



Fairfax County Park Authority

MEMORANDUM

To Donald Lederer

Date April 11, 1984

From Ed Nenstiel *EN*

Subject Deerlick Park Preliminary Master Plan

Recommendation:

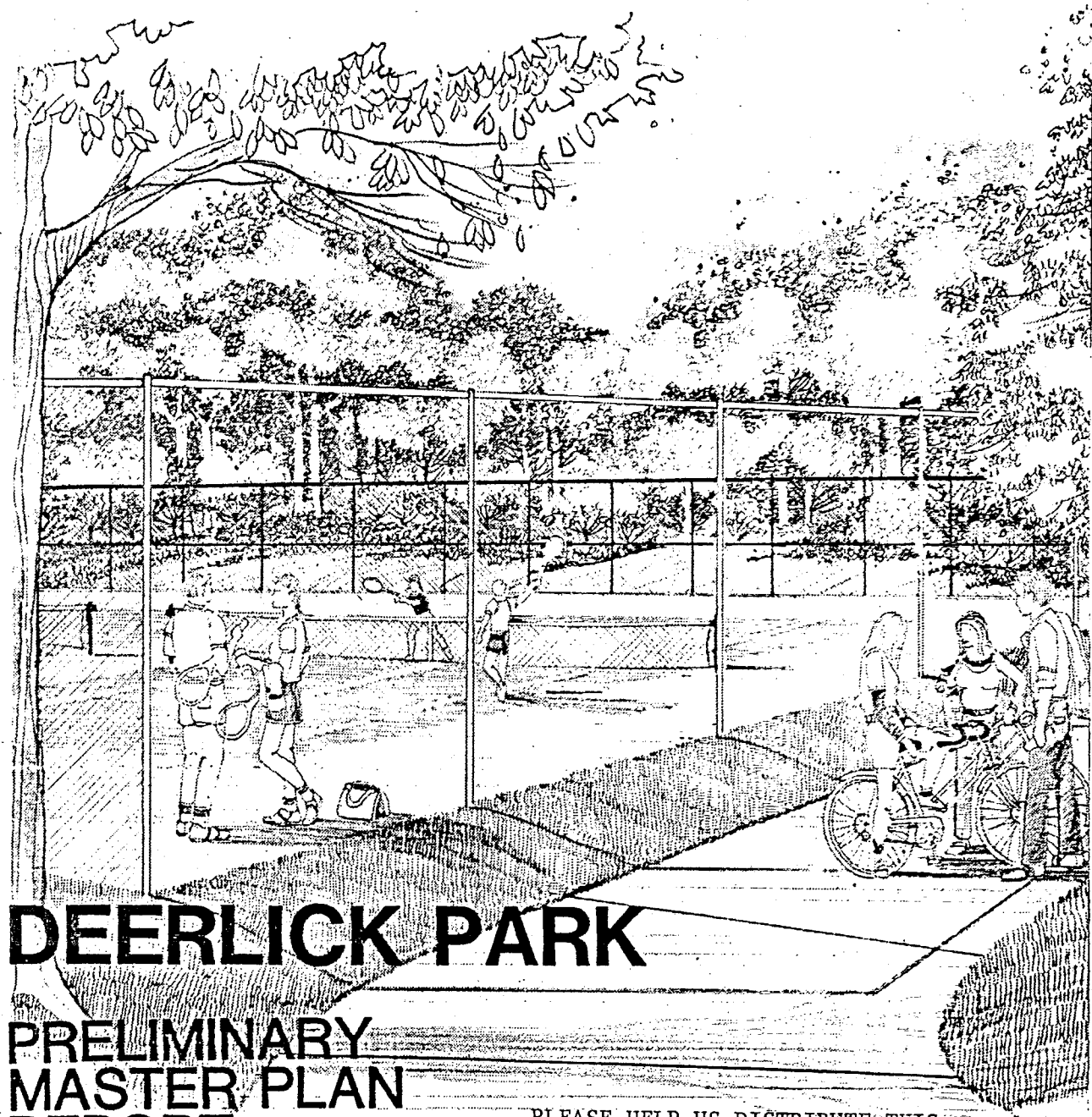
The Park Authority move to send the Deerlick Park preliminary master plan to public hearing.

Statement:

The preliminary master plan and report is attached.

The preliminary master plan which has been developed shows an entrance road and parking for 48 cars, a court games area consisting of two tennis courts, 1/2 multi-use court, 1 practice tennis court, a tot lot, play apparatus area, picnic area, a 9 station fitness course and a soccer/football field. The parking lot, tennis courts, multi-use court and soccer/football are to be lighted. An asphalt path system connects all facilities within the park to each other as well as Braddock Road, Dalton Road and Mathew Place.

EWN/sh



DEERLICK PARK

PRELIMINARY MASTER PLAN REPORT

PLEASE HELP US DISTRIBUTE THIS
INFORMATION TO FRIENDS AND GROUPS
INTERESTED IN THIS TOPIC.

THIS PRELIMINARY PLAN IS NOT FINAL AT THIS
POINT IN THE PROCESS.

FAIRFAX COUNTY
PARK AUTHORITY

WE URGE YOU TO COMMENT. ALL AREA RESIDENTS
ARE INVITED TO ATTEND THE PUBLIC HEARING FOR
THIS PARK ON AT 8:00 P.M. AT
THE SCHOOL.

FEBRUARY 1984

PRELIMINARY
MASTER PLAN REPORT
OF

DEERLICK PARK

PREPARED FOR

FAIRFAX COUNTY PARK AUTHORITY

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I. INTRODUCTION

A. Identification and Purpose

This report presents the master plan recommendations for development of Deerlick Park, a 19.66 acre community park located at 6825 Braddock Road in Springfield.

B. Master Plan Process

Master Planning is the process of arranging manmade and natural objects on the land in an orderly fashion so as to create an orderly and functional park. 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.*

The Preliminary Master Plan for Deerlick Park is based on a thorough analysis of site conditions and evaluation of the recreational needs and preferences of residents in the surrounding area. This report outlines the information and conclusions utilized in preparation of the Preliminary Master Plan, including:

- background information
- existing site conditions
- user requirements
- analysis and recommendations
- concept plan development

The Preliminary Master Plan is accompanied by construction and maintenance cost estimates, a cost benefit study, and phasing recommendations.

C. Park Classification

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 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 as community park, district park, county park, natural and passive park, stream valley park, and historical park. 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 above. It is also true that the typical types of facilities listed under each park 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.

* Definition from FCPA Manual, Sept. 1975

1. Community Park

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 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 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.

II. PLANNING CONTEXT

A. Location

Deerlick Park is located at 6825 Braddock Road in Springfield, Virginia in Lee Supervisor District.

B. Service Area and Population Data

The primary service area is the general area where most of the park's frequent users live. For a community park, the radial distance is about 3/4 mile from the center of the park. This distance is considered a maximum for convenient pedestrian or bicycle access. It is further defined by physical constraints or barriers preventing a person from conveniently reaching the park, such as highways or impassable streams.

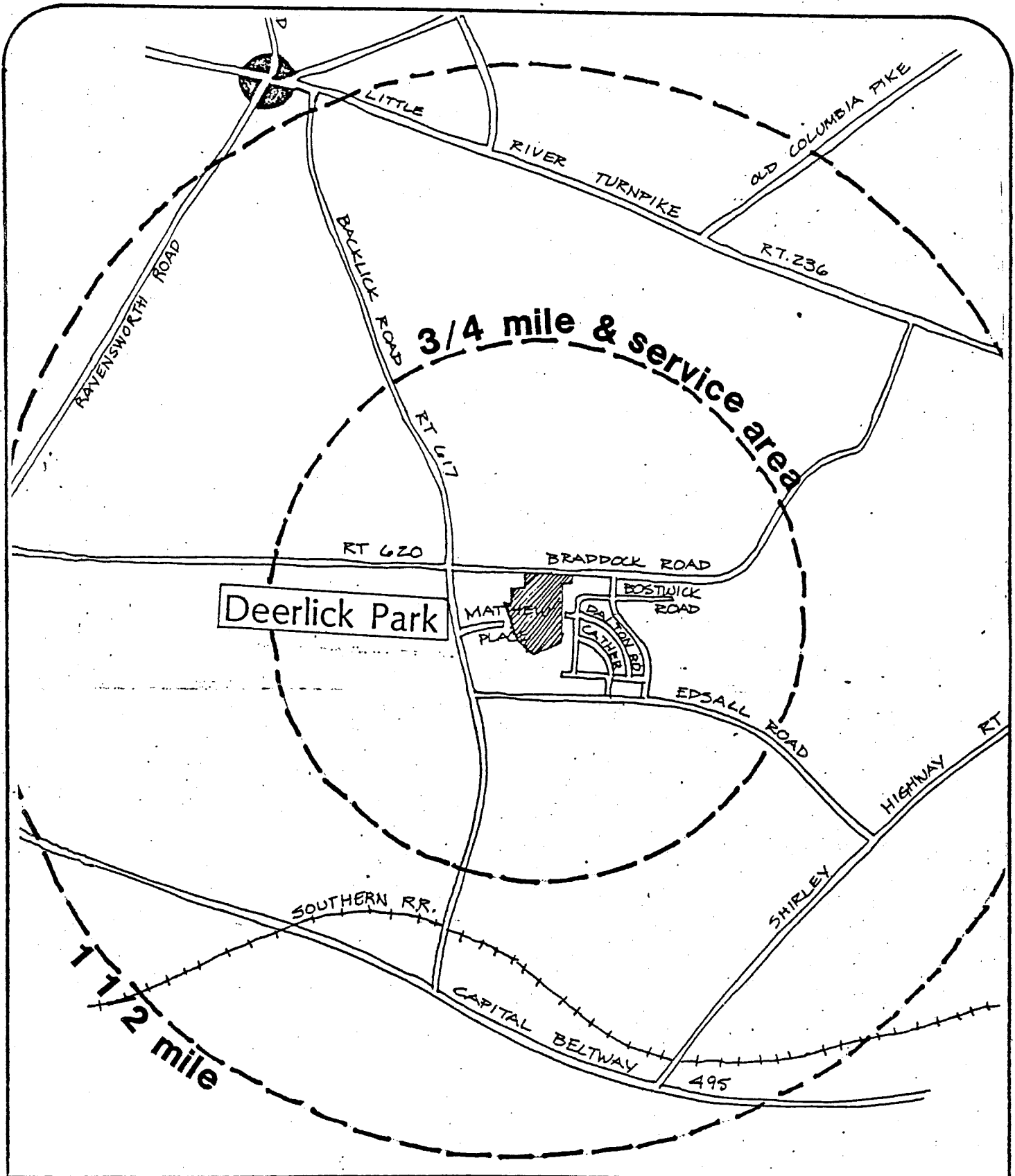
The secondary service area of 1 1/2 mile radius from the park's center is considered to further define recreational deficiencies. If a facility is adequately available in the primary service area but is deficient in the secondary service area, then it may be necessary to include it at the park.

C. Acquisition Background

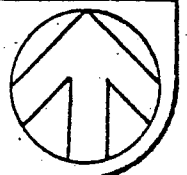
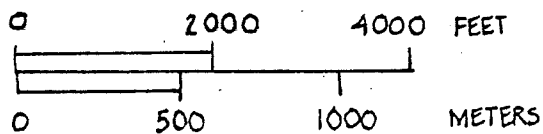
The four parcels comprising what is now Deerlick Park were at one time considered for residential purposes by a land development company. In late 1978, the Park Authority expressed interest in acquiring the parcels for parkland. In March 1979, the Fairfax County Planning Commission approved the Park Authority's application to acquire the 20+ acres, and in June 1980, the purchase of the four parcels was completed.

<u>Parcel Size</u>	<u>Purchase Price</u>	<u>Cost Per Acre</u>	<u>Previous Owner</u>	<u>Date Recorded</u>
1.54 Ac	\$ 62,889.48	\$40,837	Poff	5-13-80
6.25	\$254,536.73	\$40,726	Kincheloe	5-13-80
4.62	\$233,355.45	\$50,510	Budd	6-19-80
7.25	\$354,469.60	\$48,892	Smarr	6-20-82
19.66 Ac	\$905,251.26*			

Includes \$232,500 in federal funds received through Virginia Commission of Outdoor Recreation for acquisition purposes at Deerlick Park.



DEERLICK PARK LOCATION MAP



D. Available Funds

There is currently \$140,111 available for development at Deerlick Park from the 1982 Bond Referendum.

E. Adjacent Land Use

Single family homes (Edsall Park) are found along the eastern boundary of the park. There are new single family homes (Braddock Oaks) being developed on the southern boundary between the park and Edsall Road. To the west there are single family homes (Leewood and Springfield Manor subdivisions) on large lots, a school, and a warehouse facility. Braddock Road borders the park on the northern side.

F. Existing Site Conditions

1. Configuration and Current Use

The nineteen acre site is presently undeveloped, although the network of existing foot trails indicates passive recreational use.

There are no existing structures or equipment. Large junk items such as washers are scattered throughout the site.

The shape of the site is irregular, dictated by the boundaries of surrounding developed property.

2. Topography

The overall topography of the site is relatively flat, with most slopes in the 0-5% range. The northern edge and middle of the site have some areas with 5-10% slopes away from Braddock Road; small areas of 10% or greater slopes are found near the northern, southern, and western boundaries.

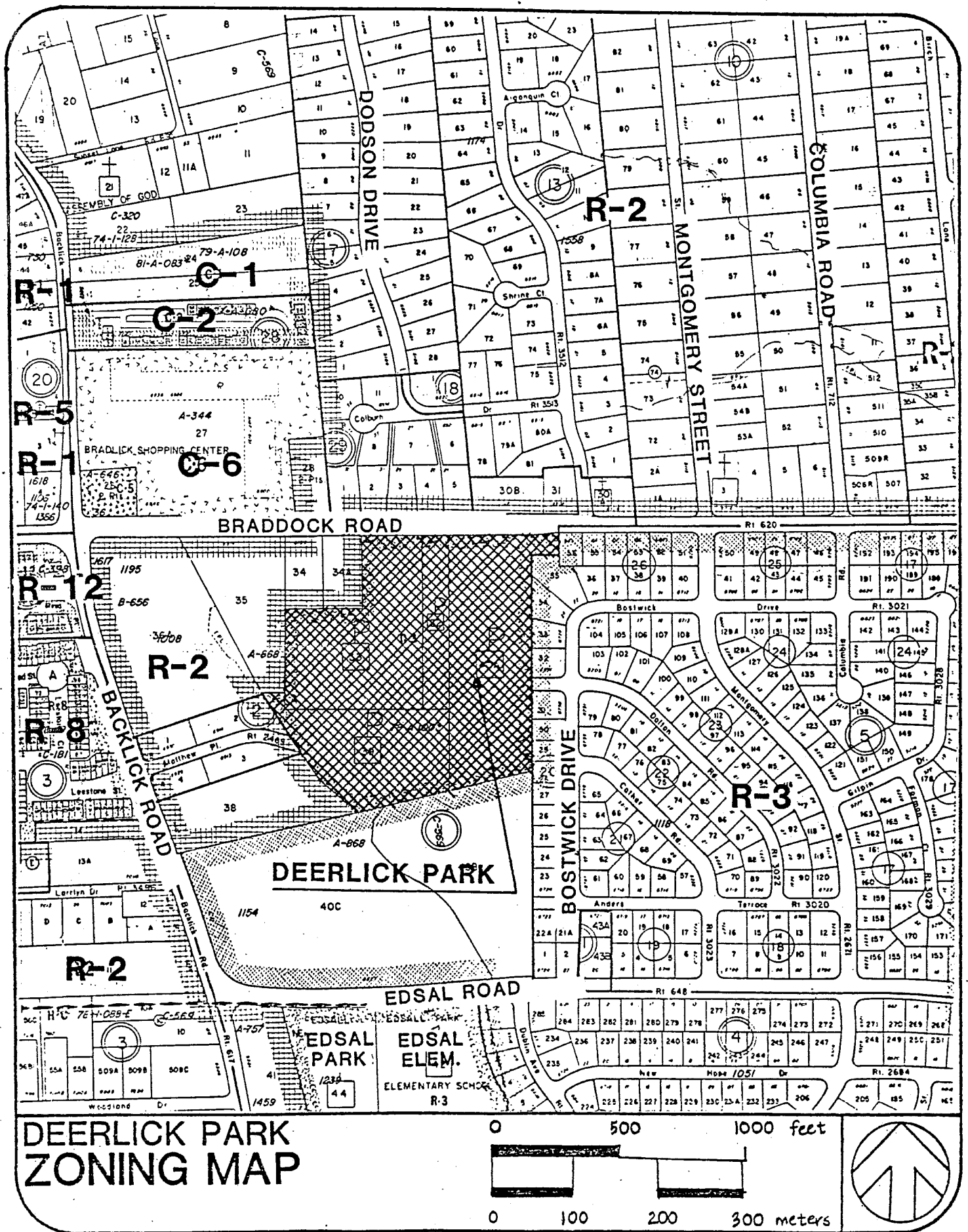
The highest point on the site is the northwest corner. A low, poorly drained area exists along the eastern edge, with the lowest point located at the southeastern corner.

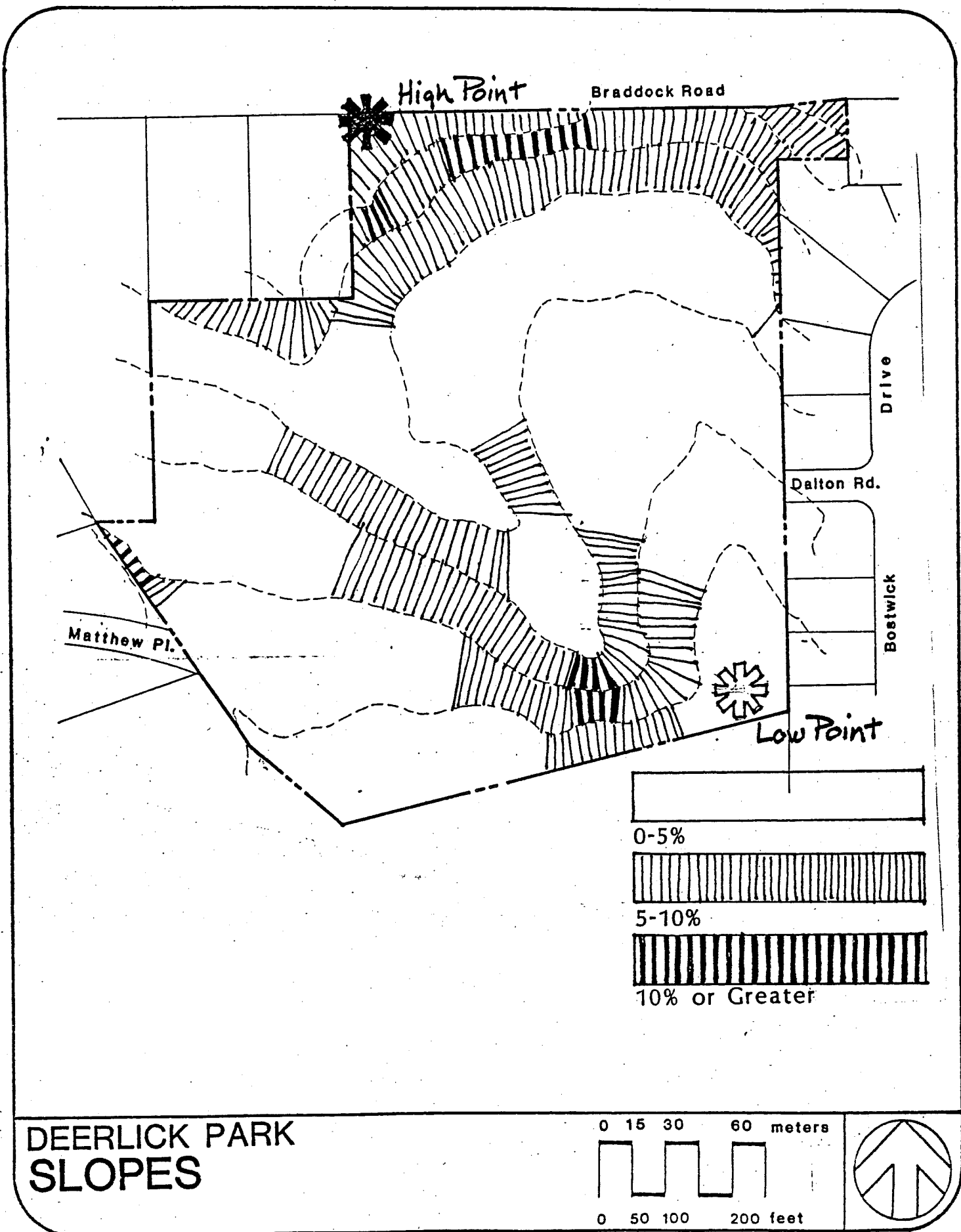
3. Soils

Site soils include Fairfax, Glenville, and Worsham. Fairfax silt loam soils, found in the northern and central areas, are suitable for intensive park uses. The Glenville soils, found on lower side slopes, have seasonally high water tables but are generally well drained and would be suitable for recreational use except for short periods following heavy rains. Worsham soils, found along the eastern and western edges, have seasonally high water tables which would restrict recreational activities for long periods during the rainy seasons. (for complete soil report, see appendix)

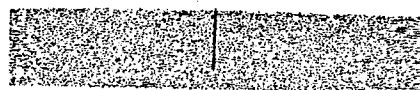
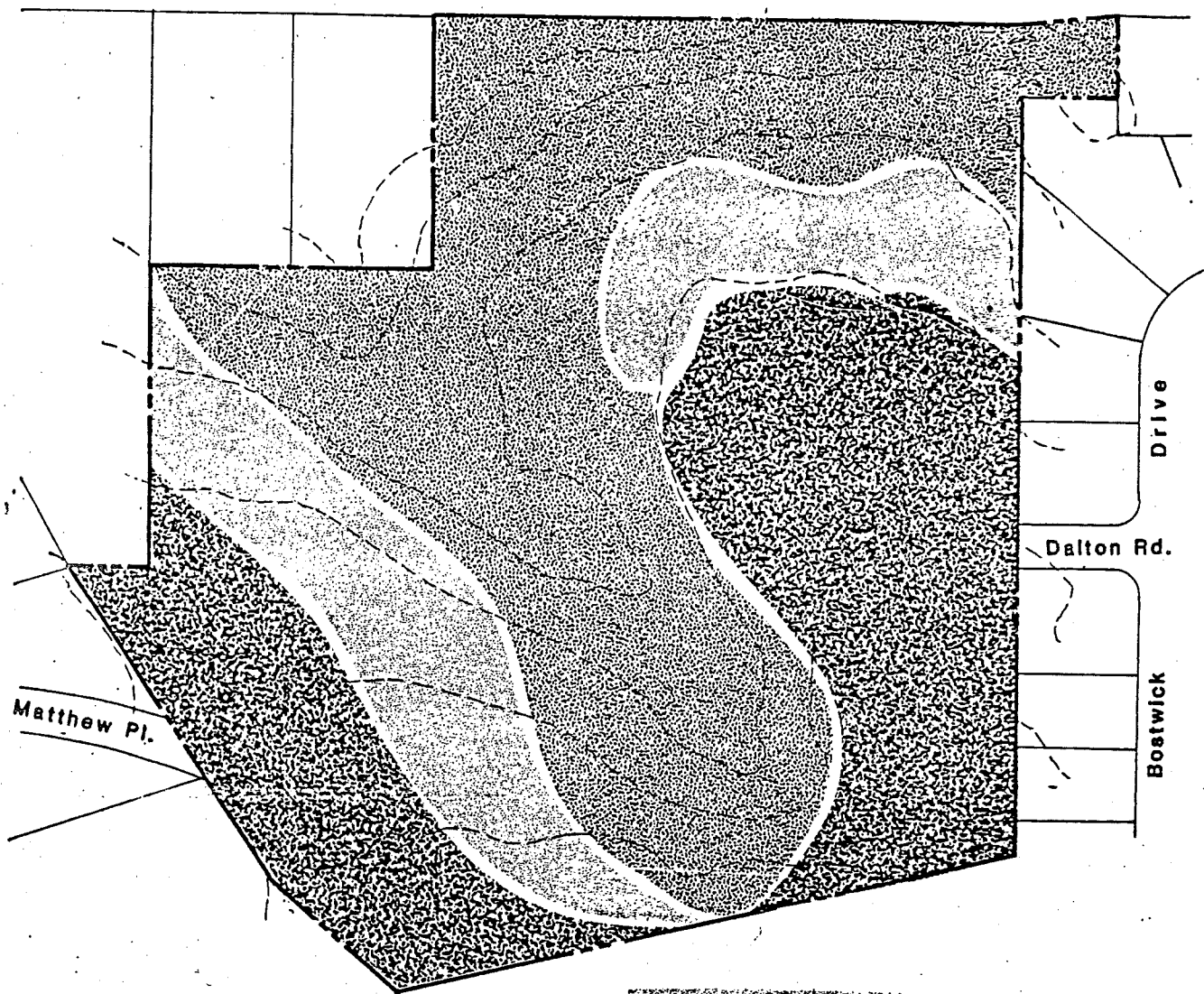
4. Vegetation

The majority of the site is covered with mature hardwood trees, including red maple, sweetgum, oak, and tulip poplar. The understory is quite open with the exception of the area along Braddock Road. Flowering dogwood is abundant. Several very large oak trees are scattered through the wooded area.





Braddock Road



Glenville Silt Loam Suitable for Development



Fairfax Silt Loam Suitable for Development



Worsham Silt Loam Limited for Development

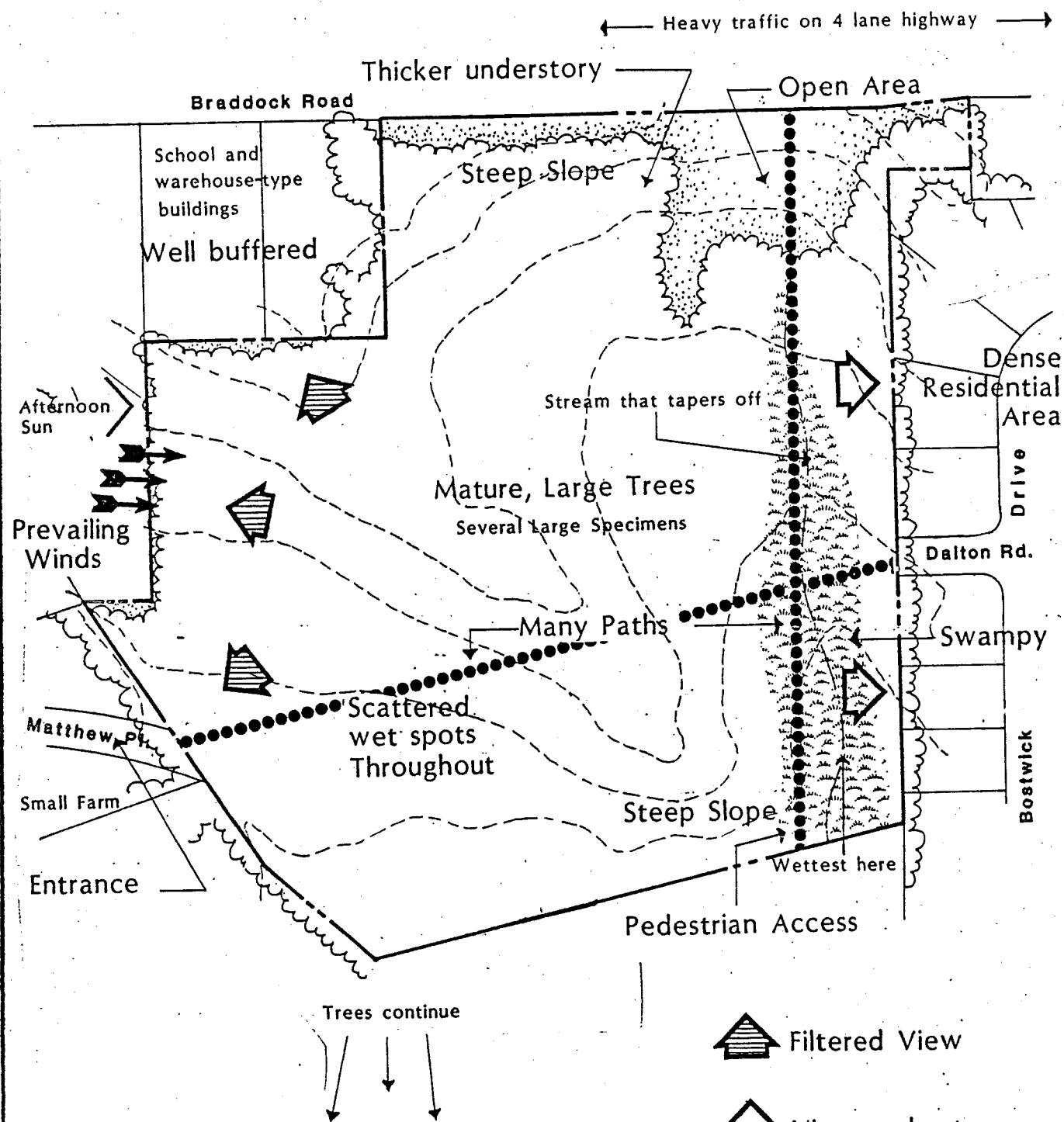
DEERLICK PARK SOILS

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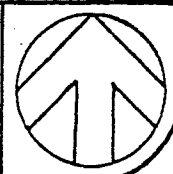
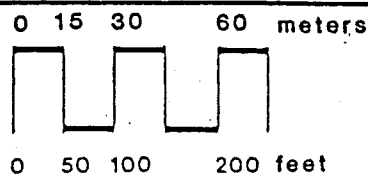


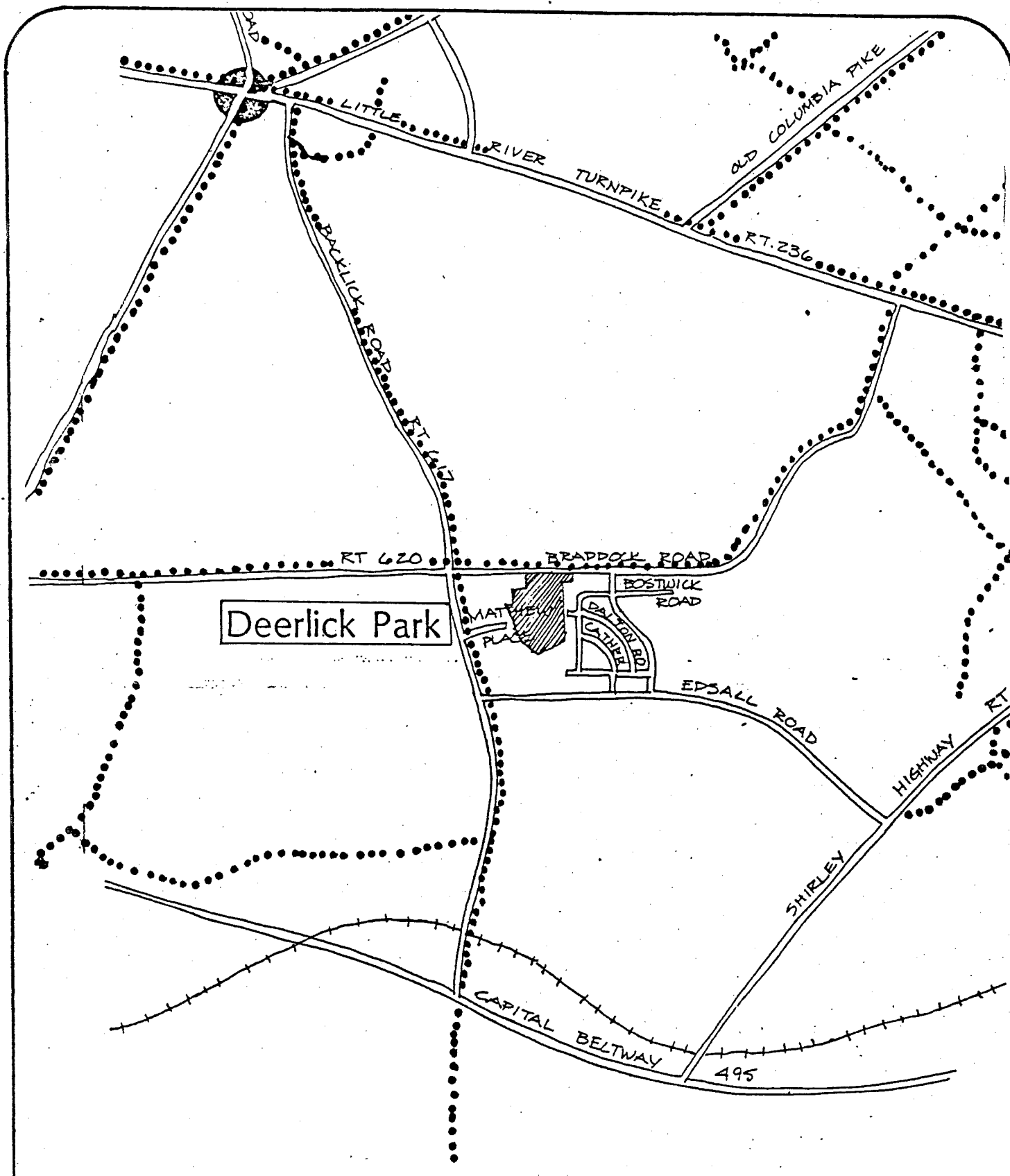
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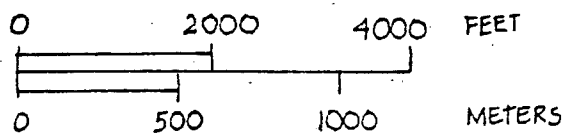


DEERLICK PARK EXISTING CONDITIONS





DEERLICK PARK
COUNTYWIDE
TRAIL MAP



An open area of high brush occurs in the northeastern corner of the park. Heavy undergrowth, with poison ivy and honeysuckle, is found in the wooded areas along Braddock Road.

5. Utilities

Sanitary sewer, water and electricity is located along Braddock Rd., and through the residential areas to the west, south and east of the park. There are no utilities in the park at this time.

6. Vehicle and Pedestrian Access

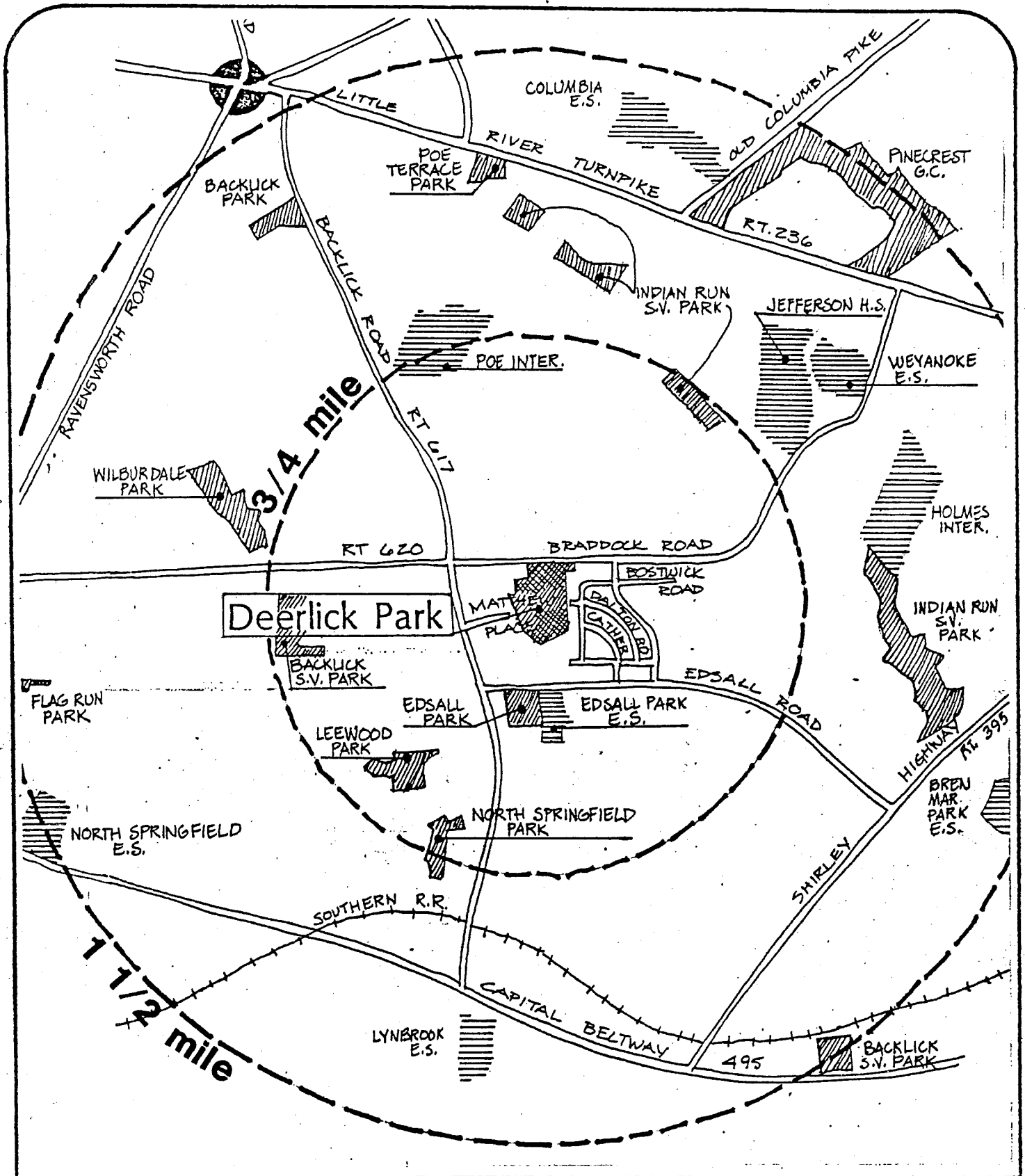
Matthew Place and Dalton Road provide vehicle access to the park. Braddock Road extends along the northern boundary. The Fairfax County-wide trail plan extends east and west on the north side of Braddock Road and north and south on the east side of Backlick Road.

F. User Requirements

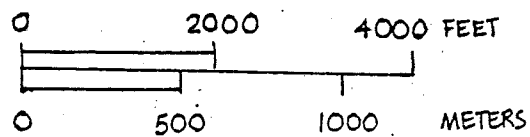
1. Nearby Parks and Schools

Within a 3/4 mile radius of the park site are the following parks and schools and their associated recreation facilities:

Parks/Schools	Facilities	Walking trail	Picnic area	Playground	Little League Field (60')	Open play area	Tot Lot	Parking	Golf Course (18 holes)	Basketball Court	Soccer/Football field	Baseball field (90')	Tennis court	Track	Natural Area
Indian Run S.V. Park															•
Backlick S.V. Park															
Leewood Park		•	•												
North Springfield Park															
Edsall Park			•	•		•	•	•							•
Poe Int. School				•	4					2	•	•			
Edsall Park Elem. School				•	•					2	•	•	2		



DEERLICK PARK NEARBY PARKS & SCHOOLS



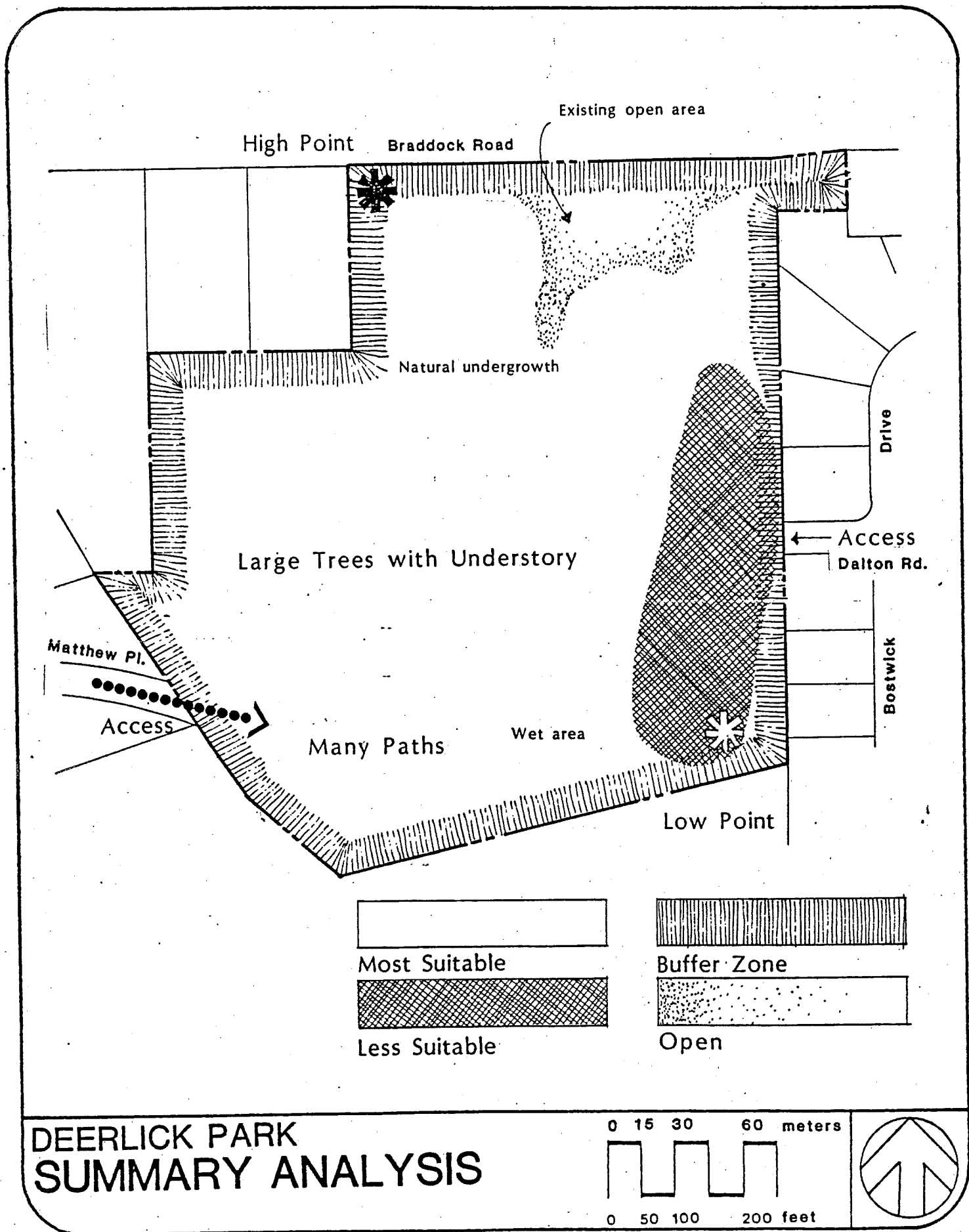
Based on an estimated population of 5320 people within the 3/4 mile service radius, the following facility standards apply:

FCPA Facility Standards as Related to 3/4 Mile Area

Facility	FCPA Facility Standard	Needed Facilities	Existing Park Facilities	Existing School Facilities	Surplus/Deficiency
Tot lot	1-500 people	11	2	2	-7
Baseball	1-6000 people	1	o	2	+1
Softball	1-3000 people	2	o	5	+3
Tennis	1-1200 people	4	o	2	-2
Basketball/ multi-use	1-500 people	11	o	4	-7
Swim pool	1-15000 people	o	o	o	o
Golf course	1-25000 people	o	o	o	o
Soccer	1-1500 people	4	o	2	-2

Within a 1 1/2 mile radius of the park site are all of the above parks and schools plus the following:

[illegible]



Based on an estimated population of 20,192 people living within the 1 1/2 mile radius, the following facility standards apply:

FCPA Facility Standards
as Related to 1 1/2 Mile Area

Facility	FCPA Facility Standard	Needed Facilities	Existing Park Facilities	Existing School Facilities	Surplus/Deficiency
Tot lot	1-500 people	40	6	8	-26
Baseball	1-6,000 people	3	0	6	+3
Softball	1-3,000 people	7	1	13	+7
Tennis	1-1,200 people	17	2	10	-5
Basketball/ multi-use	1-500 people	40	2	17	-21
Swim pool	1-15,000 people	1	*	0	0
Golf course	1-25,000 people	1	1	0	0
Soccer	1-1,500 people	14	0	10	-4

* Just outside the 1 1/2 mile radius at Wakefield Park.

2. Community input

The Community Information Forum, held May 27, 1982, was attended by approximately 40 area residents. Forum participants generally favored moderate development of the park, although concerns were expressed regarding safety, supervision, and adequate buffering for the homes located adjacent to the park.

A large proportion of participants expressed appreciation of the wooded, natural state of the Deerlick Park site and opposed clearing of trees for playing fields.

The northern area of the site was viewed as most suitable for intensive development. Facilities desired included tot lots, tennis courts, picnic tables, and limited parking areas. Nature trails and fitness trails were proposed for the balance of the site with minimal disturbance of existing vegetation. Night time activities and lighted facilities were generally opposed. A complete report of the meeting and a compilation of letters and petitions received by the Fairfax County Park Authority after the meeting has been included in the appendix.

3. County Agency Comments

Selected planning agencies, both within the county and the Park Authority have provided comments and input regarding the development of this park. The following is a brief summary of their observations.

Fairfax County Soil Survey Office has suggested that soil types occurring on the site, rate between limited and suitable for development of recreation facilities.

Fairfax County Department of Recreation and Community Services says that they would like to see the site developed with active recreation facilities including 3 soccer/football fields, 2 baseball/softball fields, parking, a multi-use court, tennis courts, playground, practice tennis court, restrooms, picnic area and trails,

Park Authority's Conservation Division suggests that there are no unique interpretive features on the site but that trees should be preserved wherever feasible and that minimal interpretive programming may occur.

Fairfax County Office Comprehensive Planning indicates that there is nothing of any historical interest regarding the site.

III. ANALYSIS AND CONCLUSIONS

Deerlick Park is a wooded site which is suitable for active and passive recreational use.

The park is situated in a residential area; no significant changes in population size or character are anticipated. Because there are several other recreational facilities in the vicinity, the park primary service will be limited to a 3/4 mile radius and a secondary service area of 1 1/2 miles.

The open, natural woods which cover the majority of the site are a valuable recreational resource which should be disturbed as little as possible. Intensive development should take place in the northern area of the site, taking advantage of existing open areas and minimizing tree removal. Poison ivy and trash clean-up is needed throughout the site.

The topography and soils found on most of the site are well suited for recreational use; no severe development constraints exist. The low area in the southeast corner of the site should be left in its natural state to avoid drainage and storm runoff problems.

Vehicle access should be limited to the Braddock Road side of the park. Pedestrian access points from Matthew Place and Dalton Road; and a public access easement from Edsall Road across church property to the park, is to be provided by the developer for area residents to the park. Measures to prevent pedestrian traffic through private yards would be appreciated by adjacent property owners.

IV. PARK PROGRAM AND CONCEPT PLAN

The components of the program for Deerlick Park are:

- o Intensive activity areas
- o Soccer/Football
- o Wooded passive use/buffer areas
- o Circulation/Fitness/Nature trail system

Alternative concept plans tested the possible locations and functional relationships of the program components. The concept plans selected for further development are included in the report.

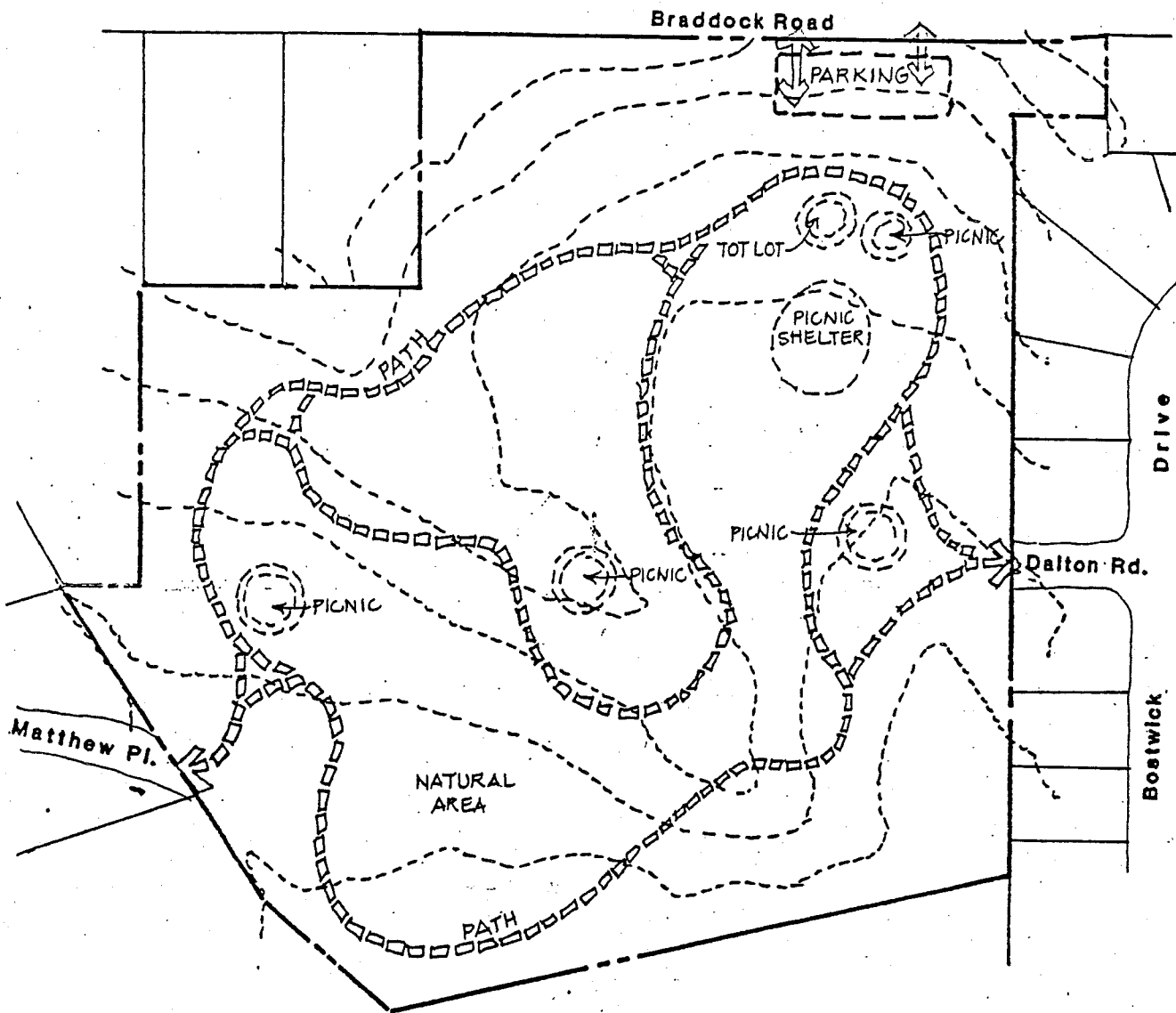
Summaries of the analysis for each schematic and for the recommended schematic are as follows:

Schematic A:

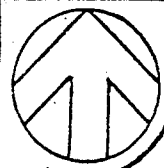
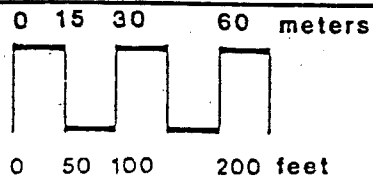
- a. Vehicle entrance and parking located near Braddock Road with little intrusion into park.
- b. Tot lot and play apparatus area well grouped for shared supervision.
- c. Picnic shelter not desired by majority of Forum participants.
- d. Picnic areas too scattered, too far for each assessibility.
- e. Intensive trail system, but hard to cross park.
- f. Minimal disturbance of vegetation.

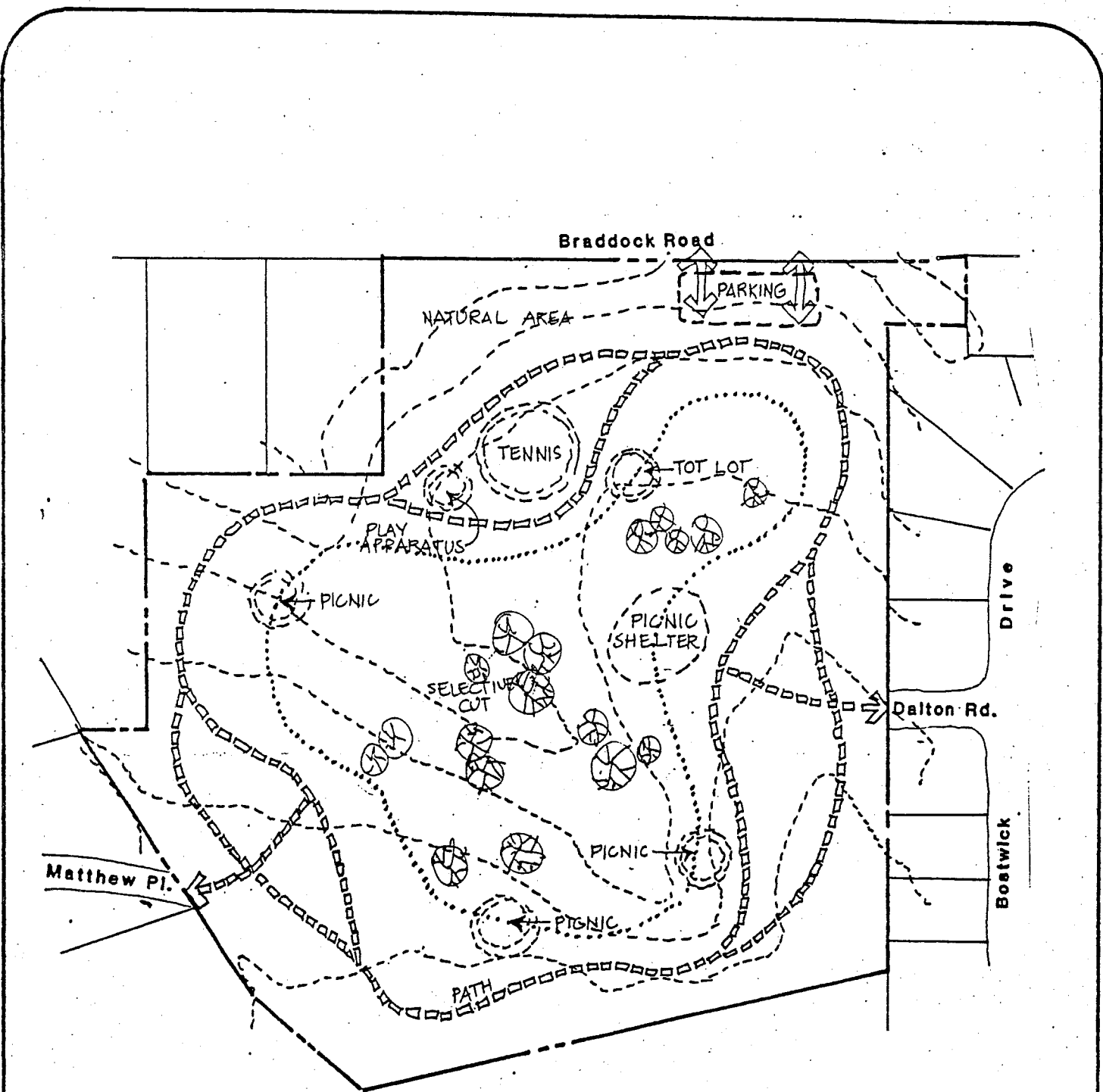
Schematic B:

- a. Vehicle entrance and parking located near Braddock Road with little intrusion into park.
- b. Picnic areas too scattered, too far for easy accessibility.
- c. Tot lot and play apparatus areas are too far to permit use associated with picnic site.
- d. Tennis is easily accessible from parking area.



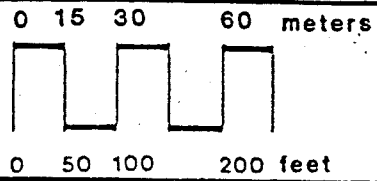
DEERLICK PARK SCHEMATIC A

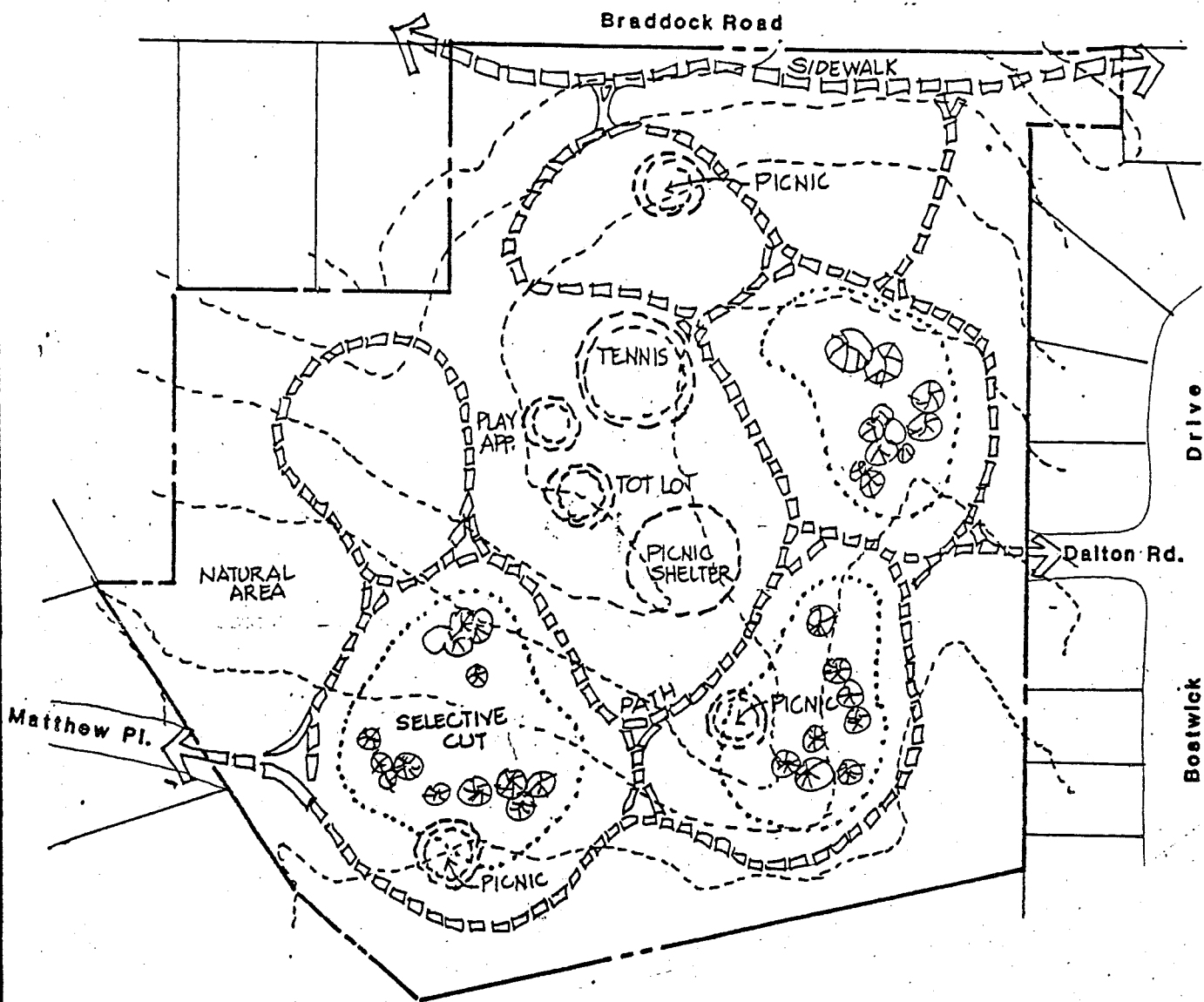




- 1. LARGE PASSIVE RECREATION AREA
- 2. ON SITE PARKING PROVIDED
- 3. WIDE BUFFER AGAINST RESIDENTIAL

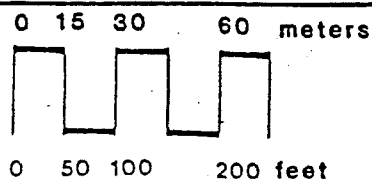
DEERLICK PARK SCHEMATIC B





1. ACTIVE RECREATION LOCATED IN CENTER
2. EXTENDED TRAIL SYSTEM
3. LARGE NATURAL AREA

DEERLICK PARK SCHEMATIC C



- e. Selective cutting unnecessary over such a wide area.
- f. Picnic shelter not desired by majority of Forum participants.
- g. Intensive trail system, but hard to cross park.
- h. Tennis courts help to meet demand in area.

Schematic C:

- a. No parking, may limit accessibility for many residents due to busy streets.
- b. Facilities too far to permit visibility from main roads (security consideration).
- c. Picnic shelter not desired by majority of Forum participants.
- d. Picnic areas too scattered, too far for easy accessibility.
- e. Tot lot and play apparatus area well grouped for shared supervision.
- f. Several isolated selectively cut areas not needed.
- g. Tennis courts help to meet demand in area.

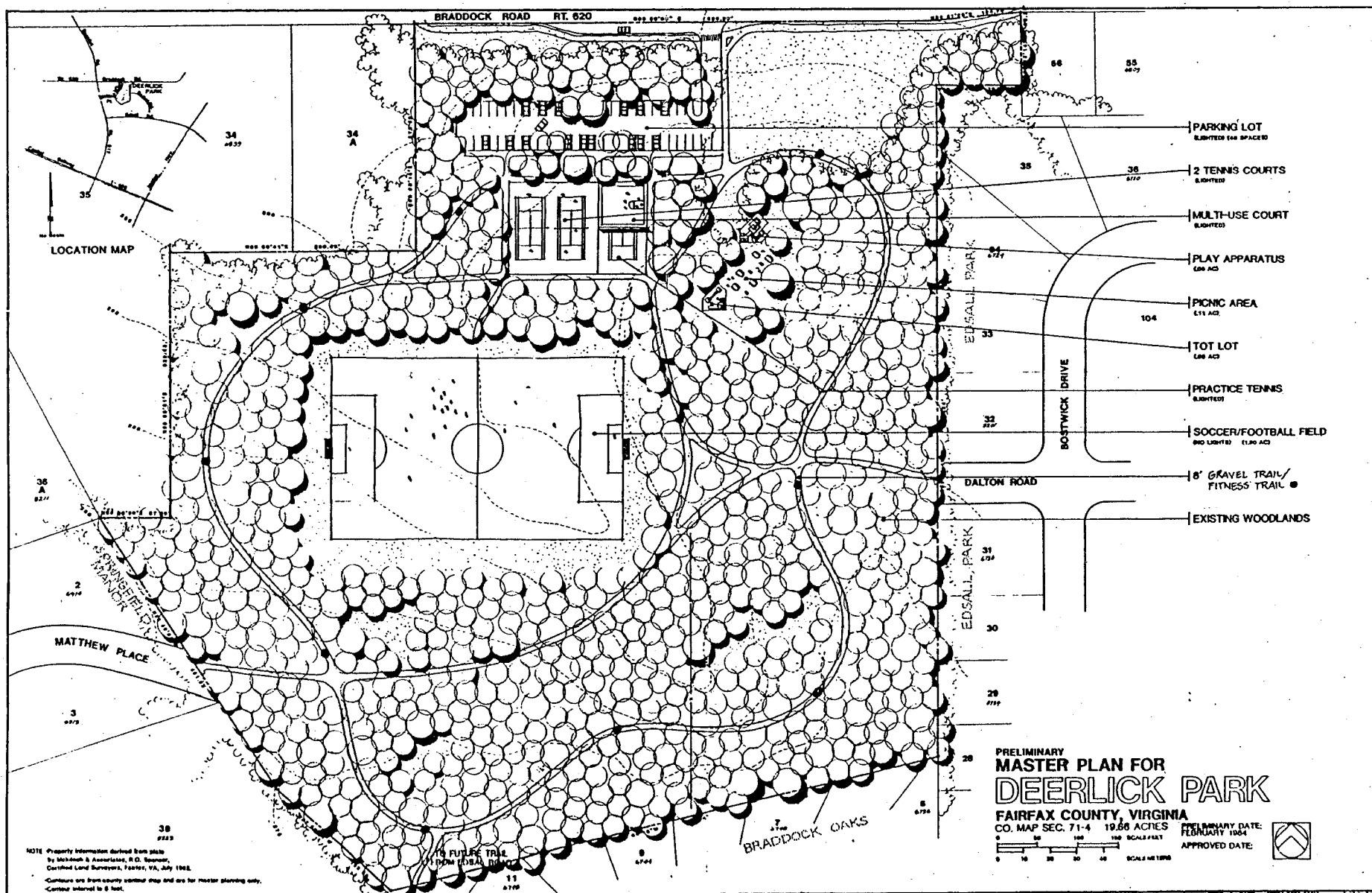
Selected Schematic (Modified A)

- a. Vehicle entrance and parking relocated to west, away from houses east of the park.
- b. Two tennis courts added (as in B and C).
- c. Add combination half tennis practice/half multi-use court.
- d. Include only 1 picnic area without shelter, closer to parking area for easy accessibility.
- e. Maintain tot lot and play apparatus area close together and open to view.
- f. Provide a more direct pedestrian trail from Matthew Place and Dalton Road.
- g. Add 1 soccer/football field in northwest corner to help alleviate field shortage in area.

V. PRELIMINARY MASTER PLAN DESCRIPTION

A. Intensive Activity Areas

These areas will include two lighted tennis courts with adjacent lighted half-practice courts/half multi-use court, play apparatus area for school children, a tot lot for pre-school children, benches and game/picnic tables. For ease of access and maximum visibility, they will be located near the proposed entrance from Braddock Road to the park. Lighted parking will be provided for 48 cars.



B. Soccer/Football Field

A regulation size soccer field (360' x 225') which can also accommodate a football field is provided and will be available for organized team sports and provide a large open play area for the park.

C. Wooded Passive Use/Buffer Area

The existing woods will be preserved as a passive use area occupying approximately 75% (4.6 acres of development) of the park. The woods will provide an enjoyable setting for the nature and fitness trails and will serve as a buffer zone for adjacent residences.

D. Circulation/Fitness Trail System

A fitness trail will provide pedestrian circulation through the park, connecting the access points and the various facilities. Fitness stations (nine) will be located along the trail. The 8' wide trail will also permit access by service vehicles; a vehicle barrier at each point of access will prevent private vehicle use.

E. Planting

Existing shade trees will be supplemented with additional plantings in the area of intensive development near Braddock Road. The entrance, parking area, tot lot, and court facilities will be appropriately landscaped with plant material that is compatible with the existing vegetation.

VI. ESTIMATED-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 day; Sunday at 2 p.m. is purely an assumption. The total estimated number of users of Deerlick Park is 42,390/year.

The criteria used for estimating the number of users is as follows:

- A. Tennis - based on 15 players per court per day for 175 day season (3 players/court x 5 hours/day): 15 persons x 2 courts x 175 days = 5,250 users/year.
- B. Tennis Practice - based on 5 players for 175 day season: 5 persons x 175 days = 875 users/year.
- C. Multi-Use Court - primary use is for non-organized play and is based on a nine month period with 10 persons per day: 10 persons x 275 days = 2,750 users/year.
- D. Apparatus Play Area (School Age) - year round usage with an estimated 10 children/day: 10 x 365 days = 3,650 users/year.
- E. Tot lot (preschool) - year round usage with an estimated 5 users/day: 5 x 365 = 1,825 users/year.

- F. Picnic Area - Picnicking is estimated at four persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Six tables are assumed for the area. $6 \text{ tables} \times 4 \text{ person/tables} \times 2 \text{ turnovers} \times 180 \text{ days} = 8,640 \text{ users/year}$.
- G. Soccer/Football Field - Estimated 6 month season with 5 practices/week estimated 45 users \times 8 games \times 22 weeks. Plus 25 users \times 5 practices \times 22 weeks = 12,100 users/year.
- H. Fitness Trail - year round usage with an estimated 20 users per day: $20 \times 365 = 7,300 \text{ users/year}$.

ESTIMATED USER LEVELS

<u>Activity</u>	<u>Number of Users/Year</u>	<u>Est. No. of Vehicles/Year</u>
Tennis (lighted)	5,250	2,100
Tennis Practice Court (lighted)	875	350
Basketball/Multi-Use Court	2,750	1,100
Soccer Field (lighted)	12,100	4,840
Picnic Area	8,640	3,456
Tot Lot	1,825	730
Play Apparatus	3,650	1,460
Fitness Trail	7,300	2,920
TOTAL	42,390	16,956

NOTE: One vehicle estimated for every 2.5 persons.

According to Fairfax County Transportation Department the average daily traffic volume is 16,441 vehicles (per day). Based on the estimated number of vehicles/year as indicated above, this would add about 45 vehicles per day to the present traffic volume on Braddock Road.

VII. DEVELOPMENT COST ESTIMATE

A. <u>FACILITY</u>	<u>QUAN.</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
Tennis Courts (2)					
Clearing	.2	Acre	\$ 2,850	\$ 570	
Grading	150	c.y.	\$ 6/c.y.	\$ 900	
Tennis Court	2 ea.	LS	\$30,000	\$60,000	
Fencing - 10' ht.	300	l.f.	\$20/l.f.	\$ 6,000	
Landscaping	LS	LS	LS	\$ 2,000	
Lighting	4	ea.	\$3,000	\$12,000	
			Subtotal	\$81,470	
			20% Contingency	\$16,294	
			Total Tennis Courts		\$ 97,764
Practice Tennis/Multi-Use Ct. (1)					
Court	LS	LS	\$15,000	\$15,000	
Clearing	.1	Acre	\$ 2,850	\$ 285	
Grading	50	c.y.	\$6/c.y.	\$ 300	
Fencing-10'	150	l.f.	\$20/l.f.	\$ 3,000	
Landscaping	LS	LS	LS	\$ 1,000	
Lighting	2	ea.	\$3,000	\$ 6,000	
			Subtotal	\$25,585	
			20% Contingency	\$ 5,117	
			Total Practice Tennis/ Multi-Use		\$ 30,702
Soccer Field					
Clearing	2.75	Acre	\$2,850	\$ 7,837	
Grading	13,300	S.Y.	\$1.10/S.Y.	\$14,630	
Seeding	13,300	S.Y.	\$1.10/S.Y.	\$14,630	
Seating	LS	LS	LS	\$ 3,000	
Goals	2	ea.	\$1,500	\$ 3,000	
Landscaping	LS	LS	LS	\$ 5,000	
			Subtotal	\$48,097	
			20% Contingency	\$ 9,619	
			Total Soccer Field		\$ 57,716
Picnic Area					
Tables	8	ea.	\$350	\$ 2,800	
Clearing	3	Acre	\$2,850	\$ 525	
Grading	50	c.y.	\$6/c.y.	\$ 300	
Landscaping	LS	LS	LS	\$ 1,500	
			Subtotal	\$ 5,125	
			20% Contingency	\$ 1,025	
			Total Picnic Area		\$ 6,150
Tot Lot					
Site Preparation		LS		\$ 1,000	
Play Structure	1	LS	LS	\$28,000	
Grading	50	c.y.	\$6/c.y.	\$ 300	
Play Surface		LS		\$ 4,000	
			Subtotal	\$32,300	
			20% Contingency	\$ 6,460	

<u>FACILITY</u>	<u>QUAN.</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
Play Apparatus Area					
Site Preparation		L.S.		\$ 1,000	
Play Structure		L.S.		\$28,000	
Grading	50	c.y.	\$6/c.y.	\$ 300	
Play Surface		L.S.		\$ 4,000	
		Subtotal		\$33,300	
		20% Contingency		\$ 6,660	
		Total Play Apparatus Area			\$ 39,960
Fitness Par Course					
9 Station	LS	L.S.	L.S.	\$ 7,500	
		Subtotal		\$ 7,500	
		20% Contingency		\$ 1,500	
		Total Fitness Course			\$ 9,000
Pathway - Gravel 8' width					
Surfacing - 3"	4600	L.F.	\$7.80/L.F.	\$35,880	
Site Preparation	4600	L.F.	\$2.50/L.F.	\$11,500	
Grading	100	c.y.	\$6/c.y.	\$ 600	
Clearing	.7	Acre	\$1,750	\$ 1,225	
Landscaping	LS	LS	LS	\$ 5,000	
		Subtotal		\$54,205	
		20% Contingency		\$10,841	
		Total Pathway			\$ 65,046
Parking Lot					
Clearing	1	Acre	\$2,850	\$ 2,850	
Grading	500	c.y.	\$6/c.y.	\$ 3,000	
Gravel Base 6"	1950	s.y.	\$3.25/s.y.	\$ 6,337	
Lighting	2	ea.	\$3,000	\$ 6,000	
Surfacing	1950	s.y.	\$12/s.y.	\$23,400	
Curbing	900	L.F.	\$12/1.f.	\$10,800	
Landscaping	LS	LS	LS	\$ 5,000	
		Subtotal		\$57,387	
		20% Contingency		\$11,477	
		Total Parking Lot			\$ 68,864
Total Facility Costs					\$ 413,962

<u>FACILITY</u>	<u>QUAN.</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
B. UTILITY FEES, PAYMENTS & PERMITS					
o VEPCO				\$ 2,584	
o VDH&T				\$ 202	
Total Utility Fees, Payments & Permits				\$ 2,786	\$ 2,786
C. DESIGN/ENGINEERING FEES					
13% x Total Facility Cost				\$ 53,815	
Total Design/Engineering Fees				\$ 53,815	\$ 53,815
D. CONTRACT ADMINISTRATION					
1. Plan Review (1%)				\$ 4,140	
2. Inspection (8%)				\$ 33,117	
3. Site Plan Review (2650)				\$ 2,650	
4. Contract Administration (2%)				\$ 8,279	
5. As-Built Survey (2809)				\$ 2,809	
Total Contract Administration				\$ 50,995	\$ 50,995
TOTAL COST ESTIMATE					\$ 521,558

VIII. COST VS. BENEFITS

With 5320 people living within the primary service radius, and with the estimated development cost of \$521,558, the total development cost amounts to \$98.04 per person. During the first 20 years of the parks operation, the cost per person, per year will be \$4.90.

With an estimated 42,390 persons using the park per year, there would be an estimated potential of 847,800 persons using the park during the first 20 years after its completion. This translates into a cost of .62 per person per visit.

IX. DEVELOPMENT PHASING SCHEDULE

The total facility cost estimate of \$413,962 exceeds present and future funding from the 1982 Bond Program. As a result, the construction of facilities will occur in several phases.

A. Recommended Phase I - Funding Available: \$140,111

1. Facility Development

• Parking (20 cars)	\$ 28,695
• Partial tot lot	\$ 16,766
• Partial play apparatus area	\$ 25,000
• 8' wide gravel trail	\$ 23,000
• Picnic area	\$ 6,150
• Open play for athletics	\$ 35,000

Total Facility Development \$ 113,911

2. Project Administration

• Design/engineering, 13%	\$ 14,809
• Inspection, 8%	\$ 9,113
• Contract administration, 2%	\$ 2,278

Total Project Administration \$ 26,200

Total Estimated Cost for Phase I Development \$ 140,111

B. Recommended Phase II - Funding Available: None Programmed

1. Facility Development

• Complete parking	\$ 40,169
• Complete tot lot	\$ 21,994
• Complete play apparatus area	\$ 14,960
• Complete soccer field	\$ 22,716
• Tennis courts (2)	\$ 97,764
• Tennis practice/multi-use ct.	\$ 30,702
• Complete trails	\$ 62,746
• Fitness course	\$ 9,000

Total Facility Development \$ 300,051

2. Project Administration

• Design/engineering fees (13%)	\$ 39,007
• Inspection (8%)	\$ 24,004
• Contract administration (2%)	\$ 6,001

Total Project Administration \$ 69,012

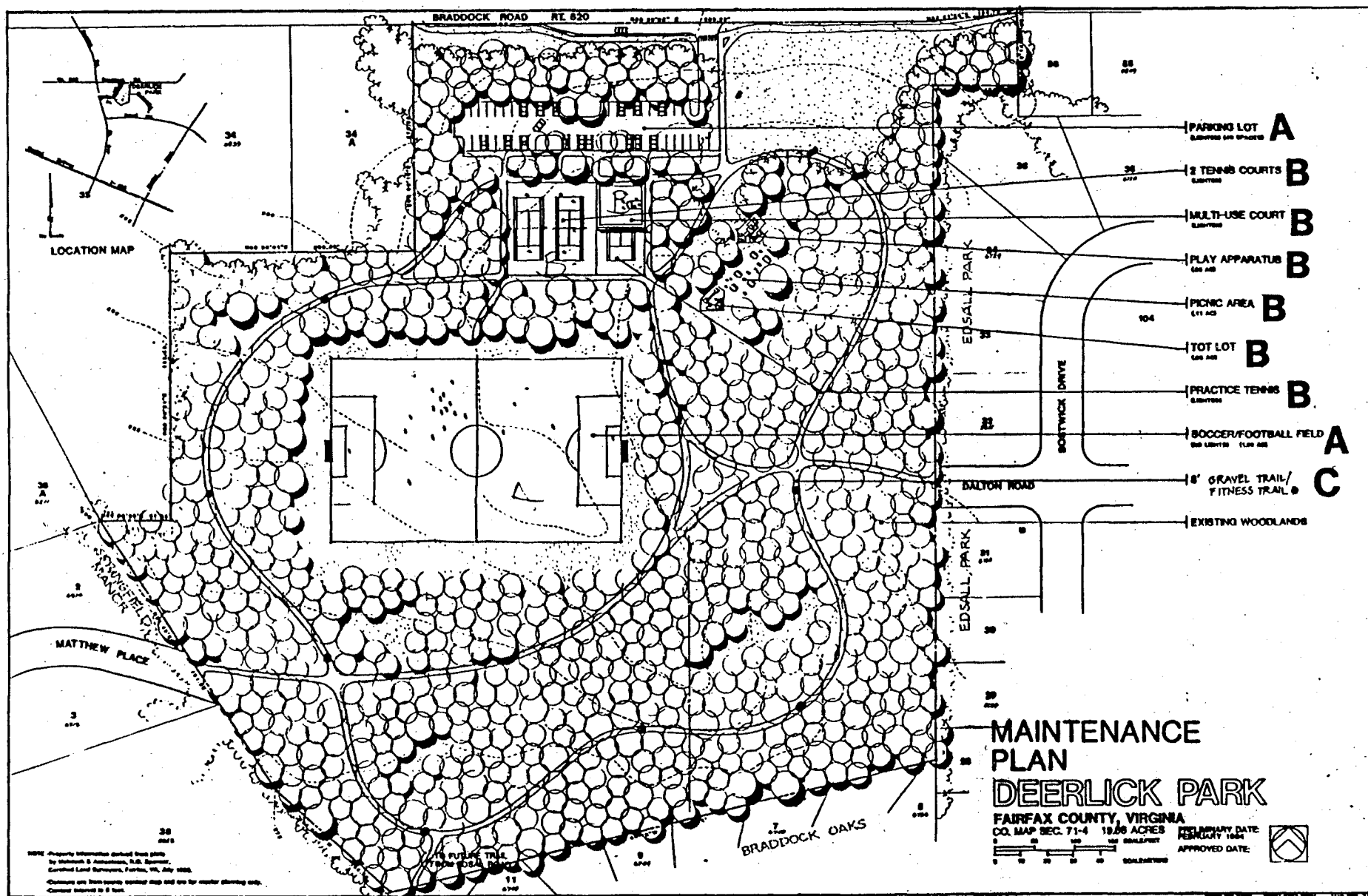
Total Estimated Cost for Phase II Development \$ 369,063

X. ANNUAL MAINTENANCE COST*

<u>Improvement</u>	<u>Unit/Size</u>	<u>Class**</u>	<u>January 1983 Annual Cost</u>
Tennis Courts	.2 Acre	B	\$ 1,519
Lights for Tennis Courts	6 @ 30' ht.		\$ 1,102
Tennis Practice Court	.1 Acre	B	\$ 138
Multi-Use Court	.1 Acre	B	\$ 138
Soccer Field	2 Acres	A	\$ 992
Picnic Area	.3 Acre	B	\$ 379
Tot Lot	.2 Acre	B	\$ 1,074
Play Apparatus	.2 Acre	B	\$ 1,074
Physical Fitness Trail	4600 L.F.	C	\$ 1,713
Parking Lot	50 cars	A	\$ 680
		Total	\$ 8,809

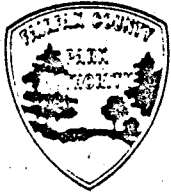
* Prepared from Productivity Report # 11-1975 (10/75 rev. 6/77)
by Office of Research & Statistics and FCPA. Figures updated
to 1/83.

** Mowing/Maintenance Schedule: A = once each 7 - 14 days
B = once each 14 - 30 days
C = once each year



Mowing/Maintenance Schedule: A = once each 7-14 days B = once each 14-30 days C = once each year

APPENDIX



Discover your parks...

6-29-82

FAIRFAX COUNTY PARK AUTHORITY... 4936 HUNTER RD.. ANNANDALE, VA. 22003

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR DEERLICK PARK

FROM: DAVID JILLSON, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE DEERLICK PARK PUBLIC FORUM/INFORMATION EXCHANGE

The following pages reflect what information has been gathered from the community to date. If any of our notes appear out of order, please call or write us to correct the record.

We have much work to do before a preliminary master plan will be aired later this year for further review and comment by the community at large.

Thanks for your interest and ideas; we'll keep you informed.

DEERLICK PARK PUBLIC FORUM/INFORMATION EXCHANGE - SUMMARY

HELD: May 27, 1982 at 8:00 p.m. in the Bren Mar Park Elementary School cafeteria

ATTENDEES: Lorraine Foulds (Mason District Representative), Fred Crabtree (Centreville Dist. Rep.), and Nancy Cuddy (Mt. Vernon Dist. Rep.) from the Fairfax County Park Authority Board; Joseph Downs, Director, and Louis Cable, Assistant Director; Donald Lederer, David Jillson, Daryl DePrenger, Chris Bogert, Ed Benstiel, and Lauren Bisbee from the FCPA Design staff; Olin Allen and Gene Biglin from the FCPA Conservation Division staff; Len Gmsior from the Fairfax County Recreation Dept.; and approximately 40 citizens representing themselves and such groups as: Bren Mar Park C.A., Edsall Park C.A., Indian Spring/Clearfield C.A., Spring Valley Forest C.A., Lincolnia Park C.A., Leewood HOA, and the Boy Scouts. Diana Rich and James Miller, consultants from Land Design/Research, Inc., also attended.

Mr. Cable welcomed the citizens and explained the forum procedure and its place in the planning process. He explained that we hope to come away with a wealth of thoughts for staff to work with, in addition to gathering additional information, and come back here later in 1982 and bring some preliminary ideas on how the park should be master planned. If the citizens have additional thoughts or want to change their thoughts after tonight, they can call or write in within the next 30 days. He also asked that they notify others, not here tonight, that may wish to comment. At the close of the meeting, Mr. Cable explained that the FCPA will send out a summary of the facts gathered at the forum.

Mr. Cable asked the citizens to take a moment to look at the park ideas that were offered by the children of Braddock Elementary School.

Using transparencies, David Jillson gave a quick overview of the park including: location, access, slopes, soils, and vegetation. Slides of the site showed the drainage channel on the east side, foot trails, ground cover, and trees.

Following this, four groups were organized for discussion. This agenda was suggested to each group:

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group

The following information summarizes the results of the discussions within these groups:

YELLOW TEAM

Facilitator: Lee Stephenson

Recorder: Larry Francis

LIKES - TOP FIVE PRIORITIES

1. PLAYGROUNDS FOR PRESCHOOL AND ELEMENTARY
2. CONTROLLED ACCESS AROUND BORDERING HOMES - HEDGE TO SEPARATE PARK FROM PRIVATE LAWNS
3. PICNIC AREA WITH SHELTER
4. NATURE TRAILS
5. SIDEWALK ON BRADDOCK ROAD

Likes - Complete Listing and Voting Count

- A. Clean up and clear underbrush - 9 points
- B. Picnic area - 8 pts.
- C. Playground - tot lot (elementary and preschool) - 18 pts.
- D. Pathway to shopping center from Dalton Road - 3 pts.
- E. Nature trails - 14 pts.
- F. Picnic area with shelter - 15 pts.
- G. Parking area - 6 pts.
- H. Fitness trail - 6 pts.
- I. Nature study program - area or markers - 4 pts.
- J. Controlled access - hedge or other planted buffer area - 17 pts.
- K. Path lighting (low) - 0 pts.
- L. Gate for parking area (night-time control) (Community volunteer control) - 1 pt.
- M. Three entrances - Matthew, Dalton, Braddock Roads and parking
Also: Edsal Road development - 9 pts.
- N. Tennis courts - lighted - 4 pts.
- O. Basketball/multi-use court - 1 pt.
- P. Multi-purpose play field - 0
- Q. Amphitheatre - special events area - 4 pts.
- R. Restrooms - 0
- S. Supervised activities - 0
- T. Horseshoes - 0

YELLOW TEAM, continued

Likes - Complete Listing and Voting Count, continued

- U. Volleyball - 2 pts.
- V. Camping by permit - 0
- W. Limited night access - 1 pt.
- X. Bicycle parking - 0
- Y. Sidewalk on Braddock Road - 12 pts.

DISLIKES - TOP FIVE PRIORITIES

- 1. NO CONNECTING STREETS THROUGH PARK
- 2. NO NIGHT ACCESS
- 3. NO SOCCER FIELD
- 4. NO MAIN ENTRANCE ON DALTON ROAD
- 5. NO BRIGHT LIGHTS NEAR HOUSES

Dislikes - Complete Listing and Voting Count

- A. No connecting street through park - 31 pts.
- B. No main entrance on Dalton Road - 22 pts.
- C. Soccer field - 23 pts.
- D. No large play field - 8 pts.
- E. No bright lights near houses - 10 pts.
- F. No night access - 25 pts.

SPECIAL CONCERNS

- A. SECURITY/SAFETY INCLUDING PEDESTRIAN AND AUTO ACCESS FROM BRADDOCK AND BRADLICK RDS.
- B. TRAFFIC LIGHT AT MATTHEW PLACE & BACKLICK ROAD
- C. COST OF SUPERVISED RECREATION ACTIVITIES
- D. HOW TO LIMIT USE OF PARK - KEEP FOR LOCAL COMMUNITY
- E. NO MOTORBIKES
- F. DON'T OVERDEVELOP
- G. RETAIN TREES AND NATURAL CHARACTER
- H. HANDICAPPED ACCESS
- I. SIDEWALK ON BRADDOCK ROAD, OTHER PEDESTRIAN ACCESS
- J. VISIBILITY FROM BRADDOCK ROAD - FOR PLAY AREAS (SO POLICE CAN SEE IN)
- K. PUT IN STURDY EQUIPMENT SO IT DOESN'T BREAK ALL THE TIME

GREEN TEAM

Facilitator: Chris Bogert

Recorder: Don Clark

LIKES - TOP FIVE PRIORITIES

- 1. LIGHTED TENNIS COURTS
- 2. NATURAL SETTING
- 3. HIKE/BICYCLE TRAILS
- 4. PARCOURSE WITH WOOD CHIPS OR NATURAL SURFACE (EXERCISE COURSE)
- 5. VEHICULAR ACCESS FROM BRADDOCK ROAD (SMALL PARKING)

GREEN TEAM, continued

Likes - Complete Listing and Voting Count

- A. Hiking trails or bicycling trails - 14 pts.
- B. Lighted tennis courts - 18 pts.
- C. Vehicular access from Braddock Road - 8 pts.
- D. Exercise course - trail (wood chips/natural) - 11 pts.
- E. Pond in SE corner - 1 pt.
- F. Tot lot (for young kids) - 2 pts.
- G. Large open play area - 5 pts.
- H. Fence along residential areas (esp. Bostwick) - 5 pts.
- I. Small (i.e. 10) parking lot off Matthew Place - 3 pts.
- J. Natural setting - 17 pts.
- K. Picnic tables and grills - 4 pts.
- L. Basketball court - 1 pt.
- M. Perimeter trail - 5 pts.
- N. Trails from Dalton - 0
- O. Trash cans - 0
- P. Restroom, drinking fountain - 0
- Q. Sand volleyball court with net - 1 pt.
- R. Lighted access to lighted facilities - 3 pts.
- S. Leave existing trails - 1 pt.
- T. Maximize buffer to residential areas - 5 pts.

DISLIKES - TOP FIVE PRIORITIES

- 1. NO VEHICULAR ACCESS AT DALTON ROAD (TRAIL OKAY)
- 2. NO BASEBALL/SOCCER FIELDS
- 3. NO LARGE STRUCTURES THAT ATTRACT CROWDS
- 4. NO DUPLICATION OF EDSAL SCHOOL FACILITIES
- 5. NO ACTIVE OR LIGHTED FACILITIES NEAR RESIDENTIAL AREAS (KEEPY SUBSTANTIAL BUFFER BETWEEN RESIDENTIAL AREA AND PARK FACILITIES)

Dislikes - Complete Listing and Voting Count

- A. No vehicular access at Dalton - 19 pts.
- B. Avoid large structures that would attract crowds - 16 pts.
- C. -
- D. No asphalt trails - 4 pts.
- E. No lighted (or active) facilities near residential areas - 7 pts.
- F. No duplication of Edsal School facilities - 8 pts.
- G. No soccer/baseball field - 17 pts.
- H. No access from Braddock - 5 pts.
- I. No parking - 4 pts.

SPECIAL CONCERNS

- A. MINIMAL CLEARING - LEAVE BULK IN NATURAL SETTING
- B. MAXIMIZE BUFFER AROUND DEVELOPED AREA (TO PROTECT RES. AREAS)
- C. PLACE DEVELOPED AREA IN NORTH PART
- D. LACK OF YOUNG ADULT FACILITIES
- E. LEAVE EXISTING TRAILS
- F. ADEQUATE MAINTENANCE

BLUE TEAM

Facilitator: Ed Nenstiel

Recorder: Sheila Harrison

LIKES - TOP FIVE PRIORITIES

1. NATURE TRAILS THROUGHOUT (like those on Roosevelt Island), NON-ASPHALT WITH IDENT. SIGNS FOR TREES, ETC.)
2. KEEP THE TREES
3. FITNESS TRAIL
4. PICNIC TABLES, BENCHES AND BBQ GRILLS (NOT SHELTERED)
5. UNDEVELOPED AREA

Likes - Complete Listing and Voting Count

- A. Tennis courts (2) - 8 pts.
- B. Picnic tables - benches - BBQ - 15 pts.
- C. Keep trees - 17 pts.
- D. Fitness trail - 16 pts.
- E. Nature trail (Roosevelt Island) - 33 pts.
- F. Tot/play area (natural construction, wood) - 7 pts.
- G. Tree and plant identification - 11 pts.
- H. Undeveloped area - 12 pts.
- I. Soccer field - 5 pts.
- J. Park benches - 3 pts.
- K. Parking lots (3) - 1 pt.
- L. Sidewalk access (along Braddock Road) - 6 pts.
- M. Trash cans - 3 pts.
- N. Braddock vehicular access only with gate - 3 pts.
- O. Walk-to park only - 10 pts.

DISLIKES - TOP FIVE PRIORITIES

1. NO VEHICULAR ACCESS FROM DALTON RD.
2. SOCCER FIELD
3. ACTIVITY FIELDS (ANYTHING INVOLVING LAND CLEARING) AND COURTS
4. BUILDINGS (PERMANENT)
5. LIGHTS

Dislikes - Complete Listing and Voting Count

- A. Restrooms - 6 pts.
- B. Soccer field - 29 pts.
- C. Activity fields and courts - 17 pts.
- D. Lights - 12 pts.
- E. No vehicle access from Dalton Road - 36 pts.
- F. Swimming pool - 1 pt.
- G. Basketball courts - 11 pts.
- H. Vehicular access from Matthew Place - 3 pts.
- I. Parking lots - 9 pts.
- J. Picnic pavillion - 4 pts.
- K. Asphalt sidewalks within park - 7 pts.
- L. Buildings - 15 pts.

RED TEAM, continued

SPECIAL CONCERNS

- A. TRAFFIC SAFETY FOR NORTH SIDE (CROSSING EDSALL ROAD)
- B. ENFORCEMENT OF PARK RULES (DRUGS, INCLUDING ALCOHOL), MOTORIZED "VEHICLES"
- C. CLEAN UP: TRASH, UNDERBRUSH, DEAD AND FALLEN TREES
- D. SUFFICIENT BUFFER ZONE TO SEPARATE PARK FROM BACKYARDS
- E. PARKING AND TENNIS SHOULD BE PLACED AWAY FROM EDSALL PARK SUBDIVISION

* * *

SUMMARY OF LETTERS WE HAVE RECEIVED:

- *1. Two residents of Leewoods (across Backlick Road from the Matthew Place entrance) expressed a great interest in the park's development, which should include: shaded tot lot with baby swings, picnic tables, park benches, barbeque grills, sidewalks around park's perimeter, and a pedestrian crosswalk at Matthew Place with a "Walk/Don't Walk" light.
- *2. Little River Soccer Club would like a balanced development of the park to represent the community's varied needs and interests for active and passive areas. There is sufficient level area to accommodate at least 3 or 4 regulation or near-regulation soccer/football fields and baseball diamonds. It is felt that the park's size can allow for development of playing field areas while leaving a significant portion remaining for passive purposes. With such play fields, it would be necessary to provide adequate parking also.
- 3. Edsall Park Civic Association favors minimal destruction of trees and the landscape under any development plan. At a meeting attended by 40 to 50 residents, park development was discussed. All persons supported the following items: (1) opposition to athletic fields (soccer, ballfields, etc.); (2) general clean-up of site; (3) improve existing trails and build new trails, including fitness trail; (4) picnic tables, fireplaces, and benches. Additionally, the Association favors other development which does not require extensive clearing or grading, if such development is not located near Edsall Park community. Braddock Road or Matthew Place are preferred points for vehicle access; Dalton Road is not desired for vehicle access. Approximately 80% of the residents at the meeting desired tennis courts and tot lot/play area. There was general, though mixed, opposition to basketball courts (65% against) and restrooms (55% against).
- 4. Two Edsall Park residents expressed a number of concerns: (1) several residents adjoining the park would like a hedge to define the park boundary; (2) activity fields should be located at the west end of the park; (3) cleared area near Braddock Road should be re-forested and not used as an activity field; (4) no asphalt roads; (5) remove masses of poison ivy along park perimeter.
- **5. Sixty-three residents on Bostwick Drive and Dalton Road signed a petition urging that Dalton Road not be used as a vehicle access point. They would rather not have athletic fields, but if fields are to be part of the master plan, they would prefer a location in the west portion of the park. They are concerned about the "noise pollution" from organized athletic events.

*These letters were read into the record at the forum by Louis Cable.

**This petition was read into the record at the forum by the citizen presenting it.

SUMMARY OF COMMENTS/IDEAS RECEIVED FROM STUDENTS AT BRADDOCK ELEMENTARY SCHOOL:

1. Flowers
2. Slide
3. See-saw
4. Swings/ring-swing
5. Trees
6. Merry-go-round
7. Jungle-gym

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Don Lederer, Superintendent of Design DATE: October 7, 1982
Fairfax County Park Authority

FROM: Edward R. Chatelain, Historical Archaeologist *EC*
Fairfax County Archaeological Survey

FILE NO:

SUBJECT: Archaeological Survey of Deerlick Park

REFERENCE: Memo dtd March 9, 1982, same subject

An archaeological survey was conducted of Deerlick Park in response to the stakeout announcement of September 22, 1982. No evidence of potentially significant archaeological sites was located in the areas of planned construction. However, a prehistoric site is located within the boundaries of the park (attached). Therefore, we would appreciate your notifying our office when construction begins so that we can conduct spot inspections of ground disturbed during construction activity.

Fairfax County Archeological Survey

Preliminary Site Report (71-4#7)

Site Name:

Site Number: 44FX 532

Map Reference: (USGS, Fairfax County)

Annandale QUAD: U.T.M. zone 18, Easting 3-1055, Northing 42-9769
Fairfax Quad 71-4, VA. Grid zone North, Easting 2,375,600, Northing 418,900

Type of Site: Prehistoric

1. time period- Not determined
2. function- Not determined
3. importance- Not determined

Owner/address:

Tenant/address:

Informant/address:

Fairfax County Park Authority
4030 Hummer Road
Annandale, Va. 22003

Attitude toward investigation: Favorable

Remarks:

1. condition of site- Partially disturbed by eroded motor bike trails.
2. observations- Site is on an upland plateau at the headwaters spring of a small creek which eventually drains into Cameron Run and the Tidewater Potomac. The site lies on the Piedmont-Coastal Plain boundary.

Approximately five quartz flakes were observed on the surface in the motor bike paths.

Reporter: Mike Johnson, Archaeologist
Fairfax County Archaeological Survey

Date: 3/26/82

David Jillson, Landscape Architect
Chris Bogert, Landscape Architect
FCPA

DATE June 9, 1982

TO:

FROM:

Leonard B. Gunsior, Assistant Director
Recreation and Community Services

FILE NO:

SUBJECT:

Master Plans for Deerlick, Saratoga School Site, Poe Terrace
and Villa D'Este Parks

REFERENCE:

After reviewing subject sites the following recommendations are submitted for your consideration:

1. Deerlick Park, a wooded site with gentle slopes, should be developed for active as well as passive outdoor recreational activities. It is suggested that three (3) soccer/football and two (2) softball/baseball fields be developed in the northern and eastern portions of the property with adequate parking and restrooms. In addition, three (3) tennis courts with a practice court, a multi-use court (basketball/volleyball), a creative children's apparatus area with adjacent picnicking facilities and hiking trails should be placed on this property.
2. Saratoga School/Park, a partially wooded, relatively level site, should be developed to offer active and passive recreational activities. It is suggested that three (3) soccer/football fields, two (2) baseball/softball fields and adequate parking facilities be placed in the northern and central areas of the site; a multi-purpose court, two (2) tennis courts, playground with timber frame apparatus and picnic area should be placed nearby in the eastern portion of the property. Trails should be included on this site.
3. At Poe Terrace Park, a gently sloping, small parcel of land thickly tangled with brambles, grasses and scattered trees, suggest development of an open play/practice soccer field, a multi-purpose court with an adjacent apparatus and picnic area. Appropriate attention should be given to the hazardously steep banks of the Indian Run near Hillbrook Drive.
4. At Villa D'Este Park suggest retaining most of the site in its natural state except for appropriate trails and limited development in the western portion of the property to include an open play area, multi-use court, apparatus and picnic areas.

At present there is an inadequate supply of soccer fields to satisfy community needs. Any additional soccer facilities which can be developed at the Deerlick and Saratoga sites or other park lands anywhere in the County will assist greatly in our efforts to provide minimum practice opportunities to all programs.

LBG/dm

cc: Louis A. Cable, Assistant Director, FCPA

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Jillson, Landscape Architect
Fairfax County Park Authority

DATE March 15, 1982

FROM: Larry K. Johnson
Fairfax County Soil Scientist

FILE NO:

SUBJECT: Soil Survey of Deerlick Park

REFERENCE: Tax Ref. No. 71-4-001-32, 33, 39, 40

The referenced park site is delineated on the enclosed soil survey map. Three general soil conditions are shown by soil series and approximate soil boundary limits of each. These boundaries are usually transitional over a distance of several feet and on this site correspond to topographic contours and landscape position.

The general soil characteristics of each area are as follows:

1. 113B1 Fairfax Series

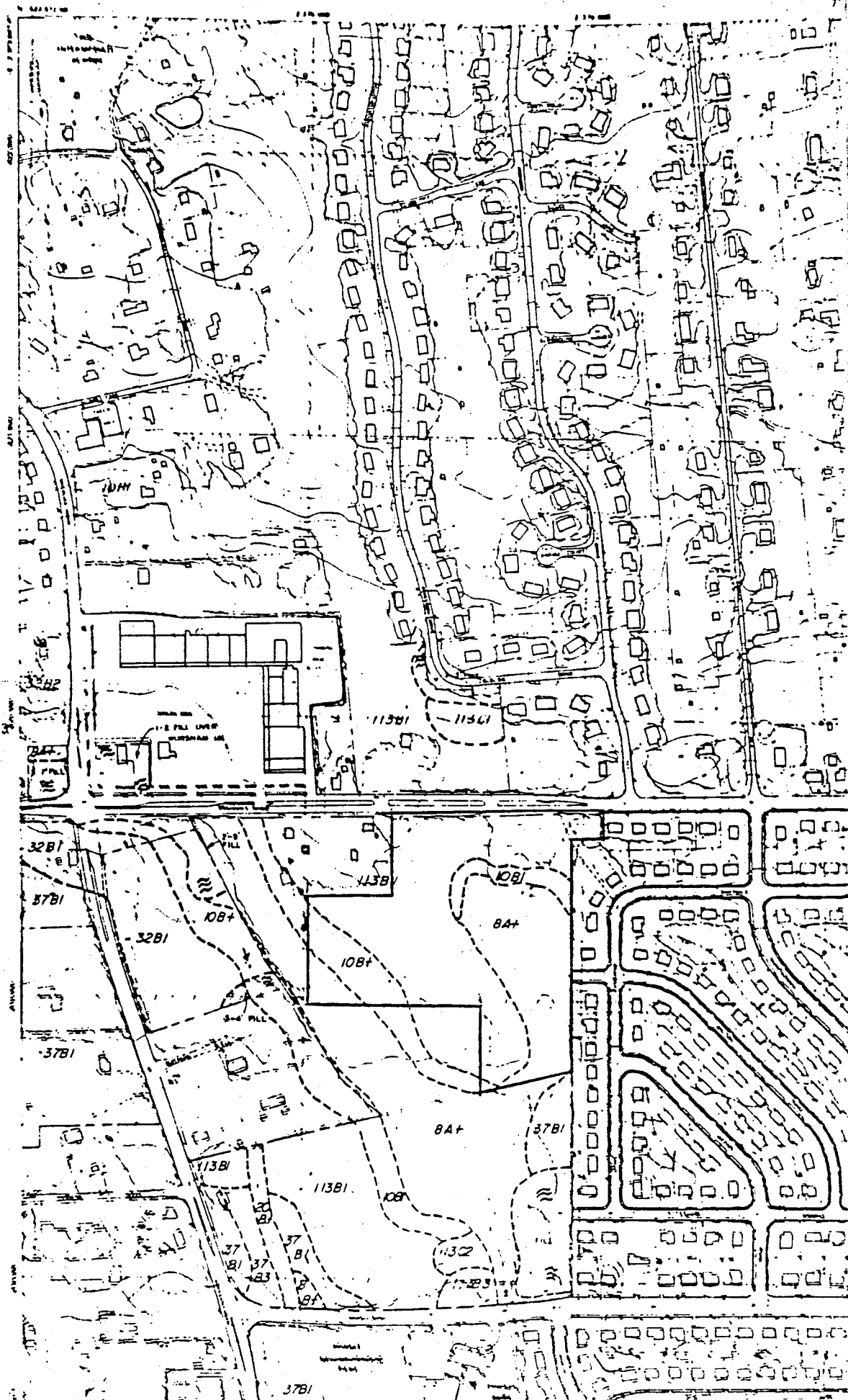
The soils within this unit are on the highest landscape position and are suitable for intensive park uses. Most areas of this unit have a fragipan or dense layer at 20 to 30 inches below ground surface. Perched water tables occur above the pan for brief periods after heavy rains but would have negligible effect on normal park activities.

2. 10B1 Glenville Series

The soils within this unit are on lower sideslopes and have seasonally high water tables at about 12-18 inches. These soils will not have an adverse affect on normal park use, except during and for short periods after extended rainy periods.

3. 8A+ Worsham Series

The soils within this unit have seasonally high water tables near the surface during and for several days or weeks following periods of significant rainfall. Intensive park uses would be restricted because of wet and soft ground conditions. Filling or artificial drainage would be required for year-round intensive use.





Fairfax County Park Authority

M E M O R A N D U M

To: Dave Jillson

Date: 3-23-82

From: Gene Biglin *GB*

Subject: Site Survey - Deerlick Park

Deerlick Park is a 19.6 acre parcel of land located at 6825 Braddock Road in Springfield. Braddock Road borders to the north, Edsal Road is to the south and Backlick Road lies to the west. Single family homes can be found to the east of the site and undeveloped forest land lies between Edsal Road and the park. Large lots with single family homes as well as one school and a warehouse are on the west between the park and Backlick Road. Access can be gained from Matthew Place off of Backlick Road and from Dalton Road which can be reached from either Braddock or Edsal Roads.

Topography of the site is relatively flat with some very gentle slopes. The water table in this area appears to be very high and much of the site may stay moist all year.

The area apparently was once a pine forest which is now being replaced by hardwood trees. Most of the forest presently consists of Red Maple, Sweetgum and Tulip Poplar trees (6-12 inch d.b.h.). Pockets of large Virginia Pines still exist but are being taken over by grape vines and competition from deciduous trees. One very large oak (species to be determined) with a d.b.h. of + or - 48 inches is located off of Dalton Road. Throughout most of the site the understory is relatively open and consists of young Red Maple, Flowering Dogwood, Sweetgum and American Beech.

Trash in the form of washers, dryers, car bodies and tires can be found throughout the site. Some well worn foot trails are present and there is evidence of light use by motorbikes. There are also many man-made holes on the property. These holes vary from 3 to 6 feet in diameter and are from 1 to 2 feet deep. Their purpose and origin are unknown.

The site has relatively little diversity in its plant life and, as a result, it is not an extremely productive wildlife area. The forest habitat should, however, provide good nesting and roosting cover for a variety of birdlife. One active crow's nest was discovered during this survey. If the area stays wet throughout the spring, it is probably a productive breeding area for amphibians.

The park has minimal interpretive programming value but could be used for a number of trail walks during each year.

cc Aldridge.

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 Deerlick Park Tax Map # 71-4 Acres 19.6 Mag. District Annandale
 Street Location/Access 6825 Braddock Rd.
 Naturalist District I Planner Assigned Jillson

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					
Hardwood Forest	75%	2	2	2	2
Mixed Forest	25%	2	2	2	2
Open Field					
Managed Field					
Reverting Field					
Stream Valley					
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Parts of the area may stay wet for much of the year.

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 Not Known, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

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

Relatively flat with very gentle slopes.

III. Environmental Problems

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

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

Note any particular information deemed important regarding III.

- A few well used trails are on the site.
- There is evidence of light use by motor bikes.
- Trash (automobiles, tires, dishwashers, etc.) can be found scattered throughout.

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

<u>On-site features</u>		<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>	
Roads	<input type="checkbox"/>	Open space	Tennis	<input checked="" type="checkbox"/>
Trails	<input checked="" type="checkbox"/>	Sing. Fam. Homes	Ballfields	<input type="checkbox"/>
Public Easement	<input type="checkbox"/>	Townhouses	Playground	<input checked="" type="checkbox"/>
Houses	<input type="checkbox"/>	Apartments	Tot Lot	<input checked="" type="checkbox"/>
Other Buildings	<input type="checkbox"/>	Business	Picnic	<input checked="" type="checkbox"/>
* Private Dump	<input checked="" type="checkbox"/>	School	Multi-Use Ct.	<input type="checkbox"/>
			Shelter	<input checked="" type="checkbox"/>
			Restrooms	<input type="checkbox"/>
			Parking Lot	<input checked="" type="checkbox"/>
			Fishing	<input type="checkbox"/>
			Boating	<input type="checkbox"/>
			Trails	<input checked="" type="checkbox"/>
			Walkways	<input type="checkbox"/>
			Swimming	<input type="checkbox"/>
			Nature Trails	<input type="checkbox"/>
			Cons. Area	<input checked="" type="checkbox"/>
			Other	<input type="checkbox"/>
			basketball	<input checked="" type="checkbox"/>
			open play	<input checked="" type="checkbox"/>
			tennis practice	<input checked="" type="checkbox"/>

*old trash is scattered throughout

Briefly describe initial impressions of the site:

Even. aged stand of hardwoods, Red Maple, Sycamore and Tulip Poplar.

Most of these facilities are at Backlick Park.

Briefly describe any special features of the site:

Parts of the site may stay wet for most of the year.

Recommended public use (recreational/interpretive):

-open- may be limited in some areas because of wetness.

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 3-22-82
DATE

BY *Chris B. [Signature]*

7017 Leestone Street
Springfield, Virginia 22151
May 21, 1982

Mr. David Jillson
Landscape Architect
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Jillson:

This is in reference to Deerlick Park, 6825 Braddock Road, Springfield. We are residents of Leewoods, the 195-unit townhouse community directly across Backlick Road from the Matthew Place entrance to the park. Given our location and the fact that there are some forty children aged five and under and, perhaps, another dozen or so in elementary school in the development, we have a very great interest in the development of this park area.

Some of the features that we would like to see incorporated in the park include the following: a shaded tot lot, similar to that at Backlick Park, but with more swings--including baby swings--and, again, plenty of shade (those metal sliding boards become searing hot in the sun); picnic tables; park benches; barbeque grills; sidewalks around the circumference of the park; and a crosswalk across Backlick Road at Matthew Place with a crossing light that would remain green for vehicular traffic until and unless buttons were pushed by pedestrians wishing to cross Backlick Road from either side.

Thank you for your consideration of these ideas. We look forward to years of enjoyment of Deerlick Park.

Sincerely,

Mr. & Mrs. Robert J. Sweeney

Mr. and Mrs. Robert J. Sweeney

DECH, WELTHER & NICHOLS

ATTORNEYS AT LAW

SUITE 202

7700 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003

ROBERT W. DECH
FREDERICK L. WELTHER
PAUL F. NICHOLS

*ALSO MEMBER OF D.C. BAR

TELEPHONE
(703) 750-3050

May 25, 1982

PRINCE WILLIAM COUNTY
(703) 491-5716

Mr. Louis A. Cable
Assistant Director
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Re: Information Forums; Deerlick Park, Lee Magisterial
District, 6825 Braddock Road, Springfield, Virginia
(19.6 acres, more or less)
LITTLE RIVER SOCCER CLUB RECOMMENDATION

Dear Mr. Cable:

Please be advised that the undersigned is a member of the Board of Directors and "Field Director" for Little River Soccer Club. In preparation for the upcoming Information Forums wherein certain citizen input will appropriately be considered, on behalf of Little River Soccer Club, it is conscientiously recommended that the Park Authority give serious attention and consideration to a balanced development of the referenced area so that the varied needs and interests of the community will be represented in both active and passive development of the tract.

It has become increasingly apparent that there is a tremendously growing need in Fairfax County for increased development of organized playing areas and ball fields, which also should be able to utilize the approximate \$159,000.00 remaining in capital improvements from the 1977 bond referendum. As I understand the configuration and topographic features of the referenced tract, there is a sufficient level area which could accommodate at least three or four regulation or near regulation soccer fields/football fields and baseball diamonds, realizing, of course, that timber on the site would have to be removed. In view of the fact that there are approximately 19.6 acres of the tract, utilization of a portion of the tract for developed playing-field areas would appropriately allow a significant remaining portion to remain as passive development in keeping with the verified interests of "naturalists". Of course, beyond the development of the playing fields would necessarily require adequate parking to maximize full usage of the facilities, both with the athletic events and with activities associated with the natural state of the tract.

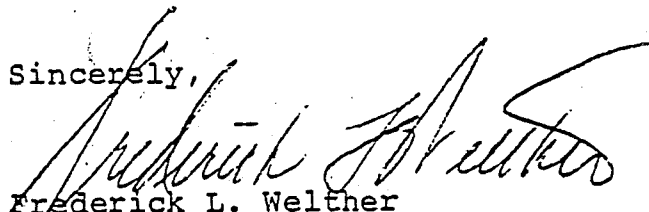
Mr. Louis A. Cable
Page Two

May 25, 1982

My understanding from residents of the general surrounding area of the Braddock and Backlick intersections is that at present the subject tract has been used as an area dumping grounds for grass clippings, old shrubs, discarded bottles, various forms of trash, and trail areas for dirt bikers. As aforesated, a balanced development between active and passive interests would greatly enhance the utilization of that beautiful tract in order to accommodate the interests of the tremendously growing number of athletes, yet at the same time preserving the natural state of a large portion of the tract for the beneficial use and appreciation of the "naturalists". The Park Authority's considerations along the above lines will be greatly appreciated.

With best regards,

Sincerely,



Frederick L. Welther

FLW:pc

Edsall Park Civic Association

SPRINGFIELD, VIRGINIA 22151

ORGANIZED IN 1958

May 27, 1982

Mr. David Jillson
Landscape Architect
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 222003

Dear Mr. Jillson:

The Edsall Park Civic Association, representing the community that is most directly concerned about the development of Dearlick Park, is very much interested in the planning of this park.

Edsall Park is a community of about 460 single family homes. It is located on Edsall Road between Backlick Road and 395, with the northern park of the community directly adjoining the east side of the Dearlick Park site. The Association has worked for the establishment of the park and the acquisition of the site, and naturally feels a responsibility regarding how the park will be developed.

Following the distribution of Park Authority notices on the May 27 forum to all Edsall Park residents, the Civic Association met on May 24. The meeting was attended by 40 to 50 residents and the development of the park was discussed.

There was an active interchange of ideas and concerns about the use of the park at the meeting. Overall, minimal destruction of trees and landscape was strongly favored in any development plan. For example, there was unanimous opposition to any development plan that would include soccer, or similar, athletic fields (such facilities are available 2 blocks away at Edsall Park School) or structures such as a picnic pavillion. All persons at the meeting did favor:

- a general clean-up of the site, including under brush.
- the improvement of existing trails, and building of new trails, including a jogging fitness trail.
- the building of picnic facilities (tables and fire places) and benches.

Beyond this, the Association favors additional development that would not require extensive tree removal or earth moving, provided that such development is located in those parts of the site not adjoining Edsall Park. Vehicle access to any developed areas in the park would be preferred from Braddock Road or Matthew Place. The Civic Association does not favor vehicle access to the park at Dalton Road because this would draw traffic thru Edsall Park. Additional developments desired by those Edsall Park residents at the Civic Association meeting were:

Tennis Courts - favored by 80% of those present.

Tot lot/play area - favored by 80% of those present.

In regard to similar types of developments there was general, though mixed, opposition to basketball courts (65% against) and restrooms (55% against). Basketball courts are available at Edsall Park School.

The Edsall Park Civic Association worked for the acquisition of the park site and hopes that the community needs and concerns we have identified will be given full consideration in the preparation of the preliminary master plan.

Sincerely,

Norman A. Slader

Norman A. Slader
Vice President

*6714 Anders Terrace
SPR. 22/51*

NAS:kw

cc Mr. James F. Wild, Chairman, Fairfax County Park Authority
Ms. Barbara B. Clark, Fairfax County Park Authority

6722 Bostwick Drive
Springfield, va. 22151
June 18, 1982

Fairfax County Park Authority
4030 Hummer Road
Annandale, va. 22003

Dear Friends at the Park Authority--

My husband and I have lived in Edsall Park on the fringe of what is to become Deerlick Park for almost 25 years, since our nouse was built.

We'd like to thank the Park Authority first, for acquiring the land, and second, for the way in which Edsall Park residents have been encouraged to express their wishes as to what should be done with the park.

We attended the meeting last month and were impressed with the way it was organized and the fact that everyone was given many opportunities to say what they'd like.

Since our group ran short of time toward the end of their planning sessions, there was not enough time to voice some of our concerns and hopes; therefore we are putting them in this letter.

(1) We understand it's not Park Authority policy to put up a fence; however, those of us who live along the park's perimeter would appreciate a hedge to define the boundaries, so our yards don't become an extension of the park.

(2) At the meeting some people expressed desires for certain activity fields. If these are to be included in the park, we'd appreciate it if they could be located at the west end near the church.

(3) There is a cleared area on Braddock Road - this was formerly wooded. When the county widened Braddock Road, they cut down many fine trees to make an area they could use for parking their equipment.

We hope this will be re-forested and not used as an activity field as it is quite close to our property line and that of our neighbors.

We hope there will not be any asphalt roads. Many of us are at or nearing retirement age and not as agile as we used to be when it comes to dodging fast moving bicycles.

(5) Finally, would it be possible for the Park Authority to remove the masses of poison ivy which grow along the perimeter where parkland borders our property. It climbs our fence and is a constant problem.

We are both extremely allergic to poison ivy. We don't like to use sprays because of the birds. Some of this ivy must be a hundred years old - it has a trunk like that of a young tree.

Again, many thanks for Deerlick!

Sincerely yours,

Ruth Lind

Ruth Lind

Irving Lind

Irving Lind

David S. Jilison
Landscape Architect,
Project Coordinator
Deerlick Park

Dear Mr. Jilison,

Below is a list of ideas for the
Deerlick Park - planned to be built
off Backlick Road in Springfield Va.

1. vending machines for natural fruit
juices as well as sodas.
2. swings with safety bars for children
2 years and younger.
3. snack bar area with rest rooms
4. sliding boards, see-saw etc. in a
shaded area.
5. picnic tables with cooking facilities
nearby.
6. small pond with ducks

I know its difficult to grant
everyones wishes, but suggestions
I'm sure are always welcome.

Thank you.

Lynn Causey
7013 Limestone Street
Springfield V.A. 22151

Form 1b

Park Deerlick # 4303 Date Prepared Sept. 1983 Priority: Countywide D# 46 Acquisition Design/Development X
 District Lee Master Planned No District A# Prepared by & Division EWN/Design
D# 5

PROJECT	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
Play apparatus area (1)														
Open Play Area for Athletics (1)														
Picnic Area (1) Nature trail														
(1000 lf) and landscaping														
	Park Estimate		Increase/ (Decrease)	PRIOR	FY 1983	FY 1984*	REQUESTED	INCREASE (DECREASE)	PARK AUTH					Future
	Current	Revised	(Col. 2-1)	YEARS	ACTUAL	CURRENT	FY 1984 REVISION	(Col. 7-6)	FY 1985 REQUEST	FY 1986	FY 1987	FY 1988	FY 1989	Year(s)
DESIGN/ENGINEERING -														
02 COUNTY	12,018	12,018			6,563	6,273	5,455	(818)						
LAND EASEMENTS,														
03 RIGHT-OF-WAY	3,623	3,623			3,623									
INSPECTIONS AND														
04 PLAN REVIEW	15,661	15,661			3,576	8,000	1,048	(6,952)	8,269	2,768				
ENGINEERING CONSTRUCTION														
05 & SURVEY - COUNTY	5,075	5,075				6,000	2,097	(3,903)		2,978				
DESIGN/ENGINEERING														
06 & SURVEY - OUTSIDE	19,869	19,869			6,851	15,000	13,018	(1,982)						
07 CONSTRUCTION - COUNTY														
08 CONSTRUCTION - OUTSIDE	104,576	104,576			98	104,838	-0-	(104,838)	104,478					
UTILITY FEES,														
09 PAYMENTS, & PERMITS														
10 FIXED EQUIPMENT														
11 ADMINISTRATION														
12 CONSTRUCTION MANAGEMENT														
TOTAL	160,822	160,822			20,711	140,111	21,618	(118,493)	112,747	5,746				

*As of Carryover

PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Location: 6825 Braddock Road, Springfield, VA

Size: 19.6595

Service Area: 3/4 mile

Description: Development

Completion: 1986

Commitment: Approved in the 1977 Bond Referendum

Total Seven Year Estimate

\$ 140,111

(Acquisition \$

(Development \$ 140,111)

Since this site is being master planned and the specific deficiencies are not refined, the improvements to be considered for this future park may include: Master Plan FY'84: Detail design FY'84; Contract FY'85: Apparatus Area (1), Open Play Area for Athletics (1), Picnic Area (1), Nature Trail (1,000 lf) and landscaping. The funds projected for improvements will initiate the planning processes and will create seed money for planning, design, and development of phased improvements depending on the outcome of the master plan process. The project was selected by the Park Authority, based on the Park Advisory Committee activities, staff recommendations, and the citizen participation process.

Completion Schedule(s)/Targets: (By Quarter)

Acquisition, Starts

-Pre Master Plan, Starts 4Q/FY'83

-Detail Design, Starts 2Q/FY'84

-Bid Advertisement 2Q/FY'85

Acquisition, Final

-Pre Master Plan Hearing 2Q/FY'84

-Detail Design, Final 2Q/FY'85

-Contract Award 3Q/FY'85

-Master Plan Adoption 2Q/FY'84

-Contract Final 1Q/FY'86