

P R E L I M I N A R Y

MASTER PLAN REPORT

OF

HYBLA VALLEY PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR
LOUIS A. CABLE, ASSISTANT DIRECTOR
JAMES A. HEBERLEIN, ASSISTANT DIRECTOR
DONALD F. LEDERER, SUPERINTENDENT OF DESIGN

AUTHORITY MEMBERS:

ESTELLE R. HOLLEY, CHAIRMAN
LYLE C. MCLAREN, VICE CHAIRMAN
JAMES F. WILD, SECRETARY-TREASURER
FREDERICK M. CRABTREE
LORRAINE FOULDS
NANCY K. CUDDY
CALVIN HILL
JOHN MASTENBROOK
ROBERT D. MOSS
JEAN M. SKORUPSKI

PREPARED BY:

FAIRFAX COUNTY PARK AUTHORITY STAFF
EDWARD NENSTIEL, LANDSCAPE ARCHITECT

MAY 1979

HYBLA VALLEY PARK
PRELIMINARY MASTER PLAN REPORT

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I. Introduction	1
II. Objectives	2
III. Location	2
Area Map	3
Vicinity Map	4
IV. Site Analysis	2
A. Access	
B. Man-made Elements	
C. Natural Elements	
Existing Features and Vegetation Map	6
Slope Study, Zoning and Soils Map	7
D. Off Site Inventory	8
Nearby Parks Map	13
Nearby Schools Map	14
Trail Plan	16
Zoning Map	17
V. Program Development	18
A. Site Analysis	
B. User Input	
C. 1977 Bond Referendum	
VI. Planning Design Description	18
A. Parking/Basketball Backstops	
B. Tennis Courts	
C. Play Apparatus/Tot Lot	
D. Picnic Area	
E. Open Shelter	
F. Walks	
G. Landscaping	
H. Open Play	
Preliminary Master Plan	19
VII. User Levels	20

TABLE OF CONTENTS, page 2

<u>SECTION</u>	<u>PAGE</u>
A. Baseball	
B. Play Apparatus Areas	
C. Basketball Backstop	
D. Picnic Area	
E. Football	
VIII. Development Cost Estimate	21
A. Parking Lot and Entrance Road	
B. Play Apparatus/Tot Lot	
C. Picnic Area	
D. Open Shelter	
E. Baseball Field	
F. Football Field	
G. Walks	
H. Landscape Planting	
I. Excavation and Drainage	
IX. Cost vs. Benefit	22
X. Operating and Maintenance Costs	23
XI. Phasing	23

I. INTRODUCTION

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 and funds available.

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.

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 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 Hybla Valley Park.

III. LOCATION

Hybla Valley Park is a 1.15 acre parcel located in the Mt. Vernon Magisterial District at 3415 Lockheed Blvd. in Alexandria, VA.

It is bounded on the north by Lockheed Blvd., on the east by Hybla Valley Elementary School, on the south by the Hybla Valley Subdivision and Huntley Meadows Park, and on the west by Huntley Meadows Park.

The Park is a portion of the abandoned Stockton Parkway which one half went to the School Board. Park facilities will be placed on school property thru a agreement.

IV. SITE ANALYSIS

A. ACCESS

Hybla Valley Park can be reached from Richmond Hwy. Route 1 by turning west on Lockheed Blvd. and proceeding to the park on the left, or from South Kings Hwy. by turning south on Harrison Lane then east on Lockheed Blvd. and proceeding to the park on the right.

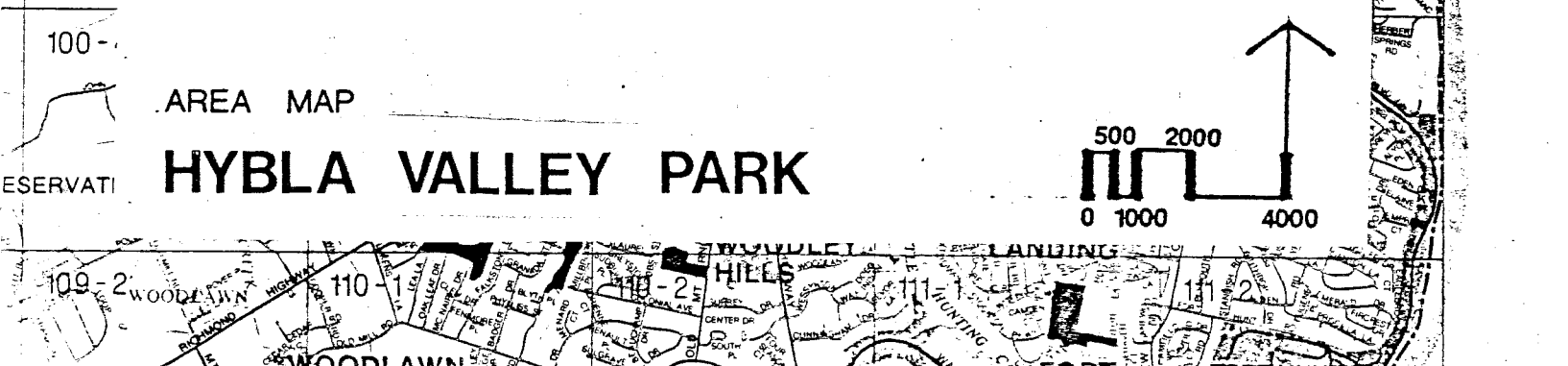
B. MAN-MADE ELEMENTS

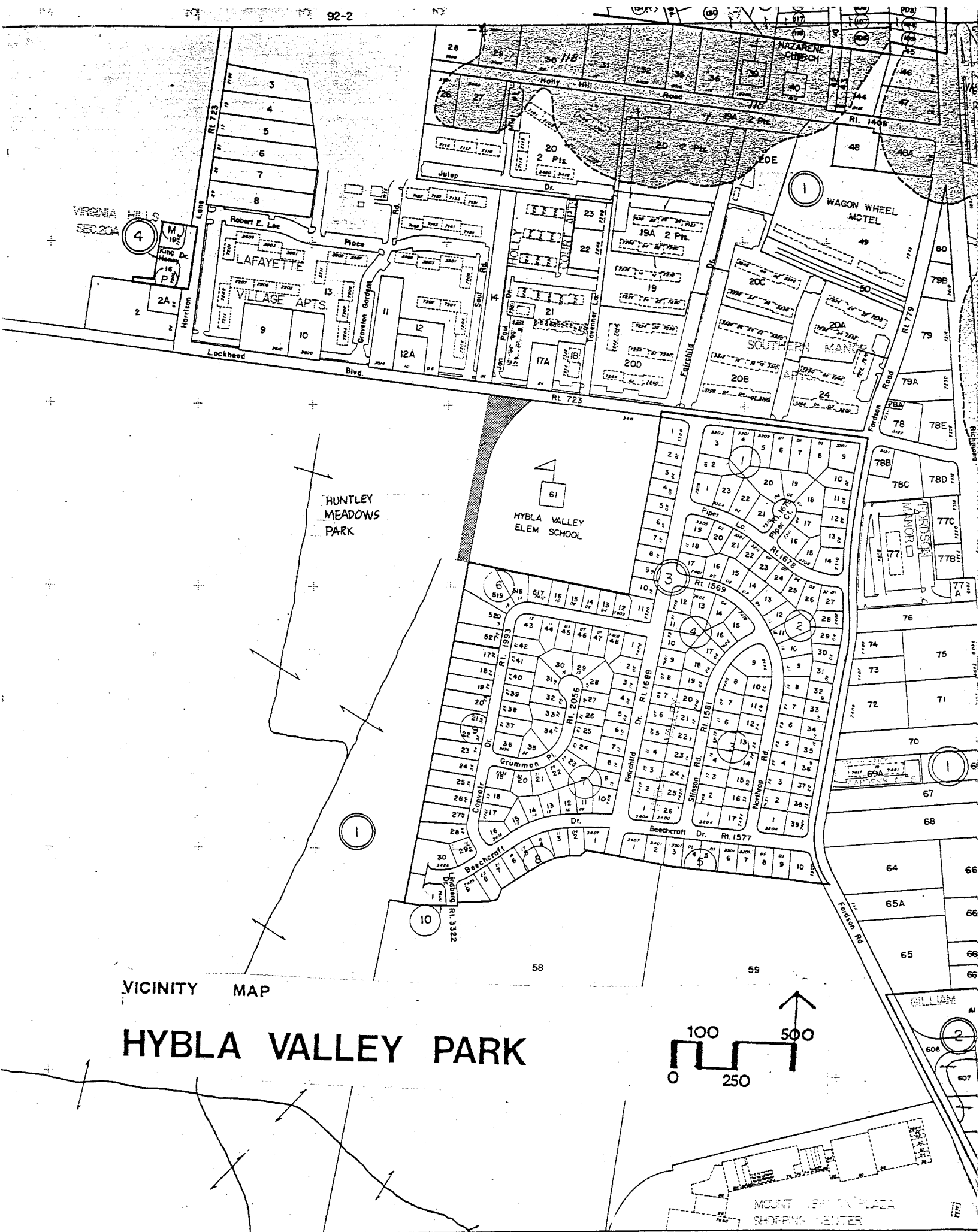
1. Structures

There are no man-made structures on the site. On the school site there exists a number of pieces of metal play equipment and two ballfields with 60 ft. infields with a soccer field overlay and the school.

2. Utilities

Water, electricity and sewage are all available in the neighborhood surrounding the park. These utilities are available to the park site at Lockheed Blvd.





VICINITY MAP

HYBLA VALLEY PARK

C. NATURAL ELEMENTS

1. Topography

A slope study of the park indicates that the park is very flat with slopes averaging about two percent to four percent. A drainage swale running north to south is about six feet deep.

2. Elevations

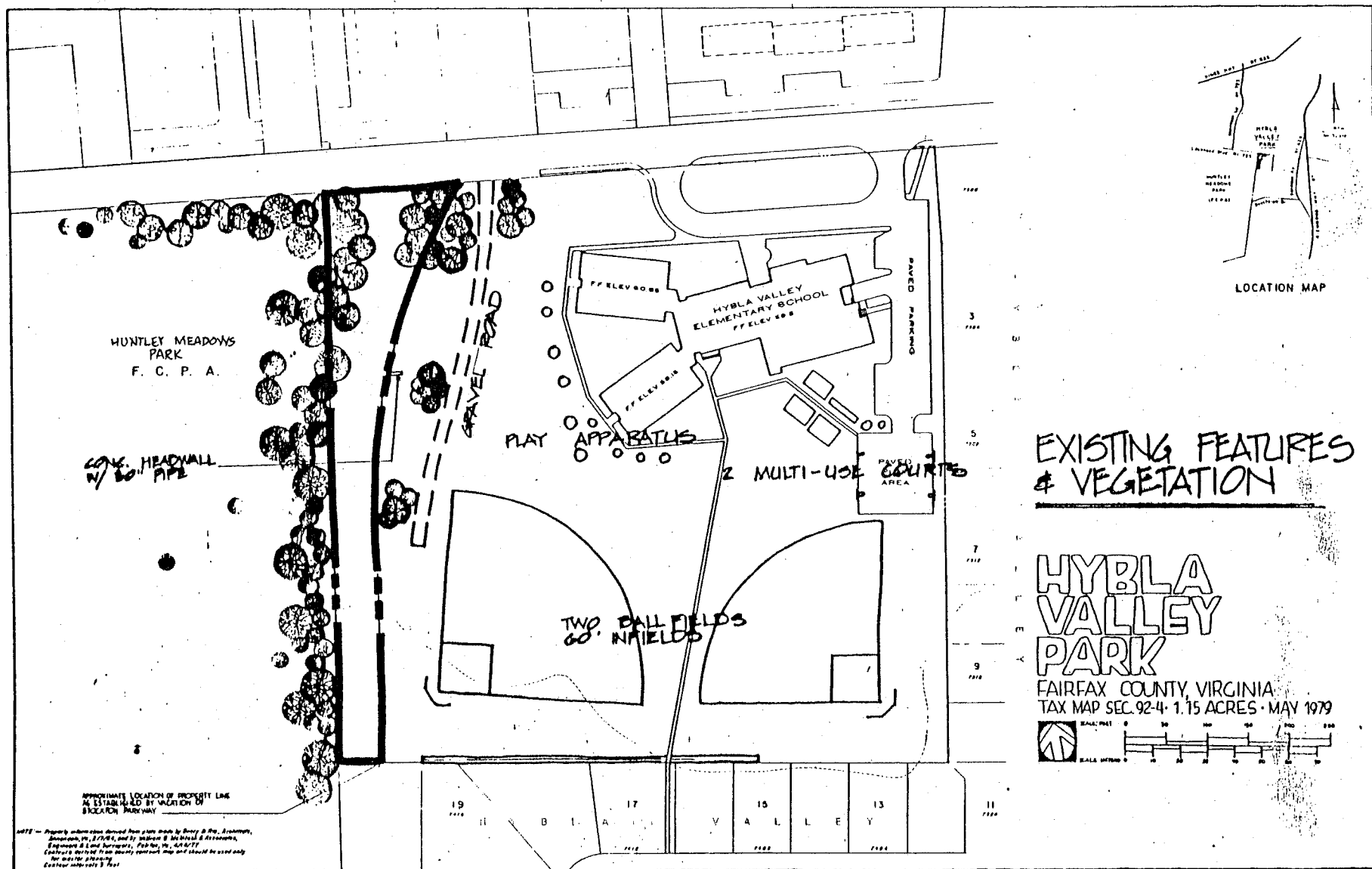
A difference in elevation of about fifteen feet occurs on the site.

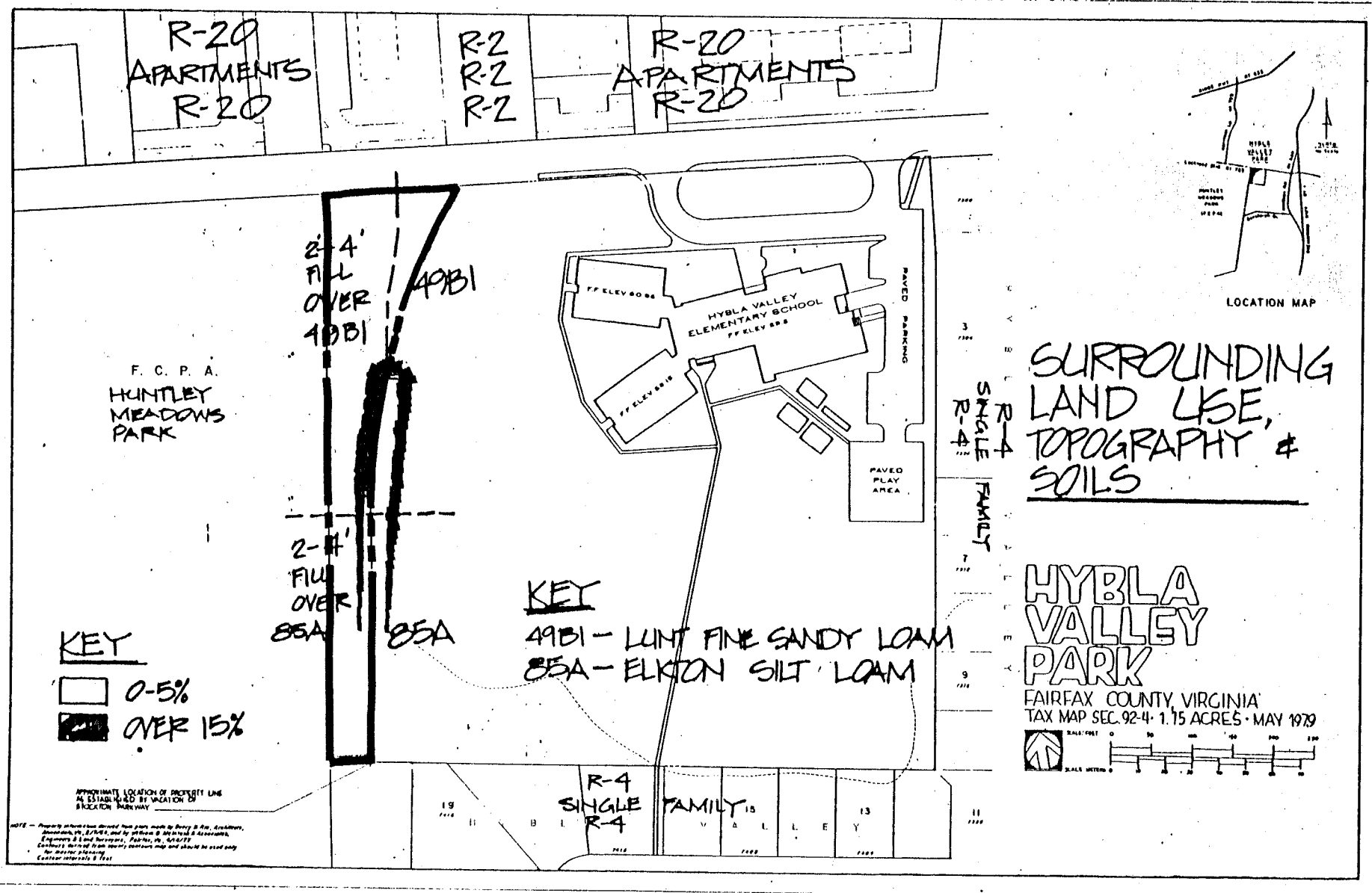
3. Soils

Lunt Fine Sandy Loam - This soil is a brown, moderately deep, well drained soil that is derived from sand, silt and clay materials of the high Coastal Plain terraces. It is usually bounded by the Wayside and Beltsville soils on the higher elevations, and by the Matapeake, Mattapex and Sassafras soils on the lower elevations. Its surface soils are brown to dark brown loams and fine sandy loams. The subsoils are mostly strong brown, sticky, fine sandy clay loams to heavy plastic clay loams. The texture is very variable in the subsoil. Workability is very good, productivity and conservability are good, and the fertility is fair. The soil is not extensive. It is strongly acid. (pH 5.0-5.5).

Suitability - This soil is well suited to most crops grown in the county. The more sandy areas are especially well suited for vegetable crops. It is good for septic tank drainage fields, except in a few small heavier textured areas, fair for road subgrade materials, and good for home sites.

Elkton Silt Loam - Elkton silt loam is a flat, wet, poorly drained soil that is formed from silt and clay materials of the lower Coastal Plain area. It is mottled gray, yellowish brown and strong brown throughout the entire soil and has a silt loam surface soil and a silty clay to clay subsoil. The water table is up in the soil, and water stands on some areas in wet seasons. Large amounts of lime are needed for pasture and hay crops. Natural fertility and organic matter content are low to medium. Workability is very poor, productivity is low, and conservability is excellent. Most areas need ditching for good pasture or crop production. It is strongly to very strongly acid in reaction. (pH 4.5-5.5).





Suitability - This soil is best suited for forest or permanent pasture. It is very poor for septic tank drainage fields and road subgrade materials.

4. Vegetation

The site is primarily open field and some small secondary hardwood growth. 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-20 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 6,500 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

In September of 1978, 1,669 surveys were distributed to the new Hybla Valley and Stoneybrook Civic Associations. Questionnaires were also distributed to the Southern Manor, Holly Courts and Lafayette Village Apts. (See Appendix). The results of that survey were as follows:

QUESTIONNAIRE SUMMARY

Total questionnaires distributed = 1,669
 Questionnaires received by FCPA = 17
 Percent returned = 1.02%

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>100.0%</u>

No. of people requesting no development = 1
 No. of people requesting minimal development = 1
 No. of people requesting facility development = 15

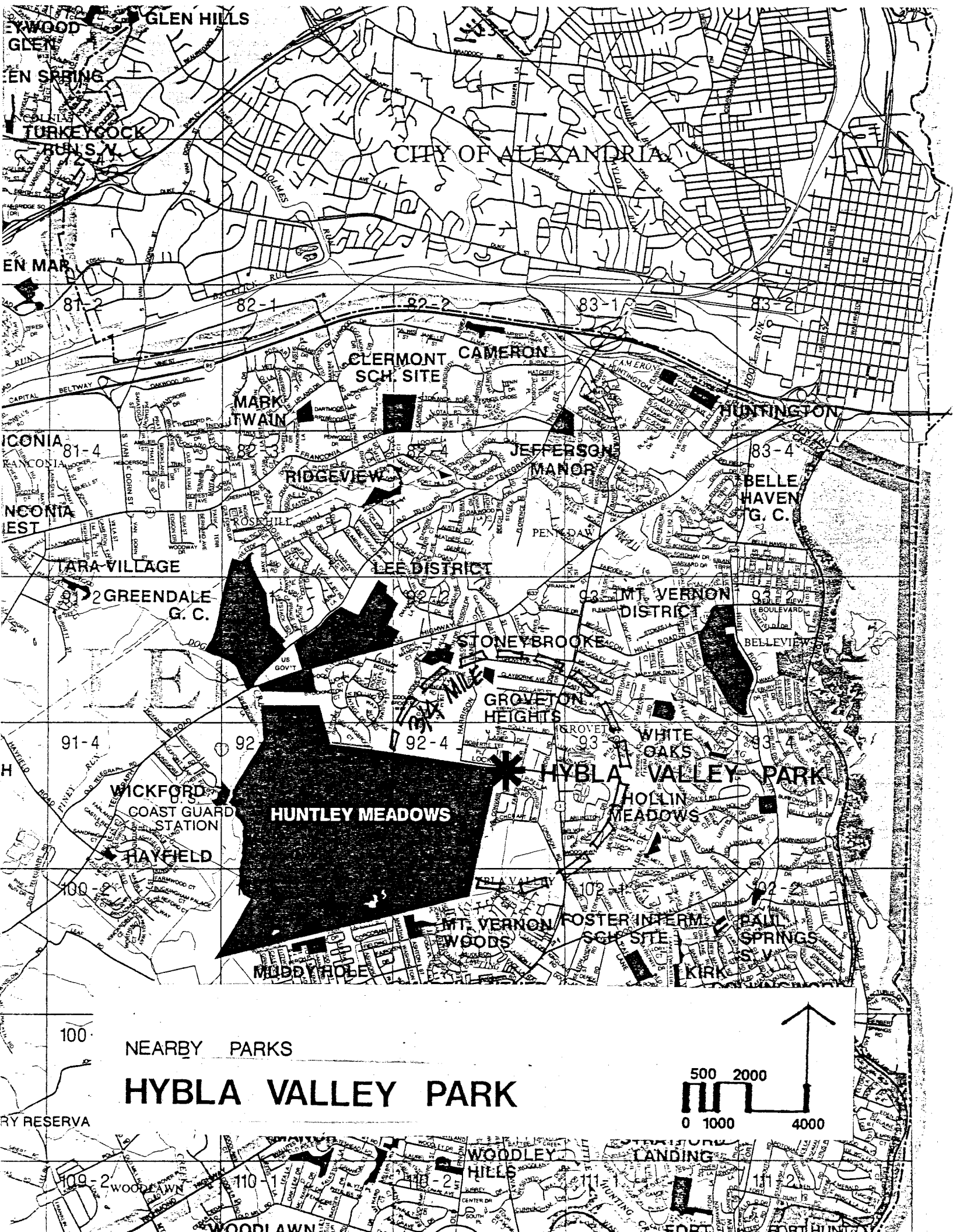
Facilities requesting most often are as follows:

Facility	No. of Requests	Percent
1. Picnic area	10	66
2. Non-motorized bike trail	8	53
3. Hiking/nature trail	7	46
4. Landscaping/plantings	7	46
5. Playground apparatus area (ages 6-12)	7	46
6. Tennis courts	7	46
7. Shelter/pavillion	6	40
8. Horseshoe/shuffleboard courts	5	33
9. Open play area	5	33
10. Playground tot lot	5	33
11. Basketball court	2	13
12. Nature areas	2	13
13. Volleyball court	2	13

4. Area Recreational Activities

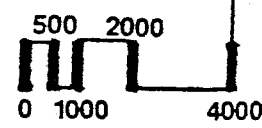
Within a 3/4 mile radius of Hybla Valley Park are a number of parks and schools which contain various active recreational facilities as follows:

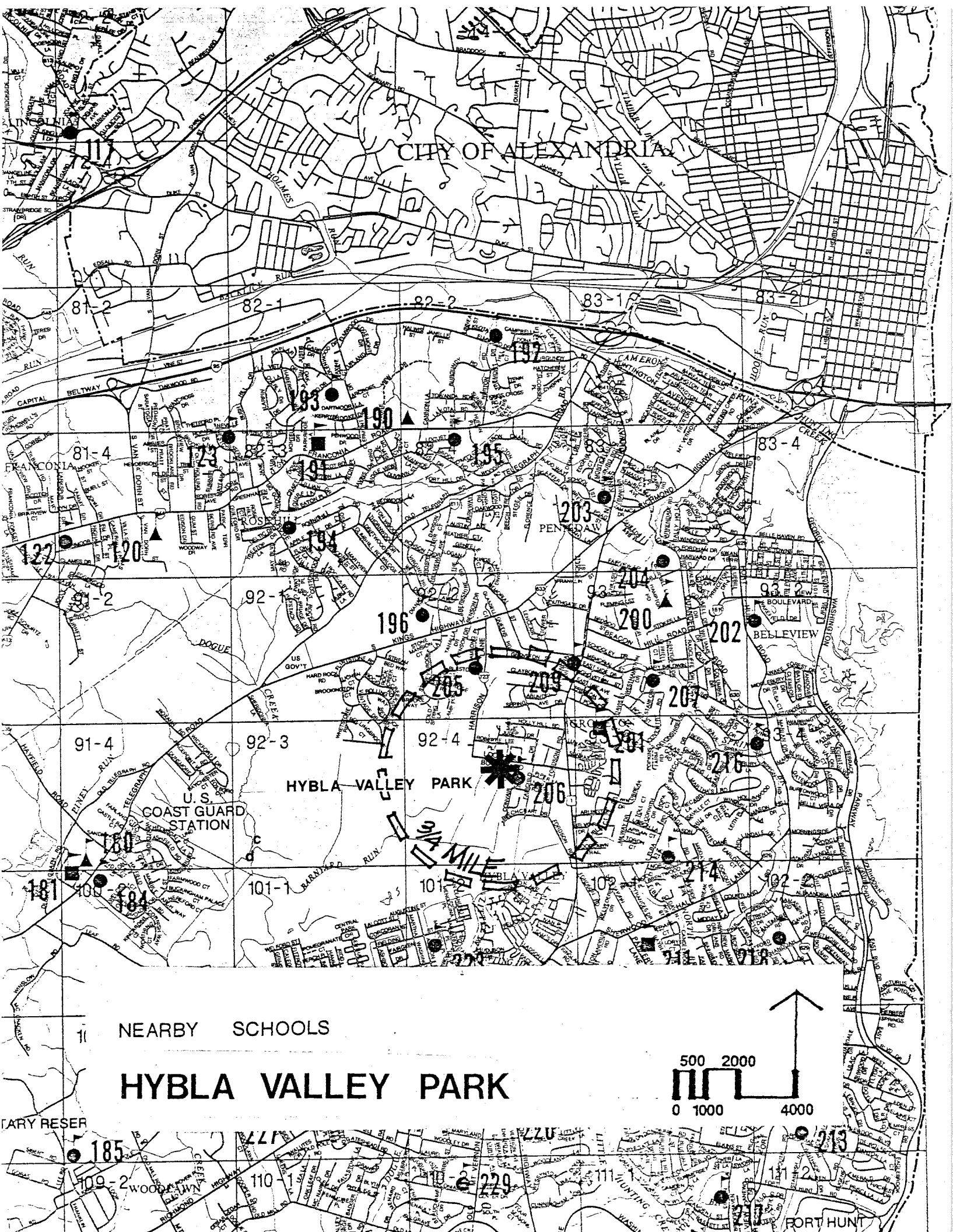
FACILITY	PARK	Huntley Meadows	Groveton Heights	SCHOOL	Bryant Inter. (201)	Groveton Elem. (205)	Hybla Valley Elem. (206)
Baseball field (90')					1		
Basketball court			•		2	4	2
Playground			•			1	2
Softball/Little League field (60')			•		2	2	2
Tot lot							
Hiking trail			•				
Conservation area							
Parking							
Picnic			•				
Restroom							
Shelter							
Basketball goals					4	8	4
Soccer field					1	1	1
Blacktop area					1	3	1
Football field					1		
Tennis court					4		
Track					1	1	
Ice skating (indoor)							
Nature trail		•					
Historic site		•					



NEARBY PARKS

HYBLA VALLEY PARK





5. County Comprehensive Plan

The following recommendation is taken from the County's Comprehensive Plan for Planning Sector MV2:

- a. Expand and develop Groveton Heights Comm. Park.
- b. A community park to serve Hybla Valley Sub-division should be provided on the Board of Supervisors owned property (parcel 60) west of Hybla Valley Elementary School.
- c. Additional community-serving parkland should be acquired in the southern portion of the sector as it develops.
- d. Acquire the vacant acreage adjacent to the southeastern boundary of Beacon Hill apartments and develop it as a small community park.

6. County Trail Plan

The approved County-Wide Trail Plan shows proposed trails along the periphery of Huntley Meadows Park and portions of Lockheed Blvd. Existing sidewalks along Lockheed Blvd. will tie the park into the Route 1 corridor.

7. Reports on Planned Development

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

Park Authority

Conservation*
History

County

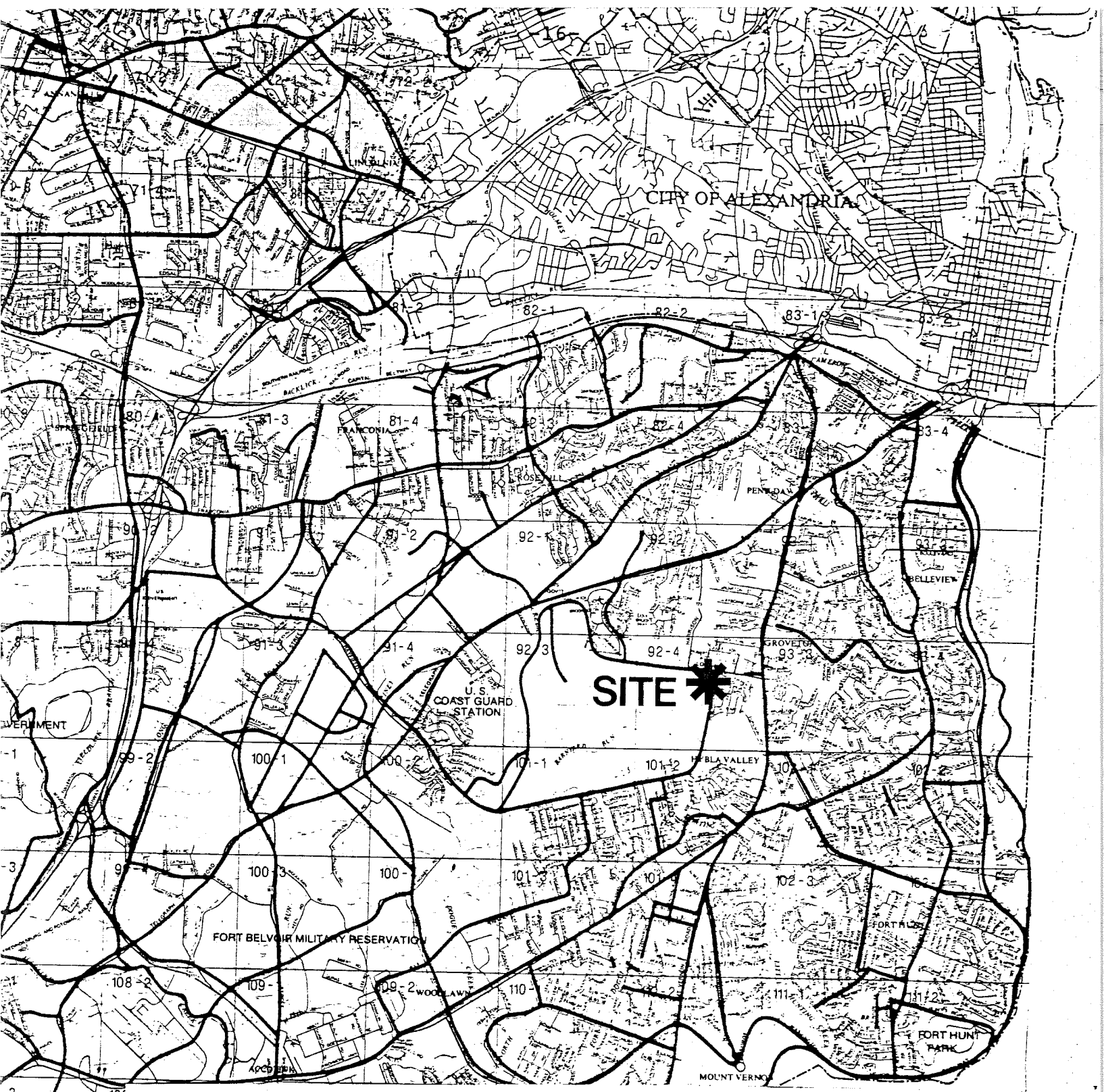
Police
Fire and Rescue
Recreation & Comm. Services
Comprehensive Planning
School Board

Those which responded to our request are noted as follows:

*Conservation - Provide trail connection to Huntley Meadows Park. (The full report appears as part of the appendix.)

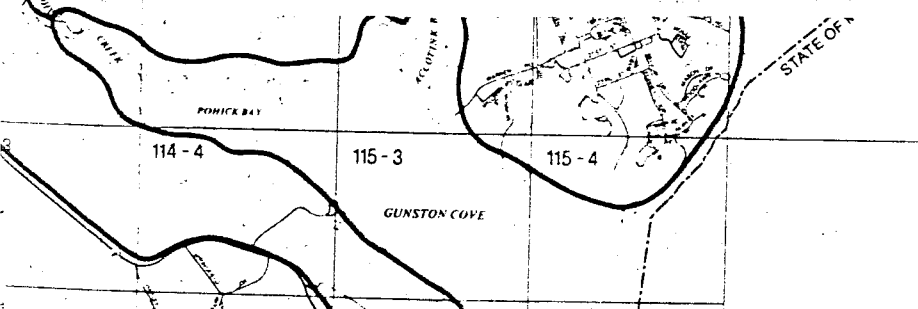
8. Transportation

The latest preliminary plans for the improvement of Lockheed Blvd., July 2, 1979, show widening of the road on the south side to be at about the east boundary of Huntley Meadows.



TRAIL PLAN

HYBLA VALLEY PARK



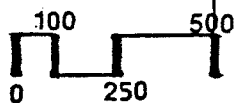
HYBLA VALLEY PARK

HUNTLEY MEADOWS
PARK

HYBLA VALLEY
ELEM. SCHOOL

ZONING MAP

HYBLA VALLEY PARK



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 recreational facilities closely associated with and complimentary to the adjacent school facilities.

B. USER INPUT

As indicated on page 12, the community's developmental preferences were a result of a survey distributed in September 1978.

C. 1977 BOND PROSPECTUS

The 1977 Bond Prospectus indicated the following: Development ideas include ballfields, basketball and tennis courts, open play area, picnic and playground areas plus parking, trails, and landscaping.

VI. PLANNING DESIGN DESCRIPTION

A. PARKING/BASKETBALL BACKSTOPS

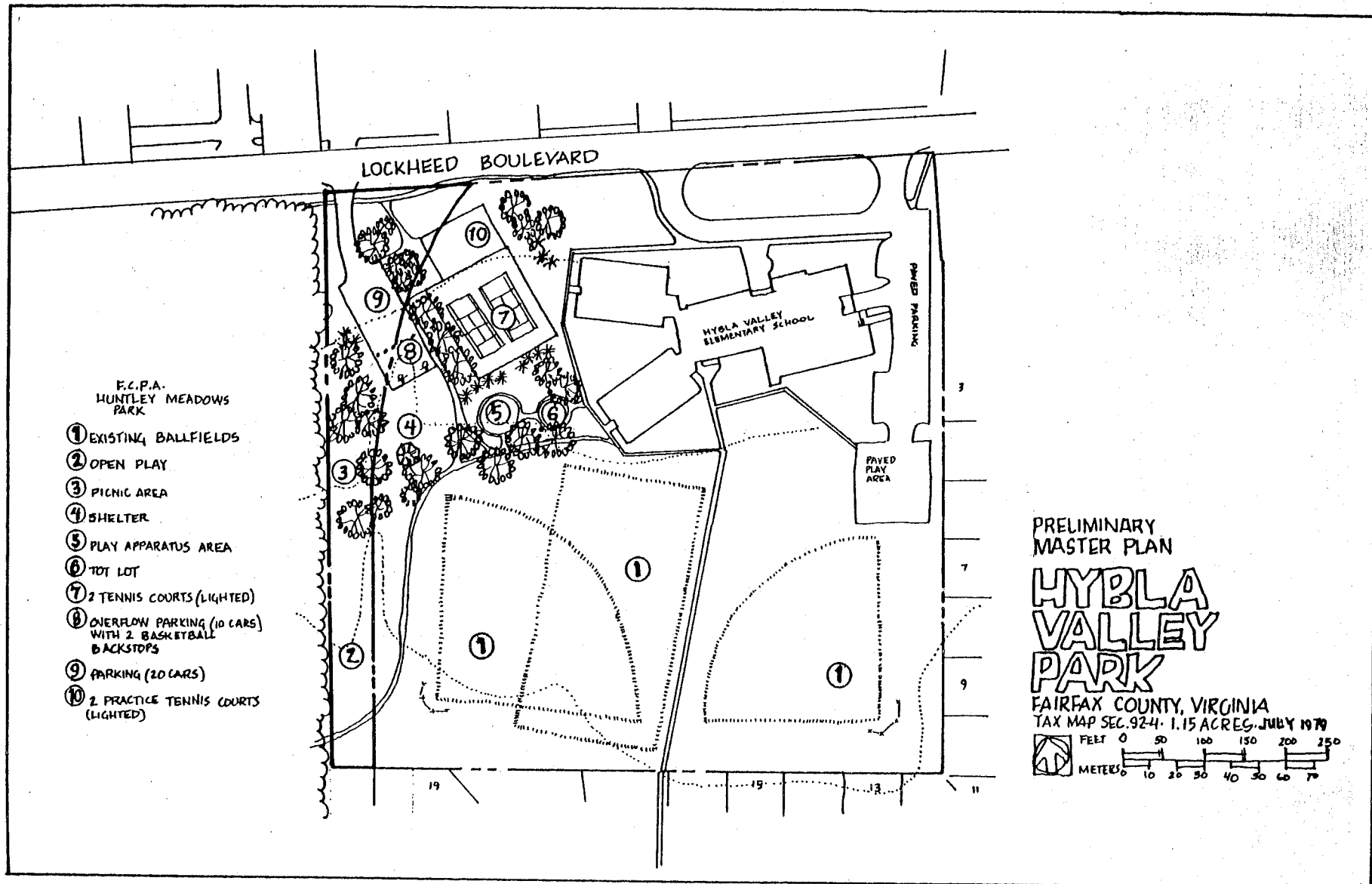
An entrance road and parking lot with a capacity of 18 cars is shown off of Lockheed Blvd. This lot will be located so as to provide easy access to the park facilities. It will also include basketball backstops and cordoned off area for basketball play. Bollards can be removed to increase space for additional parking.

B. TENNIS COURTS/TENNIS PRACTICE AREA

Two tennis courts and a practice court are shown near the parking lot. These courts will be fenced and lighted and include a small seating area.

C. 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. This equipment will replace the school's existing metal equipment.



D. PICNIC AREA

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

E. OPEN SHELTER

An open shelter will be provided in the picnic area.

F. 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.

G. LANDSCAPING

Landscaping as shown on the plan will be developed in the picnic area and play areas.

H. OPEN PLAY

A small grassy open play area will be developed adjacent to and south of the picnic area.

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.

<u>Activity</u>	<u>No. User Days/Year</u>
A. Tennis courts	7,500
B. Play apparatus area/ tot lot	1,000
C. Multi-use/basketball court	2,520
D. Picnic area	<u>8,400</u>
Total potential use	19,420

Potential persons/year = 12,947 (One person equals 1.5 users)

A. TENNIS COURTS

Based on 20 players per court per day for 175 day season,

the average number of players per court per day is higher than those figures found in the 1976 Tennis Court User Survey, (prepared for the FCPA in Aug. 1976), because of the use of lights enabling night play.

20 plays x 175 days x 2 courts = 7,000 user days
500 players for practice wall = 500
Total = 7,500

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 1,000 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.

VIII. DEVELOPMENT COST ESTIMATE

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

A. PARKING LOT AND ENTRANCE ROAD

22' wide road, 130' @ \$28.50/LF	\$ 3,705
*Parking lot 28 spaces @ \$1000/space	\$28,000
Line painting, LS	\$ 200
Removeable bollards, 13 @ \$100	\$ 1,300
Basketball backstop, LS	\$ 1,400
30" CMP 500 ft. @ \$23.50/LF	\$11,750
Backfill LS	<u>\$ 5,000</u>

Subtotal \$ 51,355

B. PLAY APPARATUS/TOT LOT

Eight pieces play equipment	\$12,000
@ \$1500/ea.	
Woodchip surface, LS	<u>\$ 4,000</u>

Subtotal \$ 16,000

C. PICNIC AREA

Tables, 5 @ \$250/ea.	\$ 1,250	
Grills, 3 @ \$110/ea.	\$ 330	
Trash cans, 3 @ \$200/ea.	<u>\$ 600</u>	
Subtotal		\$ 2,180

D. OPEN SHELTER

Open shelter, 1 @ \$8,000		\$ 8,000
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E. TENNIS COURTS

Two courts and practice court	\$50,000	
Lighting	\$20,000	
Earthwork	<u>\$ 2,500</u>	
Subtotal		\$ 72,500

F. OPEN PLAY

Open play area incl. grading, topsoil, lime, fertilizer, etc.		\$ 2,500
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G. WALKS

6' wide asphalt walk*, 1250 LF @ \$5.50/LF		\$ 6,875
---	--	----------

H. LANDSCAPE PLANTING

Evergreen trees, 14 @ \$100/ea.	\$ 1,400	
Deciduous trees, 26 @ \$200/ea.	<u>\$ 5,200</u>	
Subtotal		<u>\$ 6,600</u>

TOTAL		\$166,010
20% Contingency		<u>\$ 33,202</u>

GRAND TOTAL		<u>\$199,212</u>
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*May be gravel where appropriate

IX. COST VS. BENEFIT

The total estimated cost for the park is about \$199,212. There are about 11,300 people living in a 3/4 mile radius. Using these figures, the expenditure per person equals about \$17.63. The expenditure per person using the park equals about \$10.25.

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 are 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 viewpoint, the costs of implementation vs. the benefits are more than justified.

X. OPERATING AND 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 1975 and revised June 1977 for a one year period. The figures have been updated to June 1979 by an inflation factor.

<u>Facility</u>	<u>June 1979</u>
A. Parking lot	\$ 196
B. Play apparatus/tot lot	\$1,513
C. Picnic area	\$ 897
D. Open shelter	\$ 340
E. Tennis courts	\$4,712
F. Basketball backstops	\$ 462
G. Walks	\$ 637
H. Practice tennis court	<u>\$ 868</u>
TOTAL	\$9,625/year

XI. PHASING

There is approximately \$99,000+ for development and implementation of the master plan. \$67,000 is available immediately. The remaining \$32,000 will be available in FY 1981. Since the overall cost of implementing the master plan is about \$180,000 it is obvious that not all facilities can be developed at this time. Therefore, a ranking of development priorities follows:

Phase I

Pipe existing ditch	\$16,750
Play apparatus/tot lot	\$16,000
Open shelter	\$ 8,000
Walks	\$ 6,875
Landscape planting	\$ 3,000
Picnic area	<u>\$ 2,180</u>
Total Phase I	\$52,805

Phase II

Tennis courts	\$ 57,500
Parking lot	\$ 34,605
Landscaping	\$ 3,600
Open play	<u>\$ 2,500</u>
Total Phase II	\$ 98,205

APPENDIX

Don Lederer

8-17-78

Ed Nenstiel

Hybla Valley Area Park

A total of 1800 questionnaires need to be printed for distribution to the following communities:

New Hybla Valley C.A.	-	208
Stoneybrooke C.A.	-	300
Holly Courts Apts.	-	109
Southern Manor Apts.	-	712
Groveton Gardens Apts.	-	340

EN/mlb



Fairfax

County

Park

APPENDIX B
Authority

M E M O R A N D U M

To: ✓ Gil Aldridge and Michael Rierson

Date: 4-24-79

From: Ed Nenstiel *gms**file:*Subject: ~~Hybla Valley~~ *Hybla Valley*
~~Beacon Hill~~ Park (Tax Map 92-4-((1))-60)

I am about to begin the master plan for Hybla Valley Area Park located at 3415 Lockheed Blvd. in Alexandria. (see attached location map)

As part of the master plan, I would like to include a brief report from your division on any significant factors which may influence conclusions drawn during the preliminary site analysis.

In the case of the Conservation Division, a description of the vegetation on site would be appropriate.

In the case of the History Division, a survey or discussion of any historically significant site features would be helpful.

I would appreciate any input from you by May 7, 1979.

EN/sh

Ed — Cons. Information would be related to Huntley Meadow Data. No suggested use by Cons. due to our major facilities which are nearby. A "spur trail" to the main loop trail of Huntley might be appropriate.

What happens to this park with Lockheed Extension?

gll
8/1/79

APPENDIX C

1. Indicate the number of persons, by age group, responding to the questionnaire:

0-5 yrs. _____ 6-12 yrs. _____ 13-20 yrs. _____ 21-45 yrs. _____ 45-60 yrs. _____ Over 60 _____

2. What do you see as the prime needs of your community? Which one of the following three themes would you prefer at Hybla Valley Area Park? (Circle one choice. If choosing item (c), indicate facilities desired.)

- a. I/we do not need any change in the parkland in this community. (If circled, go to question #3.)

- b. I/we only need minimal improvements, i.e., upgraded by new topsoil, seeding, planting, trails, benches. (If circled, go to question #3.)

- c. I/we need the following recreational facilities in the park: (Put in order of priority.)

Basketball Court

Hiking/Nature Trail

Horseshoe & Shuffleboard Courts

Landscaping/Plantings

Natural Areas

Non-Motorized Bicycle Trail

Open Play Area

Picnic Area

Playground Tot Lot (pre-school)

Playground Apparatus Area (ages 6-12)

Shelter/Pavillion

Tennis Courts

Volleyball Court

Other Ideas

3. What do you see as the best trail access points?

4. Have you visited the site? Yes No

5. Which Fairfax County Parks do you use most often? List:

6. In general, what do you think of the parks in your area?

Your answers will be considered with technical data toward compilation of a preliminary master plan defining possible future use and improvements in the park. The resulting preliminary plan will be presented at a public hearing of which you will be notified if you check the appropriate Box below:

Name

Address

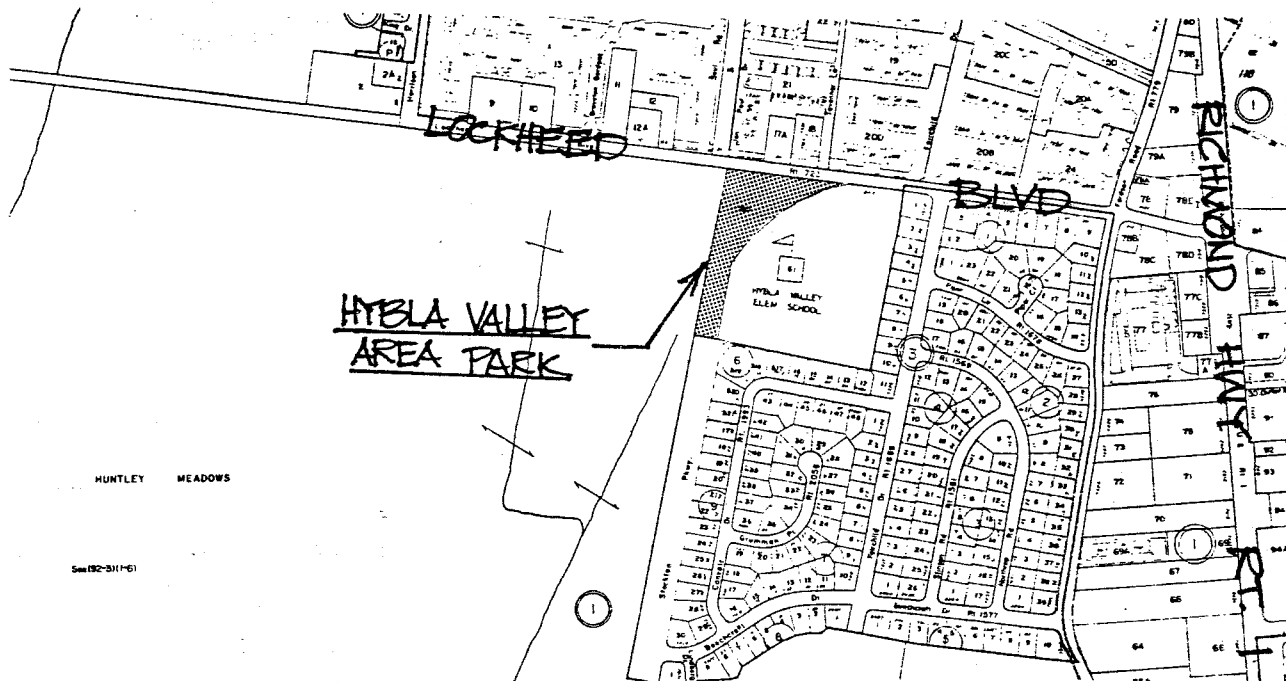
Please notify me when the public hearing is scheduled ☐

Thanks for helping us plan/design your park!

FOLD HERE

FOLD HERE

LOCATION
MAP



FOLD HERE

FOLD HERE

(EWN)

TO: Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

POSTAGE
REQUIRED
FOR
DELIVERY

FROM: