

RT.1510

HILL RD.

PICNIC AREA

play apparatus

SMEETTER

CPLR

This park is now called
Bucknell Manor

93-1((1))57

Diane Probus 9/2006

**PRELIMINARY
MASTER PLAN**

BEACON HILL PARK

LITTLE

339A

MASTER PLAN REPORT

OF

BEACON HILL PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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MARCH 1979

BEACON HILL PARK
PRELIMINARY MASTER PLAN REPORT

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I. INTRODUCTION

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the categories listed below. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed below. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

A community park, the most frequently occurring park 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. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses.

Master planning is the process of arranging man-made and natural objects on the land in an orderly fashion so as to create an orderly and functional park. A master plan is a guide and can be changed. Master plans are made for each park before any construction is done. Development of the facilities on the master plan may take place over an extended period of time (five, ten or more years) depending on the size of the park.

This master plan report is designed to supplement the master plan in explaining the methodology and rationale which went into the design of this park.

II. OBJECTIVES

The major goals of this plan are;

- A. To develop the site into a useable, community recreation space.
- B. To provide a distinctive community focal point.
- C. To produce a plan for the development of a community park.

It is with these basic premises that the Fairfax County Park Authority has undertaken to master plan Mt. Eagle Park.

III. LOCATION (Tax Map 93-1)

Beacon Hill Park is a five acre parcel located in the Mt. Vernon Magisterial District at 2223 Beacon Hill Road in Alexandria, VA.

The site is bounded on the north by Beacon Hill Road and on the south east and west by semi-detached homes in the Beacon Manor subdivision.

MOUNT VERNON

IV. SITE ANALYSIS

A. ACCESS

Beacon Hill Park can be reached from Richmond Hwy. route 1 by turning east on Beacon Hill Road and proceeding to the park on the right, or from Fort Hunt Road by turning west on Belview Blvd. and proceeding to Beacon Hill Road and the park on the left.

B. MAN-MADE ELEMENTS

1. Structures

The site is primarily open field with some small secondary hardwood growth. The only structures on the site are a portion of a gravel drive from Beacon Hill Road, and an old well pump in the central portion of the site.

2. Utilities

Water, electricity and sewage are all available in the neighborhood surrounding the park. These utilities are available to the park site at Beacon Hill Road.

C. NATURAL ELEMENTS

1. Topography

A slope study of the park indicates that the park is relatively flat with slopes ranging from about two percent to eight percent.

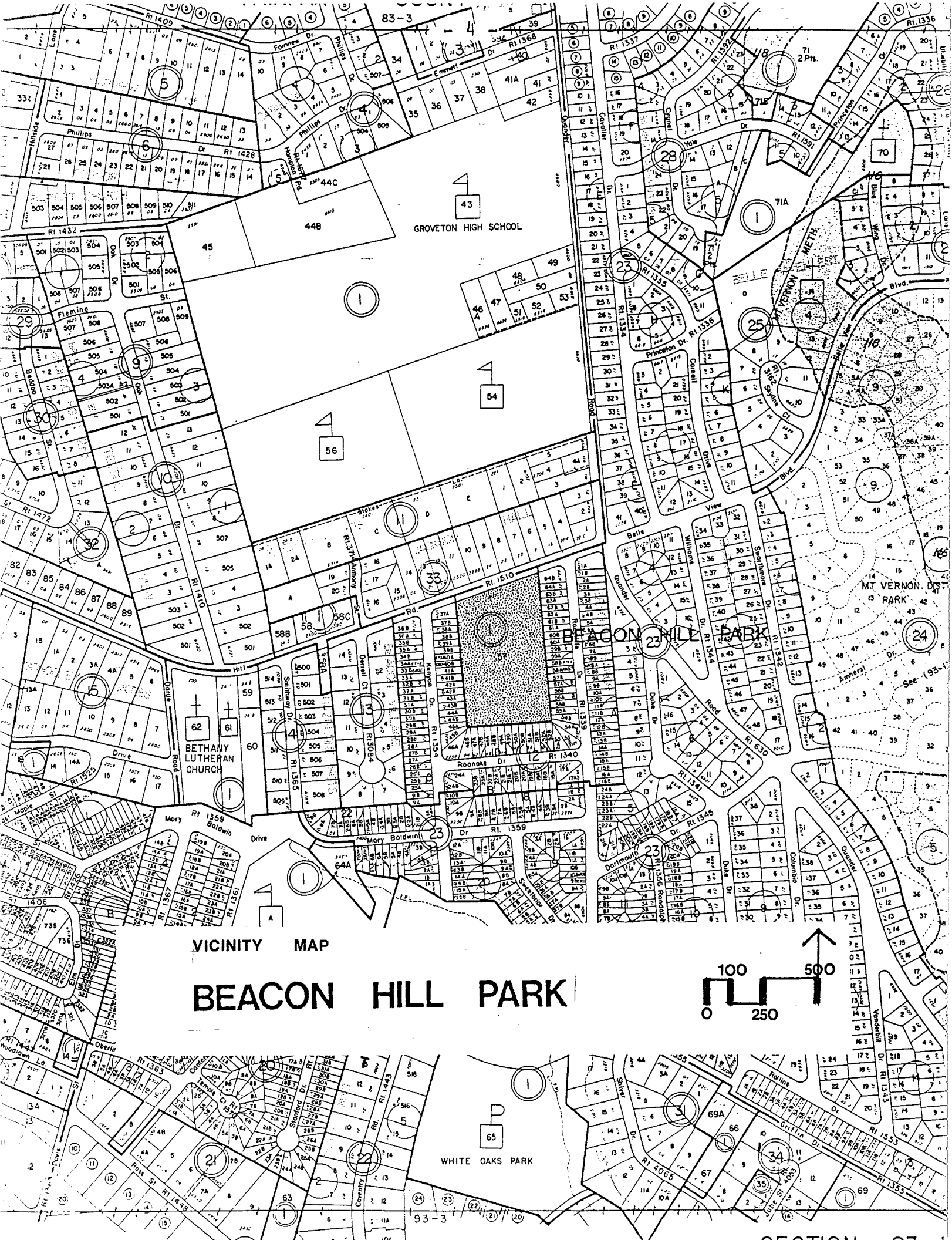
2. Elevations

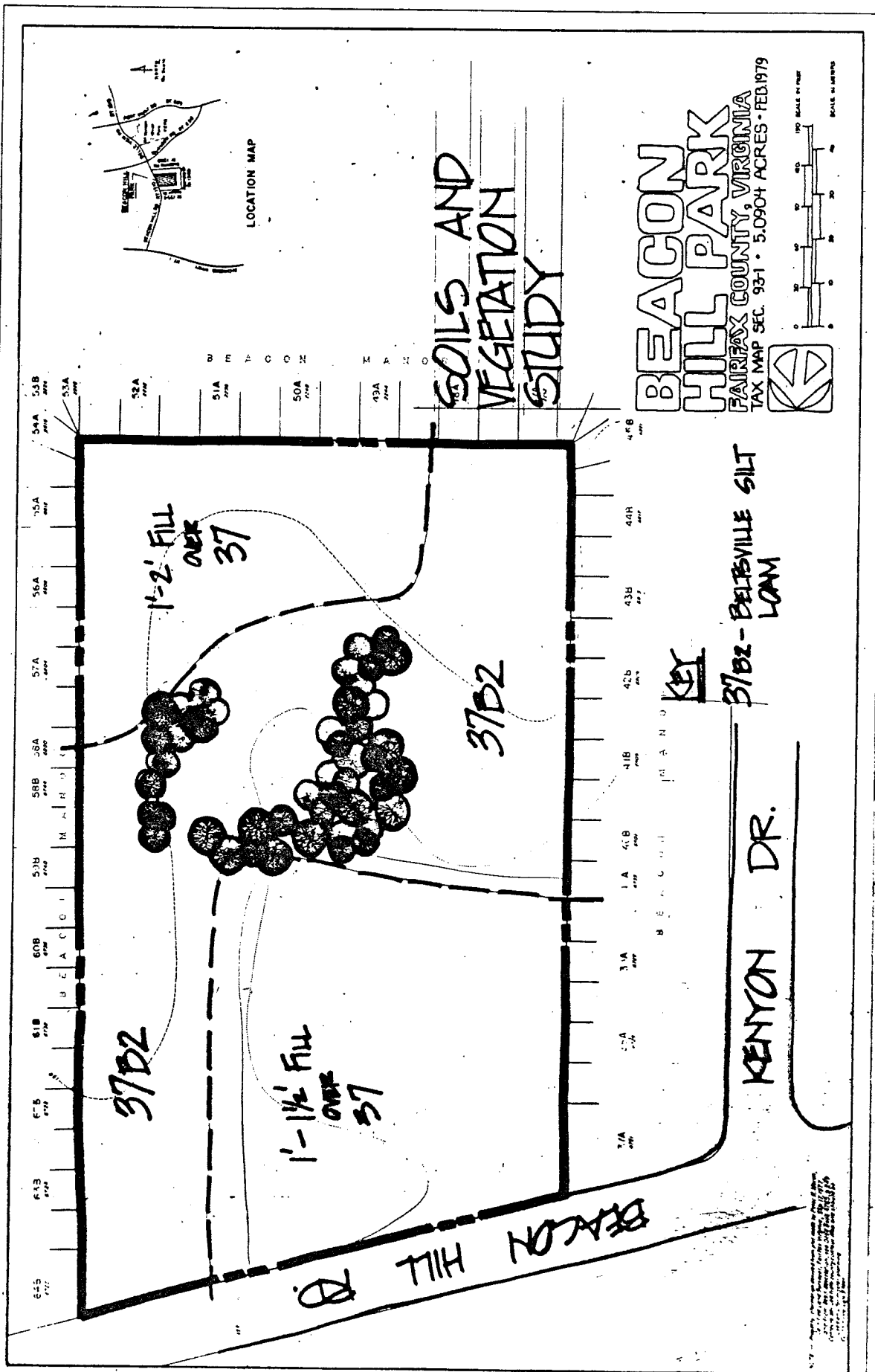
A difference in elevation of about ten feet occurs on the site.

3. Soils

Beltsville silt loam (37) is a light colored, moderately well drained soil that is formed on high lying marine terraces. It has a grayish brown to yellowish brown surface soil about 7 inches thick, a strong brown silty clay loam subsoil and hardpan between 16 and 24 inches beneath the surface. Surface runoff is medium to slow, and internal drainage is very slow. This soil overlies the old land surfaces of the Glenelg and applying soils in most places. Workability is fair to poor, permeability is slow to very slow and productivity is fair. It is very strongly to strongly acid. (pH 4.5 - 5.5). The soil is fair for road subgrade materials and poor to very poor for septic tank drainage fields.

The northwest quadrant and southeast quadrant of the site has had fill material of an unknown quality placed on it.





4. Vegetation

The site is mostly open field with about 8 to 10 apple trees and two princess trees, all in poor condition. There is one outstanding Holly which should be saved. For a more complete vegetative analysis see appendix "A".

D. OFF SITE INVENTORY

1. Area Land-Use Patterns

The area surrounding the park ranges in use from R-4 single family to R-8 as shown on the zoning map on page 19.

2. Area Demographics

The following demographic data taken from the county comprehensive plan is for Area IV of which this park is a part. More specifically, it is located in the Mt. Vernon Planning Sector of Area IV.

Most of the demographic characteristics of Area IV are fairly representative of the entire County.

The area is an older area of settlement, and thus is somewhat more densely populated than the rest of the County.

The major differences between this area and the remainder of the County arise from the stability of this area and its very slow rate of growth.

Population and Density

Area IV, as a whole, has been growing more slowly than the entire County for the last decade and a half. In the period 1970 to 1975, that differential increased. While the County grew over 4% a year, Area IV grew at only slightly more than 1% per year.

However, the growth pattern within Area IV is quite variable. In the Lower Potomac Planning District, the population has actually decreased slightly since 1970. This reduction of persons has resulted from the countywide trend of declining household size. In Lower Potomac, the smaller number of persons in each housing unit has not been counteracted (as it has in most other parts of the County) by an increased number of units.

On the other extreme is the Springfield Planning District which has grown nearly 8% a year since 1970. This is a much faster rate than that for the County as a whole.

The population density varies substantially within Area IV. Mount Vernon, the most densely populated district, is three times as densely populated as the County as a whole. On the other hand, Lower Potomac is less than half as densely populated as all of the County.

Household Size

Area IV is also representative of the entire County with respect to household size. Both had an average household size in occupied units of 3.5 persons per household in 1970 and by 1974, 3.1 persons per unit. In Area IV, household size declined the same amount in that period.

Household size, however, varies substantially within the area, with Mount Vernon Planning District having by far the smallest average size. This reflects the large percentage of rental units in this district.

Racial Composition

Area IV had over 6,5000 blacks living in it in 1970, forming 4% of the total population. This proportion is slightly higher than the county wide average of 3.5% black.

Whereas the total population of Area IV was growing at an average annual rate of 5% from 1960 to 1970, the black population was growing only 2% a year. Thus, while IV had a large black population, it grew more slowly than did the entire County's black population, which grew 3% a year in that period.

In fact, if Lower Potomac Planning District were not considered, the black population grew at about 3% a year in the remaining districts of Area IV. This consideration is useful because of the distorting effect of the institutional populations of Fort Belvoir and Lorton in the Lower Potomac District. It appears that blacks were moving into Area IV, although at a relatively slow rate.

Age-Sex Distribution

The median age of Area IV increased slightly from 1960 to 1970.

In Lower Potomac and Springfield, the median age actually decreased slightly. Although both these districts had a smaller proportion of very young children in 1970 than in 1960, the lower median age was caused by relative increases in young persons: Those aged 15 to 24 in Lower Potomac and 10 to 19 in Springfield.

The large differential between the median ages of men and women did not change much in this period, even increasing slightly in Springfield.

Marital Status

The distribution of adults according to their marital status in Area IV is significantly distorted by the large proportion of single males in the Lower Potomac Planning District. The data in the following table show the proportion of adults in each marital category; figures in parentheses leave out the Lower Potomac Planning District.

There is only slight variation in marital status within this planning area, with the exception of the district. On the whole, the single and married persons are fairly evenly distributed in this area.

Socio-economic Characteristics

With a median family income of \$14,400 in 1969, Area IV fell significantly below the countywide level of \$15,707. The income levels within the area were dissimilar; only Springfield Planning District had a higher median income level than the County as a whole.

The same relationship held with educational levels as with income levels. Adults living in Springfield District had, on the average, completed the most years of school, and those in Lower Potomac had completed the fewest.

3. USER INPUT

On June 13, 1978 the president of the Bucknell Manor Civic Association, having conducted a survey of association members presented a list of prioritized facilities for Beacon Hill Park as follows:

- a. Baseball Field
- b. Kiddies' Play Area
- c. Football Field
- d. Picnic Area
- e. Parking area and road
- f. Fence around the park
- g. Trees and shrubbery
- h. Park lights
- i. Bleachers
- j. Building to house Basketball Gym, Meeting Room, Back rooms, Concession Stands, Storage Room for youth sports equipment.

In October of 1978 four hundred surveys (see appendix) were distributed to the Bucknell Heights and Randall Estates Civic Associations. The results of that survey were as follows:

QUESTIONNAIRE SUMMARY

Total Questionnaires distributed	400
Questionnaires received by F.C.P.A.	47
Percent returned	11.75 %

Age Distribution:

0-5 years	13	10.6%
6-12 years	13	10.6%
13-18 years	20	16.3%
21-45 years	48	39.0%
45-60 years	21	17.0%
Over 60	8	6.5%
	<u>123</u>	<u>100%</u>

No. of people requesting no development	0
No. of people requesting minimal development	3
No. of people requesting facility development	44

Facilities requested most often are as follows:

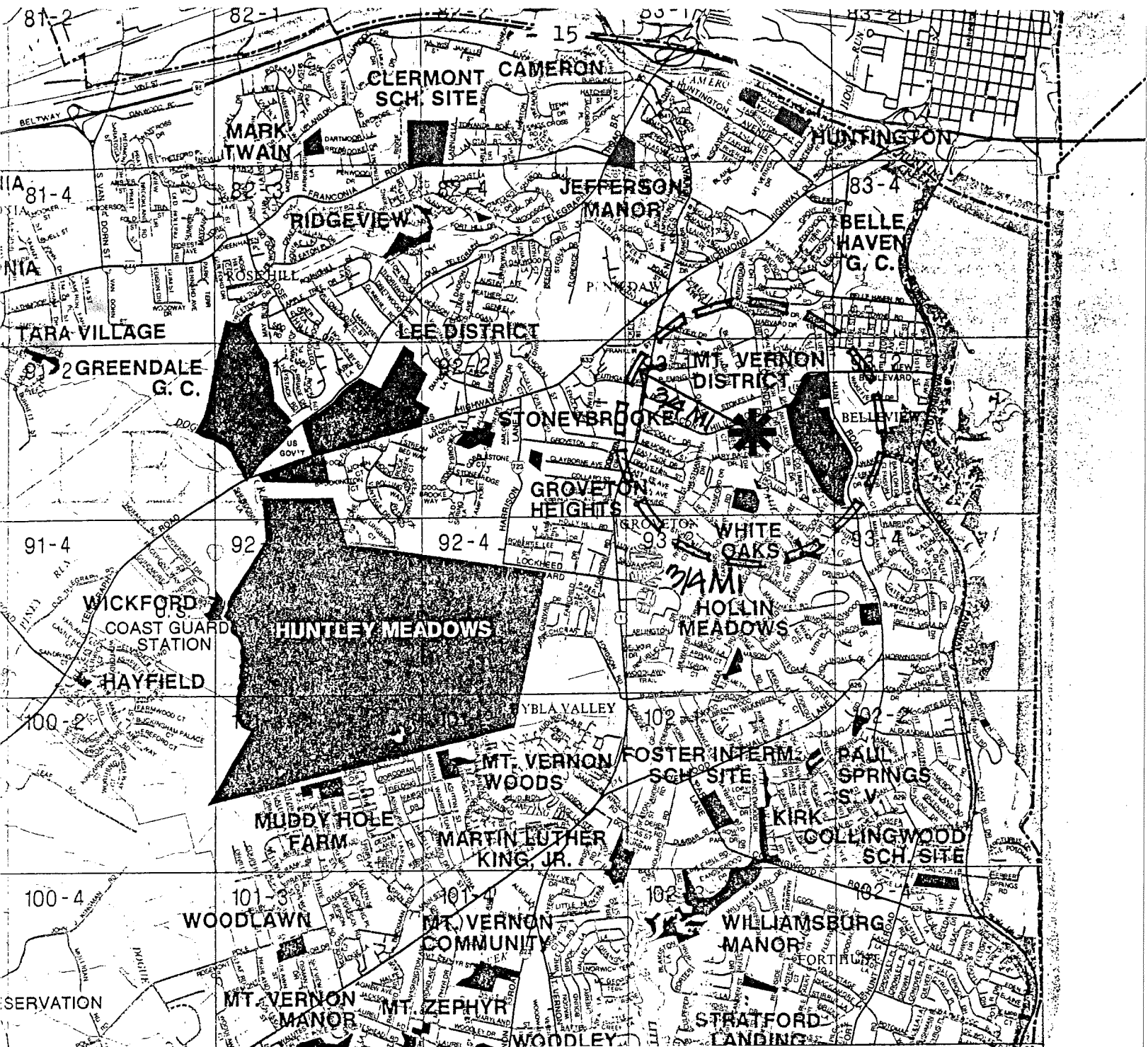
FACILITY	No. of REQUESTS	PERCENT
1. Picnic Area	24	54
2. Playground Tot Lot (pre-school)	22	50
3. Playground Apparatus Area (ages 6-12)	18	41
4. Landscaping/Plantings	15	34
5. Open Play Area	14	32
6. Shelter/Pavillion	12	27
7. Natural Areas	12	27
8. Tennis Courts	11	25
9. Volleyball Courts	9	20
10. Non-Motorized Bicycle Trail	9	20
11. Hiking/Nature Trail	9	20
12. Community Center	9	20
13. Parking	8	18
14. Softball Field	8	18
15. Basketball Court	7	16
16. Little League Baseball	7	16
17. Soccer/Football Field	6	14
18. Baseball Field	5	11
19. Horseshoe & Shuffleboard Courts	4	9
20. Equestrian Trails	0	0

4. AREA RECREATIONAL ACTIVITIES

Within a 3/4 mile radius of Beacon Hill Park are a number of parks and schools which contain various active recreational facilities as follows:

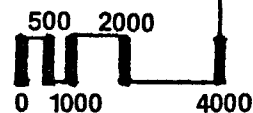
FACILITY	PARK	WHITE OAKS	MT. VERNON DISTRICT	SCHOOL	GROVETON HIGH (200)	QUANDER ROAD ELEM. (204)	BRYANT INT. (201)	BELLE VIEW ELEM. (202)	BUCKNELL ELEM. (207)	HOLLIN HILLS ELEM. (216)
Baseball Field						2	1			
Basketball Court					1	1	2	2	2	2
Playground						2				
Softball Field							2	2	2	1
Tot Lot										
Hiking Trail		•	•							
Conservation Area		•	•							
Parking			•							
Picnic										
Restroom										
Shelter										
Basketball Goals					6		4	6	4	5
Soccer Field						1	1	1		1
Blacktop Area					1	1	1	1	2	2
Football Field					1*		1			
Tennis Court					6		4			
Track					1		1			
Ice Skating (Indoor)			•							
Nature Trail			•							
Refreshments			•							
Restrooms			•							

* LIGHTED FACILITY



NEARBY PARKS

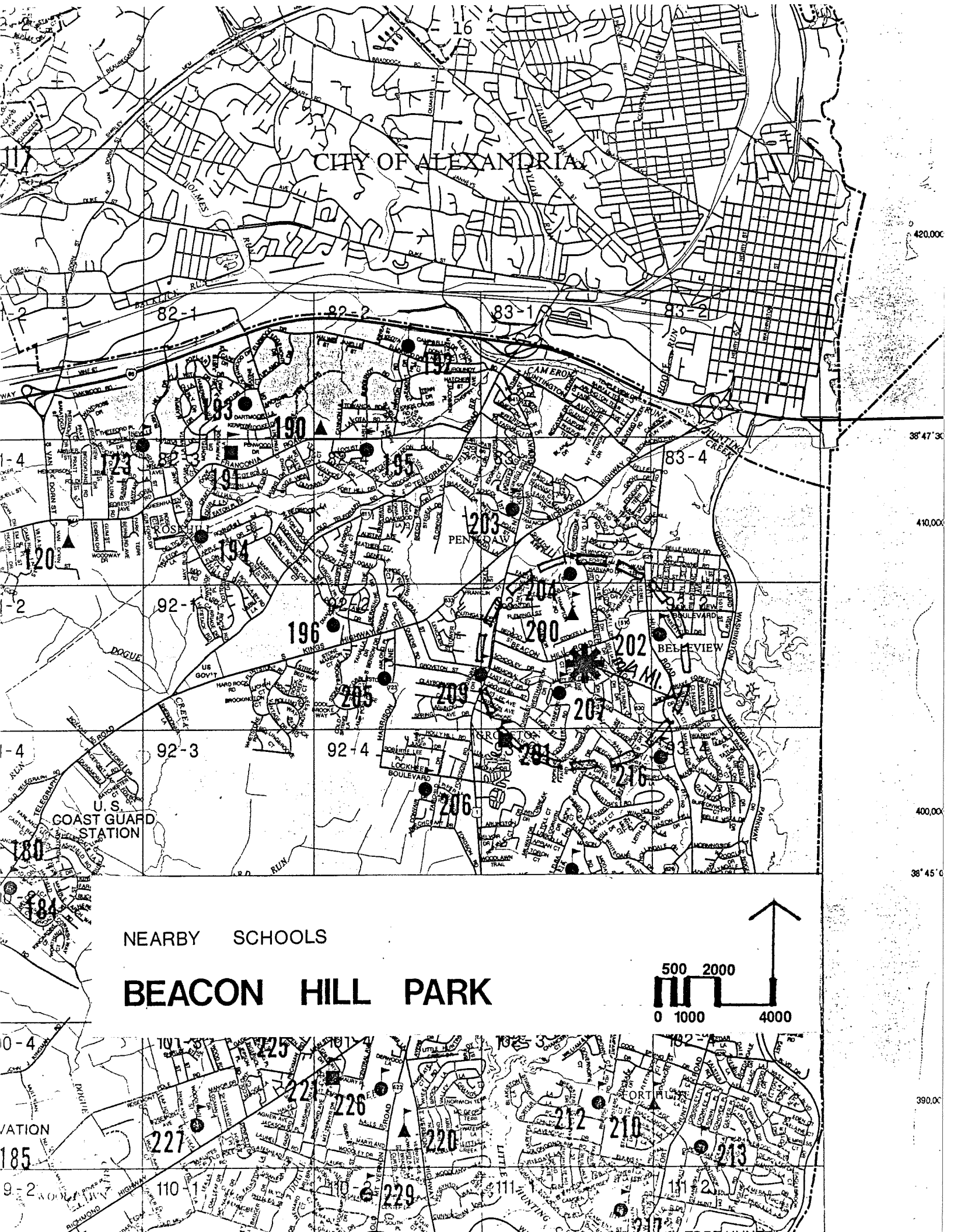
BEACON HILL PARK



POTOMAC RIVER

DOGUE CREEK

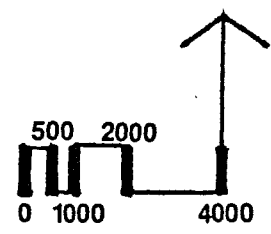
STATE OF MARYLAND



CITY OF ALEXANDRIA

NEARBY SCHOOLS

BEACON HILL PARK



5. County Comprehensive Plan

The following recommendation is taken from the County's Comprehensive Plan for Planning Sector MV5:

- A. The Mt. Vernon District Park should be fully developed to serve existing and expected population in this and nearby sectors.
- B. Privately owned portions of the Paul Springs stream valley should be acquired by the Park Authority. The Mary Washington tract on the south side of Beacon Hill Road should be acquired by the Park Authority as a community park for active recreation uses.
- C. Acquire and develop the Popkins Farm Historic site at the end of Popkins Farm Road.
- D. A large quantity of community parkland should be acquired and developed in the western portion of the sector to insure adequate service to the high deficiency area.

6. County Trail Plan

The approved County-Wide Trail Plan shows proposed trails following Route 1 Richmond Highway and Quander Road in a north/south direction. Existing sidewalks on Beacon Hill Road will tie into these trails.

7. Reports on Planned Development

The following agencies were contacted and asked to review the preliminary master plan:

PARK AUTHORITY

- Conservation
History

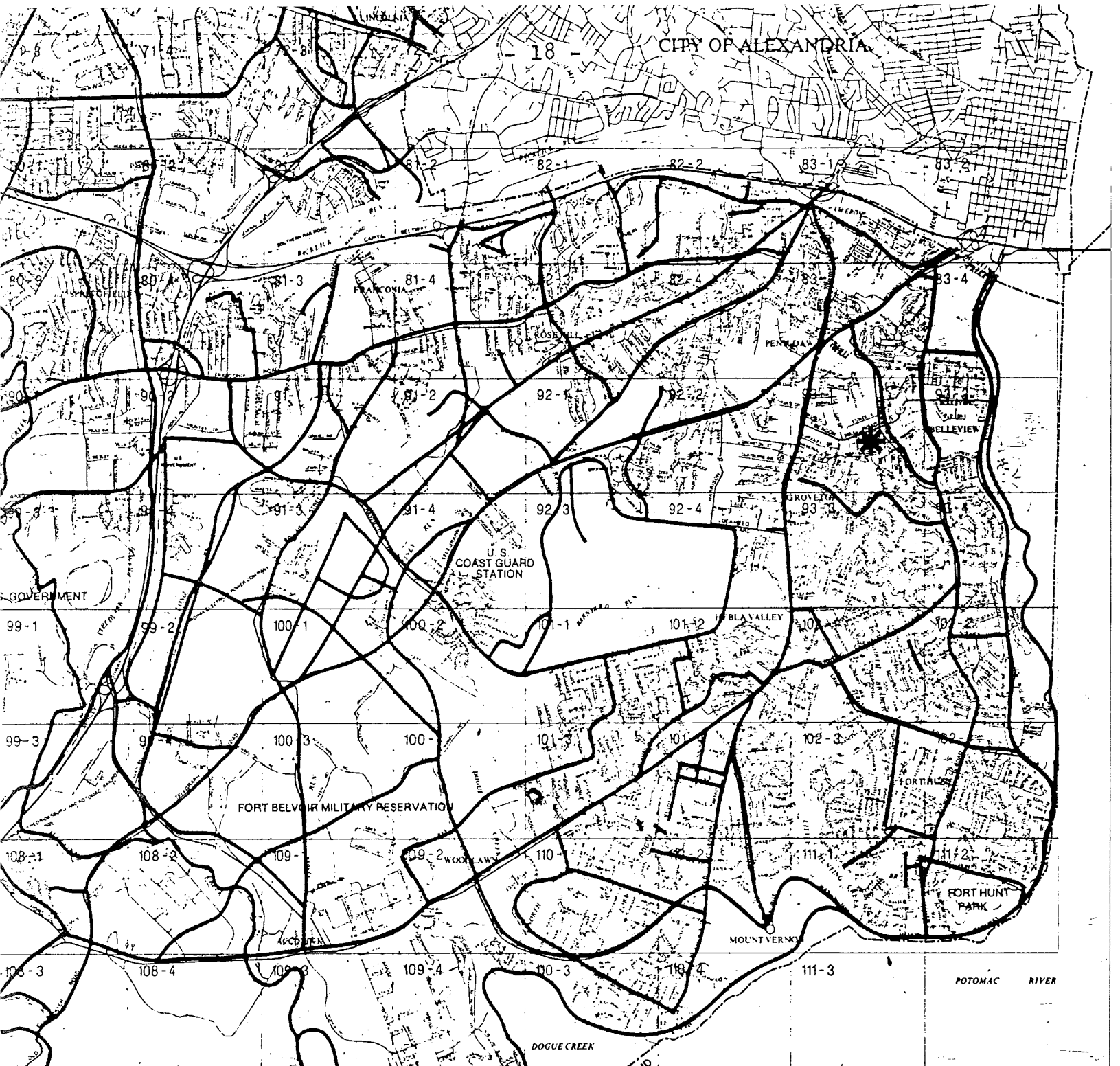
COUNTY

- Police
- Fire and Rescue
- Department of Recreation and Community Services
- Office of Comprehensive Planning

Those which responded to our request are noted as follows:

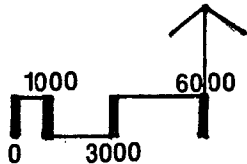
- Recreation - provide active recreation facilities including two softball fields, one soccer field, parking lot, picnic area/tot lot and a multi-use court.
- Conservation - Provide neighborhood oriented activities, keep parking to a minimum, add addition landscaping for buffer and shade.

The full reports appear as part of the appendix.

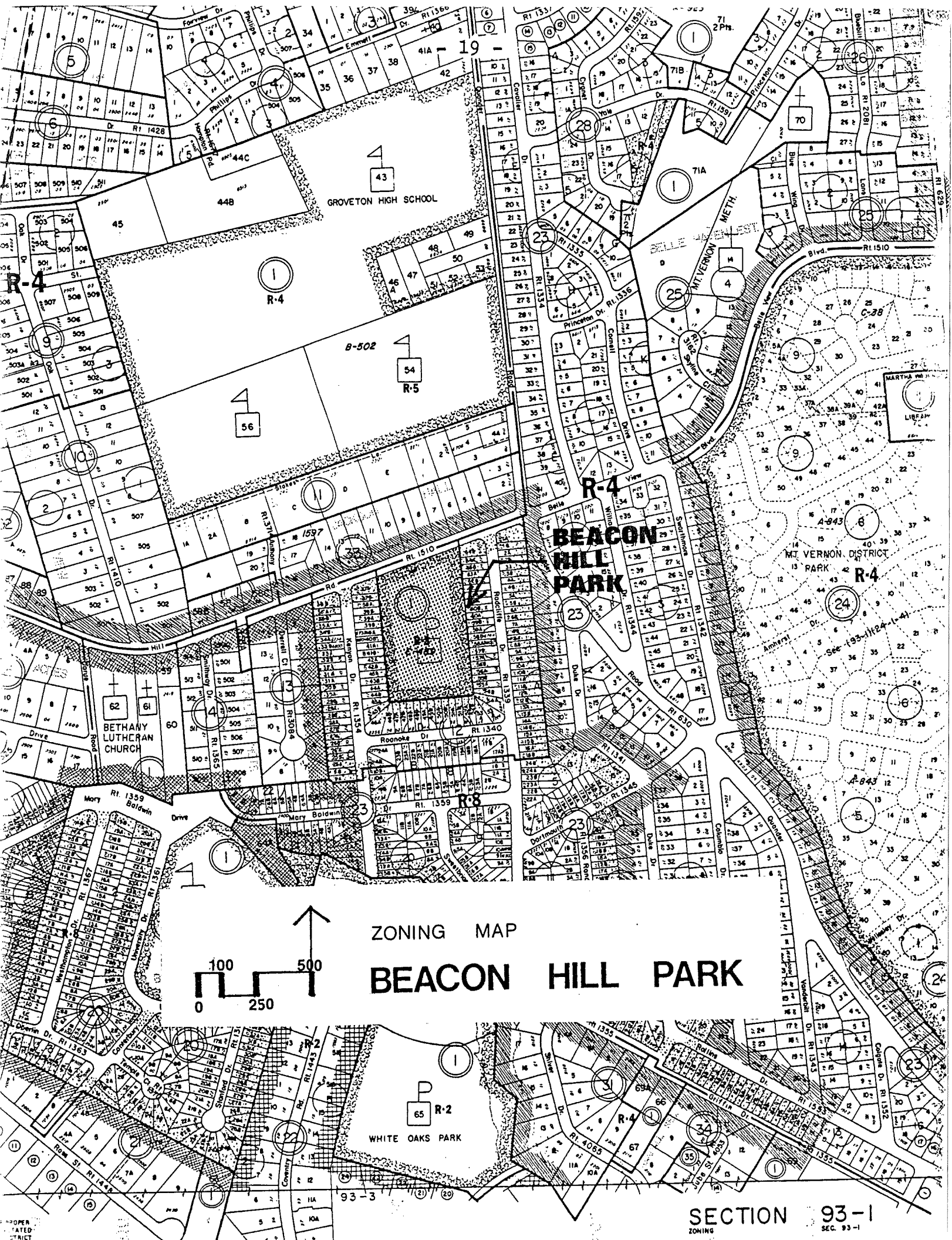


TRAIL PLAN

BEACON HILL PARK



LEGEND



V. PROGRAM DEVELOPMENT

Program development was based upon the following items:

A. SITE ANALYSIS

Based upon a detailed analysis of off-site as well as on-site factors, including man-made elements, natural elements, area land-use patterns, etc., the conclusion is that this site should function as a central community focal point with relatively active recreational facilities.

B. USER INPUT

As indicated on page 11 and 12, the community's developmental preferences were a result of two separate surveys.

C. 1977 BOND PROSPECTUS

The 1977 Bond Prospectus indicated the following: Acquisition of five acres; development to include open play, play ground, picnic area, tennis and/or basketball courts, parking and walks.

VI. PLANNING DESIGN DESCRIPTION

A. PARKING/BASKETBALL BACKSTOP

An entrance road and parking lot with a capacity of 16 cars is shown off of Beacon Hill Road. This lot will be located so as to provide easy access to the park facilities. It will also include a basketball backstop and cordoned off area for basketball play. Bollards can be removed to increase space for additional parking.

B. PLAY APPARATUS AREA/TOT LOT

This area will contain a few pieces of well designed wooden play equipment for active play. It will have a few pieces of tot equipment as well as some for older children.

C. PICNIC AREA

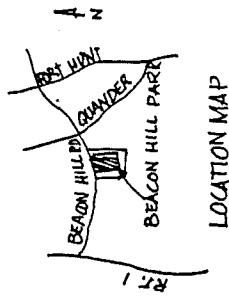
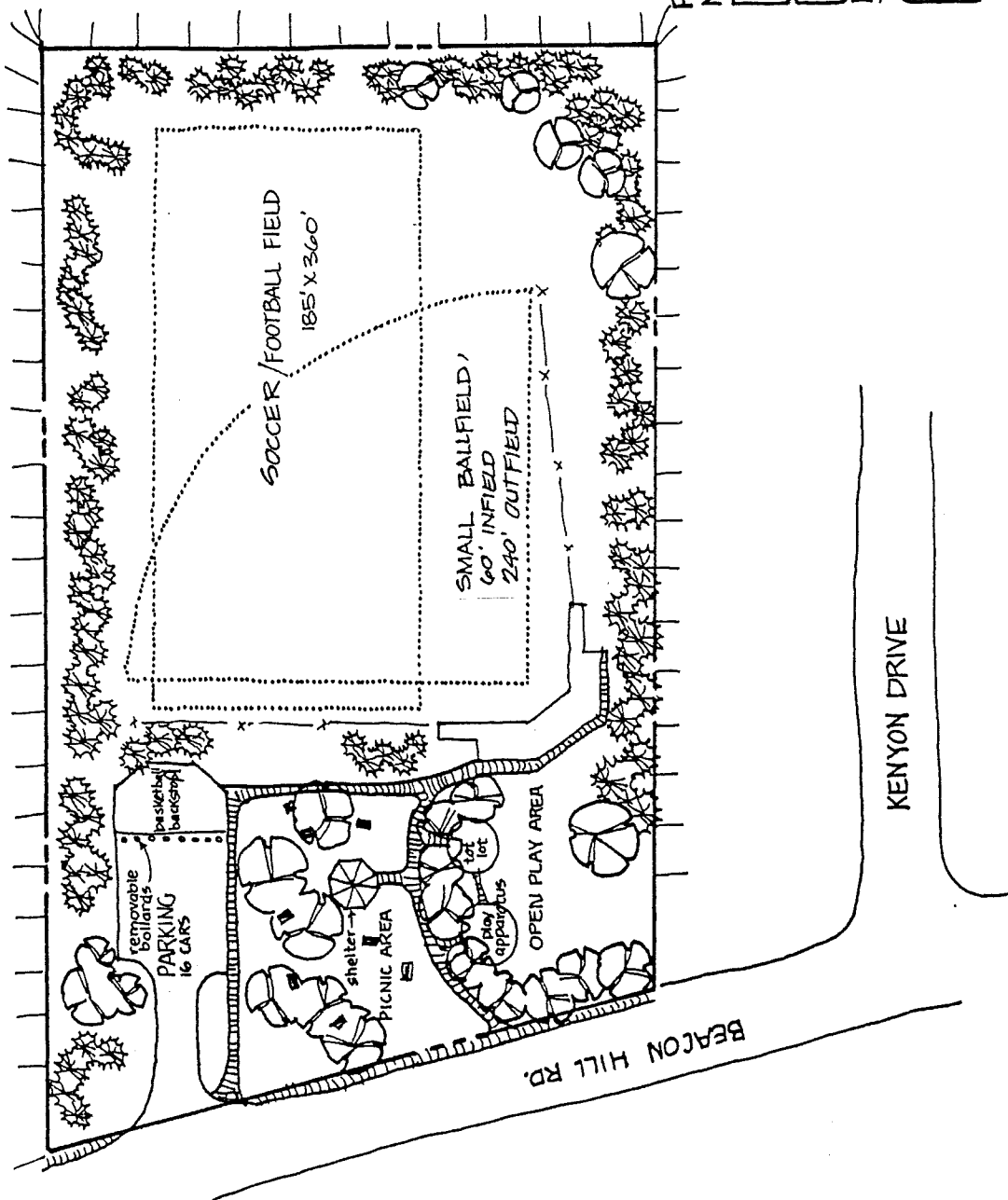
Eight picnic tables and grills will be scattered among the trees between the open shelter and parking lot.

D. OPEN SHELTER

An open shelter will be provided in the picnic area.

E. SMALL BALLFIELD

A baseball field with a 60' baseline and 240' outfield will be developed in the open area in the middle of the

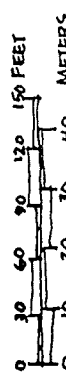


LOCATION MAP

PRELIMINARY
MASTER PLAN

BEACON HILL PARK

FAIRFAX COUNTY, VIRGINIA
TAX MAP SEC. 93-1 • 5.0904 ACRES • APR. 1979



park.

F. SOCCER/FOOTBALL

A soccer/football field measuring 185' x 360' will overlay the small ballfield.

G. WALKS

Walkways will be developed as shown on the plan in order to tie all facilities together as well as to form a link with the surrounding community. Gravel type surface material may be substituted in lieu of asphalt when and where appropriate.

H. SCREENING

Heavy landscape screening will be developed all around the periphery of the park. Additional landscaping as shown on the plan will be developed in the picnic area and play areas.

I. OPEN PLAY

A small grassy open play area will be developed adjacent to the apparatus area/tot lot.

VII. USER LEVELS

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities.

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day; peak time is usually considered to be a summer Sunday at 2 p.m.) is purely an assumption.

Activity	No. User Days/Year
A. Baseball	7,840
B. Play Apparatus Area/Tot Lot	1,000
C. Multi-Use/Basketball Court	2,520
D. Picnic Area	8,400
E. Soccer/Football	9,600
Total potential use	29,360

Potential persons/year = 19,573
(One person equals 1.5 users)

A. SMALL BALLFIELD

Primary use of the small ballfield will probably be from organized recreation leagues. This assumes a four month season with the field being used two times per day, seven days per week, and 35 persons per game, not including spectators.

B. PLAY APPARATUS AREA

While it is difficult to determine the frequency of use of the play apparatus area, it may be safe to estimate 1000 children/year.

C. BASKETBALL BACKSTOP

The basketball backstop is unorganized play and estimated at nine month season and 10 persons per day.

D. PICNIC AREA

Picnic area is estimated at four persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day and 8 tables.

E. SOCCER/FOOTBALL

The anticipated primary use of the soccer/football fields is for organized play. This assumes a four plus month season, with the field being used twelve times each week for games or practice sessions, and 50 persons per game not including spectators.

VIII. DEVELOPMENT COST ESTIMATE

The approximate costs for the implementation of the development items as follows:

A. PARKING LOT & ENTRANCE ROAD

22' wide road, 80' @ 28.50/LF	\$ 2,280
Parking lot 20 spaces @ 1000/Space	\$20,000
Line Painting L.S.	\$ 200
Removeable Bollards 13 @ 100	\$ 1,300
Basketball Backstop L.S.	700
24" C.M.P. 210 Feet @ 18.50/L.F.	\$ 3,885
30" C.M.P. 200 Feet @ 23.50/L.F.	\$ 4,700
Drop Inlet L.S.	<u>\$ 700</u>

Subtotal \$33,765.

B. PLAY APPARATUS/TOT LOT

Six pieces play equipment	\$10,000
@ \$1500 ea.	
Woodchip surface LS	<u>\$ 2,000</u>

Subtotal \$12,000

C. PICNIC AREA

Tables 8 @ \$210 ea.	\$1,680
Grills, 8 @ \$105 ea.	\$ 805
Garbage cans, \$105 ea.	<u>\$ 525</u>

Subtotal \$ 3,010

D. OPEN SHELTER

Open shelter 1 @ 8,000 \$8,000

Subtotal \$8,000

E. SMALL BALLFIELD

Including grading, topsoil,
lime, fertilizer L.S. \$7,500

Subtotal \$7,500

F. FOOTBALL FIELD

Including grading, topsoil,
lime, fertilizer L.S. \$7,500

Subtotal \$7,500

G. WALKS

6 feet wide asphalt walk *
670 L.F. @ 5.50/L.F. \$3,685

Subtotal \$3,685

H. LANDSCAPE PLANTING

Evergreen trees, 111 @ \$100 ea. \$11,100
Deciduous trees, 23 @ \$200 ea. \$ 4,600

Subtotal \$15,700

Total \$91,160
20% Contingency \$18,232

GRAND TOTAL \$109,392

IX. COST VS. BENEFIT

The total estimated cost for the park is about \$109,000. There are about 7,950 people living in a 3/4 mile radius. Using these figures, the expenditure per person equals about \$13,70.

* May be gravel where appropriate

Benefits generated depend on many factors. There is one observation relevant to park development today. Increasing densities in neighborhoods, emphasis on the reduced consumption of energy and the increasing costs of recreational travel and determinants that tend to force people to stay at home or use recreational facilities that are close to home. This will obviously become more prevalent in the future. It seems that the park planners responsibility is to provide the populations with attractive and quality oriented parks that stimulate improved lifestyles which are close and convenient to use. From this view point, the costs of implementation vs. the benefits are more than justified.

X. OPERATING & MAINTENANCE COSTS

The following figures are derived from a productivity report "Cost and Work Guidelines for Park Maintenance and Operation" prepared by the Community Development Branch, Office of Research and Statistics and the Fairfax County Park Authority, dated October 1975 and revised June 1977 for a one year period.

	<u>APRIL 1979</u>
A. Parking lot	\$ 196
B. Play apparatus/tot lot	\$ 1,513
C. Picnic area	\$ 897
D. Open shelter	\$ 340
E. Small ballfield	\$ 6,905
F. Soccer/Football field	\$ 919
G. Walks	<u>\$ 637</u>
Total	\$11,452/year

XI. PHASING

There is approximately \$104,000 + for development and implementation of the master plan. This money is available immediately. Since the overall cost of implementing the master plan is about \$109,000, it appears that the entire park can be developed at once.

Items to be developed with available funds should be prioritized as follows:

1. Parking
2. Small ballfield
3. Soccer/football field
4. Landscaping
5. Play apparatus/tot lot
6. Picnic area
7. Walks
8. Open shelter

APPENDIX



Fairfax County Park Authority

M E M O R A N D U M

To: Ed Nenstiel

Date: 2/9/79

From: Gil Aldridge

Subject: Master Plan Input (Conservation Division):
Beacon Hill Park; 93-1((1))57

On 2/4/79 Gary Roisum and I conducted a brief inspection of Beacon Hill Park per your request of 1/30/79.

1. The site has no interpretive value (i.e. programming) on the scale desired by this division to be cost effective.
2. The site has only limited wildlife habitat (scattered apple trees, brush) which will no doubt be removed in the development process. It is recommended that ornamental plantings which will be required contain in part plant species which will be attractive to song birds. No "conservation" areas are recommended for inclusion in the Master Plan.
3. Apple trees, although bearing, are in poor condition. There are 8 - 10 in number. In addition there are two large Princess trees, Paulownia tomentosa (tentitive identification) again in questionable condition. All trees are in an area which suggests an old house site.
4. Other vegetation is open grassland (mowed).

Recommendations

1. That recreational facilities be oriented towards neighborhood activity i.e. open field, tot lot, picnic grove etc.
2. To keep the park on a neighborhood serving level it is recommended that parking be reduced to the minimum acceptable level. Any "in-park" parking is acceptable only because parking is not available on the highway.
3. Trails, excepting access from the parking lot, should be excluded.
4. Planting will be necessary to improve asethics, and provide some shade on playground equipment. Based on experience in other parks I would assume that such planting be of species and design to afford visibility of neighboring homes (for protection of children).

Although not currently a part of the Master Plan process, it is recommended that this park be considered "Class B" in total as it relates to maintenance. Design should be towards that classification.

cc Roisum, Allen
GCA:cmm

APPENDIX "A"



Fairfax County Park Authority

M E M O R A N D U M

To : Ed Nenstiel

Date : March 1, 1979

From : Gil Alford

Subject : Beacon Hill - Preliminary Master Plan Comments

As previously stated I don't feel that it be necessary for Conservation Division personnel to be present at the stakeout. I have previously submitted comments on the site by earlier memo.

Comments on Plan

1. As previously mentioned, I would strongly recommend that the existing road remain in some form (perhaps modification of the trail) to allow access of park vehicles for maintenance purposes. There will need to be a restricting device across the maintenance access area set in far enough to allow vehicles to get off Beacon Hill Road.
2. The "walk-in" park concept has been advocated by the Conservation Division as an energy saving item. With tennis courts being present I would express concern about people parking along Beacon Hill Road. I believe that no parking signs would be necessary (installed by highways - not us).
3. I don't know how it can be done except for additional high costs, but the play area/tot lot area should have vegetative cover for screening from the hot summer sun. Metal play equipment will get hot enough to cause minor burning and I would assume that "salts" used in treating wooden play structures would cause additional "burning" due to heat.

GCA:cmm

BUCKNELL MANOR CITIZENS ASSOCIATION
P. O. BOX 7407
ALEXANDRIA, VA 22307

6/29 CABLE
13 June 1978

Mr. Glenn Fatzinger
US Dept of Commerce
Economic Development Administration
Office of the Technical Assistant
Room 7842
Washington, DC 20230

LEON
Your files

Dear Mr. Fatzinger:

The Bucknell Manor Citizens Association conducted a survey asking the citizens for opinions, comments and priority lists for the Bucknell Manor Community Park (Washington Tract) on Beacon Hill Road. The survey results established the following priorities:

- Park
1. Baseball Field
 2. Kiddies' Play Area
 3. Football Field
 4. Picnic Area
 5. Parking area and road
 6. Fence around the park
 7. Trees and shrubbery
 8. Park lights
 9. Bleachers
 10. Building to house Basketball Gym, Meeting Room, Back rooms, Concession Stands, Storage Room for youth sports equipment.

Request that the information provided above be used in determining the requirements needed for our Community Park. The Citizens Association has agreed that the park should be named "Bucknell Manor Community Park."

Attached is a copy of the Park Plan as presented to you at the Citizens Association meeting on 28 March 1978.

Encl
as

40 responses at meeting
60 other responses

Donna Lee Patterson

DONNA LEE PATTERSON
President

Bucknell Manor Citizens Association

Office 703-6455 645-3450

Home 703-6455

93-1-1-57

Kenyon

Building

Parking

Kiddies Area

Baseball Field

Picnic Area

Football Field

Parking

Roadway

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: February 14, 1979

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

FILE NO:

SUBJECT: Recommendations for Beacon Hill Park

REFERENCE:

The following comments are submitted to assist in the planning of Beacon Hill Park, Tax Map 93-1. It is suggested that the following facilities be considered:

- a. Two softball fields, one on the S.E. corner and one on the N.W. corner.
- b. One soccer field located across the outfields of the softball fields.
- c. A small parking area is suggested for the N.E. corner.
- d. A combination picnic area/tot-lot is suggested for the S.W. corner.
- e. A multi-purpose court.

JLF:gr
cc: Ed Nenstiel, Landscape Architect, FCPA
CSAD

IN REPLY PLEASE REFER TO

~~DRG~~ → ~~DOG~~ → FILE