current recreational experience could be improved by upgrading the ballfield conditions, adding safety fences to prevent balls from leaving the field of play, and adding a concession stand and dining area.
- Participants felt the park's current circulation experience could be improved by improving vehicular access into the park and introducing more parking and walking trails.
- Participants felt the park's natural experience could be improved by adding more shade trees and introducing natural habitats and green infrastructure.
- New facilities that park users would like to see included picnic shelters, a trail loop, an accessible playground, an additional diamond ball field, and dedicated pickleball courts.

The full report of the survey results is available in [Appendix A](#).

#### 4. Sports Tourism Study

On June 6, 2017, the Board of Supervisors authorized the creation of the Sports Tourism Task Force. This task force was formed to better understand the potential economic impact of the growing sports tourism market on Fairfax County to take advantage of diversifying its tax base. It also investigated how the county could develop facilities paid for in whole or in part by sports tourism-generated revenue.

Conventions, Sports & Leisure International (CSL), in conjunction with CHA Consulting, Inc. (CHA), were retained by FCPA to conduct a market, financial and economic feasibility study of potential new and enhanced sports complexes in Fairfax County. A primary goal of the study was to identify and evaluate opportunities that would allow Fairfax County to compete more effectively within the sports tourism marketplace. An essential element of this analysis explored optimal investment strategies using current FCPA-owned land and facilities to drive the highest return-on-investment.

The study's research and analysis assisted the Sports Tourism Task Force, FCPA, Visit Fairfax, and other stakeholders in evaluating: (1) market opportunities in specific sports segments to grow sports tourism in Fairfax County; (2) new and/or enhanced sports facility/complex products designed to address opportunities and needs related to sports tourism, while also enhancing opportunities for local user groups; and (3) strategies to better align governance, management, scheduling, and pricing attributes of targeted facilities with industry best practices in order to optimize competitiveness in sports tourism markets.

In the study, improvements to diamond fields at Braddock Park were classified as a high priority. With six fields, Braddock Park is one of the two largest complexes in Fairfax County, with Wakefield Park as the second largest. Braddock Park is considered the more desirable location for local leagues and non-local tournaments because it has six adult softball fields, while Wakefield Park has three adult softball fields and three youth softball fields. The study recommended converting all Braddock Park grass fields to synthetic turf to reduce maintenance costs, improve drainage, and increase the frequency of use year-round.

### **III. PARK ASPIRATIONS**

#### **A. PARK PURPOSE**

Park purpose statements provide a framework for planning and decision-making. As described in the Fairfax County Comprehensive Plan, Policy Plan, Parks and Recreation element, the purpose of District Parks, such as Braddock Park, is to serve larger geographic areas of the county, provide a diverse variety of recreation facilities while protecting sensitive environmental and cultural resources within the park.

#### **B. VISITOR EXPERIENCE**

Braddock Park offers a visitor experience similar to that of other District Parks within the county through a combination of sports facilities, trails, and open space along a wooded area. This visitor experience has evolved over the years as the park's popularity

and visitation have increased. For individual and group visitors, Braddock Park provides a diverse variety of recreation facilities with opportunities to interact with other users and experiences including athletic fields, forest, wildlife, and trails in a park experience that typically lasts for up to a half-day.

Both scheduled and casual enjoyment of the park's facilities and open space is part of the visitor experience. Recreation at Braddock Park includes the use of batting cages, field sports, and picnicking. The park currently supports the visitor experience in a number of ways through complementary facilities and supporting features. The future overall visitor experience will generally remain consistent with these aims. New and updated infrastructure, amenities, uses, and facilities consistent with the park's growing popularity as well as community needs are the focus of this master plan.

### **C. PARK MANAGEMENT**

The Park Authority offers a variety of services with respect to the daily operations, improvement, and expansion of parks, sports fields, and green spaces. These services help enable the public to have a sense of pride within their community.

The administration and operation of Braddock Park will be consistent with the policies, goals, and objectives of the Park Authority. Operational policies and procedures will consider and accommodate to the greatest extent possible the needs of the residents who use the park and recreational facilities and shall comply with appropriate standards and good management practices. Changes in operational policies may be made by the Park Authority as appropriate. Established Park Authority maintenance standards will be applied consistently throughout the park and managed through accepted lifecycle management practices.

The Park Authority will provide oversight and management of facilities in a manner consistent with its policies while focusing on customer needs and services. Revenue and business opportunities will be sought and managed in a manner to support and strengthen the Authority's fiduciary responsibilities.

Planning for infrastructure and facility development will be predicated on the responsible stewardship of natural, archaeological, and built resources within Braddock Park. Funding authorizations and appropriations to develop, expand and/or upgrade facilities shall consider fiscal requirements over the estimated life cycle of the facilities to ensure sustainable operations, visitor safety and enjoyment, and perpetuation of natural and cultural resources in accordance with program criteria and standards.

The Fairfax County Park Authority will provide leadership for the establishment and management of an integrated network of greenways and trails within Braddock Park to conserve open space, to protect sensitive environmental and cultural resources, including wildlife habitat, riparian corridors, water quality, archaeological and historic sites, and aesthetic values, to control flooding and erosion, and to provide continuity of non-motorized access between places where citizens and visitors live, work and play.

Natural Resource Management strategies may range from outright preservation, in which natural processes are allowed to predominate with little or no human

intervention, to intensive management, where overt actions are taken to manipulate populations of animals or plants, or their habitats, toward the desired level.

Under certain conditions, consideration may be given to interim levels of development and operations in partnership with community groups, where such agreements would facilitate the timely provision of recreation opportunities not otherwise available and would meet minimum safety standards.

## **IV. EXISTING CONDITIONS**

The existing site conditions determine the opportunities and challenges located within the park, such as soil types and steep slopes, which influence or limit suitability for the construction of park facilities. Using the existing conditions data allows for more focused planning and development.

### **A. NATURAL RESOURCES**

#### 1. Soils

Soil characteristics can have major implications on site suitability for certain uses. As classified by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), Braddock Park's land area is comprised of four soil types. Hattontown silt loam and Orange silt loam (and their complexes) are the most prominent soils in the park (Figure 11). The soils occurring at Braddock Park and their characteristics are as follows:

#### Elber

This soil occurs in drainageways and at the bottom of slopes of the Triassic Basin physiogeographic province. It has low permeability and is shallow in depth. Construction on this soil type must have foundation footings that extend to bedrock to ensure building support (generally 3-15 ft.). Subgrade construction is not recommended in these soils due to the potential of water intrusion. Septic drain fields and infiltration trenches are poorly suited because of the soil's wetness, slow permeability, and shallow depth to bedrock.

#### Hattontown

This soil consists of sandy, clayey, and silty sediments and can be found throughout Triassic Basin and Piedmont physiogeographic provinces of Fairfax County. The soil is typically impacted by development and may be mixed and/or compacted. Compaction of this soil results in higher strength but low permeability. Foundation support is marginal because of the clay content, but this suitability is site-specific. This soil is poorly suited for septic drain fields and infiltration trenches due to the low permeability. Naturally occurring asbestos minerals may occur in areas of greenstone bedrock underlying Hattontown soils.

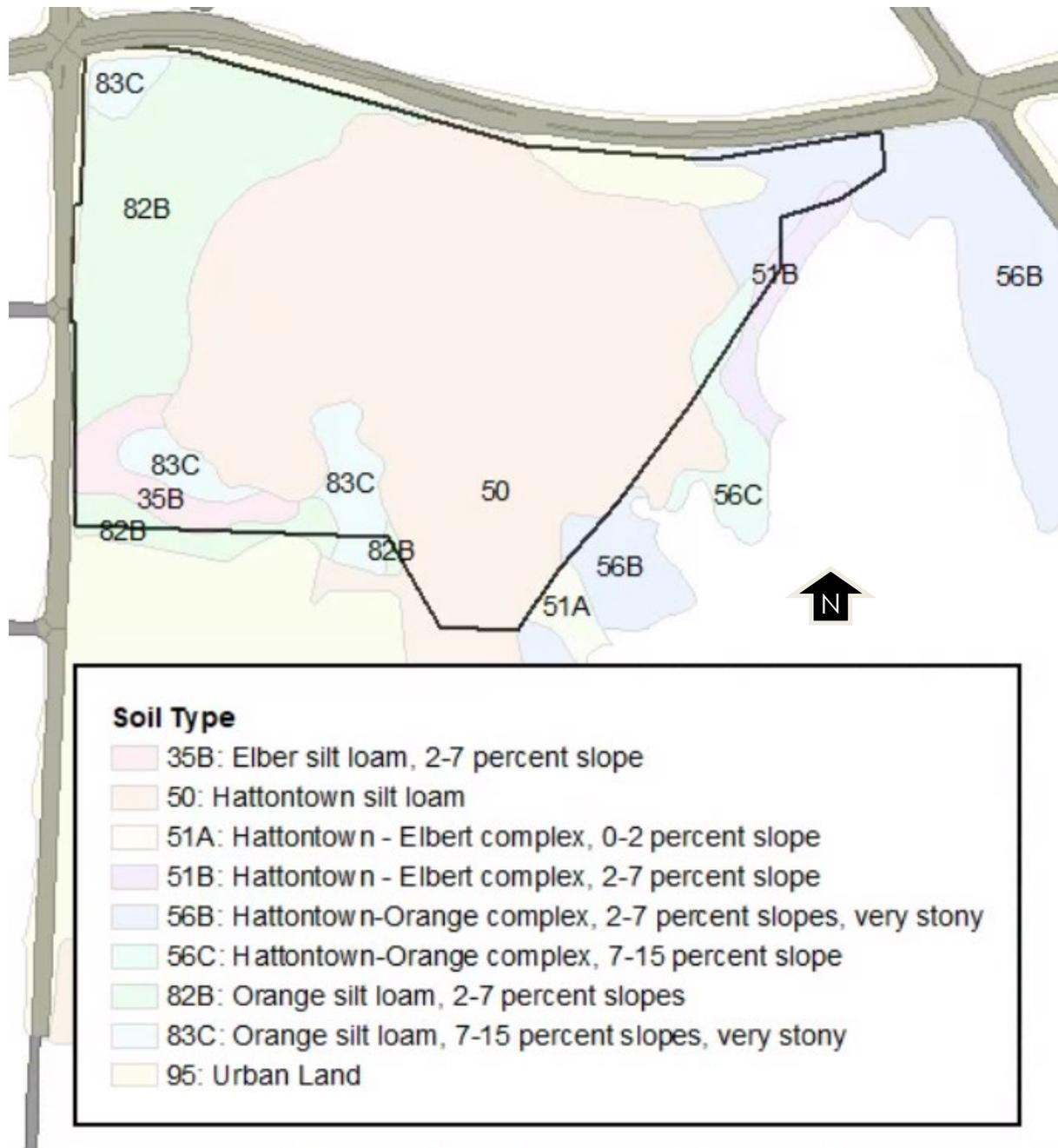


Figure 11: Geology and Soils Map

Orange

This soil occurs on hilltops and slopes in both the Piedmont and Triassic Basin. Typically, A thin silty surface overlies a clay layer. This strata makeup often results in a perched seasonal water table making Orange soils poorly suited for septic drain fields and infiltration trenches. This soil is also poorly suited for building construction; foundation footing should be driven down to bedrock (4 to 6 feet) to ensure stability. Subgrade construction is not recommended in these soils due to the potential of water intrusion and shallow bedrock. Naturally occurring asbestos minerals may occur in areas of greenstone bedrock underlying Orange soils and can become airborne during construction or excavation. Worker protection and dust control measures are required in such instances.

### Urban Land Soil

Soil classified as Urban Land consists entirely of human-disturbed soil on land that has been developed or altered, including “made land” such as “cut or fill”. Specifically, disturbed soils are soils that have been mixed, graded, compacted, or altered, as well as man-made surfaces such as asphalt pavement, concrete, rooftop, or other impervious surfaces. Urban Land-Disturbed soil complexes usually exist in dense developments as well as less dense, primarily residential areas of the county where significant soil disturbance exists, but undisturbed natural soils are still present in back and front yards. In some conditions, urban land can have a very low infiltration rate, causing all precipitation landing on it to runoff.

### Asbestos Soil

Natural deposits of asbestos can be found in certain types of bedrock in Virginia. These rock types are locally known as greenstone since they can have a green or blue-green hue. Greenstone is found in about 11 square miles of Fairfax County and the presence of these minerals has been identified to consume the entirety of Braddock Park, as shown in Figure 12. In areas of greenstone bedrock, the asbestos fibers are locked up in the rock and separated from the surface by several feet of soil. Construction is not prohibited in these areas; however, during the major earth moving that accompanies new construction, excavations may be deep enough to reach the deep subsoil or the bedrock itself. Due to the health risks associated with breathing asbestos fibers, proper precautions should be taken to control the risk of releasing airborne fibers. The federal Occupational Safety and Health Administration (OSHA) has regulations that provide guidance on precautions for safe construction activities in areas of asbestos soils. Since all of Braddock Park is assumed to rest above asbestos soils, soil testing must occur prior to any new construction.

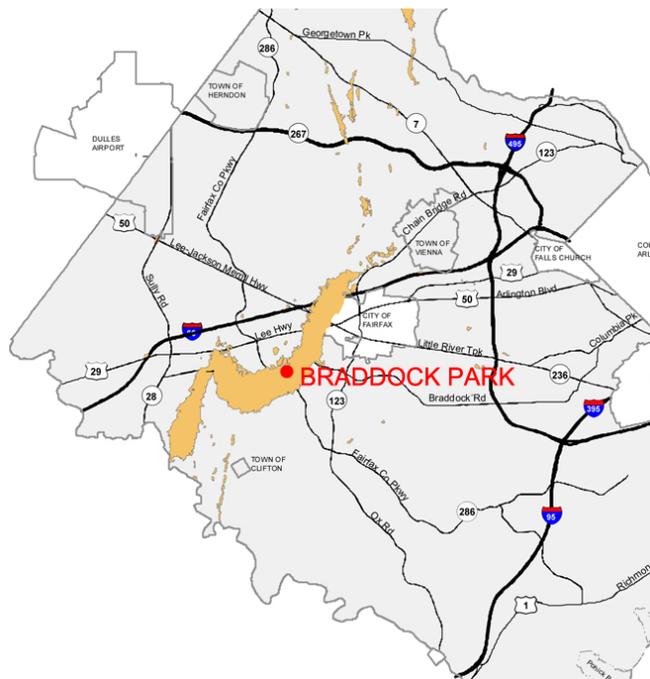


Figure 12: Fairfax County Asbestos Soil Map

## 2. Topography

The topography of Braddock Park can be summarized as a series of flat terraces for the athletic ballfield facilities. Steep slopes of 20 percent or greater generally occur in between diamond fields and are identified as red colored regions on the topography heat map in Figure 13. The park's highest elevation occurs at the center of the site where the restroom building, Field 4, and Field 6 are each located. From this location, the grades drop to the east and level out for Fields 3, 5, 7, and to the west to level out for Fields 1 and 2. The site's lowest point is in the southwestern corner of the site.

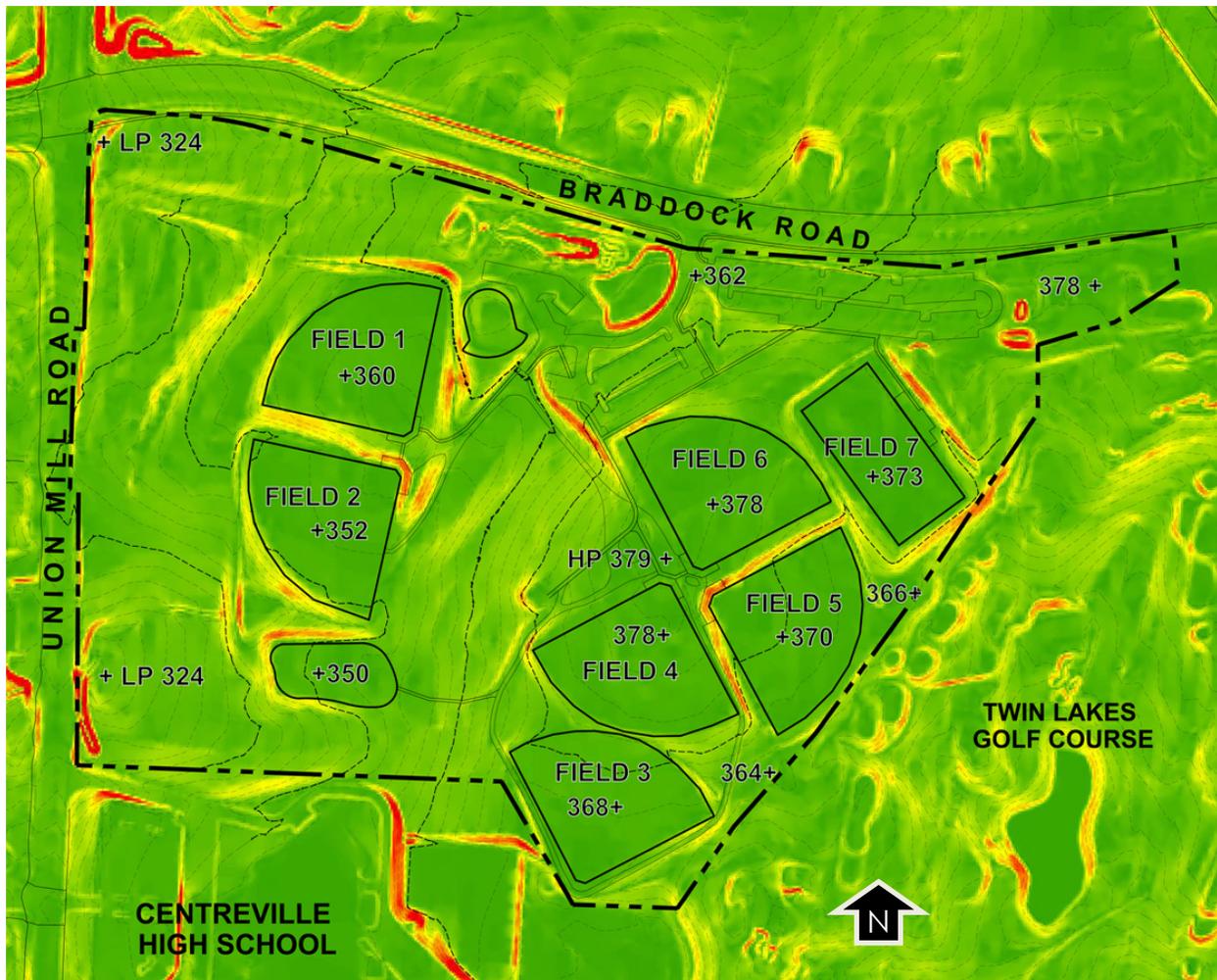


Figure 13: Braddock Park Steep Slope Topography Heat Map

### 3. Hydrology

Braddock Park is located at the watershed divide splitting Little Rocky Run and Johnny Moore Creek, both of which drain to the Occoquan Reservoir, the Occoquan River, the Potomac River, and ultimately to the Chesapeake Bay. Much of the site drains to Little Rocky Run via a small first-order tributary at the southwest corner of the property.

To protect water quality in the Occoquan Reservoir, the Fairfax County Board of Supervisors approved a rezoning of 40,700 acres in the Occoquan watershed on July 26, 1982. This area, which includes the Johnny Moore Creek watershed and a portion of the Little Rocky Run watershed, is classified as a Residential-Conservation (R-C) District, designating a maximum density of one dwelling unit per five acres. This downzoning of available land has ultimately led to higher water quality and reduced stormwater impacts to streams in these watersheds. Portions of Little Rocky Run near Braddock Park, where development density predates the rezoning, remains high resulting in sedimentation and pollutant loading typical to that of other urbanized areas of Fairfax County.

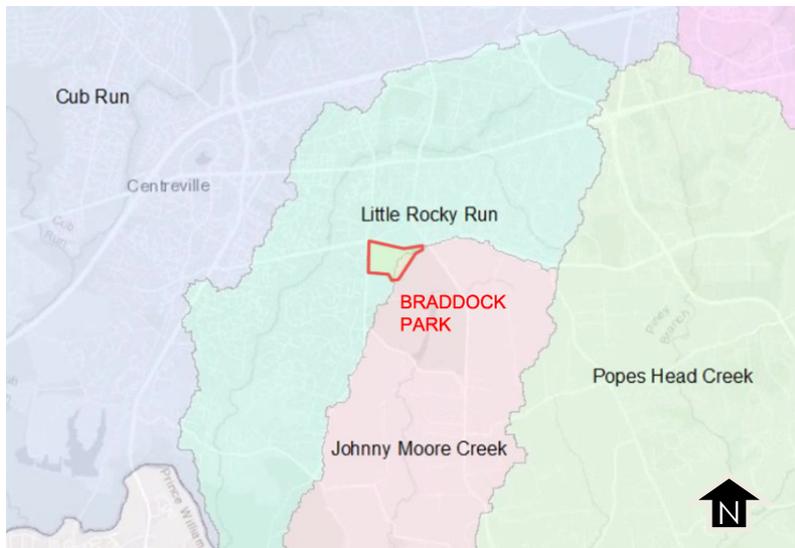


Figure 14: Braddock Park's Watershed Location

Braddock District Park is a valuable natural resource within Fairfax County as it contains the headwaters of a Little Rocky Run perennial tributary with associated Chesapeake Bay Preservation Ordinance-designated Resource Protection Area (RPA) in the southwest corner of the park. RPAs are designated corridors of environmentally sensitive land alongside the shorelines of streams, rivers, or other water bodies that drain into the Potomac River

and eventually into the Chesapeake Bay. In a vegetated or forested condition, RPAs protect water quality, filter pollutants out of stormwater runoff, reduce the volume of stormwater runoff, prevent erosion, and perform other important biological and ecological functions. Mandated by the State of Virginia Chesapeake Bay Preservation Act, protection of Fairfax County's RPAs began in 1993 with the enactment of the Fairfax County Chesapeake Bay Preservation Ordinance, which regulates the kinds of development that can occur in these important, environmentally sensitive areas. Further development and disturbance of the RPA at Braddock Park should be minimized.

Fairfax County Stormwater Planning, a division of the Department of Public Works and Environmental Services (DPWES), has not identified stormwater management projects for the site; however, two stormwater dry ponds are present at Braddock Park. The two small dry ponds are of the "peak shaver" style consisting of a shallow basin and riser structure intended to mitigate flooding during storm events. In their current configuration, they offer little water quality benefits and could be converted to enhanced extended detention (EED) facilities which allow sediments to settle and nutrient uptake or phytoremediation by wetland plants. While there is very little

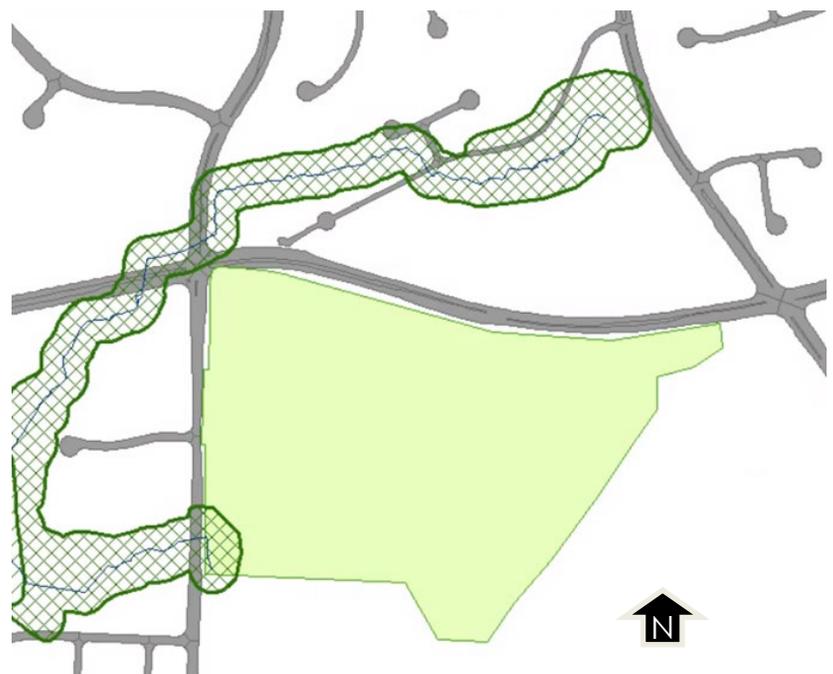


Figure 15: Braddock Park RPA Areas and Perennial Stream Segment

stream channel in Braddock Park, the dry pond at the southwest corner of the property serves to reduce erosion in its current configuration by minimizing peak storm flows. In lieu of enhancement or retrofit, regular maintenance should occur on these dry ponds to ensure they continue to provide benefits to downstream habitat and water quality.

#### 4. Natural Communities - Plants & Animals

Natural communities are ecological groupings of co-existing, interacting species, considered together with the physical environment and associated processes. Through much of the county's early history, agriculture was a key pursuit, leading to the clearing of many acres for farmland, including what became Braddock Park. Farming had ceased in what is now Braddock Park in the 1960s, with successional forest apparent in orthophotography from the early 1970s.

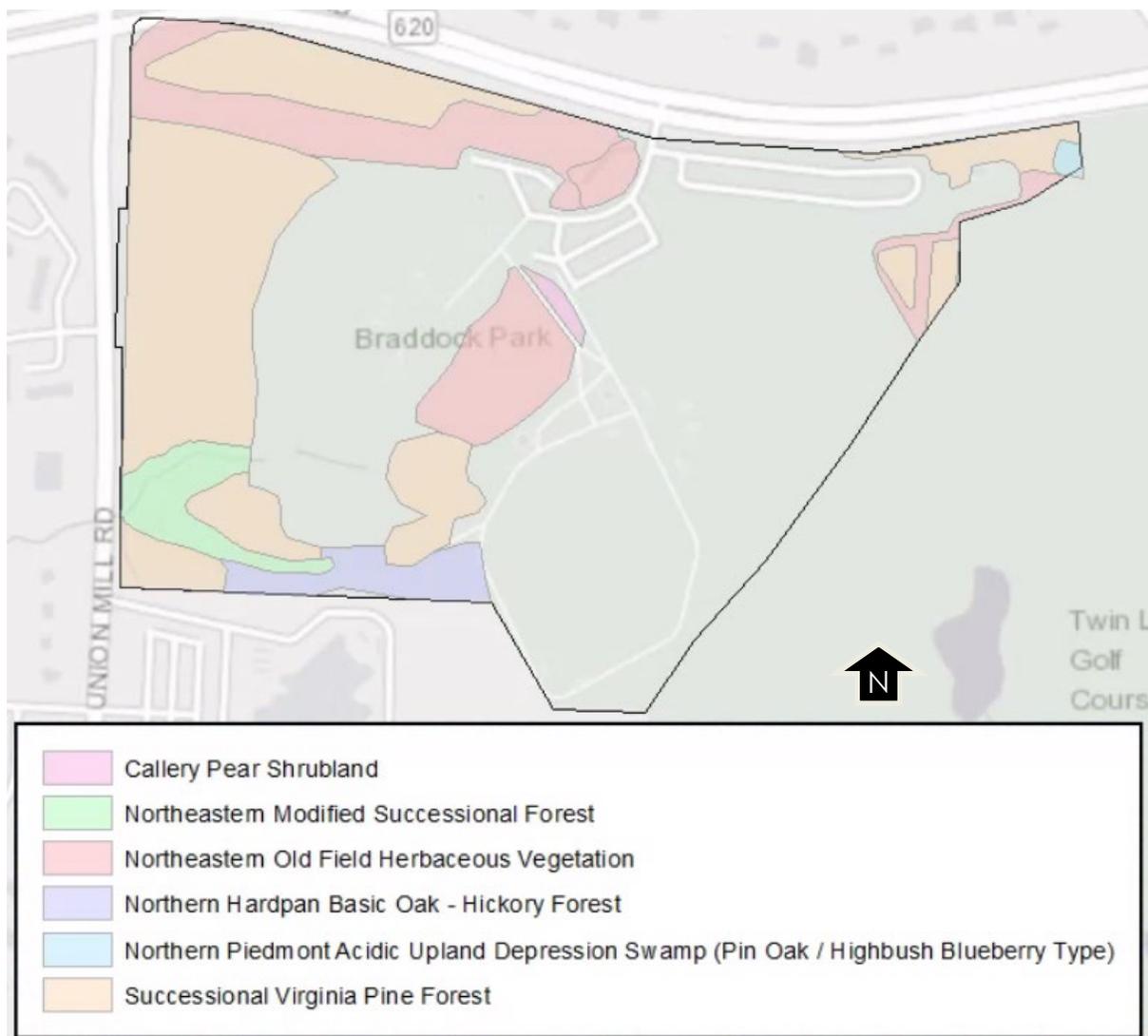


Figure 16: Braddock Park Natural Community Types

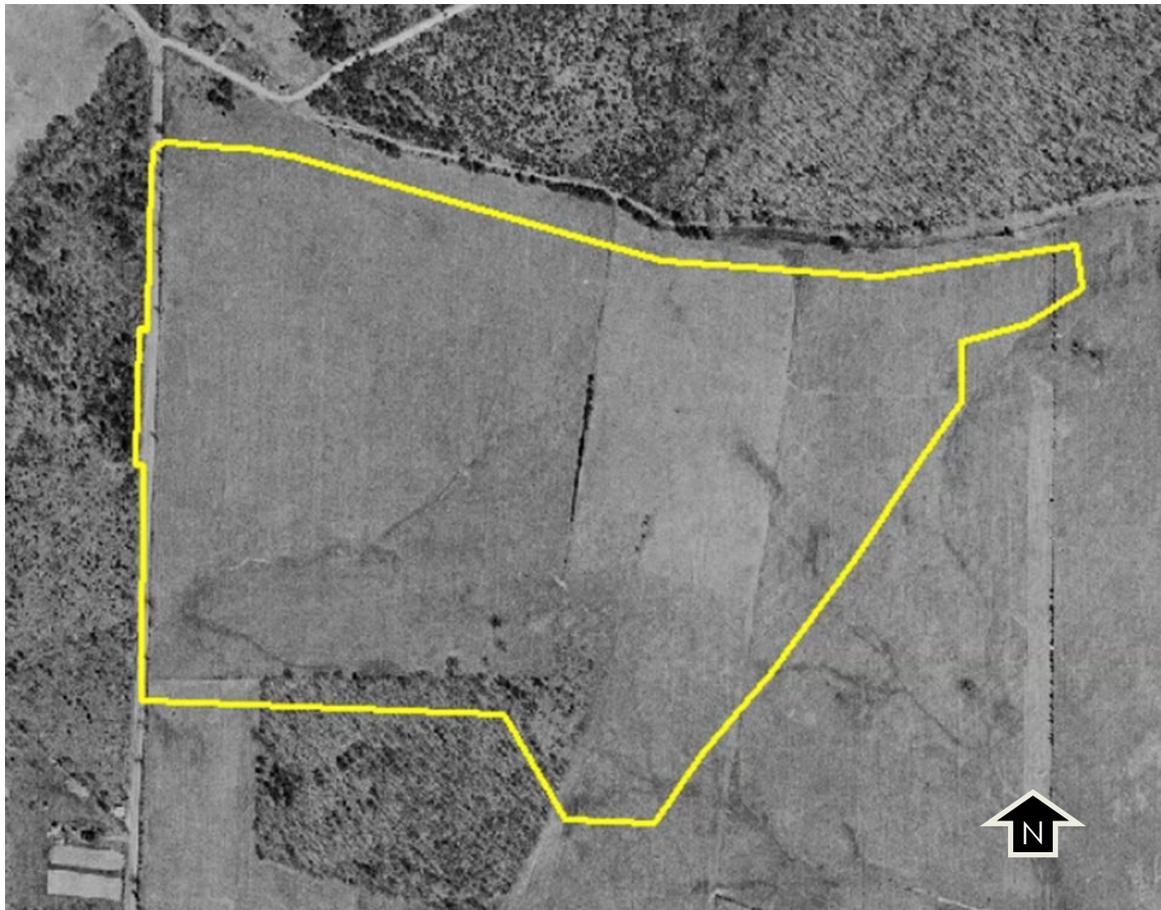


Figure 17: Braddock Park Orthophotography (1932)

Today, approximately 22.5 acres of Braddock Park are wooded areas, meadows, and undeveloped open space. Minimal high-quality forest stands exist on-site with moderate-quality forest in the form of a Northern Hardpan Basic Oak-Hickory Forest occurring on only the southern border of the park. This section of forest contains a high diversity of native trees, shrubs, and herbs, including southern red oak (*Quercus falcata*), post oak (*Quercus stellata*), American Elm (*Ulmus americana*), sweetgum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatic*), Blackhaw (*Viburnum prunifolium*), and blue-stemmed goldenrod (*Solidago caesia*).

The wooded area on the west side of the park is a complex of low-quality successional forest, which has emerged from the historic farm fields and land disturbance occurring into the 1970s. This section and other similar areas of successional forest at Braddock Park are dominated by coniferous species of Virginia Pine (*Pinus virginiana*) and Eastern redcedar (*Juniperus virginiana*) as well as invasive plants including Japanese Honeysuckle (*Lonicera japonica*) and English ivy (*Hedera helix*). Japanese stiltgrass (*Microstegium vimineum*) is present throughout the park. The western forested areas of the park were assessed as having moderate invasive plant coverage in 2016. While not particularly diverse or biologically significant, the western successional forest provides a buffer between the park and neighboring roadways.

The heavily disturbed VEPCO powerline easement (page 30) at the northwest corner of the park is dominated by Callery Pear (*Pyrus calleryana*) and other invasive species but also supports sporadic occurrences of the native White Heath Aster (*Symphotrichum*

*ericoides* (L.) Nesom var. *ericoides*), a plant that is rare to uncommon in Virginia (S3 - Vulnerable). White Heath Aster occurs in multiple locations in the VEPCO easement and along field and forest edges throughout Braddock Park. The location of these rare plants should be considered for mitigation, avoidance, or replanting prior to construction.



Figure 18: Braddock Park Occurrences of White Heath Aster (Rare to Uncommon in Virginia)

Once of the highest quality natural aspects of Braddock Park is the Virginia state rare, globally vulnerable (G3/S1) Northern Piedmont Acidic Upland Depression Swamp (Pin Oak / Highbush Blueberry Type) which occurs at the northeastern corner of the park. The plant community in this area primarily consists of sweetgum (*liquidambar styraciflua*) and a variety of native sedges, rushes, and grasses. While successional, this represents the highest quality natural habitat on-site and should be a priority for protection. This area should remain undisturbed, with visitation restricted.

A formal wildlife survey has not been conducted for Braddock Park, but the park is likely to support typical species of successional forest in urban parks, including migratory songbirds, reptiles, amphibians, and small mammals. Several typical species of suburban woodlots have been observed, including squirrels, fox, and geese, all of which are typical of the region and tolerate park use by visitors.

## B. CULTURAL RESOURCES

Though Braddock Park is home to recreational facilities today, archaeologists have found evidence of stone tool manufacturing as well as a passing occupation of soldiers from the Civil War period, perhaps from a picket line moving to or from the fortifications in Centreville, or the first and second battles of Bull Run. After the war, continuing through the 1980s, the land was used for agricultural purposes until its eventual use as the park seen today.

## C. EXISTING INFRASTRUCTURE

### 1. Passive Recreational Amenities & Structures

#### Restroom Facility

The ADA accessible restroom facility is centrally located at the park's highpoint adjacent to Fields 4 & 6. According to archived construction drawings, it was built around 1994 and was renovated with new toilets in 2020. Restroom expansion should be given consideration with the introduction of new facilities to Braddock Park.

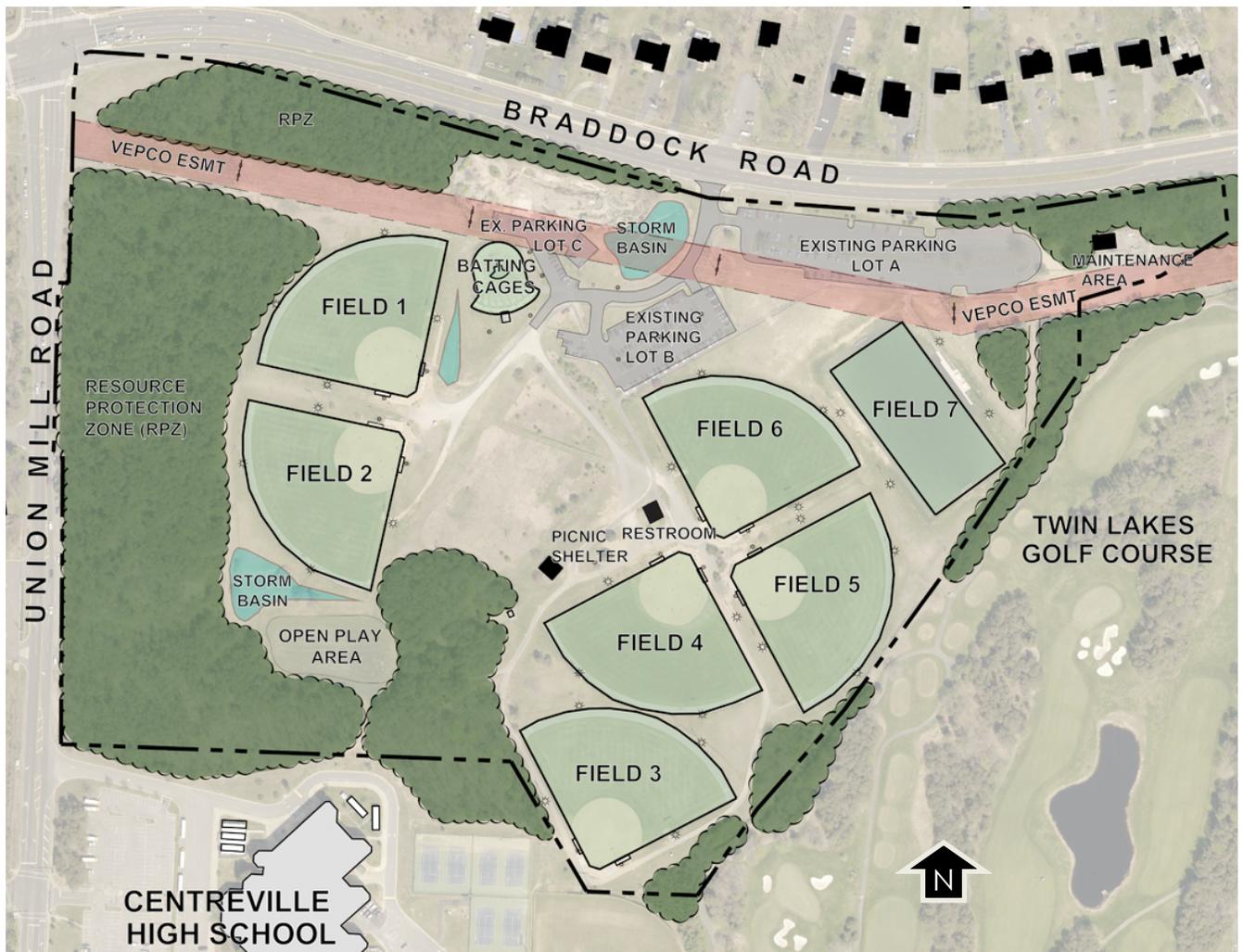


Figure 19: Braddock Park Existing Conditions Map

Picnic Shelter

The picnic shelter is approximately 900 to 1200 square feet in size and has eight tables, two of which are ADA compliant. The structure is set on a concrete pad and there is one charcoal grilling station. According to historical aerial photography and archived construction drawings, it was built sometime between 1990 and 1994.

Maintenance Area

There is a maintenance area in the northeast corner of the site. It is approximately 400 square feet in area, and it is used both by FCPA's Park Operations Division and by the ball field maintenance contractors for staging and storage of materials. The maintenance area is well situated within the park and analysis has determined that there is no reason to modify it location. It may also double as potential construction staging and foreman offices during any future construction that may occur on-site.

Monuments & Memorials

There are a series of signs, plaques, and monuments on site including a "Hall of Fame" board next to the existing restroom facility, as well as signs and plaques dedicated to park users Bill Austin and Sharon Sealock. A monument to memorialize the passing of FCPA employee Andre Trammel is located near the outfield fence of Field 3. It is the intent of this master plan revision that these elements be preserved and honored to the greatest extent possible. Measures should be taken to preserve the park's legacy, as appropriate.



Figure 20: Existing Park Monuments & Memorials

## 2. Active Recreational Amenities

### Recreational Ball Fields

The first phase of construction following master plan approval occurred in 1984-1985. It included six natural grass softball diamond fields with 70 feet baselines and 300 feet outfield fences. The fields are all comprised of chain link backstops, perimeter fencing, wooden roofed dugouts, and outfield lighting. Fields 1,3,4 & 6 have a set of raised steel bleachers for home team and away team spectators. Fields 2 and 5 are graded into the hillside and have monolithic poured concrete bleachers for their spectators. Additionally, there is a natural grass rectangular ball field that was installed per the Conceptual Development Plan (CDP). According to historical aerial photography, lighting for the field was installed some time prior to 2002. In 2008, the 180 foot x 360 foot rectangular ball field was converted to a synthetic turf field along with the installation of American Disabilities Act (ADA) compliant steel bleachers along the northern sidelines.

### Batting Cages & Ticket Booth

The batting cage facility, or the “Dug Out” as it is known, consists of nine pitching machines. There are both slow pitch and fast pitch options for softball and baseball. According to historical aerial photography, it was built sometime between 1990 and 1994. The ticket booth was constructed later as part of the miniature golf addition in 1999-2000. After the removal of the miniature golf course in 2018, the ticket booth has been used primarily as a place to rent batting cage equipment and pay for pitching machine tokens.

### Open Play Area

There is an open lawn area currently located in the southwestern corner of the park. The area was originally planned as an equestrian area in the original 1981 master plan but was changed to an open play area when the master plan was amended in 1997. The open play area was regraded to serve as a level lawn space and it is permitted to youth leagues as a practice field (Figure 21). The field is not frequently used on a consistent basis.



Figure 21: Existing Open Play Area

## 3. Utilities and Easements

### VEPCO Easement

There is an 80-foot wide Virginia Electric and Power Company (VEPCO) easement that runs east-west through Braddock Park. The easement houses high voltage powerlines that are supported by steel towers that are approximately 95 feet tall (Figure 22). The power lines sag as low as 35 feet above the ground in some locations. In order to build park elements within the easement, a written consent agreement for encroachment permission is required. According to Dominion Energy's “Guidelines for the use of Real-estate encumbered by Electric Transmission right of way,” buildings, sheds, backstops, goals, playground equipment, dumpsters, fuel tanks, solar panels, etc. are typically denied permission for encroachment. Roads and parking lots are typically permitted if

they are not within 50 feet of any electric company structure, cross the centerline of the right-of-way at an angle no less than 45 degrees, and provide adequate vertical clearance between the ground plane elements and the electric lines. Vehicles may park under electric lines as long as they do not exceed a height of 13 feet and 6 inches. Landscaping is permitted as long as plans are reviewed by the electric company and plants do not exceed ten feet height in maturity. Special allowances have been made in the past at Braddock Park when portions of the chain-link fence around the miniature golf course were allowed within the easement given they did not exceed four feet in height. Additionally, an allowance was made at South Run District Park when the Park Authority requested consent for encroachment of a dog park within the power line easement. The dog park was allowed to have a four feet tall perimeter fence.



Figure 22: Existing VEPCO Easement Area

#### Site Utilities

There are a series of utility lines that serve the restroom facility and batting cages. There is a 15-foot electric easement that originates from the 80-foot VEPCO easement and spans across Fields 6 & 7 to provide power to the restroom building via the control panel. There is also a 15-foot waterline easement that serves the restroom building and enters the site from the southwest adjacent to Field 3. Lastly, there is a 6-inch sanitary sewer lateral that exits the restroom building and leaves the site at the southwest corner adjacent to Centreville High School.

#### Site Lighting

All parking lots have LED lighting fixtures that were installed in 2021. All athletic fields also have lighting range from 50 to 60 feet in height and are either high-pressure sodium or metal halide floodlighting style luminaires. The main transformer and electrical control shed are located north of the Field 4 first baseline and to the west of the existing restroom building. (Figure 23)



Figure 23: Electrical Control Shed

#### Site Irrigation

The current site irrigation system has reached the end of its life span and needs replacement if the fields continue to remain natural turf. There is a small irrigation pump house and control building located east of Field 4 near the tree line. It is not recommended that the irrigation system be replaced if the fields are to become synthetic turf in the near future. (Figure 24)



Figure 24: Irrigation Control Shed

#### 4. Pedestrian Access & Trails

##### Entrance Points

The main trail entrance for Braddock Park occurs at the Braddock Road park entrance, where it connects with the Braddock Road shared use path. There is a less formal unpaved trail entrance where the park borders Centreville High School (Figure 25). According to historical documents, this was once the construction entrance for the earthwork project in which the equestrian area was converted to an open play area as part of the 1997 master plan amendment.



Figure 25: Existing Unpaved Access Point at Centreville High school

##### Site Circulation

The park's trail network was never fully developed per the approved master plan, and the result is a disconnected pedestrian circulation experience. All fields have at least one paved walkway to comply with ADA guidelines, however, in many cases the path to a field is an unpaved footpath across grass areas where pedestrians have chartered their own foot-worn pathways to get to their intended destination.

#### 5. Vehicular Access & Parking

##### Entrance Point

Braddock Park is accessible by car via a single vehicular entrance off Braddock Road. The Park Authority received feedback from stakeholders indicating that it can be particularly challenging to turn left across traffic to gain access to the site during the evening rush hour. Occasionally this will create a log jam of cars at the park's entrance during peak hours.

##### Parking

The park has three asphalt surface parking lots along the north side of the site (Figure 19). The largest lot, Existing Parking Lot A, is adjacent to the rectangular ball field. It contains 210 standard parking spaces and three ADA parking spaces. The second largest parking lot, Existing Parking Lot B, has 91 standard parking spaces and six ADA parking spaces. Additionally, there are three spaces for bus parking. The smallest lot, Existing Parking Lot C, has 31 standard parking spaces and four ADA parking spaces. The grand total of all parking at Braddock Park is 332 standard parking spaces and 13 ADA parking spaces (345 grand total). The approved 1981 master plan allowed for 475 total parking spaces, which leaves a difference of 130 undeveloped parking spaces planned for the park.

## **V. CONCEPTUAL DEVELOPMENT PLAN**

The Conceptual Development Plan (CDP) describes specific land uses and identifies and explains target areas for future development, their location, and extent within the park. This master plan takes a comprehensive look at the park and considers changing demographics, use patterns, and expectations. Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions and operational requirements. The scope of the master plan process does not include detailed site design and engineering; therefore, the CDP is

conceptual in nature. Although reasonable engineering practices have contributed to the basis of the design, the final facility location for the recommended elements will be determined through a more detailed site analysis and design that will be conducted when funding becomes available for the further development of the park. The final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns, as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.

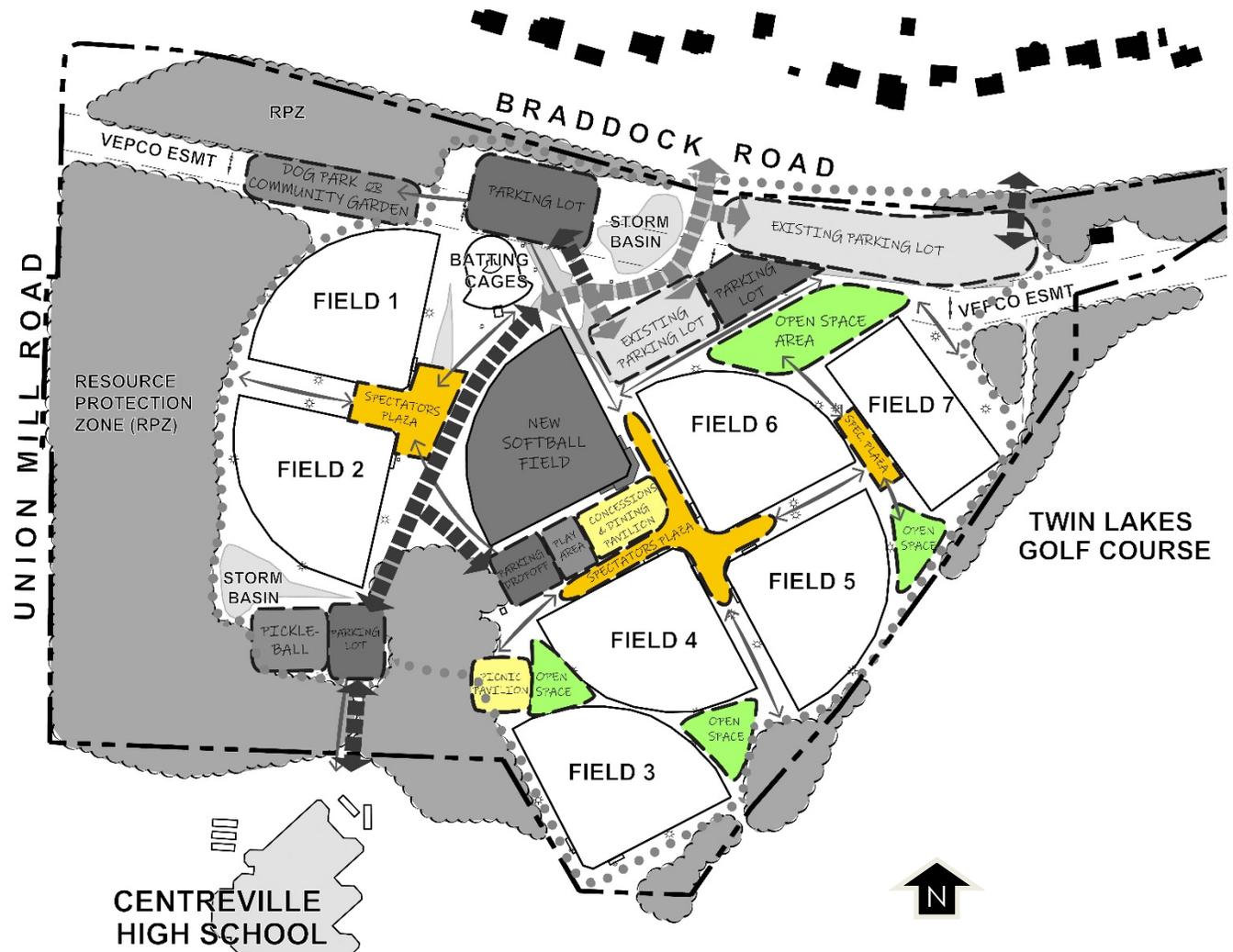


Figure 26: Passive Recreation Concept Diagram

## A. PASSIVE RECREATIONAL IMPROVEMENTS

### 1. Concessions/Restroom Building

The 1981 master plan emphasized the importance of a social space at the park's center which provided a concessions and restroom building among other park elements. As Braddock Park exists today, only the restrooms were developed, and the original design goal was not fully achieved. A new concession building, centrally located, and complemented by the dining pavilion (Figure 26), can become the focal

point of Braddock Park. It will offer a place in which park users can gather to socialize, rest, watch games, escape the hot sun, and get food or drinks. Its location, which is at the park's elevational highpoint, offers a strong vantage point to all the adjacent fields, and its proximity makes it easily walkable from all corners of the park. The concessions building accommodates space for a serving counter, a food preparation area, and a storage area. Additionally, it should include office space for league operations and potential on-site managers. Lastly, the new building should include a new restroom facility large enough to accommodate all the park's visitors. All aspects of the concessions area must meet then-current ADA standards.

## 2. Dining Pavilion

An open-air covered dining pavilion shelter will be centrally located between the Restroom/ Concessions building, ballfields, and vehicular drop-off area. The shelter's primary function is to provide a place where patrons can enjoy food and drinks from the concession building. The shelter could also support groups of up to 120 and be available to groups through a permit to support social activities, banquets, outdoor classroom programming, family gatherings, or other group events. The general size of the shelter should be around 3,000 to 4,000 square feet and contain at least 16 tables, four of which should be ADA compliant. The tables under the pavilion must be laid out with all the appropriate clearances and paving slopes to meet ADA requirements. The shelter should be retrofitted with electrical outlets and ceiling fans. It is recommended there be a built-in fireplace or adjacent firepit to encourage year-round flexible use of the space.



Figure 27: Example of Dining Pavilion

## 3. Spectator Plazas

The spectator plazas are the areas in which the highest concentration of park users will gather at any given time. People will naturally congregate in these locations before, after, and during sporting events. There should be ample trees to provide shade and benches for sitting, relaxing, spectating, and socializing. The ground plane needs to be a durable wearing surface to withstand large volumes of foot traffic. Crushed stone and/or lawn are not appropriate surfacing in these locations.

## 4. Open Space Areas

Large open grass areas will be retained to provide an open space area for unstructured play, informal uses, and outdoor enjoyment. Usage of these areas would promote more unstructured forms of recreation such as disc throwing, tossing a ball, or kite flying. Additionally, these areas provide opportunities for the families of ballplayers to gather and spectate during and in between games. One of the primary reasons that these areas should remain available for unprogrammed usage is that they are in potentially hazardous locations given the proximity to ballfields. Balls may be knocked or deflected from the field of play during games, and park patrons in these spaces need to remain alert and less distracted by strictly programmed activities. The open space area to the north of rectangular Field 7 would also lend itself to be used as a space for pre-game team warm-up or stretching. An additional small playground

could also be acceptable in one of the identified open space areas as long as appropriate safety netting is provided to minimize hazards from adjacent ball fields.

#### 5. Picnic Shelter

A small picnic shelter with 4 to 6 picnic tables should be provided adjacent to Fields 3 and 4. This space will provide a rentable facility for park users to host parties and events. The location is in a reasonable proximity to adjacent parking lots for dropping of supplies and equipment. The tables under the shelter must be laid out with all the appropriate clearances and paving slopes to meet ADA requirements, and at least one table should be ADA compliant. An ADA-compliant grill should be provided, if appropriate. The inclusion of an electric outlet and overhead lighting would make the facility more desirable for rentals.

### **B. ACTIVE RECREATIONAL IMPROVEMENTS**

#### 1. Diamond Field Improvements

##### Synthetic Turf

Converting the existing natural grass ball fields to synthetic turf ball fields will provide a more premier user experience and promote sports tourism in Fairfax County. The efficient drainage properties and durability of synthetic fields result in a significant reduction in canceled tournaments and games due to inclement weather relative to natural grass/dirt fields. This leads to enhanced marketability for tournaments and more consistent use/attendance levels. Synthetic fields can increase the number of playable hours by 50 percent or more over quality grass fields. Synthetic turf fields are now preferred by most tournament organizers due to the significant reduction in cancellation risk due to poor weather and/or field conditions.

##### Fencing/Safety Netting

Many of the fields would benefit from taller outfield fences and netting to stop balls from leaving the field of play and creating hazards for park patrons. The fields that would most strongly be impacted are as follows:

- Rectangular Field 7 needs a fence or backstop behind the goals to prevent balls from entering the parking lot to the north and the golf course to the east.
- Diamond Field 6 currently has a 15 feet tall chain link fence along the perimeter of left outfield to protect people and cars in the parking lot. Balls are still hit over the fence, and it could benefit from a taller net or fence.
- It may be determined that other diamond fields could benefit from the additional foul line and outfield fencing or netting. This especially pertains to Field 4 and the newly proposed 325 feet softball field.

##### Dug Outs

New steel dugouts of equal or greater footprint are recommended. Additionally, stakeholders have indicated that electrical outlets and fans would be of great benefit and that several dugouts currently have drainage issues that needs to be addressed.

#### 2. Batting Cage Improvements

The current batting cage facility needs several improvements, including new pitching machines, new equipment (bats and helmets), and repairs to the overhead netting. The facility also must remain ADA accessible.

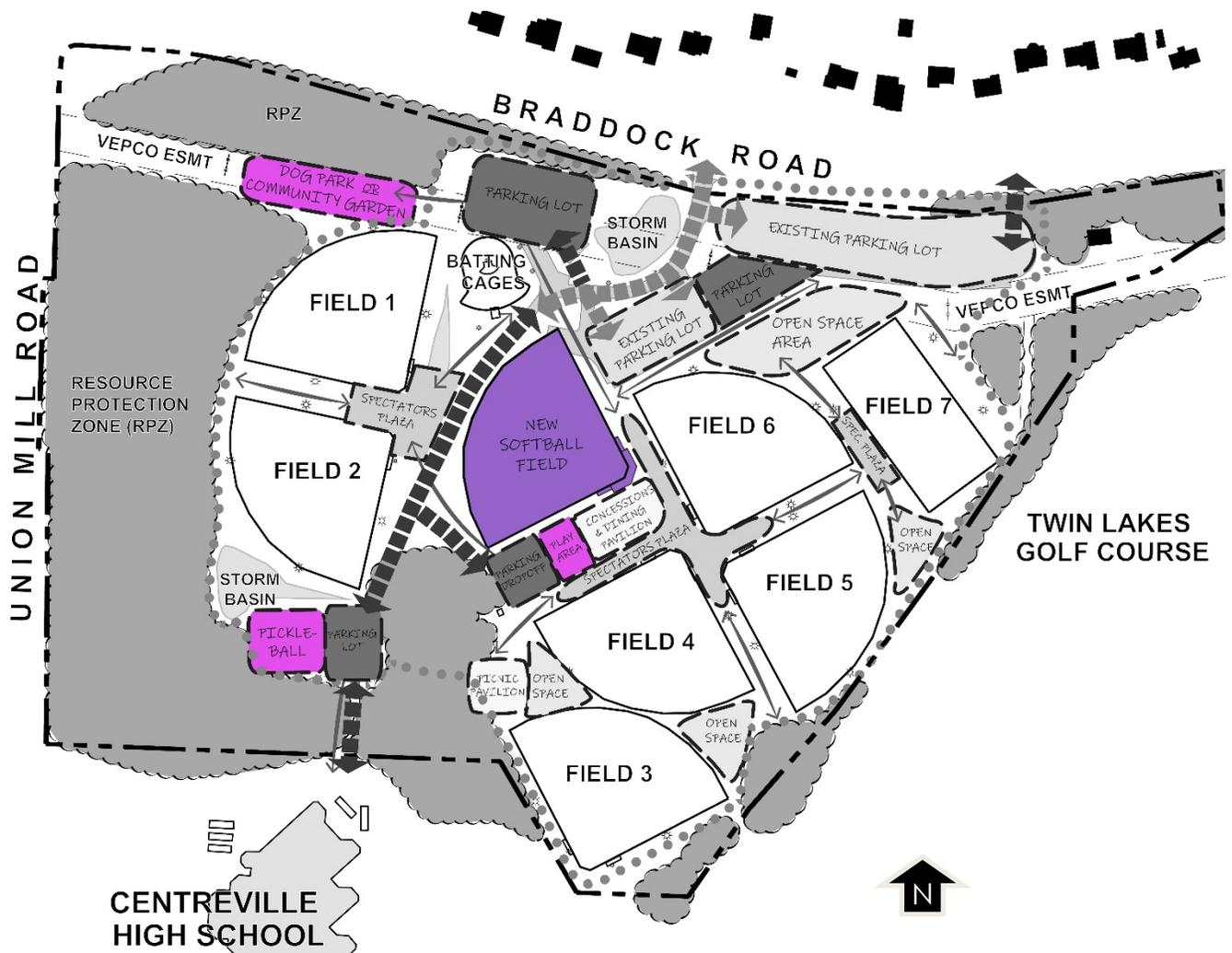


Figure 28: Active Recreation Concept Diagram

### 3. New Diamond Field

Braddock Park is already considered a premier destination in Fairfax County for softball. It has the potential to become recognized on an even larger stage with the addition of a seventh diamond field. To accommodate all ages, the additional field should have a 325 foot outfield. This makes for a more competitive experience for a wider range of levels. It also serves as a premier field for special games and events such as All-Star games and Homerun Derbies, etc. The new diamond field would be set into the existing hillside to help balance the amount of imported soil needed to construct the facility. The area behind home plate would be cut into the hillside to create concrete stadium seating similar to Fields 2 and 5. A portion of the infield and the majority of the outfield would project out from the hillside, and a retaining wall along the perimeter of the outfield fence would be required to keep the playing field level. Due to the orientation of the new field, it is possible that



Figure 29: "Batter's Eye" by Hurricane Fence Inc.

the setting sun could impair visibility for the batting team. There are solar screening products available on the market to mitigate the sun glare, such as “Batter’s Eye” by Hurricane Fence Inc. (Figure 29)

#### 4. Play Area

The play area provides family-oriented recreational opportunities to complement the concessions area and dining pavilion. The recommended location is centrally located and highly visible. The area could provide a wide range of amenities and activities for all ages and abilities. Such amenities might include an accessible playground. Outdoor games such as ping pong and cornhole could also be provided to serve park users. Another possibility could be a splash pad to provide a cooling water feature during the hot summer months. Play area features may be determined with community input when funding becomes available. Points of entry to the play area, as well as a 4 feet tall perimeter fence, should be carefully considered to maximize safety. Landscape design should also consider the benefits of providing shade to this portion of the site via canopy trees or shade structures. The adjacent electrical control house should be considered during design and screened from sight to the greatest extent possible.

#### 5. Dedicated Pickleball Courts

Pickleball has become a popular new sport nationwide and has a growing demand in Fairfax County. It shares many of the common elements of tennis, badminton, and ping-pong. As of 2021, Fairfax County currently has no lined courts dedicated solely to pickleball. In response to numerous requests and growing interest in the sport, the Park Authority launched a pickleball feasibility study in 2020 to identify potential new sites for pickleball courts. Braddock Park has been identified as a potential location to introduce up to six new 20 feet by 40 feet dedicated courts to serve the western side of Fairfax County.

#### 6. Adaptable Amenity Space

The adaptable amenity space is intended to be a flexible approach to program the area of land within the VEPCO easement. It could be either a dog park, a community garden, or a combination of both. The goal is to maximize the potential of the site by introducing park elements inside the easement area that could potentially be developed pending VEPCO review and approval via a written consent agreement for encroachment. Park Authority planning staff have identified both dog parks and community garden plots as underserved amenities in the western side of the county, and both are heavily desired by residents of Fairfax County. The final determination of how the space is used would occur at a later date when funding, VEPCO agreement, and other constraints are fully considered.

##### Dog Park

Dog parks are quickly becoming one of the most popular park features. Historically, dog parks have been allowed in powerline easement areas if the fencing and paving areas are found to be acceptable to VEPCO. One such example is the dog park at South Run District Park. At Braddock Park there is approximately 0.5 to 0.75 acres is available for an off-leash dog area at Braddock Park. All dog park features such as paving material, safety fencing, entry corral, information kiosk, waste bag dispensers, and other site furnishings shall be developed in accordance with the Per the Fairfax County Dog Park study design standards. No lighting should be provided to encourage

dog park users to leave at dusk and to alleviate parking demand for the nighttime softball activities.

### Community Garden Plots

The other potential amenity that could be approved by VEPCO is a community garden with individual plots that can be rented on an annual basis. A long-standing waiting list for the Park Authority's current garden plots attests to the demand. The plots should be fenced with access to water and have a supply drop-off area at the adjacent parking area for use by the gardeners. Garden plot agreements are required and managed by the Park Authority Resource Management division. There may be an opportunity to explore other community garden models that may differ from the standard 20'x30' garden plot model. In addition to VEPCO approval, extensive soil testing will be required to determine the soil is free of asbestos and otherwise safe for growing edible crops.

## **C. PEDESTRIAN CIRCULATION IMPROVEMENTS**

### 1. Trail and Pathway Connectivity

A newly proposed trail network will include existing trails linked to new trails and entrances, including a perimeter loop trail for improved pedestrian circulation. These trails should be wide enough to allow maintenance and emergency response vehicles access throughout the park. The trails will support a variety of uses, including walking, running, biking, dog walking, socializing, and nature observation. Trail access into the site is provided at the main vehicular entrances and via a newly proposed entrance from the south adjacent to Centreville High School, as shown on the CDP. Visitor orientation is important to provide at these access points, including informational kiosks, benches, trash cans, park identification, regulation, and wayfinding signage. All services and routes in Braddock Park should be fully accessible, as feasible.

### One Mile Trail Loop

A one-mile-long trail loop around the perimeter of Braddock Park will not only improve pedestrian circulation and connectivity but also offer a recreational benefit. The public survey indicated that a trail loop is among one of the most highly desired park amenities at Braddock Park. The trail would need to be 10 feet wide to provide adequate space for walkers, joggers, and bikers to safely pass each other. Additionally, the trail would be wide enough to allow park maintenance trucks access to all the fields and ambulances access to all the fields. It is recommended that distance markers be incorporated into the trail to inform the park users of the approximate distance they have traveled. (Figure 30)



Figure 30: Example of Trail Loop

### 2. Raised Crosswalks

To make the pedestrian circulation as safe as possible and to keep the vehicular circulation as efficient as possible, careful planning went into minimizing the intersection of pedestrians and vehicles. The two primary crossing points occur at the main walkway

that connects the concessions area and the proposed parking lot adjacent to the batting cages and at the spectators' plaza adjacent to Fields 1 and 2. Raised crosswalks and vehicular bollards could be introduced as traffic calming devices and to make the pedestrian circulation experience safer at vehicular crossings.

### 3. Wayfinding and Signage

Wayfinding helps guide people through the physical environment and helps to enhance their understanding and experience of a space. In the case of parks, wayfinding is particularly important as it allows pedestrians and vehicles to efficiently determine the best route to the desired facility. Map kiosks, directional signs, trail markers, and destination markers should all be part of a comprehensive system that provides directions and information to a park visitor. The number of signs should be minimized and collocated when possible, to limit visual clutter.

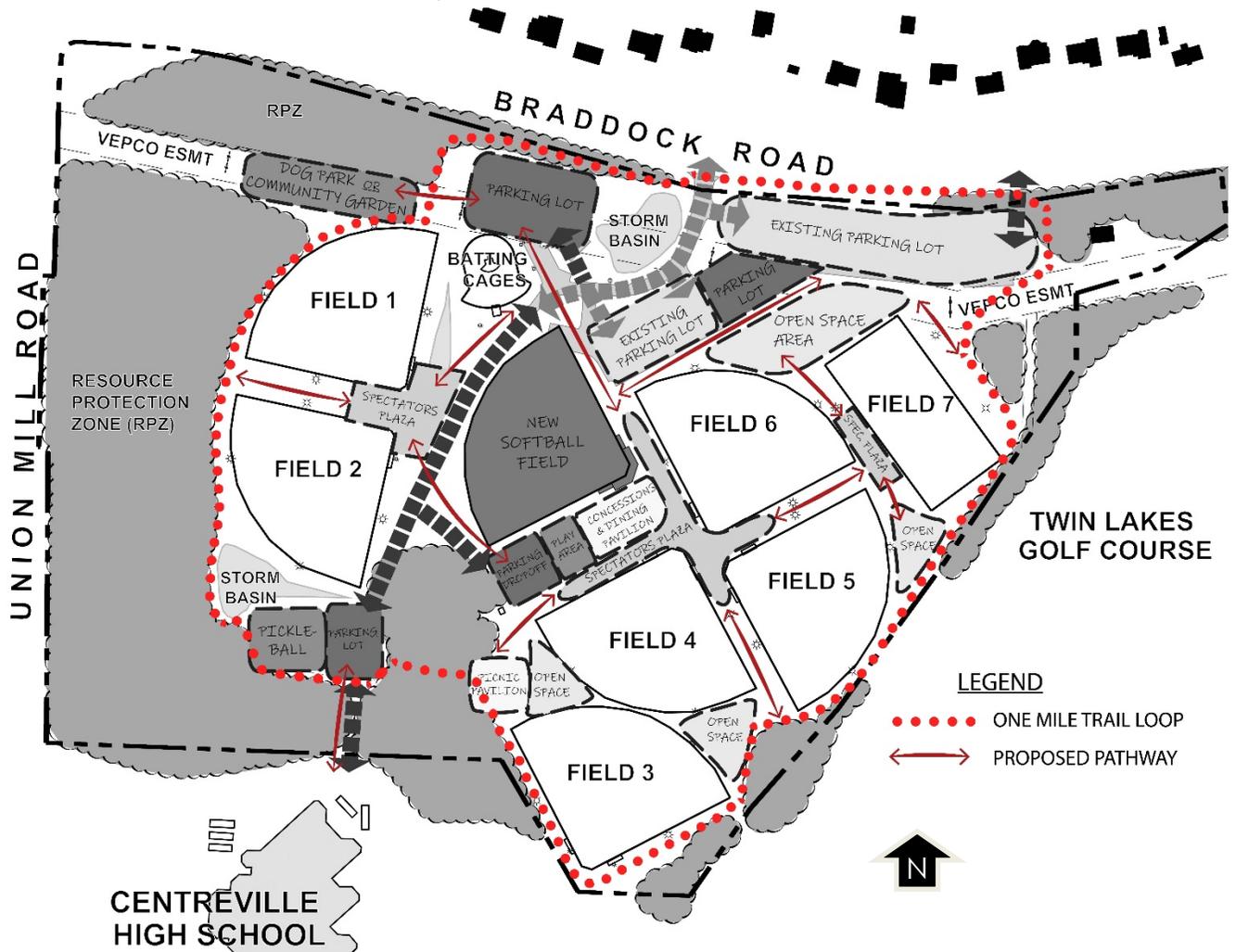


Figure 31: Pedestrian Circulation Concept Diagram

## D. VEHICULAR CIRCULATION IMPROVEMENTS

### 1. Improved Site Access

A traffic control feature such as a traffic light is recommended at the intersection of Braddock Road and the park's main entrance to help alleviate vehicular congestion. Such a proposal would require VDOT review and approval. Additionally, providing a

second access point from Braddock Road via the Existing Parking Lot A would help improve vehicular circulation with a right in – right out only access point. The third option for additional access could be accomplished via an auxiliary entrance at the south side of the park adjacent to Centreville High School. This area was originally used as a construction entrance during the conversion of the open play area in 1997 and is blocked with wooden bollards today. The usage of this entry would be as an additional ingress/egress point for the park which may include a gate to limit the use to certain time periods or specific circumstances. The terms, conditions, and usage of the entry shall be coordinated with Fairfax County Public Schools and defined within a memorandum of understanding (MOU) prior to any development.

2. Additional Parking

Public input has identified parking as a need at Braddock Park, and the addition of new park amenities will increase that need further. The Existing Parking Lot A, adjacent to Field 7, and the Existing Parking Lot B, adjacent to Field 6, are to remain in the CDP, with a new parking lot planned to connect them. Additional parking is planned in two other locations, as shown on the CDP. The Existing Parking Lot C, adjacent to the batting cages, is to be realigned and enlarged to provide several additional parking spaces that span both the VEPCO easement area and the old miniature golf area. A third lot is also planned in the southwestern corner of the site adjacent to the pickleball courts.

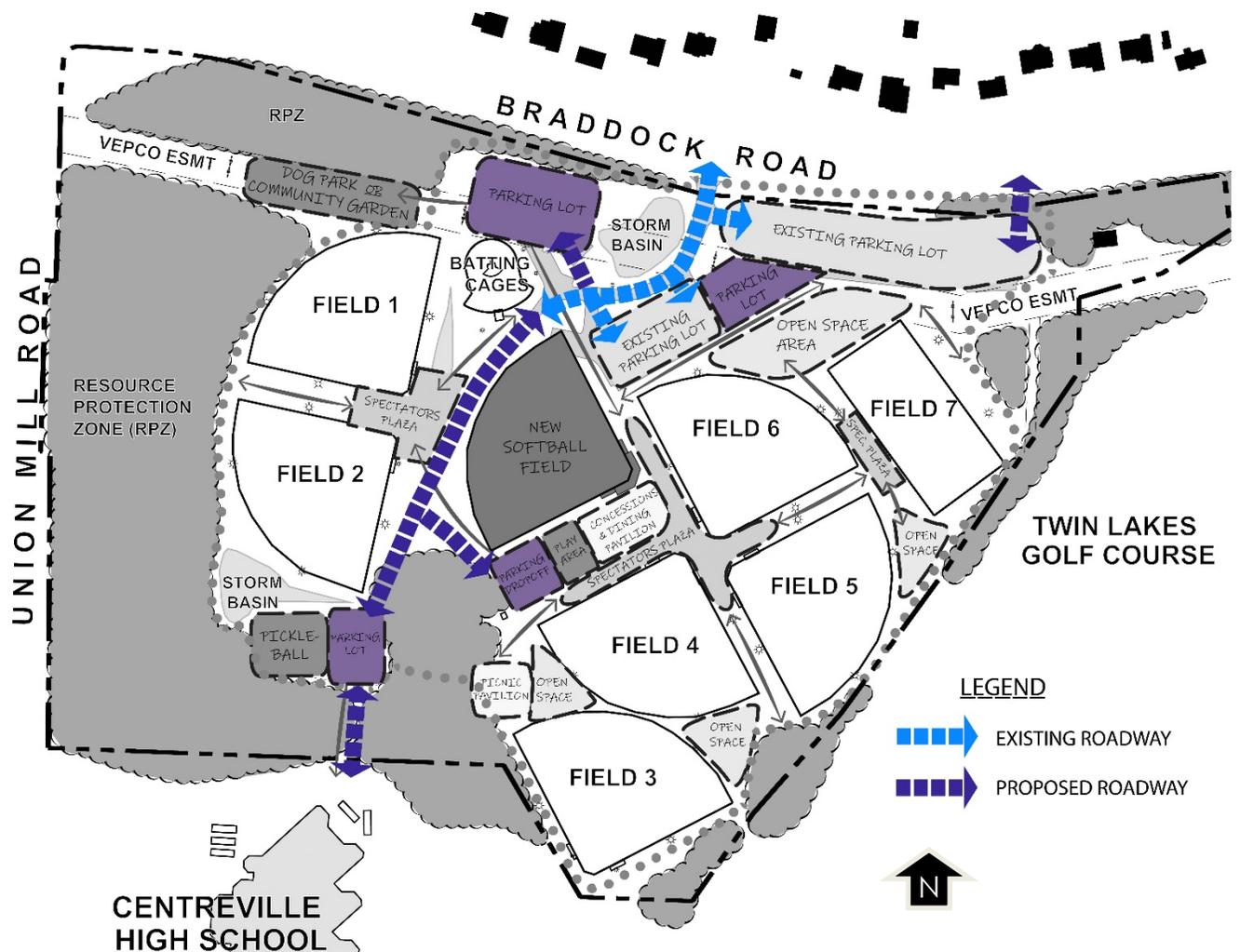


Figure 32: Vehicular Circulation Concept Diagram

### 3. Vehicular Drop Off Area

As the park exists today, it lacks an efficient place to drop off park guests and heavy equipment adjacent to Fields 4, 5, 6, and the restroom facility. Furthermore, the ADA parking, which is located in the Existing Parking Lot B, is inconveniently located at bottom of the hill. The proposed vehicular drop-off area solves these issues by providing a more efficient access point to the upper fields and has available space for additional ADA parking spaces. This area would also support the successful operation of the concessions area and dining pavilion, which would require an efficient location for food deliveries and trash collection. This area would also allow an efficient way for ambulance units to access and respond to emergencies at the central ball fields, which does not currently exist. Other prominent uses for the drop-off area include a place for visiting teams to unload and pick up passengers without blocking traffic, or as a suitable location for food trucks during events. The area would require safety bollards to separate the vehicular activities from the adjacent pedestrian activities. (Figure 33)



Figure 33: Example of Vehicular Drop-off Area and Bollards

## E. ENVIRONMENTAL IMPROVEMENTS

### 1. Stormwater Management

Construction of stormwater management facilities may be necessary to address water quality and quantity detention associated with the addition of park facilities. To the extent feasible, Low Impact Development (LID) methods should be used for stormwater management, potentially in the form of pervious pavers, innovative roof systems, rain gardens, and/or bio-retention areas.

### 2. Vegetative Buffer

The existing stand of trees along the northern border of the park is intended to remain as a buffer to provide screening between Braddock Road, neighboring homes, and the park uses. Existing vegetation may be supplemented with a mix of canopy and understory trees, with shrub layers, along with invasive plant management to provide sustainable buffering and screening.

### 3. Vegetative Restoration

The master plan recommends several canopy tree plantings throughout the park. As the park exists today, there are very few trees as many of the originally planned trees were never installed. Trees provide several environmental benefits, including reduction of a heat island effect, filtering air pollution, supporting wildlife, and reducing water runoff. They also benefit park users by providing shade and seasonal visual interest. All trees to be planted should be from the list of approved native species.

### 4. Resource Protection Zones (RPZs)

Approximately 13.2 acres are to remain as designated RPZ along the western border of Braddock Park. RPZs are non-regulatory, Park Authority-designated areas that facilitate

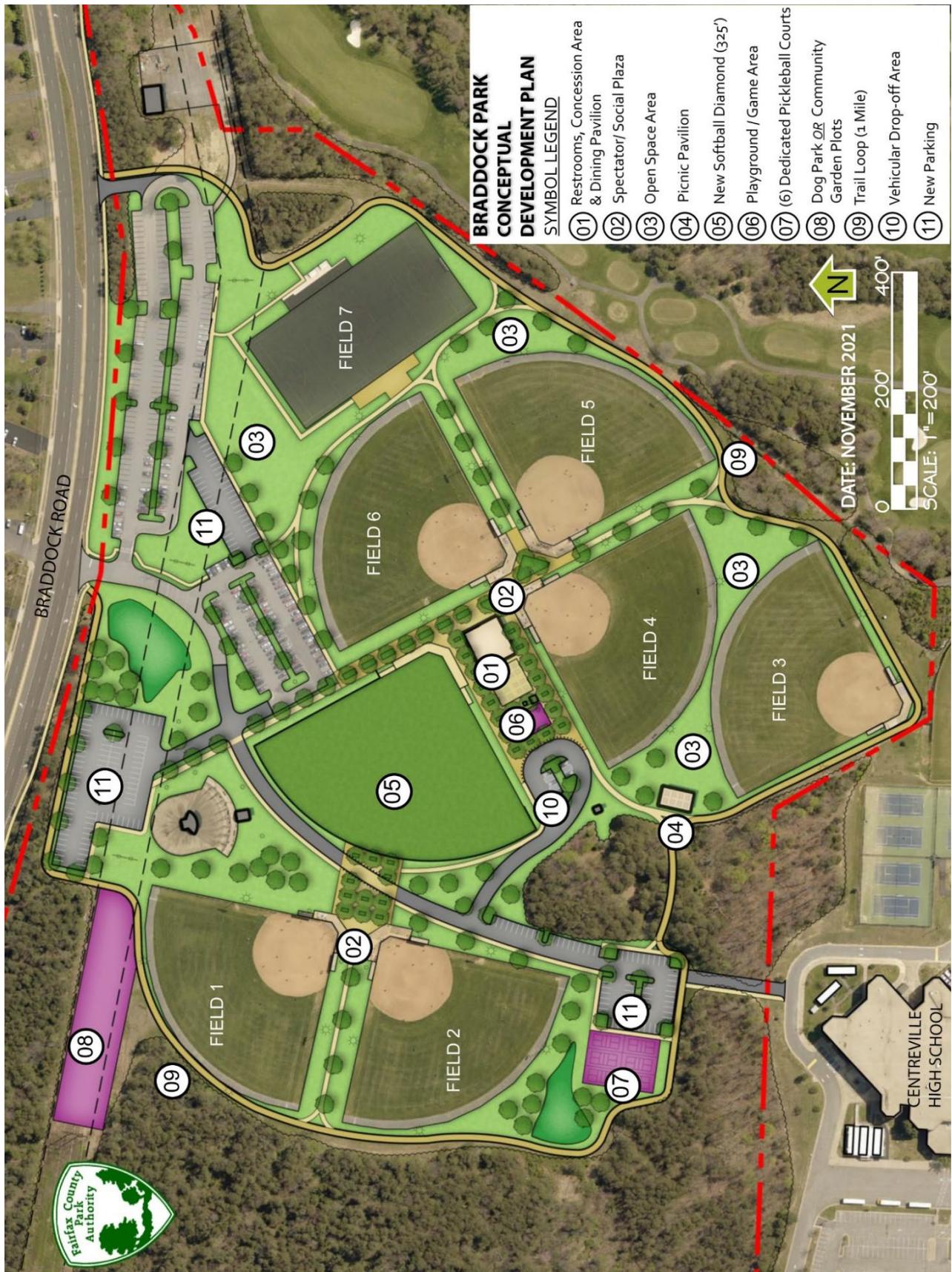


Figure 34: Conceptual Development Plan

the protection and management of the natural habitats, geological features, hydrological features, and/or cultural areas they contain. RPZs contain high-quality and valuable forest communities as well as wetlands. These areas should be preserved as much as possible in a natural state without disturbance. Currently, no trails are planned in the RPZ, and off-trail use is prohibited for all visitors and their pets due to the sensitivity of the natural communities, steepness of the terrain, and potential significant cultural sites. The potential for historical discoveries in these areas is moderate, so appropriate subsurface archaeological investigation should be conducted by resource management staff prior to any ground-disturbing activities within these zones to minimize potential impacts to important archeological sites. Limited off-trail activity will be permitted for resource management activities along with programs scheduled and supervised by FCPA naturalists that are compatible with resource management goals.

## **VI. PLAN IMPLEMENTATION**

### **A. PHASING STRATEGY**

In considering phasing of park improvements for Braddock Park there are countless ways in which the projects proposed in the master plan could be implemented. The intent of the master plan report and CDP is to give current and future decision makers adequate information about the core areas and elements of the master plan so that phasing can be approached and important decisions can be made at the appropriate time. Key issues to consider include construction realities, sequencing, funding realities, and prioritization.

#### 1. Construction Realities

##### Construction Constraints

Targeting phases of work that can be constructed without disturbing areas for protection, and creation of phases that will not have to be “undone” as a result of future construction projects are key phasing considerations. Additionally, construction realities such as construction access points, construction staging areas, and onsite foreman offices are all common elements of a large-scale construction project. Each of these can impact onsite and offsite activities in various ways.

##### Asbestos Soil Impact

The presence of asbestos soils at Braddock Park will most likely present constructability challenges as well as park usability challenges. There are a number of Occupational Safety and Health Administration (OSHA) regulated practices that are required when disturbing asbestos bedrock during construction excavation. Such practices include special measures for controlling the level of airborne asbestos fibers, air monitoring requirements, and soil disposal requirements.

#### 2. Sequencing

##### Park Usability

Usability of existing park features during construction should be taken into consideration. Braddock Park is currently an active recreation destination and home to several athletic leagues and organizations. Keeping existing amenities usable while new amenities are being constructed is worth heavy consideration when establishing a phased approach. Factors such as time of season, lay of the land, adjacent uses,

asbestos soil excavation, and site circulation all impact park usability and will each play a role in phasing strategy decision making.

### Site Circulation

Braddock Park currently has an existing demand for better pedestrian circulation and more parking. When making phasing decisions, efforts should be made to ensure that there are adequate accessible pathways to connect new spaces and that there is also adequate parking to account for the added demand of new facilities.

### 3. Funding Realities

The greatest driver in determining phasing of a project is typically the available funding and what can be accomplished with that funding. This master planning process is a proactive one, defining potential projects and costs prior to the establishment of a budget. This master plan and accompanying report should provide structure for current and future decision makers to determine what projects might be pursued and when. Major park development is generally funded through a variety of sources including grants, donations, and capital improvement bond funding that is budgeted incrementally over five year periods.

### 4. Prioritization Recommendations

The following recommendations are offered to help prioritize the park improvements outlined in the Conceptual Development Plan.

### High Priority Elements

Elements that typically upgrade or improve existing park conditions or facilities and impact both quantity and quality of park user experiences.

- Concession stand will generate revenue and promote fiscal sustainability. It also provides an amenity for park visitors which provides food and beverage options and keeps them in the park when they are attending a day long tournament.
- Restrooms and dining pavilion are needed to complement the concession stand.
- The entry drive and vehicular drop-off area are needed to provide access to the concession stand, bathrooms, and dining pavilion.
- As the park exists today, there is a demand for more parking. The proposed northeastern parking lot between Existing Parking Lot A and Existing Parking Lot B will help mitigate the need for more parking and will improve vehicular circulation between the two lots.
- The entry plaza / central spectators plaza is needed to facilitate the increase in pedestrian activity at the park's core.
- The one-mile trail loop not only provides a highly desired and inexpensive recreation element, but it also would improve site circulation and maintenance vehicle access.
- Improvements to the existing fields should be considered prior to developing the new softball diamond. It is more economical to initially convert these fields into synthetic turf to reduce maintenance needs and increase the frequency of use.
- A new park access point, or secondary entrance, between Braddock Road and Existing Parking Lot A is a cost-effective way to improve park access and relieve the log jam that occurs at the main entrance. Play area / playground should be

made available to families and individuals who are not engaged in active sport recreation activities

- Picnic Pavilion offers a rentable facility to families, groups, and organizations to meet for social functions.

Secondary Priority Elements

Elements that are typically of medium to large scale and can improve overall function and character of park and the park user experience.

- New softball diamond.
- Pickleball courts, the adjacent parking lot, auxiliary entrance, and the vehicular access road to connect them to the rest of the park.
- Dog Park or Community Garden Plots.
- As new facilities are developed the demand for additional parking will increase. The proposed new parking lot adjacent to the batting cages area will help to mitigate this need.

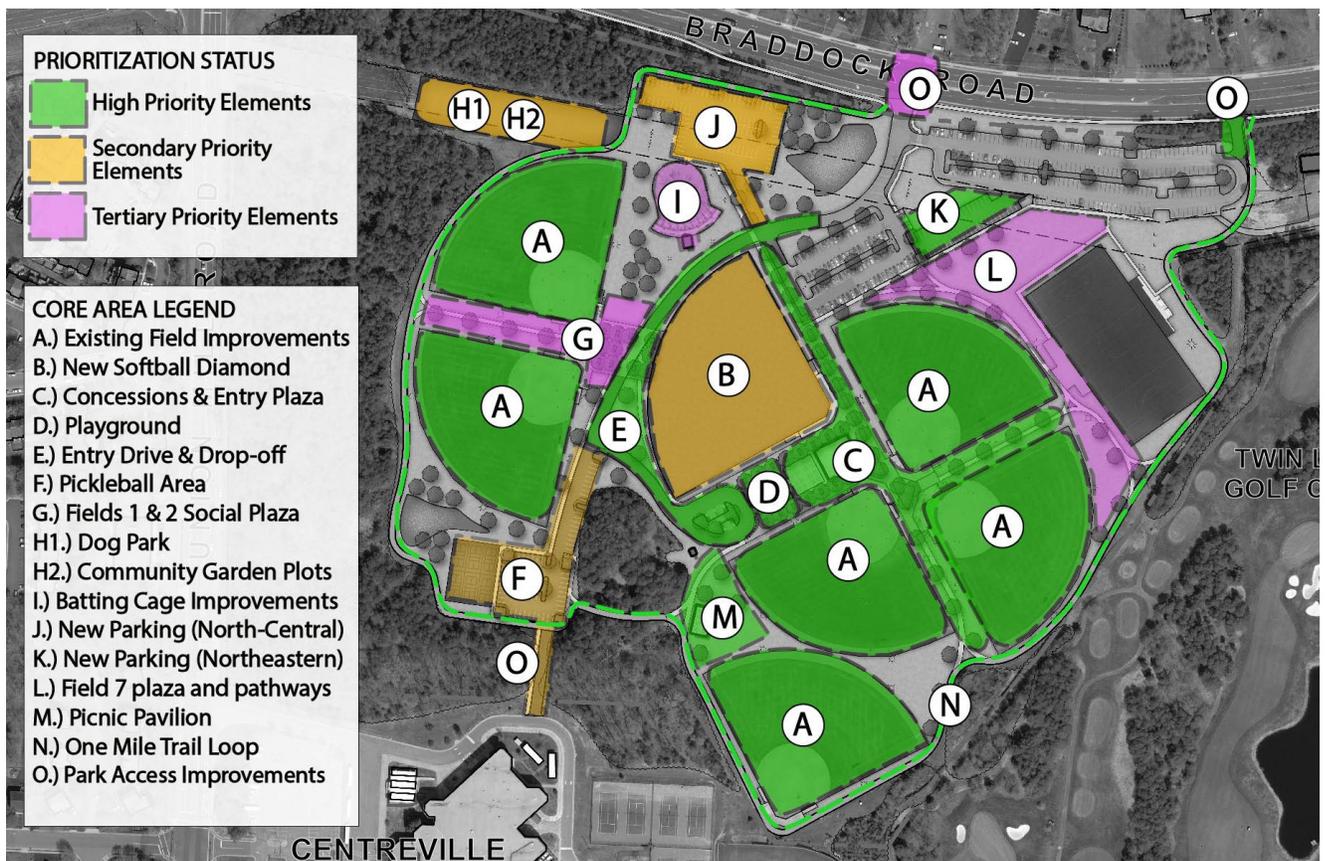


Figure 35: Park Amenity Prioritization Diagram

Tertiary Priority Elements

Elements that are typically of smaller scale that have a more isolated effect and can be implemented on a piecemeal basis.

- Spectator/ social plaza adjacent to Fields 1 and 2 and connecting sidewalks.

- Spectator/ social plaza adjacent to the rectangular field and connecting sidewalks.
- Batting cage improvements would be beneficial but are not essential. Batting cages are currently operational.
- Traffic light at Braddock Park entrance would greatly improve vehicular access and circulation within the park. However, it requires VDOT review and approval and most likely FCPA funding. (Figure 35)

## B. FISCAL SUSTAINABILITY

Economic realities require that public park funding be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability within the park system and at Braddock Park is an essential component for the master plan implementation.

## C. BUDGETING

Order of magnitude costs for park improvements and facilities have been provided to be used as an approximate budgeting tool for the fiscal planning and phasing of Braddock Park as funding becomes available. These preliminary costs are based on available data and are highly generalized as design and engineering drawings will be needed to develop a more specific cost estimate. The amounts budgeted for each core area include design, permitting, administrative and construction costs. (Table 3). Additionally, potential mitigation costs and contingencies have been accounted for. As this estimate was prepared in 2021, final figures should be adjusted yearly to account for inflation.



Figure 36: Rough Order of Magnitude Budget Diagram

1. Rough Order of Magnitude Budget

<b><u>CORE AREAS</u></b>	<b><u>Description</u></b>	<b><u>Budget</u></b>	<b><u>Assumptions</u></b>
A.	Existing Field Improvements	\$11,965,000	Synthetic turf, new LED lighting, dugouts, fencing, stormwater mitigation
B.	New Softball Diamond	\$4,340,000	Synthetic turf, LED lighting, retaining wall, fencing, bleachers, dugouts, stormwater mitigation
C.	Concessions & Entry Plaza	\$3,015,000	Concession building, dining pavilion, furnishings, paved plaza, landscaping, SWM allowance
D.	Play Area	\$580,000	Playground equipment, engineered wood fiber safety surfacing
E.	Entry Drive & Drop-off Loop	\$1,470,000	Asphalt paved entry drive, paved drop-off area, vehicular bollards, SWM allowance
F.	Pickleball Area	\$680,000	6 dedicated pickleball courts, parking area, accessible pathway
G.	Fields 1 & 2 Social Plaza	\$435,000	Raised crosswalk, paved plaza, accessible pathway, vehicular bollards, landscaping
H1.	Dog Park <i>(option 1)</i>	\$670,000	Stone dust surfacing, water fountain, shade structure, fencing, amenities
H2.	Community Gardens <i>(option 2)</i>	\$295,000	Stone dust access paths, garden plots
I.	Batting Cage Improvements	\$80,000	Improvements to existing equipment
J.	New Surface Parking (North-Central)	\$640,000	Asphalt paving, SWM allowance
K.	New Surface Parking (Northeastern)	\$265,000	Asphalt paving, SWM allowance
L.	Field 7 plaza and pathways	\$185,000	paved plaza, accessible pathway, landscaping
M.	Picnic Pavilion	\$200,000	Covered Pavilion,
N.	One Mile Trail Loop	\$745,000	10ft wide asphalt trail
O.	Park Access Improvements	\$1,590,000	Traffic signal at main entrance, secondary entrance, rear auxiliary entrance
	<b>Total</b>	<b>\$26,860,000</b>	<b><i>(Only includes H1 option, does not include H2)</i></b>

Table 3: Rough Order of Magnitude Budget

Notes:

- Mitigation costs of asbestos soils have been included in relevant core area costs.
- Site preparation and required earthwork have been included in each core area cost.
- Cost figures include environmental mitigation costs where warranted.

# VII. APPENDIX A: PUBLIC SURVEY RESULTS

## Braddock Park Master Plan Revision Public Survey

### Project Engagement

PARTICIPANTS

960

RESPONSES

25,672

COMMENTS

316

SUBSCRIBERS

1

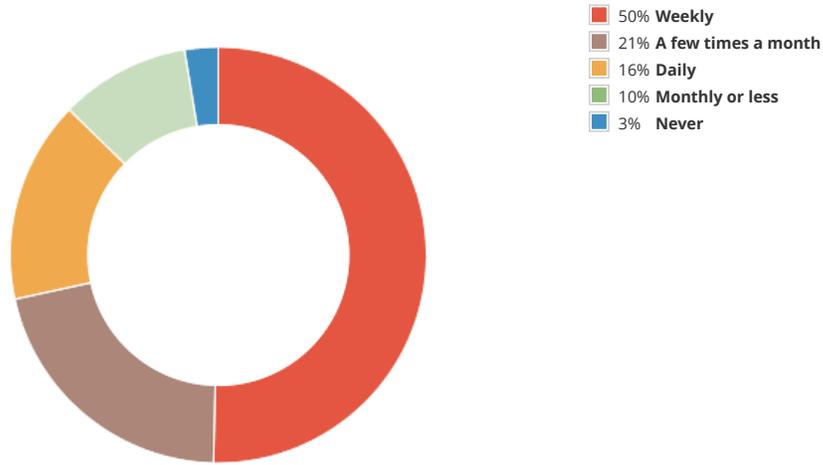
MOVE

TOGGLE COMMENTS

FILTER BY SEGMENT

OPTIONS

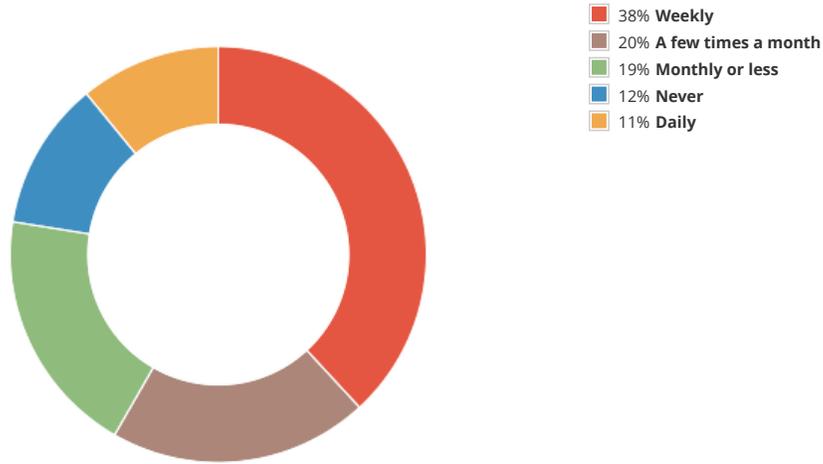
\* Before the start of the Covid-19 pandemic, how frequently did you visit Fairfax County public parks?



960 respondents

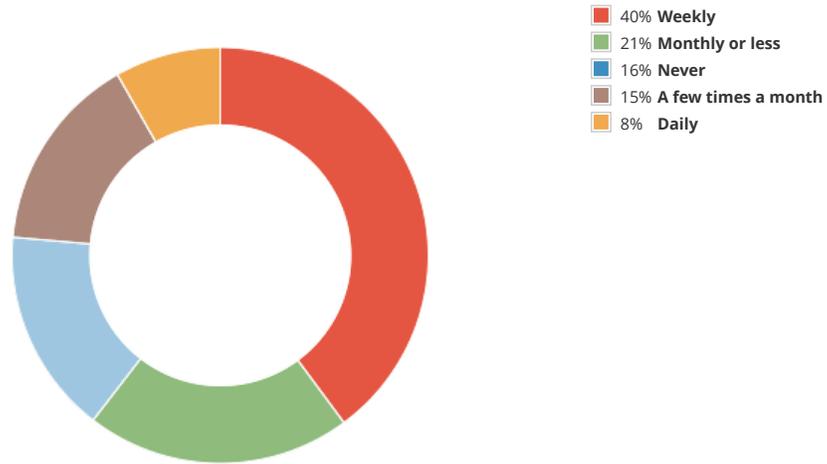
[Download Graph Data](#)

\* How often do you visit Fairfax County public parks currently?



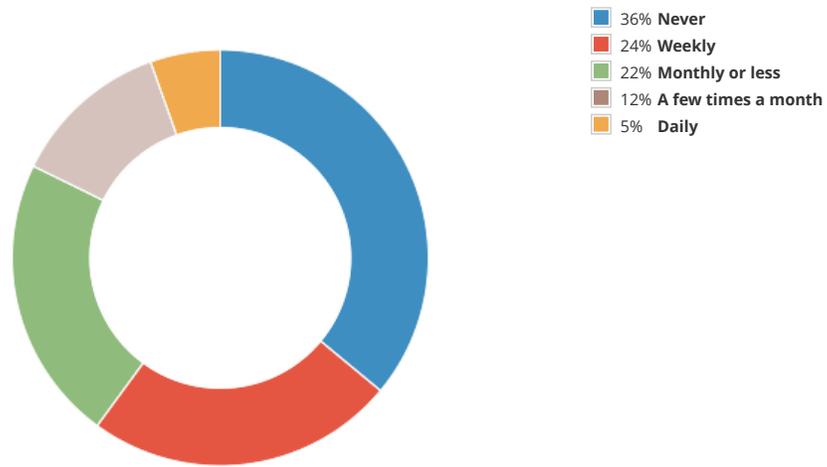
952 respondents

\* Before the Covid-19 pandemic, how often did you visit Braddock Park?



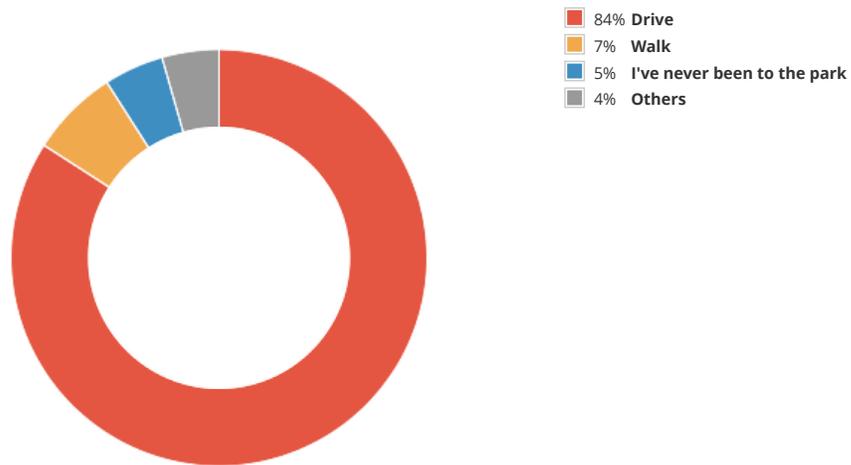
923 respondents

\* How often do you visit Braddock Park currently?



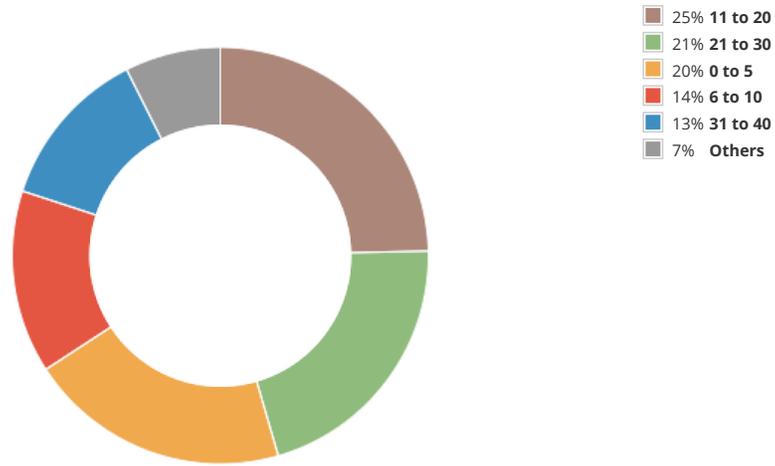
919 respondents

\* How do you usually get to Braddock Park?



905 respondents

\* How many minutes travel time does it usually take for you to get to Braddock Park?



901 respondents

\* Which of the following activities do you currently participate in while at Braddock Park?

47%	Softball	411 ✓
33%	Running/ Walking/ Exercising	293 ✓
22%	Batting practice in the batting cages	196 ✓
13%	Dog Walking	111 ✓
12%	Soccer	107 ✓
12%	Social functions in the picnic pavilion	105 ✓
10%	Yoga, Frisbee, or other unprogrammed activities	90 ✓
8%	I've never been to the park	72 ✓
5%	Football	47 ✓
3%	Lacrosse	29 ✓
1%	Field Hockey	5 ✓

880 Respondents

\* How important is it to provide the following to improve the current *RECREATIONAL* experience at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
Improve field conditions	14% Not Important	37% Somewhat Important	49% Very Important
More seating opportunities	49% Not Important	39% Somewhat Important	12% Very Important
Tall fencing or netting to prevent balls from leaving the field of play	38% Not Important	41% Somewhat Important	21% Very Important
Score boards	64% Not Important	30% Somewhat Important	5% Very Important
PA sound system	72% Not Important	25% Somewhat Important	4% Very Important
Concession stand with outdoor dining area	41% Not Important	41% Somewhat Important	17% Very Important

715 respondents

\* How important is it to provide the following to improve the current *CIRCULATION* experience at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
More vehicular parking	31% Not Important	50% Somewhat Important	19% Very Important
More sidewalks and trails throughout the park	31% Not Important	40% Somewhat Important	29% Very Important
Better vehicular access in and out of the park	32% Not Important	47% Somewhat Important	21% Very Important
More signage and/or way finding posts	46% Not Important	41% Somewhat Important	13% Very Important

713 respondents

\* How important is it to provide the following to improve the current *NATURAL* experience at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
More trees throughout the park for shade and other environmental benefits	24% Not Important	46% Somewhat Important	31% Very Important
Natural habitat areas, pollinator gardens, or green infrastructure	32% Not Important	41% Somewhat Important	27% Very Important

705 respondents

\* How important is it to provide the following *NEW* recreational facilities at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
Walking & running trail loop	29% Not Important	41% Somewhat Important	30% Very Important
Outdoor fitness equipment	53% Not Important	36% Somewhat Important	11% Very Important
Off-leash dog area (Dog park)	54% Not Important	26% Somewhat Important	20% Very Important
Playground (ADA accessible)	40% Not Important	38% Somewhat Important	22% Very Important
Skateboard park	69% Not Important	15% Somewhat Important	16% Very Important
Pickleball courts	48% Not Important	24% Somewhat Important	27% Very Important
Sand volleyball courts	55% Not Important	33% Somewhat Important	11% Very Important
Bocce courts	67% Not Important	25% Somewhat Important	8% Very Important
Additional softball diamond if feasible	48% Not Important	25% Somewhat Important	27% Very Important
Additional covered pavilion(s) for picnics, parties, and social functions	28% Not Important	50% Somewhat Important	22% Very Important

692 respondents

Are there other amenities that you feel are very important to have at Braddock Park?  
(Please limit your response to 150 characters or less)

---

Skatepark!

6 days ago

Skatepark

6 days ago

A skatepark in this area would be a huge benefit to the community and it would be a perfect location for it as well.

8 days ago

My son is in love with skating. All of the other skateparks are 30 minutes away and he rarely gets to go and have fun.

9 days ago

I dont have a local skatepark near me. the closest ones are about a 40 minute drive. I rarely ever get to go.

9 days ago

Benches around the perimeter of the park, trash cans around the perimeter.

10 days ago

Not amenities, but Girls Fastpitch Softball is HUGE in this area. SSC could be hosting fastpitch tournaments multiple times a year at this complex.

11 days ago

Up date ball fields & repair / synthetic ball fields for rainouts ! Pavilion to hold state tournaments ! Bring more people to the park!! Love it now ! Now make it better!

11 days ago

Renumber the fields so they make better sense. Field 3 is at the extreme south end while Field 6 is near the main parking lot

11 days ago

Multiple turf softball fields.

11 days ago

More parking better fields

11 days ago

a skate park would bring many people in the area to braddock park because there are no good skate parks in the area nearby

13 days ago

better field maintenance i.e. warning tracks are full of weeds

14 days ago

skate park. the whole time would be at braddock. we need more skate parks in the area

14 days ago

Buy a whole other turf field

14 days ago

turf softball fields would be nice for dry days after a lot of rain - not sure how cost effective that is though...

14 days ago

Ska

14 days ago

Skate park for my bros

14 days ago

Skateboard park because there is not one in the area so those who are apart of the skating community rely on transportation to get there which is inconvenient and also bad for the environment. A skate park built at Braddock park would provide a huge group of walking/skating distance kids an area to congregate and keep them outdoors and out of trouble.

14 days ago

mini golf was a lot of fun!!

14 days ago

Skate park

14 days ago

Can you add a skate park? (For skateboarding) It's not safe for teens to skate on the streets

14 days ago

Skateboard parks are very important to me because most skaters resort to skating on streets which can be very dangerous, but skateboarding in a skatepark eliminates the risk of getting hit by a car.

14 days ago

No

14 days ago

We really need a skatepark here I barley go to skateparks in Fairfax because it takes 30 min to drive there and only takes abt 20 min to walk for Braddock park and I would go to the skatepark if we had one here way more.

14 days ago

I think they should add a skate park to Braddock Park because we do not have a skate park close to the centreville high school be and there is nowhere for kid to skate board around the neighborhood

14 days ago

Skate park there needs to be one in centreville all of the other ones are like 25 to 40 minutes away

14 days ago

Skate park

15 days ago

A skatepark has been something the skaters of centreville VA have wanted and needed for quite a long time. It may not seem like it, but there is a large community of skaters in the centreville area and to go to a skatepark we would have to drive far away in the northern virginia traffic to go skate. Having a skatepark nearby would be incredible and is something our community has dreamed about for years! please take this into consideration.

15 days ago

SKATEPARK!!!! There are none in Centreville or Clifton and it is very annoying to travel so far away to get to one.

15 days ago

A skatepark or anything skateboarders can use

15 days ago

A new skateboard park would be so awesome!

15 days ago

A skatepark would be a great benefit to the community, get kids out of trouble, make new friends, and the entire community around skateboarding is amazing! I highly recommend a skatepark at Braddock park

15 days ago

The mini golf was always fun as a kid, I miss it a lot

15 days ago

Water fountains and maybe bringing back mini golf! That was a really fun thing to do in centreville!

15 days ago

Please add a skatepark! Many of my friends have been waiting for the chance to have our OWN skatepark in centreville. We don't like that every other city around us has a skatepark, and we don't! Please, if you make a skatepark, please make a small bowl for skating! Those are a great part of any park! Thank you!

15 days ago

Skatepark is needed in this area. I am happy to provide input as a skater with 15+ years international experience

15 days ago

a skate park is the most important thing because there are none in Centreville and it would keep skaters off the roads

15 days ago

volleyball nets

15 days ago

Skateboarding park is very crucial around this area. There are more and more skateboarders skating around Centreville HS every day.

15 days ago

Skate bowl!

15 days ago

Mostly just the skatepark it'd be nicer to have a closer skatepark near me that i can go to more often and easily

15 days ago

We need a local skatepark!!

15 days ago

skatepark

15 days ago

Skatepark

15 days ago

Skatepark with a street section and a transition section (bowl, half pipe, quarter pipes)

15 days ago

A skateboard park would be amazing!

15 days ago

A skatepark would be amazing I have to take the bus all the way to wakefield which takes hours sometimes because that is the closet skatepark

15 days ago

A skatepark is the most important thing right now because of the growing skate community in the area

15 days ago

We should have a skatepark here because there is no skatepark in centreville

15 days ago

better toilet facilities

16 days ago

Better access into/out of park against traffic.

17 days ago

Field drainage should be upgraded, fields should be leveled and regularly dragged and lined

17 days ago

Restrooms should be cleaned more regularly.

17 days ago

More fields to play soccer and football on

17 days ago

Extra bathroom facility

18 days ago

A skateboard park will change Braddock for the better.

18 days ago

9 holes of disc golf like Bluemont Park in Arlington, or 18 holes like Burke Lake (if space allows!)

19 days ago

More Restrooms, strategically located for easy access regardless of your activity while at the Park.

19 days ago

..

19 days ago

If any additional sports facilities are needed it's a soccer field

20 days ago

pool!

20 days ago

Futsal/street soccer court and pickleball courts

20 days ago

need for additional restroom facilities to accomodate seniors closer to recreational facilities

20 days ago

Bark Park and all of the above. The park in no way should turn into only an athletic park that draws traffic and only sports throughout the week/weekends. Braddock cannot sustain this and not fair to cause unbalance in how families want to utilize the park - especially neighborhoods in the general area. Thsnk you for your consideration.

20 days ago

Bicycle trail and mini golf

20 days ago

Bicycle path, mini golf

20 days ago

Softball fields are sloping so it would be nice to level them. Employees seem to take good care of the field, especially the grassy outfield but Astro turf could cut costs. Don't know if it would increase injuries.

20 days ago

Artificial surfaced softball fields are a must to keep up with other parks regionally, state wide and nationally.

20 days ago

operational water fountains. toilets for the fields farther away. shade for the stands.

20 days ago

More restroom facilities

20 days ago

Overall the park is great.

21 days ago

I try and use the batting cages during season. I find the operation quit inconsistent. Sometimes it's closed but the phone line isn't updated. Equipment is not being maintained as many batting have been closed all season. The operator overall is hard to reach as the phone line on the website and the recording are not correct. Frustrating!

21 days ago

As a softball player for many years, it would be wonderful if the County had a facility that could host national level tournaments. It is something that is attainable and of economical benefit for the County.

21 days ago

All weather turf fields. Add 2 softball diamonds for 8 fields.

21 days ago

Not gonna lie, I miss the minigolf. Still kind of sad it's gone.

21 days ago

Artificial turf for softball fields which will generate income by attracting tournaments.

21 days ago

While you may feel that the softball fields are poor, they are SIGNIFICANTLY better than the fields on which I played in Massachusetts.

21 days ago

Little league and babe Ruth baseball fields

21 days ago

if the public wishes dog park / concession area / bocce courts, perhaps softball diamond #3 (next to high school) could be re-purposed for these / new activities. However, I would like to see the softball diamonds maintained, as NVSS uses the fields weekly from April through early November. And I personally visit to walk / exercise. Thank you for providing this survey! Dennis Dugan

21 days ago

Parks like Arlington county parks for kids

21 days ago

Chilled water fountain & more shade trees if feasible.

21 days ago

None.

21 days ago

Pickle Ball!!! B

21 days ago

Artificial turf softball fields would be a great addition

21 days ago

Dugouts are very narrow and hard to walk through, is it possible to change all?

21 days ago

Trails

21 days ago

Vending

21 days ago

Better restroom facilities!

21 days ago

If you increase activities beyond the current softball/soccer you MUST redesign the entry and exit to the park or it will be impossible.

21 days ago

No.

21 days ago

If you do what I have asked for, that would be terrific, making Braddock Park First Class!

21 days ago

Partition between the urinals

21 days ago

SKATEBOARD PARK, SKATEBOARD PARK, SKATEBOARD PARK, SKATEBOARD PARK. Growing up in Centreville we were deprived of a skateboard park within a reasonable distance. The closest parks are wakefield(annadale/Springfield), Arlington, Lake Fairfax, and Herndon that I am aware of, all of which have been around for 20+ years. Skateboarding is also seeing a resurgence in popularity that hasnt been seen at scale since the 1990's. Its important to provide the community with a safe space to skate, I hope you take this suggestion very seriously and thank you for even making the serve.

21 days ago

Better maintained softball fields

21 days ago

DOG PARK

21 days ago

A dog park would be the best addition!

22 days ago

Additional Bath house facility

22 days ago

Paved Walking/biking paths that connect residential housing to the park, the social gathering area, a place for outdoor events would all be really useful and would improve community connection

22 days ago

Get rid of the stone paths and put in paved walkways.

22 days ago

Are there tennis and/or basketball courts?

22 days ago

Improve softball fields. Maybe put artificial turf on a few fields. Really like adding pickle ball courts.

22 days ago

make sure there is soap and paper towels in bathrooms

22 days ago

bring back the mini golf!!!

22 days ago

Park is excellent as is. Save taxpayers money and leave it alone except for routine maintenance.

22 days ago

Park is excellent "as-is". Save taxpayers money.

22 days ago

N/A

22 days ago

Nothing right now thank you.

22 days ago

Improved, updated and clean restroom facilities

22 days ago

I feel that the county needs to put a full time staff at the park. The park is very visual, meaning a lot of people use the facilities. People from outside the county often remark how disappointing the park is. They love the jailhouse bathroom facilities, the portable johns, and the lack of a concession stand. I find it hard to believe that they have a park that could make money and they don't take advantage of it. What a waste

22 days ago

no

22 days ago

dugouts are much too narrow for adults - check out Tuckahoe Park fields in Arlington.

22 days ago

We don't need to spend a bunch of money on a good and functional park!

22 days ago

I wish put put (mini golf) would come back again.

22 days ago

Downward slope of outfield on fields 1 and 2 needs to be corrected.; risk for injury to outfielders when chasing fly balls.

22 days ago

More bathroom locations

22 days ago

Regarding of field 3

22 days ago

I like the batting cages. Having opportunities other than baseball/softball, like trails and playgrounds would be great.

22 days ago

More restrions

22 days ago

Would be somewhat important to have another bathroom station as opposed to just one

22 days ago

upgraded restroom facilities

22 days ago

Fields for kids

22 days ago

Fields for youngsters

22 days ago

clean bathroom facilities, with regular cleaning and supplies

22 days ago

Artificial turf fields for softball to avoid cancellations.

22 days ago

Bathrooms near fields 1 2 3

22 days ago

Ice cream

22 days ago

There should be a mixture of softball fields with natural and artificial turf surfaces. I would rather have a portion of the existing fields converted to artificial turf rather than increasing the number of fields.

22 days ago

Better and more bathrooms -- not Port-a-johns

22 days ago

better access to restrooms on Softball field 5

22 days ago

Improve and add bathroom facilities.

22 days ago

Additional rest room facilities near field 1&2 and field 3

22 days ago

Nothing to add.

22 days ago

More nature.

22 days ago

none

23 days ago

Concessions, putt putt, a water fountain people/dogs can play in

23 days ago

Neighborhood swimming pool

23 days ago

Do park with shade, seating and water, small dog area

23 days ago

The dog park would be fantastic for this area. There is no off leash facility anywhere nearby. A couple of benches and a nearby water source would be good. Along with increased trails. There are also a lot of people that play badminton in this area but there are no courts or resources. Maybe badminton and pickleball courts could share a space?.

23 days ago

bring back the mini golf course

23 days ago

Need to provide additional restroom facilities, portable or permanent

24 days ago

Waterfountain for dogs

24 days ago

As a softball player field #3 is a disaster as it is not remotely level. If part of the enhancements to the park are the installation of artificial turf then that would be an opportune time to re-grade the fields.

24 days ago

Grass vballcourts

25 days ago

Bike park/track, splash pad, playground with shaded covering. I have seen these in so many communities and there are not any in Fairfax county.

25 days ago

Mini golf again

25 days ago

Picnic area away from road

25 days ago

Pickleball is the fastest growing sport! Let's put a couple courts in!!!

26 days ago

Clean bathrooms

26 days ago

Current fields are well used and need minimal support. Please don't waste money trying to solve a problem that doesn't exist.

26 days ago

Better use of open area that used to be putt putt

27 days ago

Make at few softball fields turf for inclement weather play

27 days ago

Pickleball Courts -- very important for seniors.

27 days ago

Pickleball courts -- new sport //

27 days ago

Pickleball courts should be dedicated with proper netting, shade and fencing vice multi-use. While lining existing tennis courts is better than nothing it is not optimal. Pickleball is the fastest growing sport. It is easy to learn for all ages and a multi-generational activity. I'm surprised that Fairfax being one of the richest counties in the nation has not fully embraced this sport for it's residents.

27 days ago

Geocaches; handicapped spots adjacent to each field

27 days ago

Liked having Mini golf

27 days ago

Why so much focus on ball fields, batting cages --- this part of Clifton/Centreville region is WAY TOO SHORT on parks to be enjoyed by tax payers who do not play ball. We need trails, exercise loop, amenities that every other district has. I am TIRED of driving to Burke Lake or South Run Rec Center. Braddock Park should provide amenities to a wider range of tax payers. We have enough ball parks and fields and golf ranges --- this park needs an entirely new/different Master Plan. Balance things out!! This part of region has been F'd too many yrs w/ lack of family friendly recreation options. What's up w/ that??

28 days ago

Disc golf

28 days ago

A dog park would be #1 on my list.

28 days ago

Bike Skatepark

28 days ago

Skate park, ninja warrior course. There are baseball fields everywhere!!!! What about for the kids ages 12-17 who don't like team sports or can't afford it and are too big for the playground. We need to engage them in pro social active lifestyles.

28 days ago

tennis courts, area for outside exercise classes - yoga, etc.

28 days ago

Would love to see more Pickleball courts in Fairfax County.

29 days ago

There are no skateparks in this area of the County. This would be a big plus for the youth.

29 days ago

I would be very interested in more bike trails and a dog park.

29 days ago

Big emphasis on the dog park!!! No decent public dog parks within like 20mins

29 days ago

Good restrooms, benches along trails, water bottle refilling stations

29 days ago

Indoor basketball court, shaded areas

29 days ago

Water fountain or access to water for pets

29 days ago

The addition of Pickleball courts would be great. With so many PB players and so few places to play it would be a great addition. And lighting would make it even more popular.

29 days ago

N/A

29 days ago

larger shelter or additional shelter for rentals closer to a parking lot,

29 days ago

I believe more softball fields and turf softball fields would be very beneficial

29 days ago

Dog park with running water would be fantastic, as well as playground equipment so families can both exercise their dogs and allow the children to play.

29 days ago

I feel if you can make 4 of the 6 softball fields turf can ensure that softball can be played year round and won't cancel with rain. Turf fields are amazing

29 days ago

**BASKETBALL COURT!!**

29 days ago

artificial turf, Arlington County has begun converting their softball field to turf. They are safer for play, since the field isn't affected by weather or play.

one month ago

More lighting and the grass needs cutting much more than it currently is. In between the two parking lots the grass gets quite tall and there isn't a walk way or path to go thru.

one month ago

Would love to have diamond fields be turfed over. This will significantly enhance the safety on the fields as well as the overall experience.

one month ago

Turf softball fields if possible it will open up more use and also safer surface less maintenance also.

one month ago

Raise fence on field six to open up parking; put in mature trees behind home plate on field 5 to shade the infield from setting sun; a toilet at field 3

one month ago

Basketball court, soccer fields

one month ago

Extra votes for Volleyball Courts and Pickleball Courts!! Shaded areas to picnic.

one month ago

More bathrooms near lower fields

one month ago

An indoor soccer field and indoor recreational center/pool. Racquetball courts.

one month ago

Water fountains at each field (ideally bottle refilling style)

one month ago

Turf fields for the softball fields would be amazing. Much easier to complete the seasons while also attracting larger tournaments. They would also allow for year round play this bringing in more money for the county as well.

one month ago

No

one month ago

Pickleball courts

one month ago

Convert the two worst draining softball fields to turf, it would decrease maintenance costs and allow leagues to play through bad conditions without field damage

one month ago

Artificial turf softball fields

one month ago

water fountains

one month ago

Better bathroom facilities

one month ago

More bathrooms

one month ago

Enlarge/update restrooms

one month ago

Turf fields

one month ago

More turf fields

one month ago

Keeping the soccer field and additional turf fields would be great

one month ago

Synthetic softball fields. We need to have some diamond fields that are synthetic. What is the soccer teams get all the favoritism when it comes to synthetic fields.

one month ago

Scoreboards and video camera feeds for softball games

one month ago

Turf softball fields

one month ago

Lighting for nights

one month ago

mini-golf (really pulled a fast one on us there), less softball PLEASE, family sports like bocce above, trees would be great. and walking

one month ago

better setup to host local clubs for multi match soccer events on weekends

one month ago

It doesn't feel like a park right now. Would be nice to have something other than baseball fields.

one month ago

I believe that having turf fields all athletic fields can help with rainy days and cancellations of sports

one month ago

more paved bike trails. The over county connector and W and OD are nice but require driving and transporting bikes. We are so over looked in western Fairfax. No recreational center close by, no trails, lets do something for all ages.

one month ago

A weekend Saturday morning farmers market.

one month ago

Artificial turf on the baseball/softball fields would be incredibly beneficial.

one month ago

Water refill station meant for bottles, not just drinking fountains (also much easier to prevent the spread of COVID while keeping people hydrated)

one month ago

Another set of bathrooms and a play area like Wakefield is really all you need.

one month ago

Softball Field drainage

one month ago

I personally miss the mini golf but the other options presented are appealing. A water feature would be nice too

one month ago

Disc golf would be a great add. Smaller (called "tiki") courses are great family draws, cost little to build, are usually maintained by the disc golf community, and can be contained in a few acres.

one month ago

Tennis Courts

one month ago

If feasible, a bathroom facility closer to fields 1 and 2 would be helpful.

one month ago

Would love to see a dog park

one month ago

Field 3 is terrible. Tons of people hurt on it

one month ago

Air circulation in the bathrooms

one month ago

I wish putt putt golf was back

one month ago

A dog park and a older and younger kid play ground with swings

one month ago

I miss the old mini golf place, now that I have kids.

one month ago

Lighted tennis courts

one month ago

I live 5 mins from Braddock Park and would go multiple times a week if you added a playground!

one month ago

This is a great space and would be amazing to really build it up for families to enjoy. I would love to see mini golf come back, a bike park, dog park and walking trail.

one month ago

Field conditions are terrible and have not been improved for the 20 years that I have been playing and visiting this park.

one month ago

There are very few FCPA playgrounds in this area

one month ago

Walking and running trail loop

one month ago

A dog park would be phenomenal.

one month ago

Synthetic turf softball diamonds.

one month ago

Indoor swimming pool/ rec center would be fantastic.

one month ago

N/A

one month ago

2 playgrpunds geared to different age groups

one month ago

No

one month ago

I would love to see a community Rec center at this location with indoor pool and basketball courts. outdoor basketball courts would also be great

one month ago

Restrooms on the other side of the park near the batting cages

one month ago

Please consider adding a dog park. I have spoken to many of my neighbors and all dog parks that are good have to be driven to. Would like a great one close to home.

one month ago

Pickleball courts!!

one month ago

Pickleball courts

one month ago

Lighted pickleball courts for sure!!! It's been an enormous popular sport here in NOVA. Little rocky run just put in 4 courts and they are packed every night. We don't have lights on them unfortunately.

one month ago

Additional bathrooms and reopening of mini-golf.

one month ago

I'm interested in Pickleball courts. Need at least two courts and prefer four courts. One tennis court can be marked for two Pickleball courts. It's best to have a storage shed with portable nets for players to set up. Alternatively, use the tennis net and mark only one Pickleball court.

one month ago

Pickleball courts, bathroom, water fountain, shade, benches

one month ago

By installing pickleball courts the county would provide recreational opportunities to a new large demographic of residents.

one month ago

WOW, so excited about the potential of adding some of the "very important" new recreational opportunities. If I had to say the most important to me, it would be pickleball courts.

one month ago

Pickleball fastest growing sport and all ages playing esp elder folks--really good cardio workout but courts need to be done right similar to woodbridge which a shame is the nicest anywhere within 100 miles--at times in am esp on weekends completely full and people waiting--shade trees would be great or a pavilion and in florida concessions stand and they sell equipment--minimal charge to play there like \$2-3 and no problem for lots of courts but if it is minimal courts like 4-6 its not worth the money--people love tournaments and it does bring in revenue at all the other places so something else to think about--min 8-10courts needed but just an example Chesterfield va has more than 20 and lots of tournamentsrfield

one month ago

pickle ball and/or tennis courts would be great.

one month ago

Multiple pickleball courts would be a great benefit to the community.

one month ago

Definitely bocce and pickle ball

one month ago

emphasize recommendation for pickleball

one month ago

Pickleball is a fast growing sport in Virginia. Having dedicated courts in Fairfax County would be a huge draw for county residents. If you drive by the courts in Prince William County morning or evening you will find the courts full of people of all different ages enjoying the sport together.

one month ago

clean restroom facilities

one month ago

No

one month ago

Added shade near Pickleball courts and any dog park

one month ago

Pickleball 2021!!!

one month ago

Pickleball Courts!!!

one month ago

The county needs to add more pickleball courts! Currently we have 20 people waiting to play pickleball at Van Dyke Courts

one month ago

Pickle ball courts

one month ago

We need more public pickleball courts!

one month ago

Softball fields could allow the county to host travel tournaments which help the economy. Girl sports need to be supported more. Lacrosse is growing in popularity. Young people don't play pickleball. That is a total waste of money and a terrible idea.

one month ago

outdoor adult playground

one month ago

Please add pickleball courts.

one month ago

Pickleball courts

one month ago

Fairfax County Seniors would use additional pickle ball courts as well as other area residents.

one month ago

Pickleball is gaining popularity throughout Fairfax County. It would be great if Braddock Park would offer dedicated Pickleball courts to help meet the need.

one month ago

Pickleball is becoming a very popular sport that is enjoyed by everyone...young, old and all genders.

one month ago

Would like to see a Pickleball complex

one month ago

Pickleball courts around the area have traditional been a long wait to play. So this up and coming sport(10,000 baby boomers per day are retiring and looking for activities) needs a place to happen.

one month ago

Dedicated pickleball courts - 8 pickleball courts would be welcome

one month ago

Pickleball courts are needed desperately!

one month ago

I think pickleball courts would be a nice addition

one month ago

More pickleball courts throughout the county

one month ago

Definitely need pickleball courts, please. There are none in the area

one month ago

add pickleball COURTS

one month ago

We have about 30 members of our senior tennis group (Golden Racquets) that want to play pickleball outside but there are very few courts. Our members would drive over 30 minutes to get to a pickleball court.

one month ago

Good bathroom facilities.

one month ago

If you had pickleball courts, I suspect more seniors could participate in active sports. We do not have enough courts and the sport is growing and easy to play. Also a great chance to meet other players.

one month ago

Would very much like to see pickle ball courts.

one month ago

Ping pong table

one month ago

Pickleball is the fastest growing sport in America. Must have 4-6 dedicated courts now!

one month ago

Pickleball is booming in Fairfax County. Friday at Van Dyke Park there we had over 40 people trying to play on the four courts.

one month ago

Pickleball is booming in Fairfax County. We desperately need more courts. Friday at Van Dyke Park in Fairfax City we had 40 players for four courts.

one month ago

At least 6 dedicated pickleball courts are needed to meet growing demand.

one month ago

I would like indoor pickleball courts near Fair Oaks, VA

one month ago

Pickleball courts!!

one month ago

We have a regular group of 100+ pickleball players, we desire permanent courts w/lights

one month ago

Shaded area near the pickleball courts

one month ago

lighted pickleball courts; restrooms

one month ago

Provide 8 dedicated pickleball courts

one month ago

Dedicated pickleball courts. Many dedicated pickleball courts.

one month ago

DEDICATED PICKBALL COURTS PLEASE.....!!!!

one month ago

Dedicated pickleball courts (greater than 6 courts) to meet current and future Pickleball play demands and to be able to hold tournaments

one month ago

Pickleball courts Running water Public bathrooms

one month ago

Need Pickleball courts. It's the fastest growing sport for all ages. Affordable and multi-generations are able to play together.

one month ago

Pickleball is growing so fast that the public deserves more courts in nearby parks.

one month ago

Additional toilets at remote fields

one month ago

port-o-johns for the distant fields

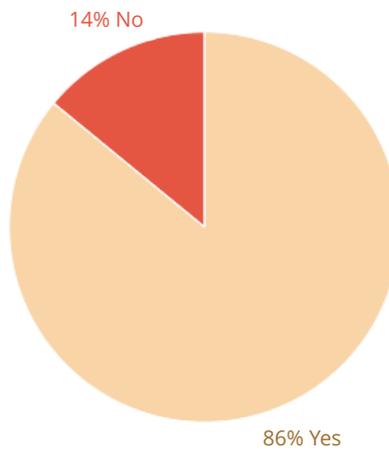
one month ago

We feel strongly about adding dedicated pickleball courts!

one month ago

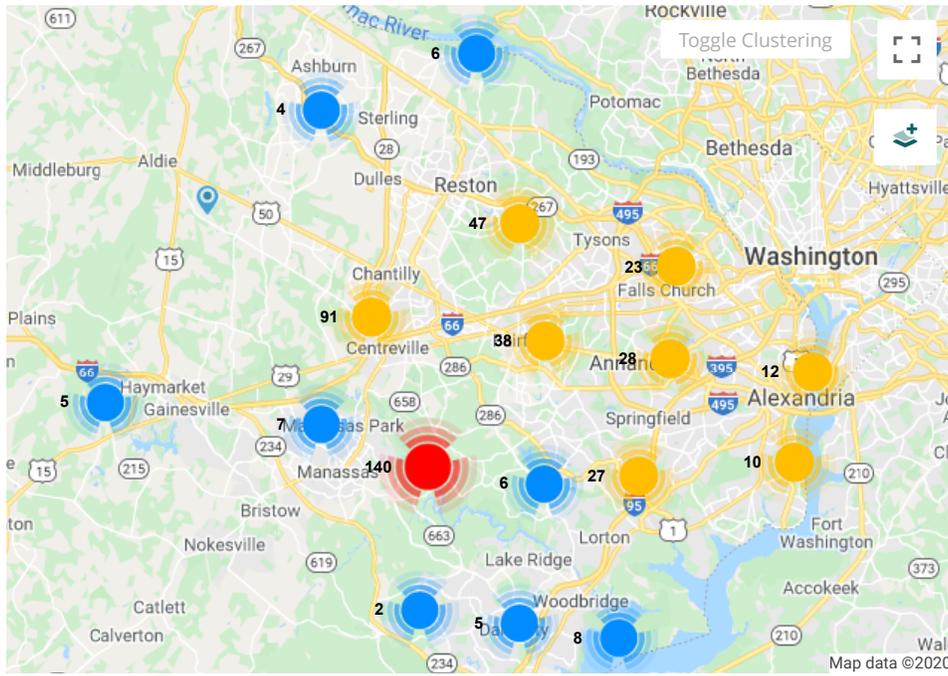
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\* Are you a resident of Fairfax County?

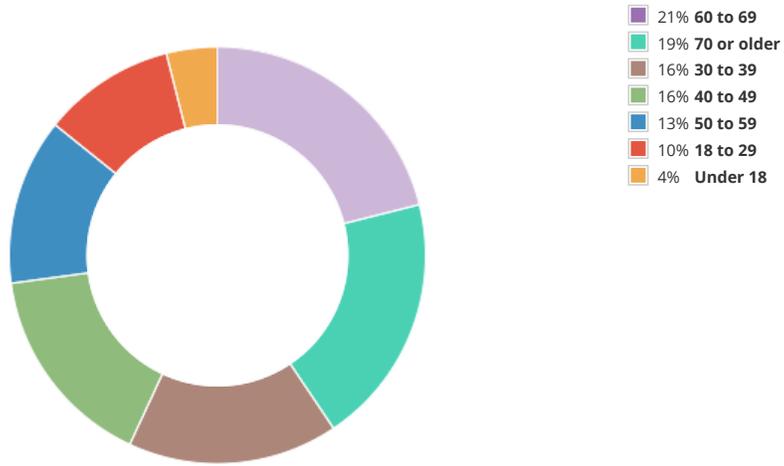


761 respondents

\* What is your zip code?

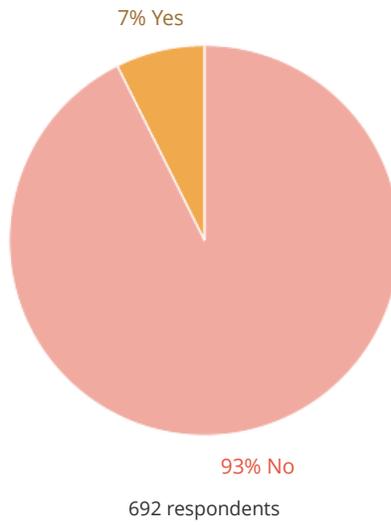


\* What is your age?

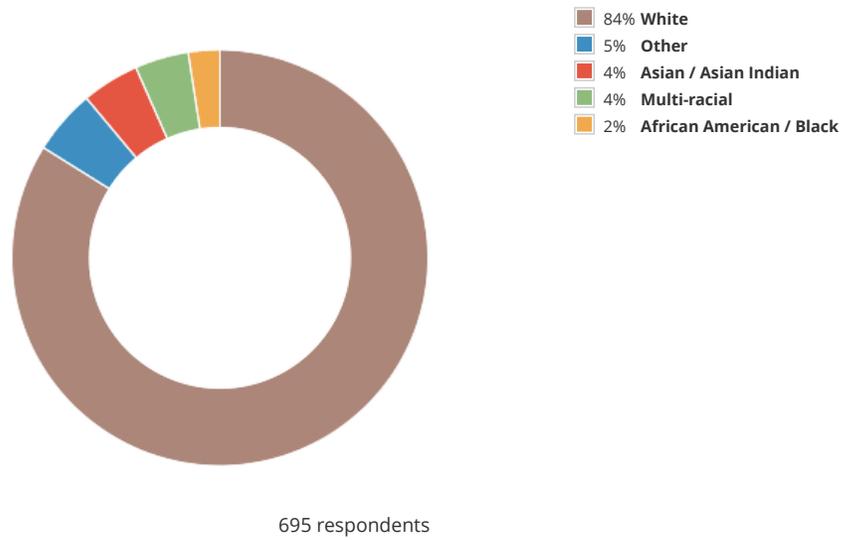


759 respondents

Are you of Hispanic, Latino, or Spanish Ancestry? *(Response is Optional)*



Which of the following best describes your race? *(Response is Optional)*



Project Engagement

PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
960	25,672	316	1