

FAIRFAX COUNTY  
VIRGINIA

# BACKLICK PARK



# **BACKLICK PARK**

## **FAIRFAX COUNTY PARK AUTHORITY**

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PREPARED BY: CROZIER ASSOCIATES

LANDSCAPE ARCHITECTS  
LAND PLANNERS  
VILLAGE OF CROSS KEYS, BALTIMORE, MD. 21210

PROJECT MANAGER: MICHAEL A. CAMANN



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## DEFINITION OF A COMMUNITY PARK

A community park, the most frequently occurring category is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school after work or weekend activities with limited or no parking. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to 25 acres.

Definition of a Community Park provided by  
Fairfax County Park Authority.

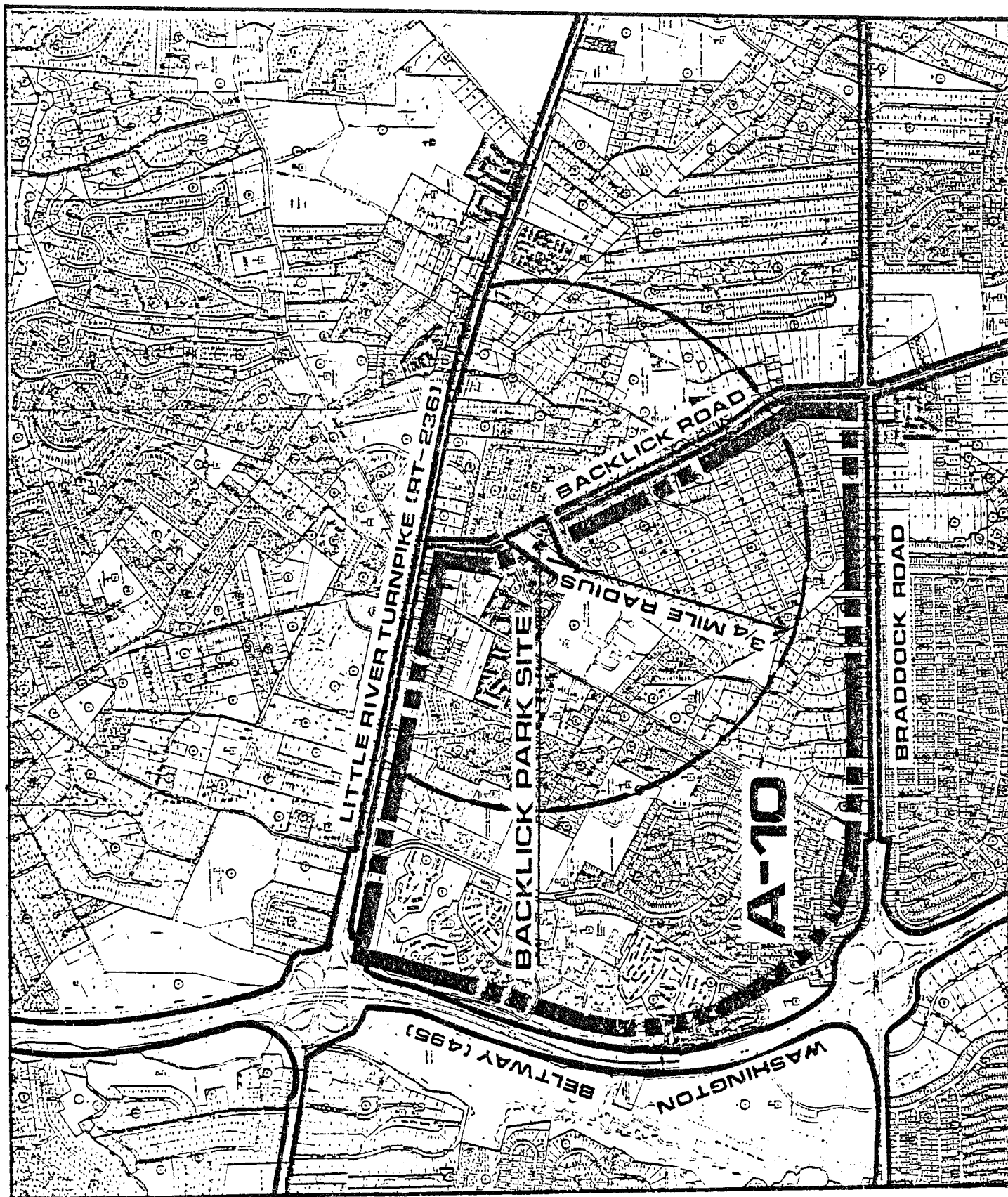
## INTRODUCTION

The proposed Backlick Park is envisioned as a community park, part of the Fairfax County park system serving both open space and recreational needs of the citizens in this County. Additionally the Park will contribute to the rapidly dwindling supply of land remaining for public open space in an area characterized by intense suburban development.

In order to make the Park a reality, the Fairfax County Park Authority retained Crozier Associates to prepare a Preliminary Master Plan and report for improvement of the proposed Backlick Park.

The Preliminary Master Plan and accompanying report were developed with the staff of the Fairfax County Park Authority as well as with data collated from citizens responses to questionnaires. Both plan and report have been established to serve as a continuing and flexible guide for park improvements.

The report and plans document and process whereby the Preliminary Master Plan has been developed. First the component elements such as soils, vegetation, and drainage of the land were studied as to their suitability, capacities, and potentials for park development. Then as the land was analyzed, a multiple use recreation program was developed. The objective was then one of creatively and responsibly fitting the program to the land. The drawings and written documentation which follow outline this process.





LOCATION

Backlick, a 8.9 acre park site is located in the central portion of Fairfax County. Bounded by Royal Court Townhouse development on the north, Backlick Road to the east, the rear yards of single family residents on Sipes Lane to the south and St. Michaels Church and School property to the west. It is located in planning district A-10 Ossian Hall Community planning sector.

The site is impacted by a service area south of Little River Turnpike and within a 3/4 mile radius from its center. Residents in this area were mailed User-Demand Questionnaires.

Land uses - South and east-single family residential  
 - North - townhouse development @ approximately 10 units/acre  
 - Medium to high density residential/commercial/institutional to north along Little River Turnpike and to the west.

Traffic - High levels of traffic along:  
 - Backlick Road  
 - Braddock Road  
 - I-495 Beltway  
 - Severe:  
 - Little River Turnpike

DEMOGRAPHIC INFORMATION

The following information was obtained from the Fairfax County Office of Research and Statistics for the Backlick Park impact area.

Boundaries: 3/4 mile radius from Backlick Park defined by Little River Turnpike to the north, Ravensworth Road as far as Carmine Road then along Backlick Creek as far as Braddock Road to the west, Braddock Road to the south and Columbia Road to the east.

Date Valid: 1 January 1978

Population: 6,045 (Service Area)  
 No change in service area population projected for 1980.

Housing Types:	Single Family	962	units
	Townhouse	790	units
	Multi-family	224	units
	Total	1,976	units

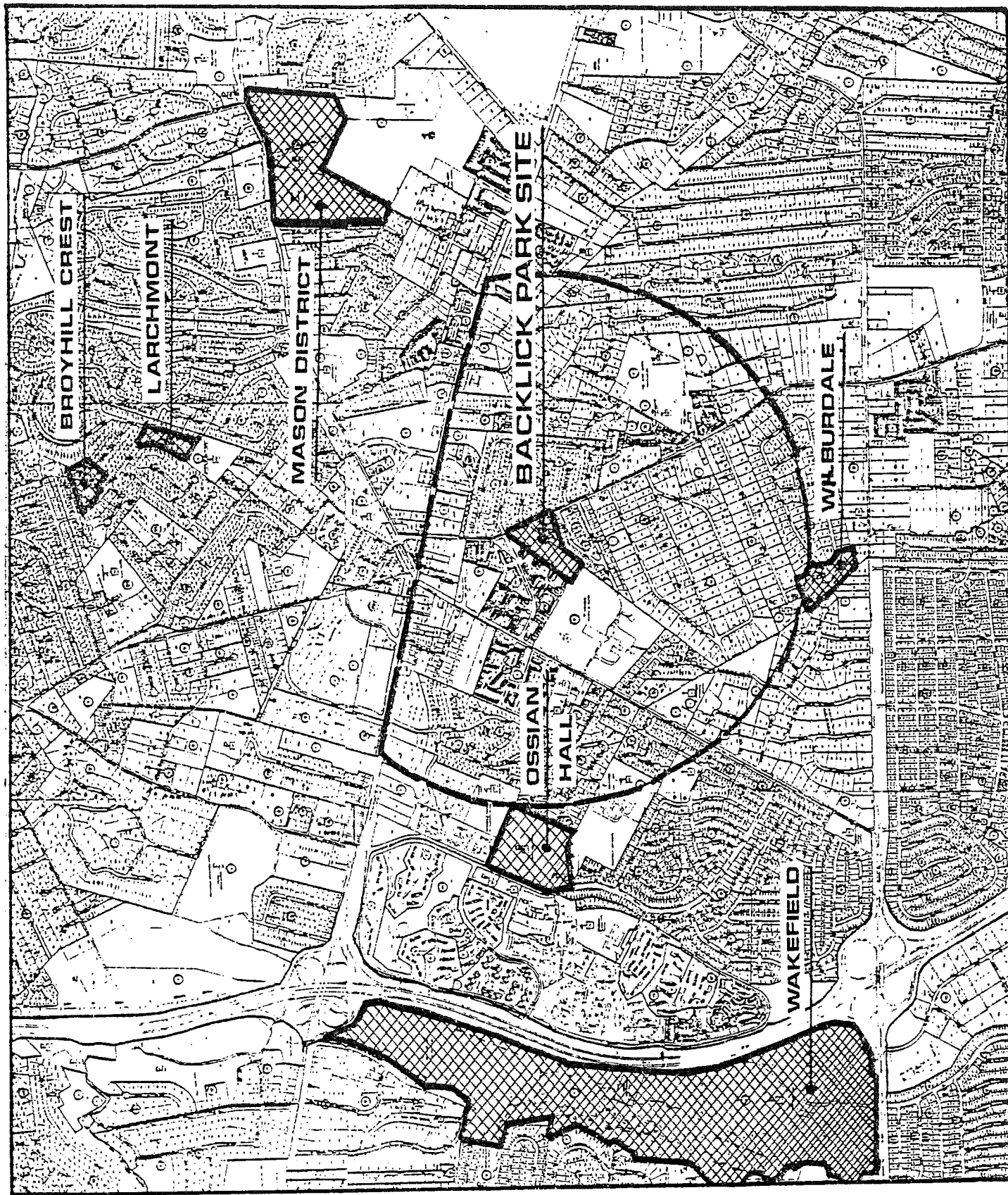
Average person per dwelling unit 3.05

Income: Service area family median \$ 32,600

Total Population of County: 578,900

<u>Age Category</u>	<u>Number</u>	<u>%</u>
0-5	32,400	5.6%
5-9	42,200	7.3%
10-14	58,500	10.1%
15-19	64,300	11.1%
20-24	48,600	8.4%
25-34	91,400	15.8%
35-44	79,900	13.8%
45-54	82,800	14.3%
55-64	56,700	9.8%
65+	22,000	3.8%

Income: County family median \$ 28,500



BROYHILL CREST

LARCHMONT

MASON DISTRICT

BACKLICK PARK SITE

OSSIAN HALL

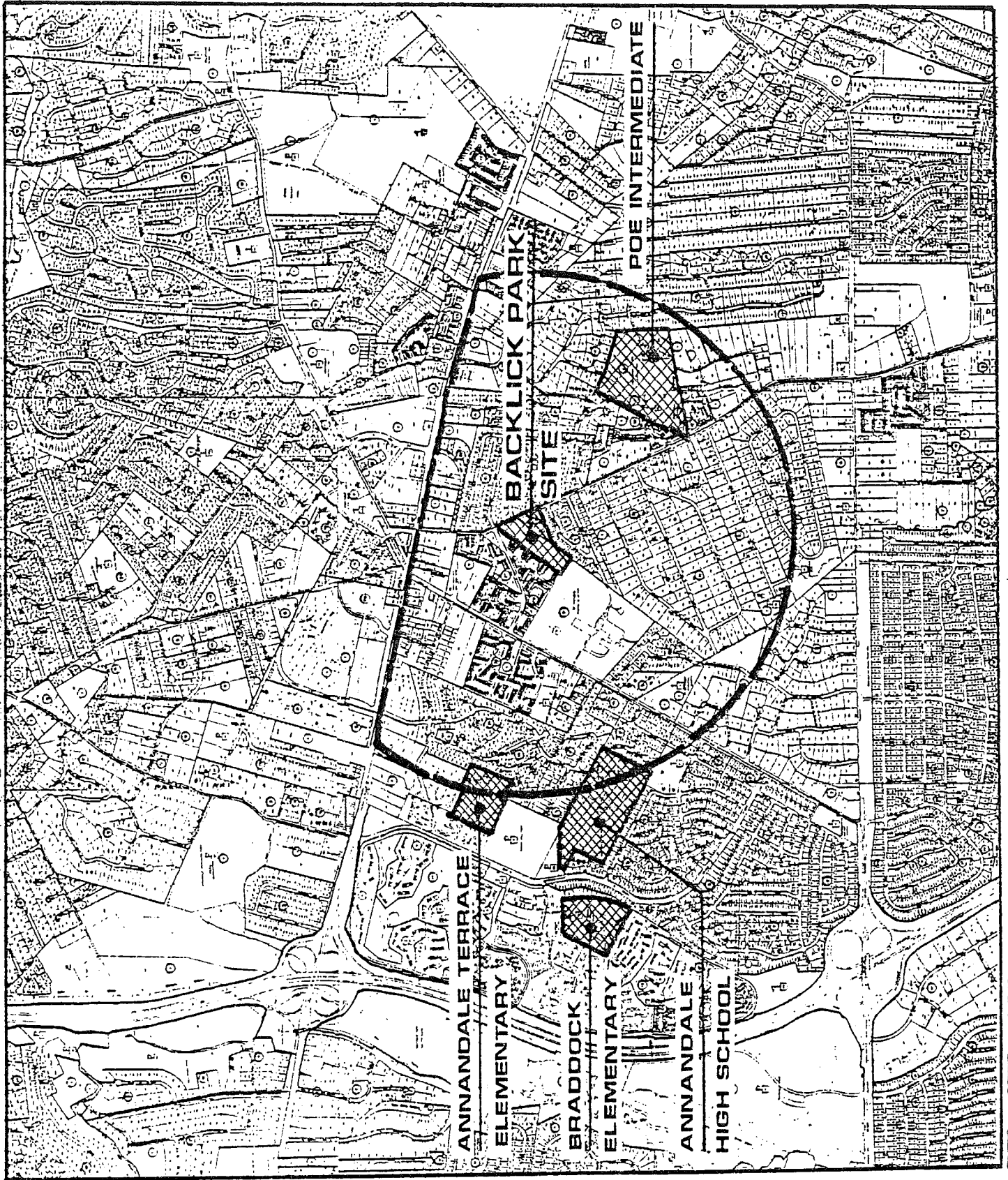
WAKEFIELD

WLBURDALE

# AREA RECREATIONAL FACILITIES

	Distance from Backlick (mi.)	Baseball Field	Football Field	Gymnasium	Handball Court	Multi-use Court	Nature Area	Open Play	Parking	Picnic	Platform Tennis	Playground	Recreation Center	Refreshments	Sanitary Facilities	Seating Area	Shelter	Shuffleboard Court	Soccer Field	Swimming	Tennis Court	Tot Lot	Trails	Trails (Bicycle)
BELVEDERE	1.6															X							X	
BROYHILL CREST	1.3							X																
LARCHMONT	1.1							X																
MASON DISTRICT	1.3	2'	2'			2	X	X	X					X	X		X	2	2'			6	X	X
OSSIAN HALL	.9	2	X			X		X	X	X		X							X		2	X	X	
WAKEFIELD	1.7	4'	X'	X	4	3	X		X	X	2	X	X	X	X			10	X'	X	6'		X	X
WILBURDALE	.7	X				X				X		X										X	X	

\* Lighted Facilities



ANNANDALE TERRACE

ELEMENTARY

BRADDOCK

ELEMENTARY

ANNANDALE

HIGH SCHOOL

BACKLICK PARK

SITE

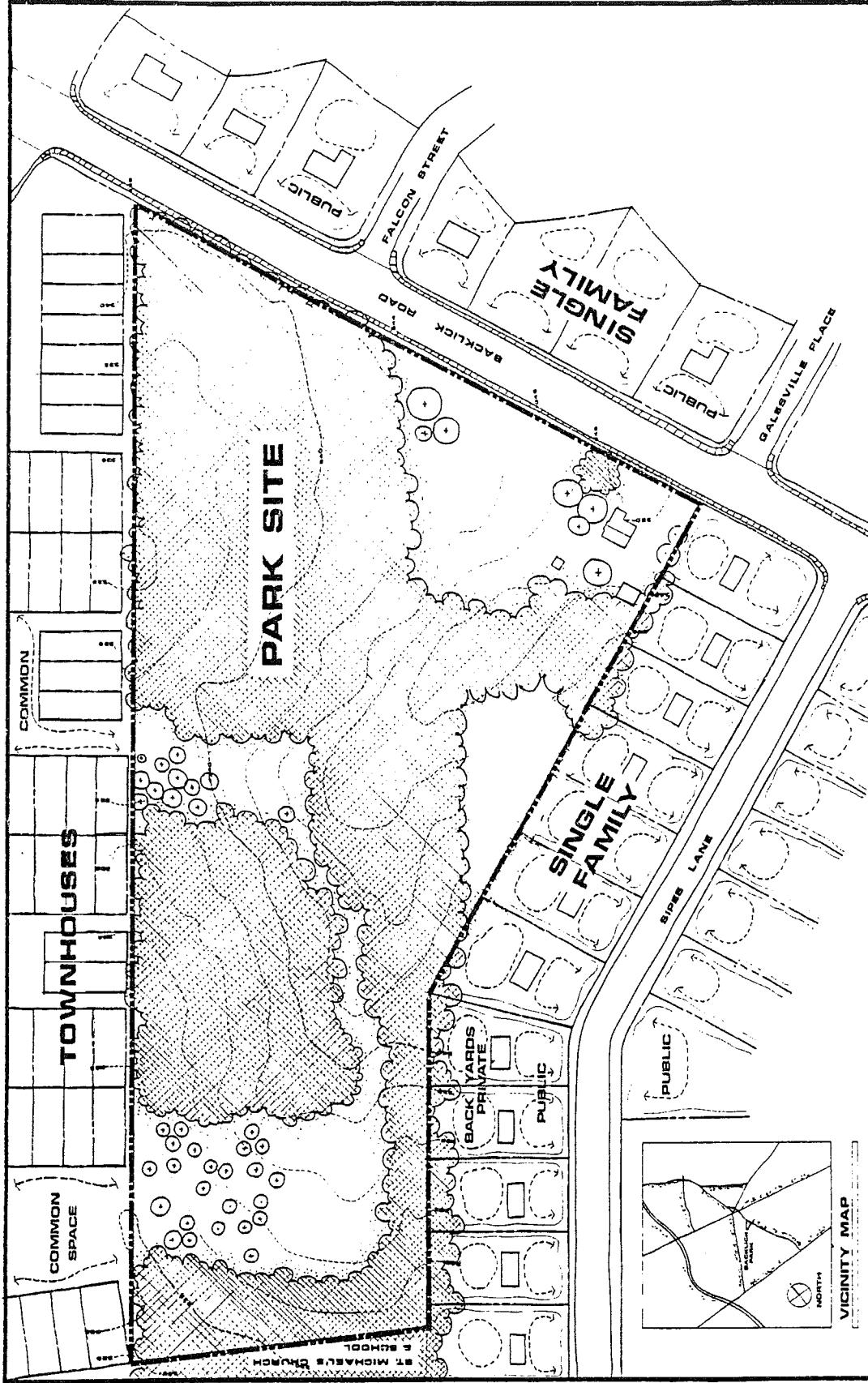
POE INTERMEDIATE



# AKEA SCHOOL FACILITIES

	Distance from Backlick (mi.)	Apparatus	Baseball/Softball	Baseball Field 90'	Basketball	Blacktop Area	Running Track	Soccer Goals	Soccer Field 80 yds.	Soccer Field 100 yds.	Soccer/Football	Tennis Courts	Water Fountain
ANNANDALE TERRACE ELEMENTARY	.8	2	2		2	X		4			X	2	X
ANNANDALE HIGH SCHOOL	.8			2'		X	X	6			2'	5	X
BRADDOK ELEMENTARY	1.1	2	2		2	2		4	1				X
POE INTERMEDIATE	.6	X	5		2	X		4			1		X

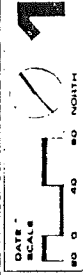
\* Lighted Facilities



# **BACKLICK PARK** ADJACENT LAND USE

**FAIRFAX COUNTY PARK AUTHORITY**  
4030 HUMMER ROAD  
ANNANDALE, VIRGINIA

**CROZIER ASSOCIATES**  
LANDSCAPE ARCHITECTS / PLANNERS  
NOTE: SEE EAST SUBMITTALS - VALUES OF CROSS SECT.  
BALTIMORE, MARYLAND 21201 301.764.5554



(Immediate Community Environs)

4 different types of land uses abut the boundaries of Backlick Park:

To North - Royal Court Townhouse development  $\pm$  10 dwelling units/acre.

To East - Backlick Road (heavy traffic) sidewalk on both sides of Backlick. Across Backlick Road single family residential fronting on Backlick.

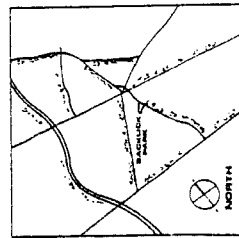
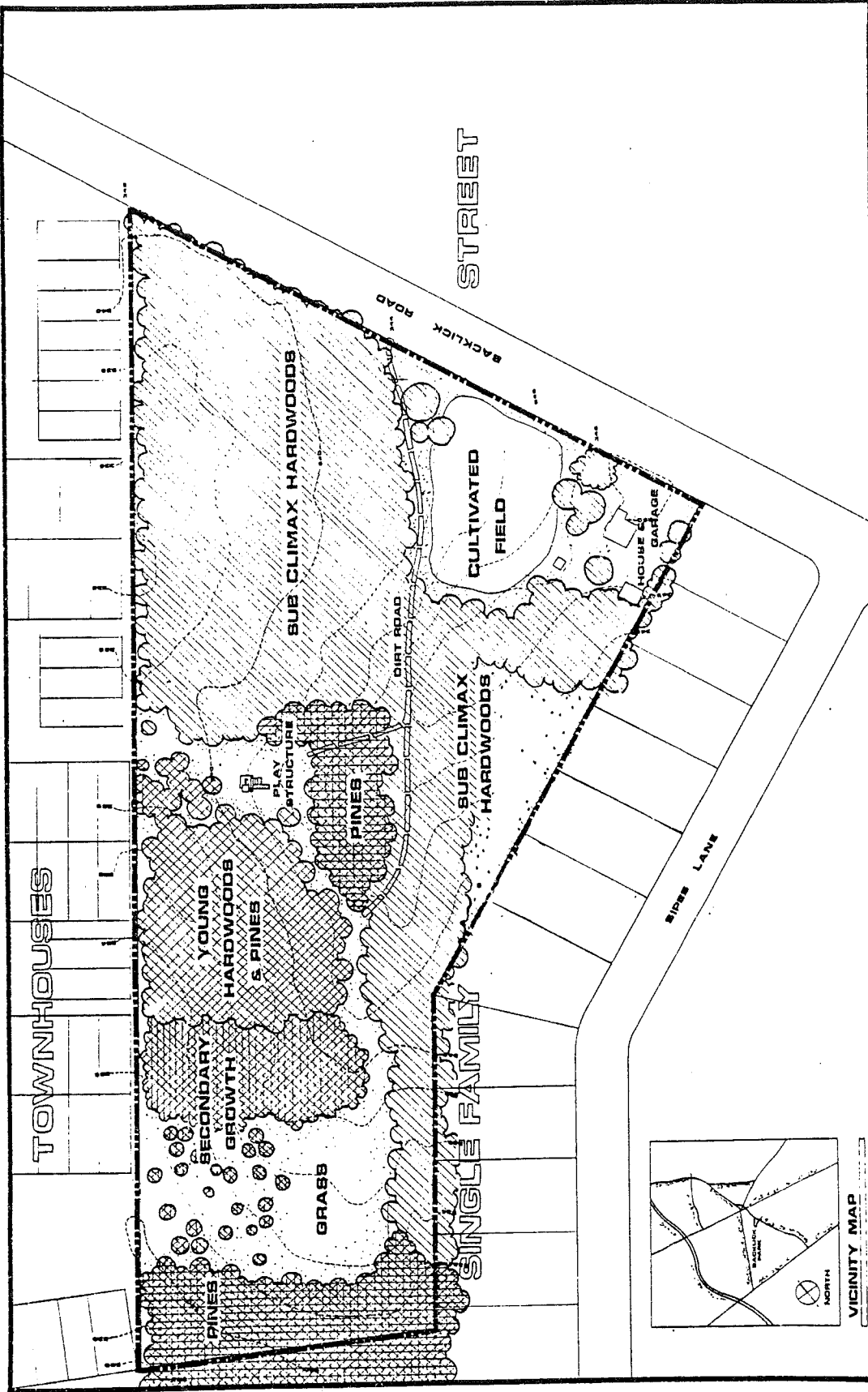
To South - Single family residential fronting on Sipes Lane (local traffic). Back yards adjacent to Backlick Park.

To West - Undeveloped section of St. Michael's Church and School grounds.

Conclusion: The majority of public image of the Park is along Backlick Road. Adjacent townhouses have most physical impact on Park uses. Single family and townhouse land uses will dictate type of facilities needed most.

Recommendations: Develop Master Plan in response to recreation facilities not available in private yards of single family or in undeveloped open spaces in townhouse areas. Develop image edge along Backlick Road.

The opportunity to link proposed site activities to adjacent school property via existing trails on the school property is logical, desirable and should be explored further. In the 1977 County Bond Fund money was provided for acquisition of a proposed access to Ravensworth Road from Backlick Park. The political possibility of this access needs to be explored.

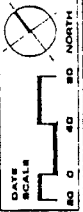


VICINITY MAP

# **BACKLICK PARK** EXISTING CONDITIONS

FAIRFAX COUNTY PARK AUTHORITY  
4050 NUPPES ROAD  
ANNANDALE, VIRGINIA

CROZIER ASSOCIATES  
LANDSCAPE ARCHITECTS / PLANNERS  
1015 EAST BROADWAY, SUITE 200  
BALTIMORE, MARYLAND 21202





## EXISTING CONDITIONS

### \* Structures:

- House & Garage - Condition: The existing house and garage appear to be adequate for single family habitation; however for Park and recreation use the structures are inadequate in floor area and arrangement.

Recommendation: Demolish by bid with the stipulation that the structures be removed from the site before construction begins.

- Dirt road - Condition: Provides a reasonably sound sub base for Park paths. Allows site access without necessitating removal of mature trees.

Recommendation: Use existing alignment or road for future Park path through heavy vegetation.

- Play Structure - Condition: Very good condition.

Recommendation: Retain existing play equipment. Any new equipment should be added to existing.

### \* Open Areas:

- Grass Field - Condition: Fairly level topography. Small for most field sports. Playing surface for fair.

Recommendation: 1. Increase area.  
2. Rework and reseed surface.

- Cultivated Field - Condition: Fairly level topography. Adequate in area for many outdoor recreational activities.

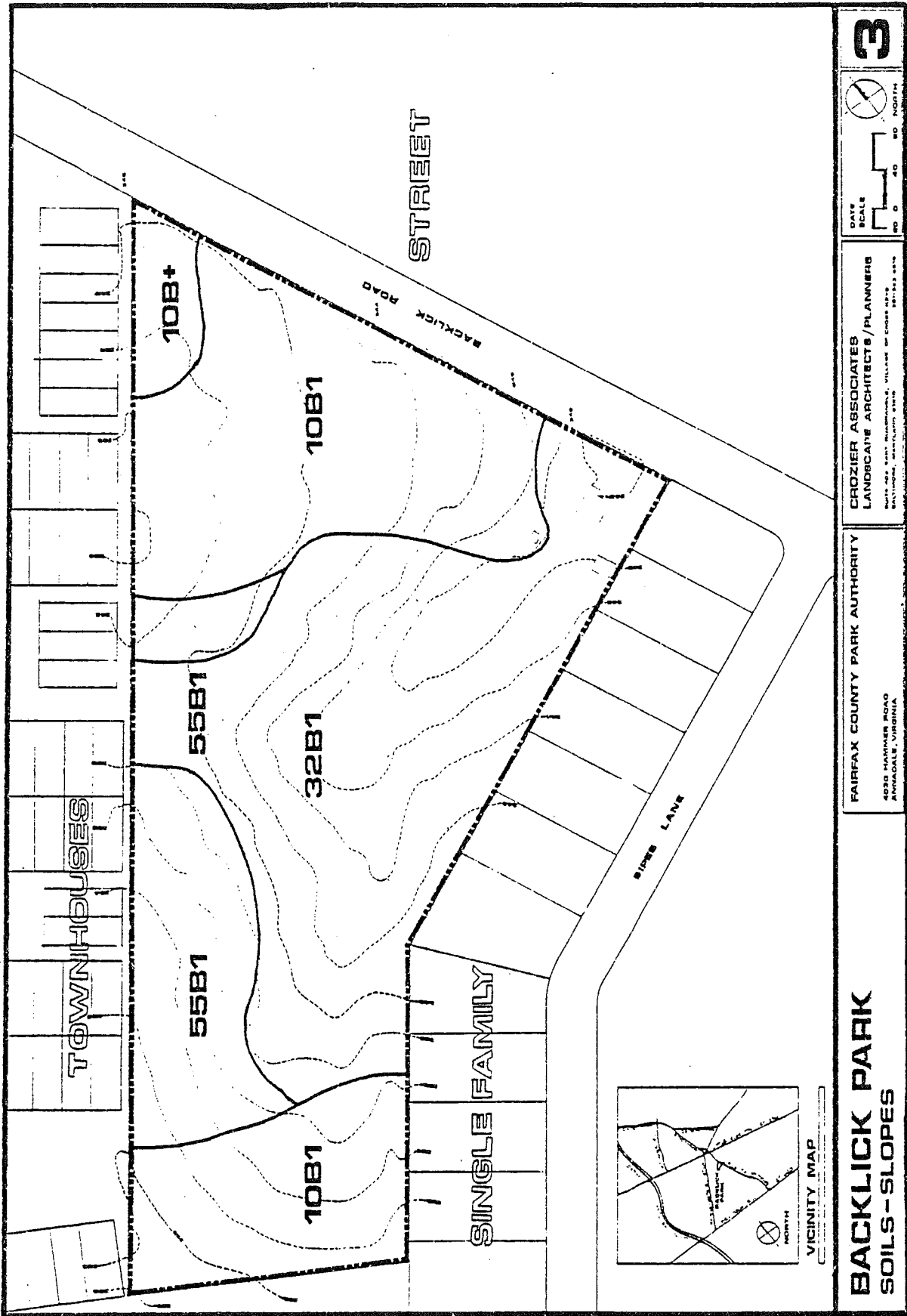
Recommendation: Locate activities requiring open space or hard surfaces in this area to limit the necessity of removing mature trees.

### \* Vegetation:

- Sub Climax Hardwoods - Characterized by Liriodendron tulipifera, Acer rubrum and Liquidambar styraciflua.
- Pines - Characterized by Pinus virginianus, Pinus echinata
- Young Hardwoods and Pines - Characterized by same species as above
- Secondary Growth - Young Acer rubrum and Elaeagnus angustifolia

Conclusions: Although the present vegetative cover is not comprised of either particularly outstanding quality specimens or unique species, as much of the sites vegetation as possible should be maintained simply due to the fact that it is one of the few remaining sites in the area with substantial tree cover.

- Recommendations:
1. Maintain sub climax hardwoods.
  2. Maintain pines.
  3. Selectively clear young hardwoods and pines to allow more vigorous growth of desired species.
  4. Clear portion of secondary growth. Secondary growth can be transplanted to provide screen in other areas.
  5. An existing open area along the southeast edge of the site has a semi cultivated soil surface with inherent runoff problems of the soil and slope condition. A new turf cover i.e. grass or ground cover, in this area should be established to alleviate the existing condition.



# **BACKLICK PARK** **SOILS-SLOPES**

FAIRFAX COUNTY PARK AUTHORITY  
4020 HAMMER ROAD  
ANNANDALE, VIRGINIA

CROZIER ASSOCIATES  
LANDSCAPE ARCHITECTS/PLANNERS  
SUITE 400, 8001 MOUNTAIN VIEW DRIVE  
BALTIMORE, MARYLAND 21206  
301-943-8500



3

## EXISTING CONDITIONS - SOIL AND SLOPE

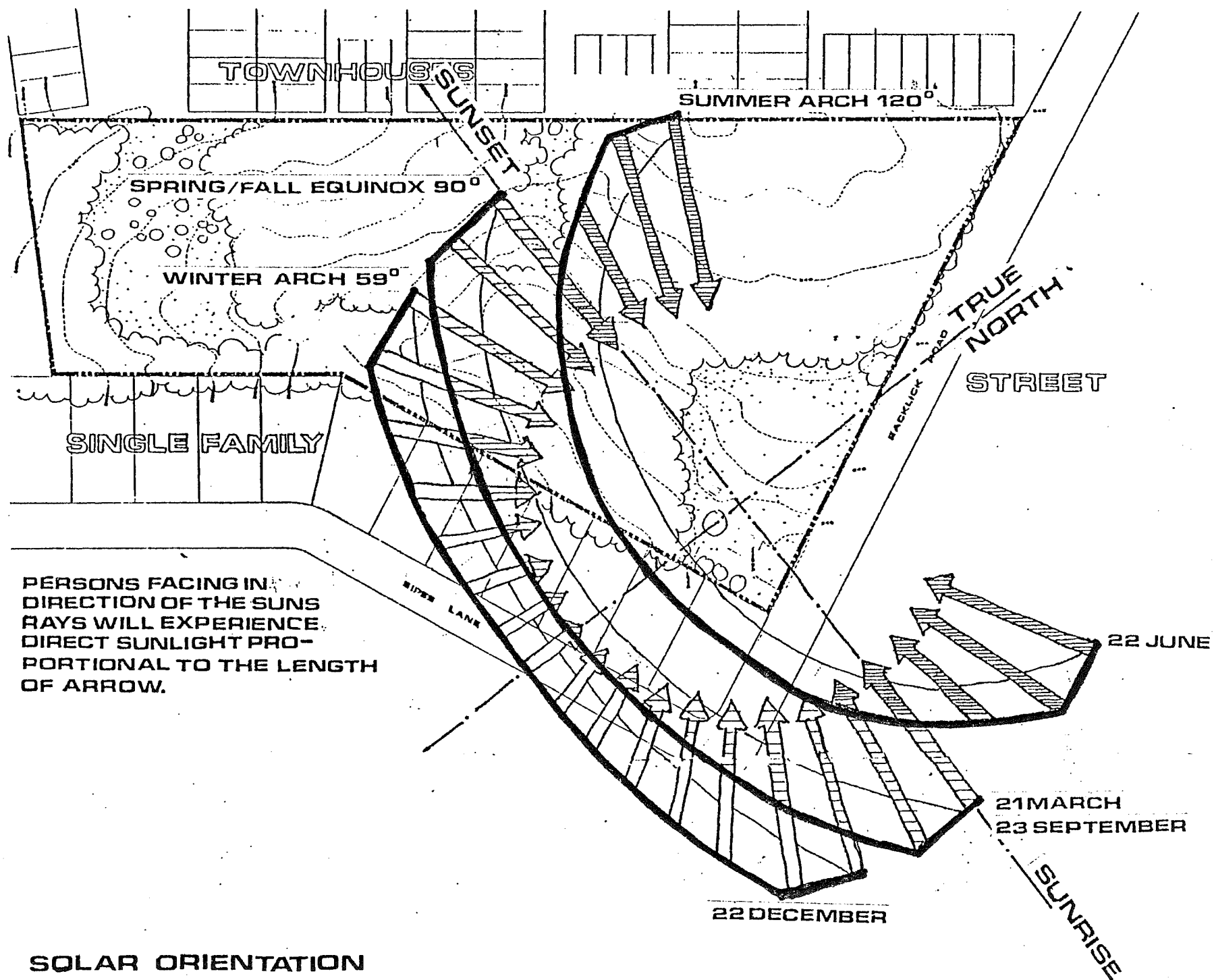
Three soil types are present on the site. They are:

<u>Soil Symbol</u>	<u>Soil Name</u>
10B1, 10B+	Glenville Silt Loam, 2-7% slopes
32B1	Fairfax Silt Loam, 2-7% slopes
55B1	Glenelg Silt Loam, 2-7% slopes

The areas classified on the site as the Glenelg (55) and Fairfax(32) soils are suitable for the proposed uses. These soils have good bearing capacity and have the best sites for the tennis courts. Standard practices such as organic matter and topsoil removal and surface water diversion swales should be adhered to before construction of this playing surface. Areas of these soils that are regraded for athletic field and play areas should be topdressed with at least 4 inches of topsoil to promote grass growth.

The areas on the site classified as the Glenville (10) soils have seasonally high water tables at 10-18 inches from the ground surface during wet periods of the year. Bearing capacity is marginal because of seasonal wetness. These areas are poor for intensive park use unless select structural fill is used to bring surfaces above the seasonal water table.

Recommendation: Place most intensive uses on soil types Glenelg (55) and Fairfax (32). Any intensive uses on other soils will require structural fill.



## SOLAR ORIENTATION

### Conclusions:

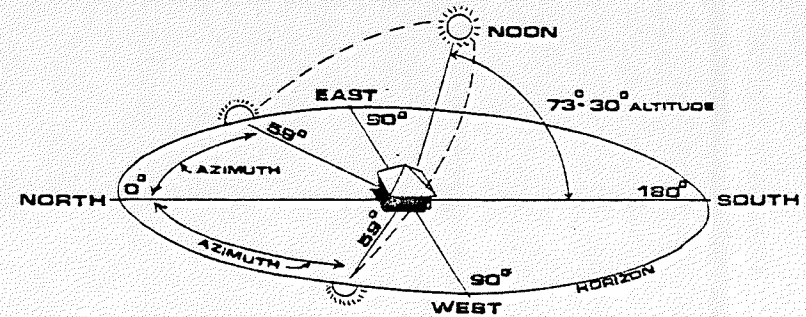
Controlling the compass direction of the physical game area is a major means of limiting conflicts between sunlight and those engaged as spectators or players. In general, sunlight becomes detrimental to a person when it strikes the eyes as direct intensity light, indirect glare from the sky or is reflected from playing surfaces. By far the worst condition exists with direct intensity light. Indirect glare may be controlled by orientation as well as dark glasses and/or a cap. Reflected glare can be controlled by shading; the nature of the reflecting surface; and to some extent by the wearing of dark glasses.

Source: John M. Roberts, Handbook of Landscape Architectural Construction

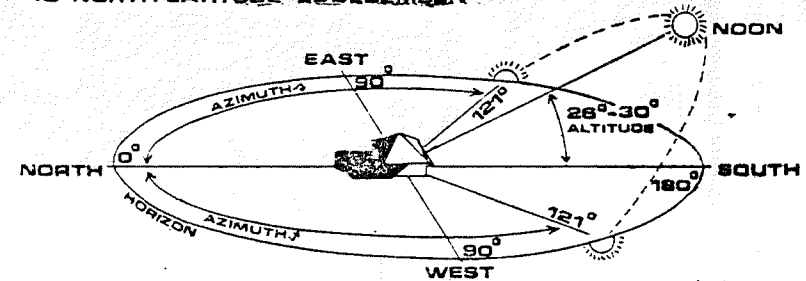
### Recommendations:

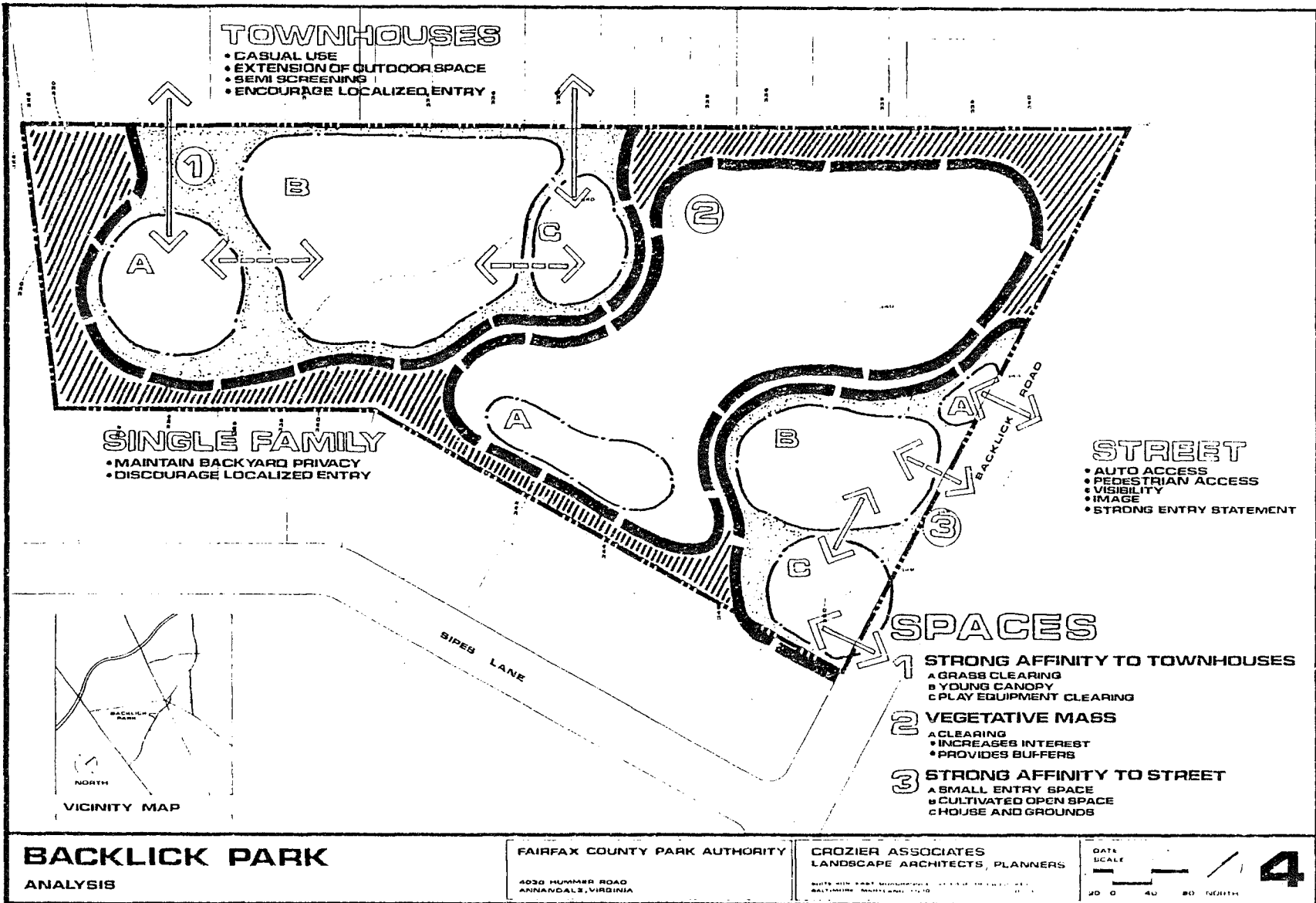
1. Orient game areas to minimize detrimental effect of direct sun light.
2. To minimize reflected glare, avoid light color smooth surfaces.
3. Orient game areas to use shadow pattern from existing mature vegetation to minimize detrimental effect of direct intensity light, indirect glare, and reflected glare.

SUMMER SOLAR PATH  
40° NORTH LATITUDE 22 JUNE



WINTER SOLAR PATH  
40° NORTH LATITUDE 22 DECEMBER





## SPATIAL ANALYSIS (EXISTING)

There are 3 visually recognizable spaces or discrete areas on the site.

Space 1 - A large sector on the western portion of the site which is characterized by open spaces and immature growth. Views are to and from the townhouses which implies a visual affinity between them and Space 1. Their proximity further reinforces this connection. Part of the total space outlined by #1 is sub space A. This area is primarily open grass turfed and free of trees. It is about  $\frac{1}{2}$  acre in size. It is open to view from townhouses to the north but screened by existing trees to the south and heavy woods along the church property. Sub space B is primarily secondary tree growth characterized by succession plantings and dense undergrowth. It is visible from both sub space A and C. Sub Space C is a semi open area recently cleared of undergrowth and provided a woodchip surface. An existing sliding board and climber for small children is most visible within this space and can be seen from the adjacent townhouses. The tree character of sub space C is the same as sub space B.

Space 2 - It is a heavily wooded area of deciduous trees in the center of the site providing overhead canopy while the vegetative mass provides a great sense of enclosure. Orientation is internal with views from this area limited. It functions as a buffer between spaces 1 and 3 and provides diversity of spaces on a small park site. This area is about 2 acres. Sub space A is a clearing in the trees

and was a former garden site. This space is open to view from adjacent single family rear yards.

Space 3 - An open area on the south eastern park of the site is characterized by existing buildings and cultivated grounds. Views are to and from Backlick Road and residential areas beyond which implies a visual affinity between them and space 3. Its proximity with respect to the street is a logical entrance to the park. Direct visibility into the park site extends from the street to the wooded edge of space 2.

Conclusions: Development of the park should capitalize on the inherent differences of the three major spaces. The park program should reflect the character of each space; should be a logical use of the existing spaces - open or wooded. A natural sense of continuity between spaces exists visually and should be reinforced by the design of trails and other elements to create positive linkages.





## SPATIAL CONCEPT/RECOMMENDATIONS

The Spatial Concept - To maximize the use potential of existing spaces (by incorporating additional buffers or removing marginal vegetation).

### Recommendations:

- Space 1 - Entry should be formalized between townhouses and space 1 to encourage entry from specific public townhouse spaces.  
The dimensions of grass area sub space A should be increased by clearing of secondary growth to provide a more useable play area.  
The thin buffer between space 1 and the townhouses should be strengthened to provide privacy for backyard use and to establish an internal orientation for sub space B.  
Sub space C should remain as it is - a semi cleared area with wooded edges and should be visible from trails linking space 3 to space 1.
- Space 2 - The overall character of space 2 should be maintained to provide diversity by segregating space 1 from space 3. A wall through space 2 following the approximate location of the existing trail should link space 1 and 3.  
Informal paths can be fitted into the existing trees in space 2 providing a walk through spaces that are introspective in character. Sub space A should remain as flat, open space with recreation facilities suited to this type of character. The space should be visually open to the path linking space 3 to space 1 and should have screen planting added along the southeast edge to buffer adjacent single family rear yards.

- Space 3 - Space 3 should present the community a positive image of Backlick Park which speaks of concern and compatability with its surroundings.  
Pedestrian entry should be formalized to provide a sense of arrival and primary penetration into the park at sub space A. Sub space B should contain activities suitable to the open space character and in particular establish the image that the park is an inviting place for the people of the community. The initial impression of the park will be established along Backlick Road. The design of the facilities, walks and landscaping should show the park is active and developed beyond the street edge.  
Sub space C should provide limited vehicular access via an existing curb cut. A secondary pedestrian entry should be provided and clearly separated from vehicular circulation.

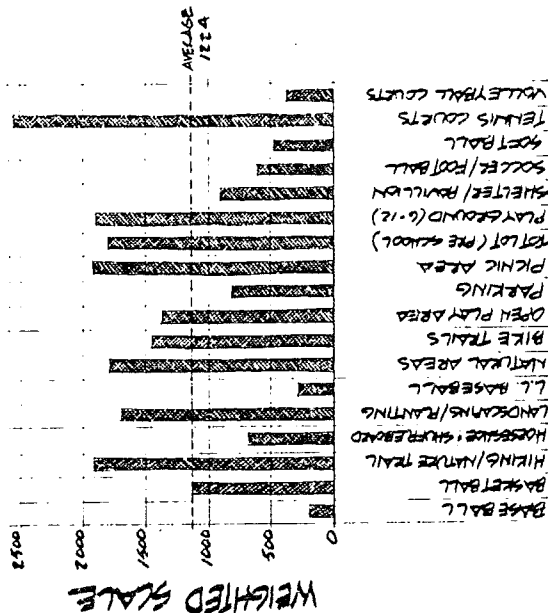
# 1 NUMBER OF PERSONS RESPONDING BY AGE GROUPS

AGE GROUP	NUMBER
0-5 YRS.	32
6-12 YRS.	32
13-20 YRS.	42
21-45 YRS.	132
46-60 YRS.	29
OVER 60 YRS.	11
TOTAL	278

SURVEYS:  
 TOTAL SENT - 1550  
 TOTAL RETURNED - 91  
 % RETURNED - 6%

## 2 RESPONSE TO SURVEY

NO CHANGE IN PARKLAND IN THIS COMMUNITY IS NECESSARY. 11  
 MINIMAL IMPROVEMENT IN PARKLAND IN THIS COMMUNITY ARE NECESSARY. 25  
 THE RECREATIONAL FACILITIES LISTED BELOW ARE NECESSARY IN THIS COMMUNITY. 242



### RECREATIONAL FACILITIES

## 3 OTHER SUGGESTIONS

BENCHES 4  
 SWIMMING POOL 3  
 PER CROSSING BRIDGE 2  
 JOGGING TRACK 6  
 MAINTAIN WOODED AREAS 7  
 EXERCISE OBSTACLE COURSE 2  
 PER CROSSING LIGHT 3  
 OCCUPY EXISTING HOUSE 2  
 LIGHTING 1  
 OUTDOOR CONCERT AREA 1  
 TENNIS PRACTICE WALL 1

## 4 SUGGESTED VEHICULAR ACCESS

BACKLICK ROAD 51  
 ST. MICHAEL'S SCHOOL 3  
 JAYHAWK STREET 3  
 KAYERS WORTH ROAD 3  
 TIGES LAKE 2  
 ROYAL COURT 1

# BACKLICK PARK PROGRAM

FAIRFAX COUNTY PARK AUTHORITY  
 4000 N. HUNTER ROAD  
 ANNANDALE, VIRGINIA 22003

CROZIER ASSOCIATES  
 LANDSCAPE ARCHITECTS/PLANNERS  
 10015 W. PARKWAY, SUITE 200  
 FALLS CHURCH, VIRGINIA 22044

**History: Service Area**

In order to formulate a program of uses for the Backlick site, the Fairfax County Park Authority mailed a questionnaire to residents south of Little River Turnpike and within a 3/4 mile radius of the site. As these people are the most impacted by this park development, their opinions and suggestions were significant in determining park use.

The results of the returned questionnaires were compiled and a summary is enclosed.

**Category 1 - Graphically represents the number of respondents in various age groups.**  
 (User Profile) 6% of the questionnaires sent were returned.  
 The average household size of those responding is 3.05 below the County average of 3.57 persons per household. 47% of the respondents are in agegroup 21-45 years, followed by 15% in 13-20 years, 11.5% in both 0-5 years and 6-12 years, 10.4% in 45-60 years and 4% in over 60.

**Category 2 - The questionnaire afforded the residents an opportunity to express their preferences concerning the use of the site for park and recreational purposes.**  
 (User Preference) Of the 278 persons responding, 4% did not want any type of improvements, 9% preferred minimal improvements while 87% favored some type of developed use of the site.

The households favoring some improvements to the site were asked to indicate their priority for 18 listed recreational facilities. Some households checked facilities desired while others gave numerical preference 1 thru 18. A weighted point scale was developed as follows.

The recreational facilities selected by the households were assigned a value on the following basis; Priority 1 received a value of 18; 2 - a value of 17; 3 - a value of 16 and so forth. The number of family members was then multiplied by the value for each facility.

For example:

A 4 member family assign a priority of 3 to a facility. This would convert to  $4 \times 16 = 64$  value points for that particular facility.

When a household checked facilities rather than rating them the number of checks was counted and divided by 2 to establish the average number of checks. this number was then assigned a value as above for all the checked facilities.

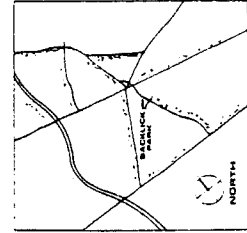
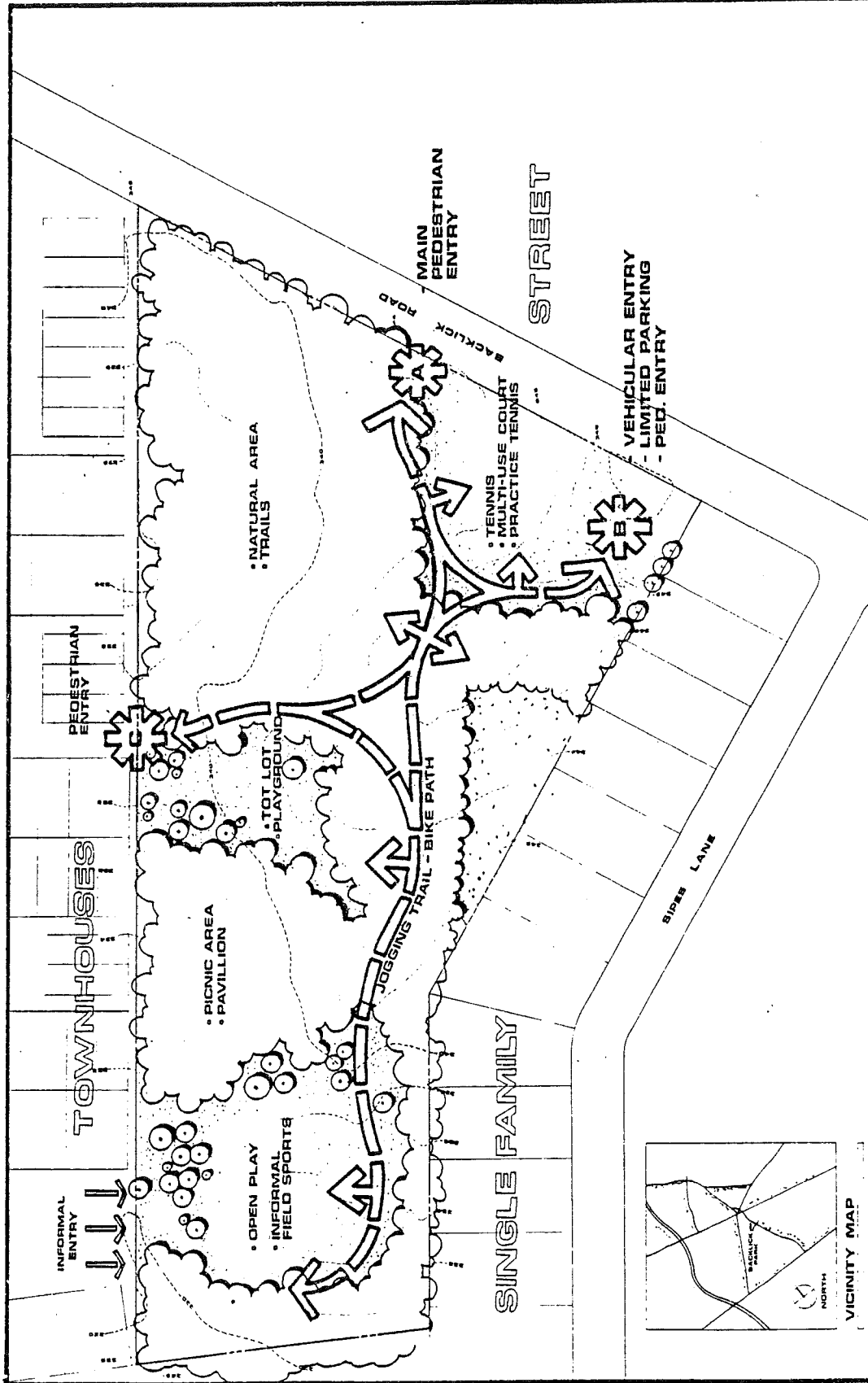
For example:

A 4 member family check six recreational facilities. 6 divided by 2 = 3. 3 would then be considered the priority and assigned a value of 16. Therefore  $4 \times 16 = 64$  value points for each of the six recreational facilities checked.

The value points for each recreational facility were then totaled and expressed in graphic form as shown. Preferences for the 18 park facilities listed can be determined by noting the bar graphs with the highest values.

**Category 3 - The questionnaire provided a format for residents to express their suggestions for the Park beyond the 18 listed recreational facilities. These have been compiled and are presented on the facing page.**  
 (Additional Uses)

**Category 4 - The questionnaire asked the residents to indicate their preference for vehicular access. This information is also included on the facing page,**  
 (Access)



VICINITY MAP

# **BACKLICK PARK SYNTHESIS**

FAIRFAX COUNTY PARK AUTHORITY  
4030 HANOVER ROAD  
ANNAPOLIS, VIRGINIA

CROZIER ASSOCIATES  
LANDSCAPE ARCHITECTS / PLANNERS  
SUITE 200 EAST WASHINGTON VILLAGE OF CROSS CREEK  
BETHESDA, MARYLAND 20814

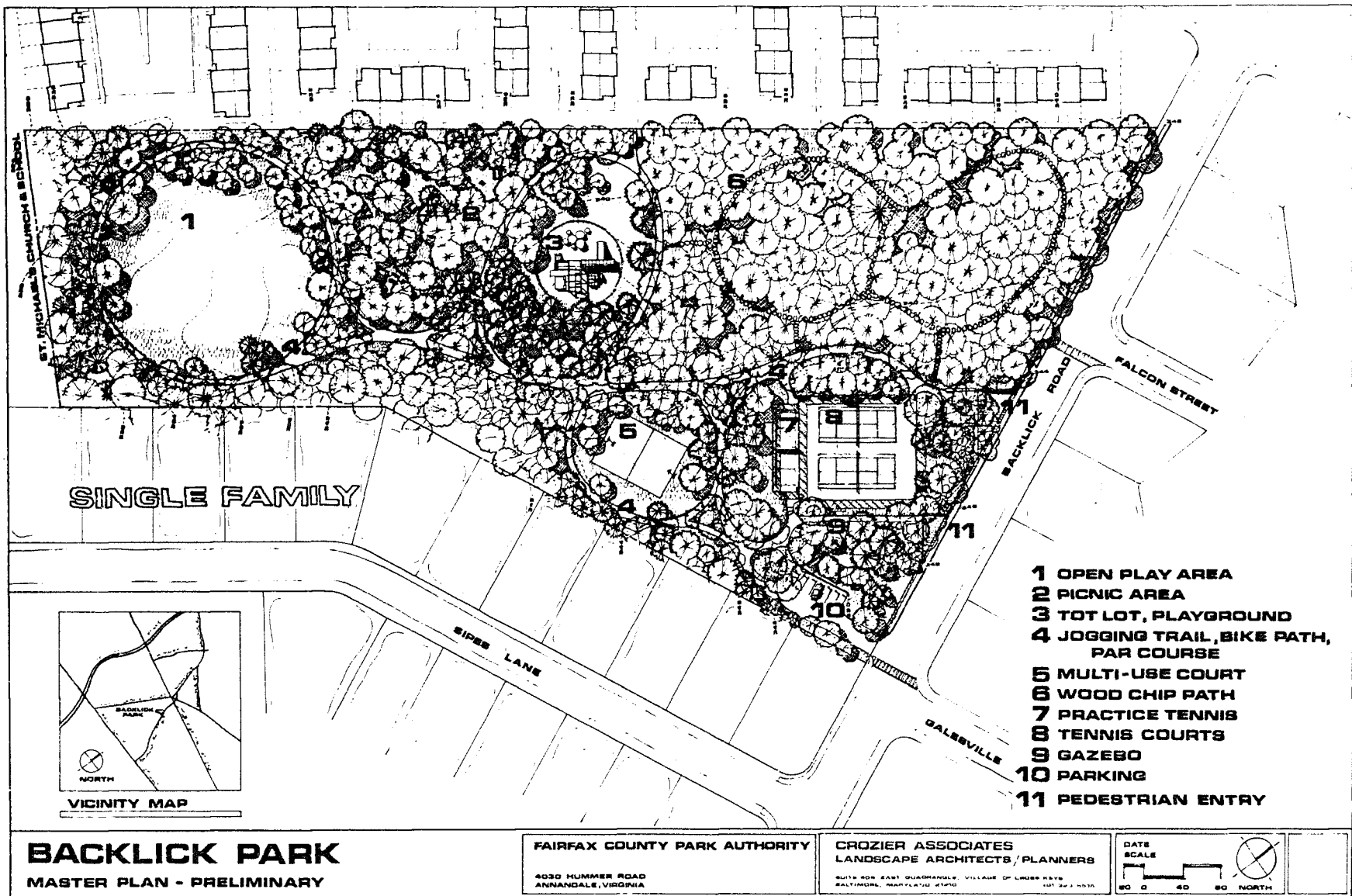
DATE  
SCALE  
1" = 40' 80' NORTH

## SYNTHESIS

The process of fitting programmed facilities to the physical site in accordance with the dictates identified by the analysis is called synthesis. The basic objective is to locate functions in logical arrangements or sequences which are compatible with surrounding uses. The connection of these functions begins to define an internal system of circulation.

### Objectives:

- Locate intensively used formalized park activities closest to the street,
- Locate informal less structured park activities further in the park, away from the street.
- Maintain planting buffer between the two park areas.
- Respect neighbors rights to back yard privacy.
- Limit vehicular circulation.
- Allow pedestrian circulation throughout the site.
- Clearly identify intended points of entry and egress.



## PRELIMINARY MASTER PLAN

The Preliminary Master Plan for Backlick Park is the culmination of the site analysis, program development, concept formulation and synthesis process. The plan illustrates general park features and is intended to serve as a continuing guide in immediate and future development of the park.

The intended role of Backlick Park is to provide a community recreation area for day use within a natural setting. While the Park is to be primarily for passive recreation and preservation of its wooded character, opportunities for related active recreation are to be provided.

As illustrated on the facing page, the Preliminary Master Plan applies the concept of land uses fitted to the spatial patterns and unique characteristics of the site. The basic concept is to provide a progression of recreational experiences from the most intensive uses located along Backlick Road to the least active located furthest from the road. Major tree stands are to be preserved buffering adjacent housing, and separating activity areas, while insuring a natural park-like setting. Additionally, the variety of vegetation provides small animal and song bird habitats. Interconnecting walkways link the recreational areas and provide community access. The careful siting and alignment of the walkways offers the pedestrian the pleasant experience of passing through tree shaded, seasonally colored tree enclosures into open sunlit spaces.

Within the open space adjacent to Backlick Road are located the intensive use facilities of the Park including tennis, paved sitting areas, benches, a gazebo for shaded rest and contemplation, and the only automobile access and small parking area. Entry walks, benches, signage and special plant material provide a welcome gateway into the Park, while the preserved major stand of trees to the north provide the natural image of the Park.

Beyond the initial line of trees to the west, is located a multi-purpose court area visually linked to the adjacent walkway and through the trees to the tennis/gazebo entry area. At the center of the Park, a semi wooded/open area contains a childrens play area visible from the passing walk system and adjacent picnic area. Beyond the tree shaded picnic area is the largest open play space within the Park. A grass meadow like area here is suitable for informal baseball, football, soccer/softball or frizebee type activity. Surrounding this space, a walk system that skirts the edge of the existing woods, provides a return to the other areas. The walk system throughout the Park can provide for a structured "par course" program as well as informal use by joggers, bicycles, big wheels and strollers.

COST ESTIMATE/PHASING

	Quantity	Unit Price	Total	Phase
<u>DEMOLITION</u>				
Ext. asphalt paving	420 S.Y.	\$ 3.00/S.Y.	\$ 1,260	1
Ext. building & foundation	Lump Sum		2,000	1
Ext. Garage	Lump Sum		200	1
Ext. Sheds	Lump Sum		100	1
		Sub Total	3,560	
<u>EARTHWORK</u>				
Rough Grading	1,000 C.Y.	1.75/C.Y.	1,750	1
Finish Grading	14,000 S.Y.	1.00/S.Y.	14,000	1
		Sub Total	15,750	
<u>PAVING</u>				
Asphalt Parking/Drive	455 S.Y.	7.40/S.Y.	3,360	1
Compacted blue stone path - 4" thick 8' wide	2,440 L.F.	8.50/L.F.	20,740	1
Brick pavement on concrete	2,075 S.F.	7.20/S.F.	14,940	1
Woodchip path 3' wide	1,000 L.F.	2.50/L.F.	2,500	1
Steps	42 Nose Ft.	4.00/Nose Ft.	168	1
		Sub Total	41,708	
<u>WALLS</u>				
Wood entry walls	85 L.F.	60.00/L.F.	5,100	1
		Sub Total	5,100	
<u>SITE FURNITURE</u>				
Benches	95 L.F.	60.00/L.F.	5,700	1
Wood Bollards	15	125.00 each	1,875	1
Water Fountain	1	1,500.00 each	1,500	2
Picnic tables, benches Grills	12 tables 6 grills	3,500.00 total	3,500	1



	Quantity	Unit Price	Total	Phase
<u>SITE FURNITURE (cont.)</u>				
Retaining Wall - Tree	30 L.F.	\$ 60.00/L.F.	\$ 1,800	1
		Sub Total	14,375	
<u>SITE STRUCTURES</u>				
Gazebo	1	4,000.00 each	4,000	2
		Sub Total	4,000	
<u>PLAY EQUIPMENT</u>				
Timber Format - Playground Equipment	Lump Sum		20,000	2
		Sub Total	20,000	
<u>SPORT FACILITIES</u>				
Multi-use court	1	11,000.00 each	11,000	2
Tennis courts & fence	2	18,500.00 each	37,000	2
Tennis practice courts & wall	1	20,300.00 each	20,300	2
Par course - 10 stop	1	10,000.00 each	10,000	2
		Sub Total	78,300	
<u>PLANTING</u>				
Shade trees 3½"-4"	4	245.00 each	980	1
Shade trees 2½"-3"	25	180.00 each	4,500	1
Shade trees 2½"-3"	6	180.00 each	1,080	2
Flowering trees 2"-2½"	10	150.00 each	1,500	2
Evergreen trees 8'-10'	6	250.00 each	1,500	2
Evergreen trees 6'-8'	25	180.00 each	4,500	1
Shrubs	30	20.00 each	600	1
Shrubs	25	35.00 each	875	2
Seeding	14,000 S.Y.	.50/S.Y.	7,000	1
		Sub Total	22,535	

	Quantity	Unit Price	Total	Phase
<u>UTILITIES</u>				
Water line 3/4"	12 L.F.	\$ 12.00/L.F.	\$ <u>144</u>	1
		Sub Total	144	
		Total Construction	\$205,472	
		Contingency 20%	<u>41,094</u>	
			\$246,566	
		Available Funding	\$190,000	

PHASE 1	All Demolition	\$ 3,560
	All Earthwork	15,750
	All Paving	41,708
	Walls	5,100
	Benches	5,700
	Bollards	1,875
	Picnic Tables/Grills	3,500
	Retaining Wall-Tree	1,800
	Partial Planting	17,580
	Utilities	<u>144</u>
	Total	\$ 96,717

PHASE 2	Water Fountain	\$ 1,500
	Gazebo	4,000
	Play Equipment	20,000
	All Sport Facilities	78,300
	Partial Planting	<u>4,955</u>
	Total	\$108,755

MAINTENANCE

<u>Facility</u>	<u>Specification</u>	<u>Annual Cost</u>
Asphalt Parking	7 cars	\$ 55.00
Open Play Area	1 acre	398.00
Multi-use Court	1	373.00
Path (Gravel)	2,440 L.F.	795.00
Path Woodchip	1,000 L.F.	649.00
Picnic Area	3/4 acre	570.00
Play Ground Area	1/4 acre	320.00
Tennis Court Area	2 courts	1,193.00
Tot Lot	Child's Play Equipment	737.00
Practice Tennis	1 Wall 2 courts	550.00*
Tree Maintenance	6 acres	488.00
Trash Pick Up	6 acres	338.76
Brush Removal	6 acres	<u>96.00</u>
	Total	\$ 6,562.76/Yr.

\*Estimated by Crozier Associates

Maintenance and operating cost data was taken from the Fairfax County Productivity Report, updated June 1977.

## USER LEVELS

Backlick Park is classified as a community park due to its physical size, geographic location and its relationship to other recreational areas within the County park system and to public area facilities such as schools. Within a  $3/4 +$  mile radius walk from the site are the recreational facilities of Annandale Terrace Elementary, Poe Intermediate and Annandale High School. Additionally there is Ossian Hall Park and Wilburdale Park. One mile from the site are the two larger park facilities of Wakefield, and Mason District Park.

Standards as developed by the National Recreation and Parks Association generally describe community park users as residing within  $1/2$  to  $3/4$  of a mile walking distance. The sites typically provide unsupervised active and passive recreation facilities. The size of the park is related to population. In the Backlick area the population is 6,000 which would require a minimum park size of 6.5 acres. This standard assumes full use of the site. As Backlick Park is 8.9 acres, this size ratio allows for more area to remain undeveloped.

The National Recreation and Parks Association also recommends the number of a specific facility based on population. They recommend:

- 1 play lot for 500 to 2,500 population
- 1 tennis court per 2,000 population
- 1 baseball field per 500 population

The Fairfax County Park System also uses the standards established by the National Recreation and Park Association for the user levels of various recreational facilities and has completed their own user level study.

Tennis - 20 players per court per day based on  
200 day season - 4,000 people per year

Tennis Practice Wall - 500 players per season  
200 day season

Multi-use Court - 10 persons day, 9 month season  
2,700 people per year

Picnic Area - 8 persons per day on weekends, 416 people per year.

As Backlick Park is primarily a walk to community park, the impact of auto traffic generated by use of this park is considered insignificant.

## APPENDIX

These plans and the report were prepared by Crozier Associates, Landscape Architects, Land Planners with the support of Fairfax County Park Staff. The plans and field stakeout have been reviewed by other County agencies such as recreation and community services, and the police and fire departments as well as the conservation, soil and history divisions of the Fairfax County Park Authority. This park site, by examination, contains nothing of historical significance. We received valuable information from the citizens response to the questionnaires which contributed to the program development. Our appreciation to Carl Kelemen, Staff Landscape Architect, for his coordination efforts.

Additional reports from County departments above, the community questionnaire forms, and letters are included herein, the information contained in these documents has been incorporated into this report.





Fairfax County Park Authority

M E M O R A N D U M

To: Carl Keleman, Planner

Date: 4/27/78

From: Dan James, Naturalist

Subject: Backlick Park Environmental Assessment.

The following assessment is based on my observations of the above park site, made on April 25, 1978, when you and I investigated the area:

Backlick Park is a 9 acre parcel of land located on Backlick Road approximately  $\frac{1}{2}$  mile south of the intersection of Backlick Road and Little River Turnpike (Rte 236) in Annandale.

The dominant vegetation cover on the site is a mixed forest of Virginia Pine (Pinus virginianus), and typical sub-climax hardwood species including Tuliptree (Liriodendron tulipifera) and Red Maple (Acer rubrum). Other cover types represented on the site include pure stands of Virginia Pine, a small ( $\frac{1}{4}$  acre) grassy area, a small cultivated garden, and sere areas. There is a large (3'X4' DBH) Sweetgum (Liquidambar styraciflua), and several large Shortleaf Pines (Pinus echinata) in the park.

The terrain is extremely flat with slopes ranging from 0-5% grade.

Existing facilities in the park include an occupied house (on Backlick Road), a small timberform apparatus area, wood chipped trails, and a small dirt road.

The park is contiguous to Backlick Road, a townhouse community, a trailer park, and a woodlot owned by a nearby church organization.





The park is heavily used and abused, as evidenced by the numerous trails, damaged trees, and presence of trash and garbage throughout. A conversation with a Park Policeman in the park left me with a strong impression that the park is used for various illegal activities by youth in that area.

Because of the size of the park, human impact, and the present cover types on the site, it is my recommendation that Backlick Park not be given serious consideration for use by the Conservation Division. Rather, the park lends itself well to active recreational development, as determined through the citizen surveys, Department of Recreation recommendation, development funds available, and the present facilities within a reasonable distance of the park.

I would like to make a couple of general recommendations:

1. Leave a buffer of trees along the boundaries of the park contiguous with Backlick Road, the townhouses and the trailerpark communities.
2. Allow one stand of pines to remain and locate picnic facilities here.
3. Avoid having to cut the large Sweetgum tree - even if it becomes the only tree left standing in the park. It is well worth saving, and its vigor will be improved if all the trees around it are removed.

cc Aldridge  
Beckner  
District I files



The following information is to be obtained by assigned personnel in the preparation of requested reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

# I. GENERAL INFORMATION

Site Name Backlick Tax Map # 71-1 Acres 8.9 Mag. District Annandale  
 Street Location/Access 4516 Backlick Rd  
 Naturalist District I Planner Assigned Carl Keleman

# II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest	2	1	2	1	3
Hardwood Forest	1	1	2	1	1
Mixed Forest	2	1	3	1	1
Open Field	1	1	2	1	1
Managed Field	1	↓	2	↓	↓
Reverting Field	—		1		
Stream Valley	—		—		
Marsh	—		—		
Swamp	—		—		
Pond/Lake	—		—		
Other			—		

Note any particular items deemed important regarding IIA.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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## II. Cont.

B. Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 \_\_\_\_\_; 2 \_\_\_\_\_; 3 \_\_\_\_\_  
4 \_\_\_\_\_; 5 \_\_\_\_\_; 6 \_\_\_\_\_

Description:

C. Topography: Provide a brief description of the topography of the site.

*Very little topography on the site. Slopes range from 0-5%.*

III. Environmental Problems

On a scale of 0-4 (4 indicating major problem), rate the following environmental conditions (problems).

Condition	Known	Suspected	Unknown
Erosion	1	—	—
Water Quality	—	—	—
Impact (Human)	3		
Litter	3		
Vandalism	2		
Illegal Use	3	3	
Other			

Note any particular information deemed important regarding III.



IV. OTHER: Indicate by checkmark those items which apply to the site/area  
Ossian Hall, Wilburdale

Dirt

On-site features

Roads ☒  
Trails ☒  
Public Easement ☐  
Houses ☒  
Other Buildings ☐  
Private Dump ☒

Adjacent lands

Open space ☒  
Sing. Fam. Homes ☐  
Townhouses ☒  
Apartments ☐  
Business ☐  
School Church ☒  
Property

Nearby Parkland Facilities (1 mile)

Tennis <input checked="" type="checkbox"/>	Trails <input checked="" type="checkbox"/>
Ballfields <input checked="" type="checkbox"/>	Walkways <input type="checkbox"/>
Playground <input checked="" type="checkbox"/>	Swimming <input type="checkbox"/>
Tot Lot <input checked="" type="checkbox"/>	Nature Trails <input type="checkbox"/>
Picnic <input checked="" type="checkbox"/>	Cons. Area <input type="checkbox"/>
Multi-Use Ct. <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Shelter <input type="checkbox"/>	Open play <input checked="" type="checkbox"/>
Restrooms <input type="checkbox"/>	Outdoor Classroom <input checked="" type="checkbox"/>
Parking Lot <input checked="" type="checkbox"/>	
Fishing <input type="checkbox"/>	
Boating <input type="checkbox"/>	

Briefly describe initial impressions of the site:

This park impressed me as a vacant lot. which had been allowed to regenerate vegetatively for about 25 years. The area receives extremely heavy use at present, is impeded and covered with trash.

Briefly describe any special features of the site:

a large (3-4 DBH.) Sweetgum (*Liquidambar styraciflua*)  
an occupied house with small adjacent cultivated garden (1/4 acre), 1/4 acre open, grassy area.

Recommended public use (recreational/interpretive):

Whatever intensive recreation the citizens request, relative to monies available to develop site.

Recommended further actions (Conservation Division):

None ☒  
Baseline Survey ☐  
Interpretive Plan ☐  
Managed Cons. Area ☐

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the: Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed

4-26-78

DATE

Daniel Jones  
BY

5/77





# FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Joseph P. Downs, Director  
Fairfax County Park Authority

FROM: J. Larry Fones, Director  
Recreation & Community Services

FILE NO:

SUBJECT: Backlick Park - Master Plan

REFERENCE:

DATE April 6, 1978

The subject park is located in a highly developed residential area of the County, therefore, consideration of land conservation and development of active recreational facilities are necessary to achieve a harmonious solution for both concerns. The following facilities are suggested for your consideration:

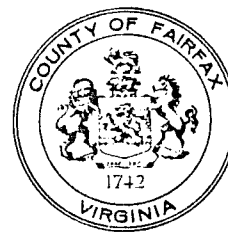
- a. Two soccer fields (one 120 yds. x 75 yds.; one 80 yds. x 65 yds.) located on the eastern portion of the property.
- b. One softball field (if superimposing is necessary, utilize the 80 yd. soccer field).
- c. Two tennis courts, lighted, on the southeastern section of the property.
- d. One multi-purpose court, lighted (basketball, volley ball, etc.)
- e. Pavilion with water and electricity for community picnics, seasonal classes and square dancing.
- f. Picnic area with grills, on the western portion of the property.
- g. Renovation of existing residential structure for possible use for a teen center, hobby classes, restrooms, snack bar, senior citizen and community meeting, and other leisure activities.
- h. Bicycle/jogging trail around the perimeter of the park.
- i. Play apparatus and tot-lot adjacent to picnic area.
- j. Adequate parking facilities.

JLF:gr  
cc: Carl R. Keleman, Landscape Architect  
CSAD





COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
FAIRFAX, VIRGINIA 22030



3945 Chain Bridge Road  
Fairfax, VA 22030

MEMORANDUM

TO: Carl R. Kelemen  
Fairfax County Park Authority

FROM: Larry K. Johnson, Soil Scientist  
Soil Survey Office *L.K.J.*

SUBJECT: Soil Study of Backlick Park, See Attachment

The following evaluation of the subject park site addresses the proposed uses as noted in your memorandum dated June 1, 1978.

1. The areas classified on the site as the Glenelg (55) and Fairfax (32) soils are suitable for the proposed uses. These soils have good bearing capacity and have the best sites for the tennis courts. Standard practices such as organic matter and topsoil removal and surface water diversion swales should be adhered to before construction of this playing surface. Areas of these soils that are regraded for athletic fields and play areas should be topdressed with at least 4 inches of topsoil to promote grass growth.

2. The areas on the site classified as the Glenville (10) soils have seasonally high water tables at 10-18 inches from the ground surface during wet periods of the year. Bearing capacity is marginal because of seasonal wetness. These areas are poor for intensive park use unless select structural fill is used to bring surfaces above the seasonal water table.

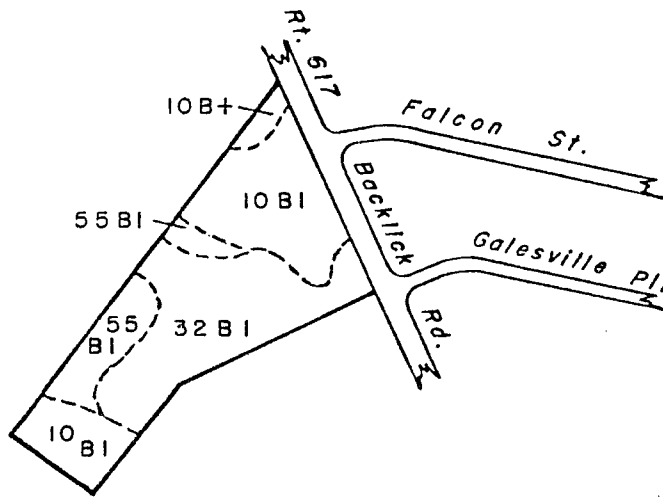
Any tennis courts constructed in the area of Glenville (10) soils should be constructed on select structural fill and have a subbase of crushed stone to prevent upward water movement and possible frost heave or settlement problems.

Attachment

LKJ:bh



SOIL STUDY OF BACKLICK PARK. THIS PARK SITE IS APPROXIMATELY 8.0 ACRES IN SIZE AND IS LOCATED ADJACENT TO AND ON THE WEST SIDE OF BACKLICK ROAD, APPROXIMATELY 1400 FEET SOUTH OF LITTLE RIVER TURNPIKE. SOIL STUDY REQUESTED BY CARL R. KELEMEN



# LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
10B1, 10B+	Glenville Silt Loam, 2-7% slopes
32B1	Fairfax Silt Loam, 2-7% slopes
55B1	Glenelg Silt Loam, 2-7% slopes

----- Soil Boundary

Scale: 1" = 500'

By: Larry K. Johnson, Soil Scientist  
Soil Survey Office

Date: June 12, 1978

Tax Reference No.: 71-1-001-117,119  
71-1-009-1



1	Introduction
2	Background
3	Methodology
4	Results
5	Discussion
6	Conclusion
7	References
8	Appendix A
9	Appendix B
10	Appendix C
11	Appendix D
12	Appendix E
13	Appendix F
14	Appendix G
15	Appendix H
16	Appendix I
17	Appendix J
18	Appendix K
19	Appendix L
20	Appendix M
21	Appendix N
22	Appendix O
23	Appendix P
24	Appendix Q
25	Appendix R
26	Appendix S
27	Appendix T
28	Appendix U
29	Appendix V
30	Appendix W
31	Appendix X
32	Appendix Y
33	Appendix Z



