

DOWDEN TERRACE PARK

MASTER PLAN

FOR

DOWDEN TERRACE PARK

PREPARED FOR

FAIRFAX COUNTY PARK AUTHORITY

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PREPARED BY

PARKS AND RECREATION PLANNING ASSOCIATES, INCORPORATED

3511 MANOR ROAD

AUSTIN, TEXAS

The Need

According to the Baileys Crossroads Neighborhood Analysis, prepared by the Fairfax County Division of Planning, the Baileys Planning District is the second smallest and most highly urbanized of the several planning districts in the county. The estimated population on January 1, 1969 was 33,058. This figure indicates a density of 5,300 persons per square mile. Having 48 percent of its population living in apartment units, the area leads the county on a percentage basis for apartment dwelling.

The analysis also indicated a serious deficiency in park facilities. There are presently 20.78 acres of park land owned by the Park Authority in the Baileys study area. This total is much lower than what would be adequate for the area using recognized standards; however, with the proposed development of Dowden Terrace Park, the Park Authority will be helping to alleviate one of the causes of blight referred to in the study.

Lillian Carey Park on Summers Street is an undeveloped park and as of the analysis publication date, July 1969, there were no plans for development. There were also no funds allocated under the county's annual stream valley park program for the Holmes Run Stream Valley Park which abuts the study area on the southwest.

Dowden Terrace Park, consisting of 8.29 acres, will be accessible to the residents of Westbriar and Sunset Park Apartments and Sunset Manor subdivision via North Rosser Street and Bouffant Boulevard. The western half of the study area will not have direct access unless the two sections of Magnolia Lane are connected or the Authority purchases a lot or acquires an easement on the western side of the park. It would also be very desirable for an entrance to be secured on the north side of the park.

Public Interest

The following is a list of the results of a public survey that was taken concerning park and recreation activities and facilities for Dowden Terrace Park:

Question and Answers -

1. Do you feel that a community park is need in this area?

Fairfax County Yes 57 No 2 No answer 1

City of Alexandria Yes 8 No 3 No answer 0

2. Would you like to have active recreation in the park?

Fairfax County Yes 50 No 6 No answer 4

City of Alexandria Yes 6 No 4 No answer 1

3. Would you like to see the park remain as it is now with only some minor clean-up done?

Fairfax County Yes 11 No 43 No answer 5

City of Alexandria Yes 4 No 5 No answer 2

4. Would you like to see an organized recreation program in the park?

Fairfax County Yes 43 No 11 No answer 7

City of Alexandria Yes 4 No 5 No answer 2

Facilities	Yes	No	Facilities	Yes	No
1. Baseball Field	9	17	10. Trail & Walks	34	4
2. Baseball Field (60' base line)	17	14	11. Nature Trail	28	6
3. Softball Field	34	8	12. Open Shelter	29	7
4. Football, Soccer, Hockey	22	9	13. Parking	27	13
5. Multiple Use Court	7	3	15. Tennis Courts	42	4
6. Apparatus Area	36	5	16. Winter Sports	6	7
7. Tot Lot	23	11	17. Ice Skating	2	-
8. Picnic Area	34	13	18. Handball	1	-
9. Shuffle Board	15	14	19. Swimming	3	-
			20. Ping Pong	1	-

Comments Made By Citizens -

1. "The main thing is to leave as many trees as possible, this is why ball fields would not fit in this tract."
2. "Space is needed for a Little League." "This is badly needed in this area (Sunset Manor)."
3. "Kids all play in the street or have to be driven to the nearest playground." (Glasgow or Glen Forrest.)
4. "Our family would not use the park since our children are all grown or living elsewhere, but feel it would be very useful to have a park developed for other families nearby."
5. "I think any expansion or improvement in any recreation area in any county or city helps the average citizen."
6. "We are both too old for the more active recreation, but they are definitely needed in this area."
7. "I don't believe that 8.2 acres is large enough for football and baseball, and I think more youngsters would use the baseball field."
8. "This acquisition should be the start of giving this area adequate recreation facilities for its youth."
9. "This area is nothing more than an oversize lot which will require a great deal of fill and grading and drainage construction before any positive recreation installations may be considered."
10. "Area not large enough to have a regular baseball diamond and parking facilities."
11. "We have little natural areas left in this community, leave it as it is."
12. "The proposed park is way too small, it should be at least 30 acres to be of real value."
13. "Tennis courts with night lights, please."

Planners Note

It seems to be apparent that there is a need for additional recreation facilities in the Baileys Planning District. The Fairfax County Division of Planning, the Park Authority, and last, but the most important of all, the people realize that they have a tremendous need for open space and the many recreation opportunities that can be provided on it. It would be very easy to disregard the wishes of the public and plan facilities that suited our taste; however, we must keep in mind that we are planning for the people. For this reason, we thought that it would be appropriate to make the above "Public Interest" section a part of this report.

Proposed Facilities

The following is a description of the finalized list of facilities proposed by Parks and Recreation Planning Associates and confirmed by the Fairfax County Park Authority Staff:

Parking Area

Normally a neighborhood park does not have parking space provided; however, the anticipated high use of the area by the community prompted us to provide a minimum amount of parking on all of our preliminary studies and ultimately on the master plan.

Two locations for the thirteen car parking area were considered, on Bradley Boulevard and at the end of Bouffant Boulevard. It was finally determined that the location selected was the better of the two since the area would serve those citizens on the north and east and the citizens on the south and west could park along the curb on Bradley Boulevard. If the Bradley location had been selected, the parking space on Bouffant would have been limited or non-existent.

Restrooms and Shelter

It is common practice to provide some type open shelter on

a neighborhood park; however, restrooms are normally not provided on small parks. Dowden Terrace Park has a neighborhood park size but it will be used by the entire community due to the demand. This demand dictated the placement of the other concentrated activity areas on the master plan and it also made it necessary to provide sanitary facilities on the site. Open shelters are compatible with restrooms; therefore, the combination of the two will be practical as well as economical.

Tot Lot

The location of play equipment to be used by small children is very important. It is an accepted belief now that equipment for toddlers should be separated from that used by older children. The area selected adjacent to the building will lend itself very well for the activity of the toddlers and for supervision from parents and recreation leaders.

Play Apparatus

The play apparatus area was selected in a central wooded location in order that it would be shaded by the larger trees and be accessible from the picnic area as well as the shelter.

Picnic Units

Individual picnic units consisting of a slab, table, grill, and trash container have been located in separate areas along the walks. They were located in this manner in order to reduce the amount of compaction under the trees. We realize that the park users will be free to walk in all areas of the park, but we also think that with the proper placement of the walks and picnic units, that compaction can be controlled.

Walks

Walks were placed in areas where it was thought that the heaviest traffic would be concentrated. We realize that the

total footage of walks is great; however, we believe that they are justified when the reduction in wear and tear on the park is considered.

Athletic Fields

Little League Baseball, Football, Soccer, and Hockey fields were in demand by the residents. After adjusting the orientation of the little league field, it was possible for the other athletic areas to be placed on the plan.

The little league field on the north can be used for little league baseball as well as adult softball. The other diamond can also be used for both of these activities but we would strongly suggest that it be reserved for open play only. With the great demand for league play areas, it is very easy to forget the citizens who, for one reason or another, do not belong to leagues and do not have fields to play on.

Hockey, football and soccer can be played on the area located between the two diamonds. Outfield fences, if provided, should be portable in order that they can be moved in the fall to make way for the other sports. The backstops will not interfere with the fall and winter sports on the field.

It should be noted at this point that no tree removal or disturbance will be involved when the fields are constructed,

Winter Sports Area

The slope on the west side of the park is oriented toward the northeast, making it a desirable location for sledding when there is enough snow in the winter. It is not suggested that the area be graded; however, areas that have been eroded should be stabilized in order to provide for a smoother surface.

The area west of the little league field on the north will be an excellent location for an ice skating area. It will not require

much additional work to shape the area when the athletic fields are being graded. In addition to the shaping, it will be necessary to install a mechanical drain for surface drainage during periods when there is no ice skating. The drain should be equipped with a valve which can be used to close the drain for flooding purposes during ice skating periods.

Multi-Use Court

There was not much interest shown in a multi-use-court; however, we think that there was possibly some misunderstanding on the part of the citizens surveyed as to what a multi-use-court is. It has been our experience that this type court is very popular with teenagers and some adults and we think that the court will be an asset to the area.

Tennis Courts

Tennis courts are the perennial favorite areas for many people as indicated on the survey. We think that the courts will enhance the park and that they will be used to a great extent by the local people if they are built with the same degree of quality as the other Authority courts.

Lighting

It is anticipated that there will be a demand for night use of the park. If this becomes the case, we think that the athletic fields, multi-use-court, and tennis courts can be lighted with a minimum amount of light disturbance for the neighbors.

There are no houses facing the athletic areas and in each case, except on the north side, the areas are down slope from the residences. With proper planting of trees and shrubs it will be possible to minimize glare from the lights.

Turf Irrigation

In order to maintain healthy turf and other landscape material

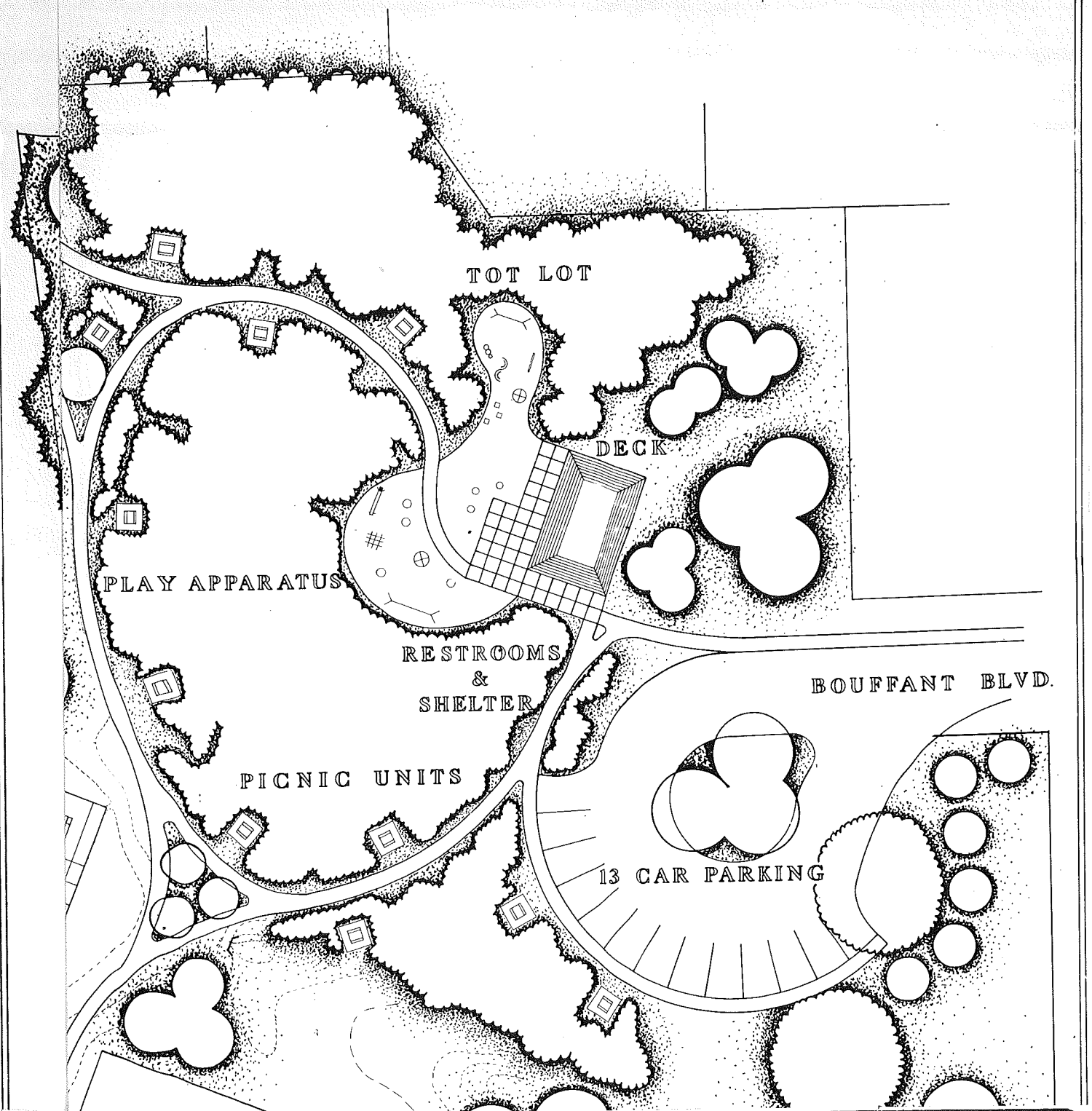
it will be very desirable to provide an irrigation system for the heavily used areas of the park.

Most park maintenance supervisors in the past have attempted to reserve one day of each week during the growing season for mowing and other maintenance activities. The increasing demand for the use of parks by the public has all but pushed the maintenance people out. They demand first class playing areas; however, the number of first class playing areas is directly proportionate to the number of labor and time saving tools and equipment that a park department can afford. A day reserved for maintenance is a thing of the past.

An automatic irrigation system that can be programmed to operate immediately after the last light is turned off at night is one of the best time and labor saving items that can be installed in a new park. It is equally as important, if good turf, trees, and shrubs are desired, as the modern one man operated mower that has replaced the slower time consuming mowing equipment of the past.

COST ESTIMATES

1.	Parking - including curb and gutter	\$ 3,650.00
2.	Restrooms and Shelter	18,000.00
3.	Tot Lot - including surface treatment and border	3,400.00
4.	Play Apparatus - including surface treatment and border	3,400.00
5.	Picnic units	2,200.00
6.	Walks	5,000.00
7.	Athletic fields	
	Little league fencing and backstops	3,500.00
	Football, Soccer and Hockey - see grading	
	Practice field backstop	400.00
	Field development - including mounds, in- fields, site preparation after grading	1,800.00
8.	Grading - entire site including soil plating under trees in picnic and play areas, athletic fields, and parking area	5,000.00
9.	Winter sports area	
	Slope Repair	500.00
	Ice skating area valve and drain pipe	750.00
10.	Multi-use-court	4,000.00
11.	Tennis Courts	12,000.00
12.	Storm Drainage	5,200.00
13.	Sodding of critical drainage areas	1,500.00
14.	Landscaping - including turf establishment	5,000.00
15.	Lighting	
	Little League Field	12,000.00
	Multi-Use-Court	3,500.00
	Tennis Courts	5,000.00
16.	Turf irrigation - 5 acres	7,500.00
17.	Contingencies	10,330.00
TOTAL ESTIMATED COST		<hr/> \$113,630.00



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