

City of Alexandria, Virginia



Backlick Park

Park and Recreation Commission
January 18, 2024



Commission Action

That the Park and Recreation Commission receive the park design and provide feedback on the prioritization of the proposed park elements.





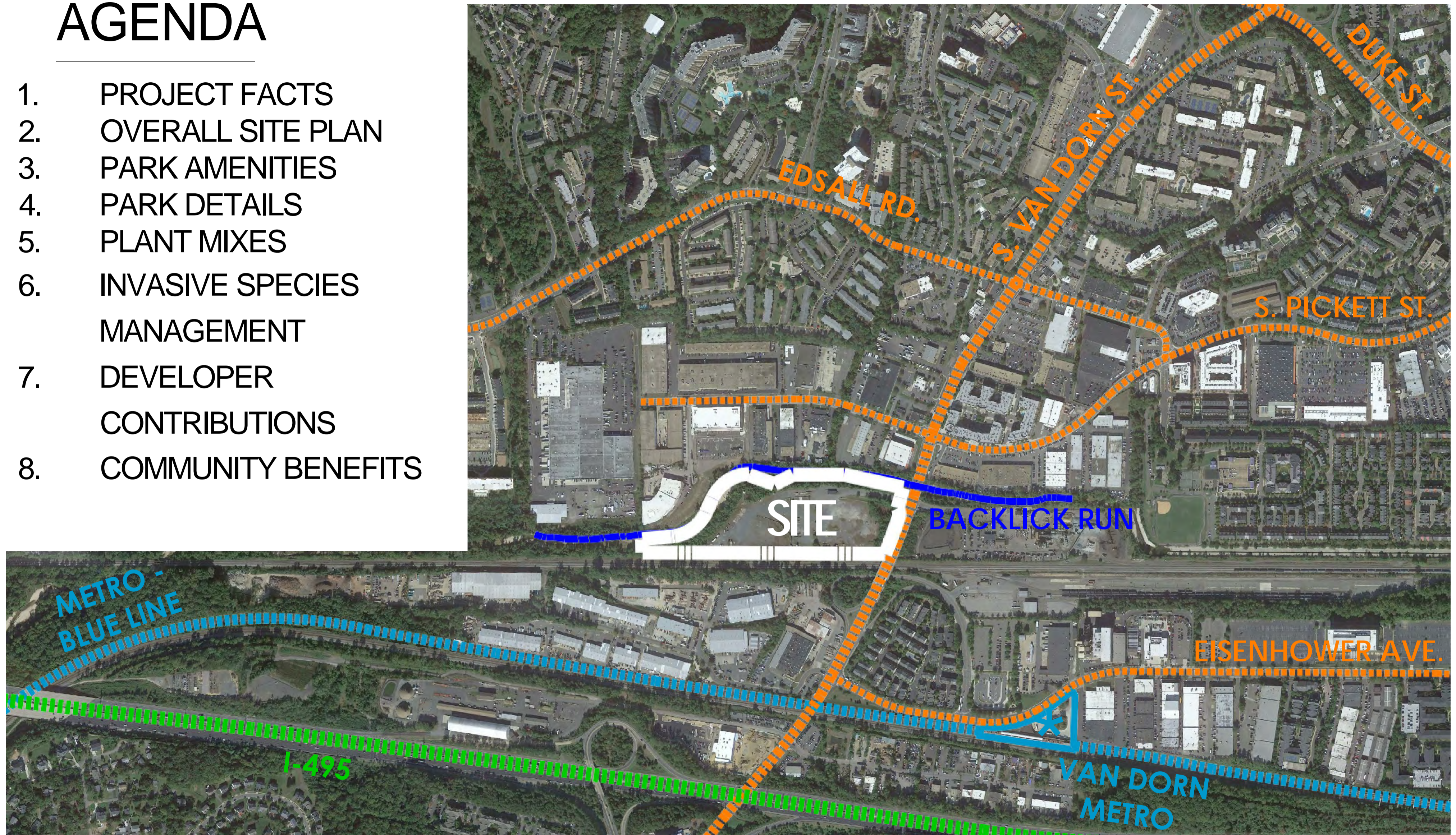
VULCAN SITE

PARKS AND RECREATION COMMISSION MEETING

JANUARY 18, 2024

AGENDA

1. PROJECT FACTS
2. OVERALL SITE PLAN
3. PARK AMENITIES
4. PARK DETAILS
5. PLANT MIXES
6. INVASIVE SPECIES MANAGEMENT
7. DEVELOPER CONTRIBUTIONS
8. COMMUNITY BENEFITS



PROJECT FACTS

1. Overall Site: 17.7 acres
 - 6 acre dedication to Backlick Run Park
2. For Sale Residential and Hotel Use
 - 31 Townhomes, 88 Two-Over-Twos,
204 Condo Flats
 - 256 Hotel Rooms
 - Total FAR: 0.96
3. 30% Open Space (237,174 SF)
4. Extensive Brownfield Mitigation



OVERALL PLAN



PEDESTRIAN BRIDGE



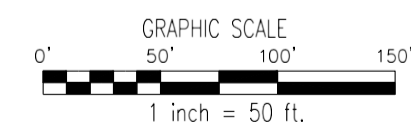
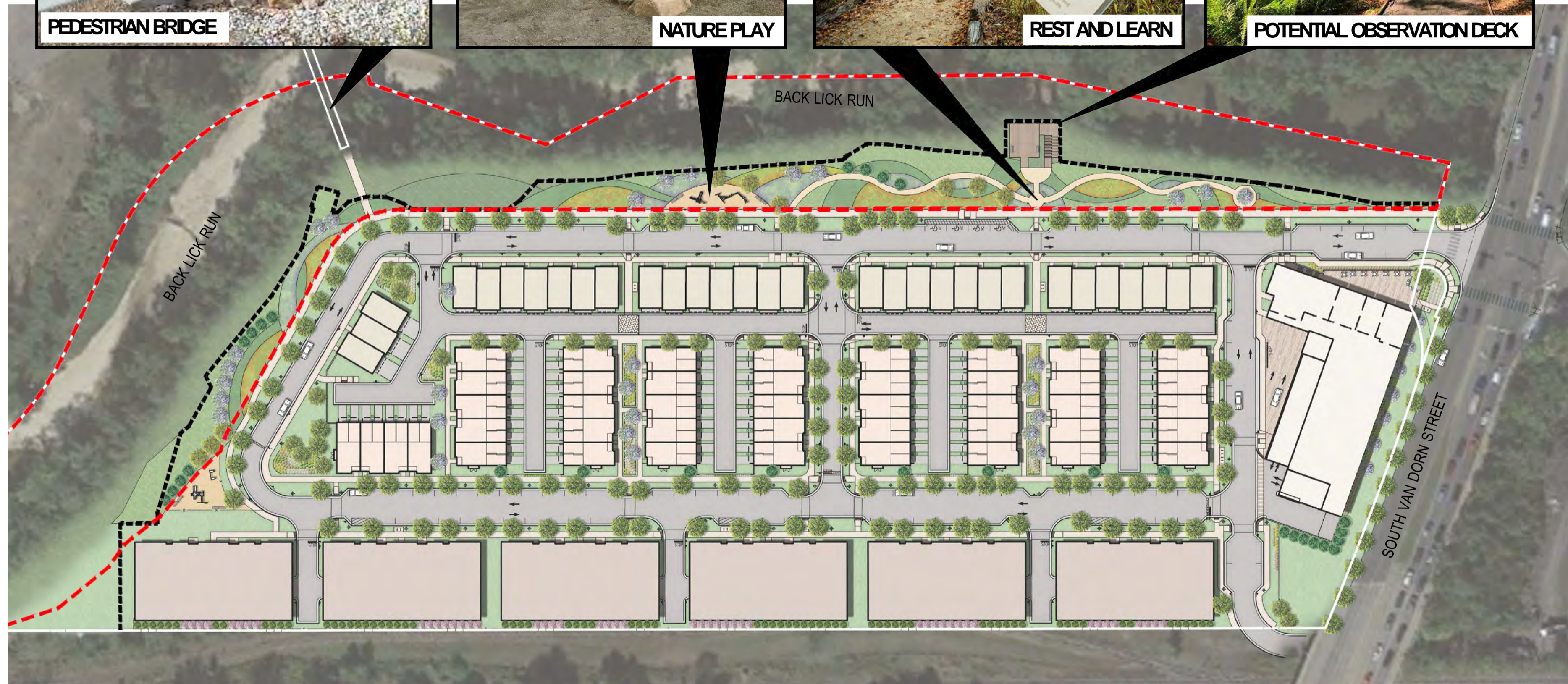
NATURE PLAY



REST AND LEARN



POTENTIAL OBSERVATION DECK



LEGEND

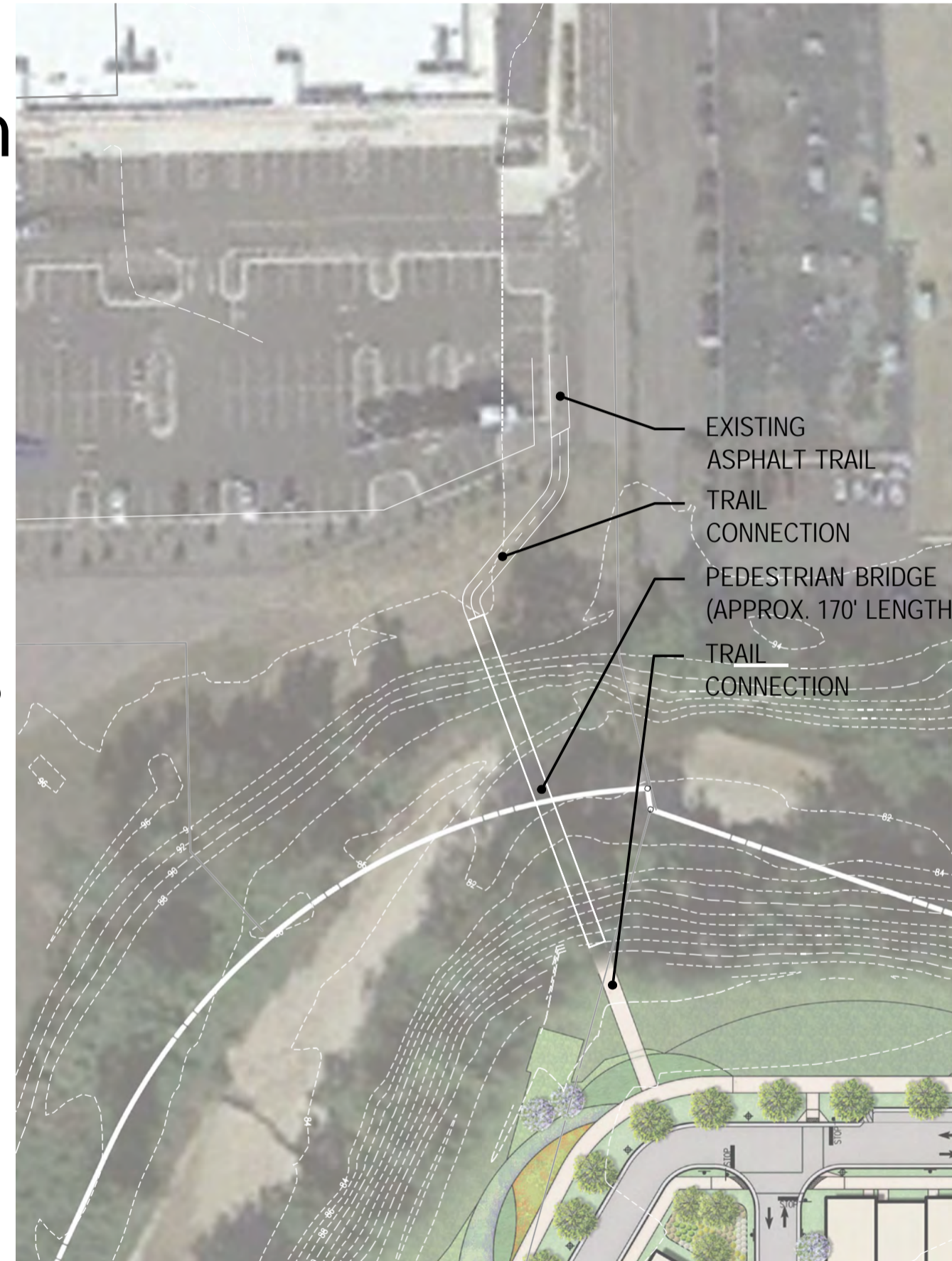
- APPROX. LIMITS OF DISTURBANCE
- - - - - PROPOSED PARK DEDICATION AREA

OVERALL PLAN: KEY NODES

PEDESTRIAN BRIDGE CONTRIBUTION

- Approximately \$863,000* (based on Dec. 20, 2023 estimate)
- Approx. 170' Length x 9' Wide
- Weather Steel Truss and Treated Wood Deck

*Connection Trails and associated grading for trails off-site not included in estimate





NATURAL AREA BENCH



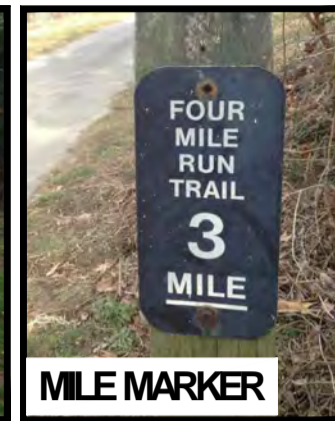
PLAY AREA



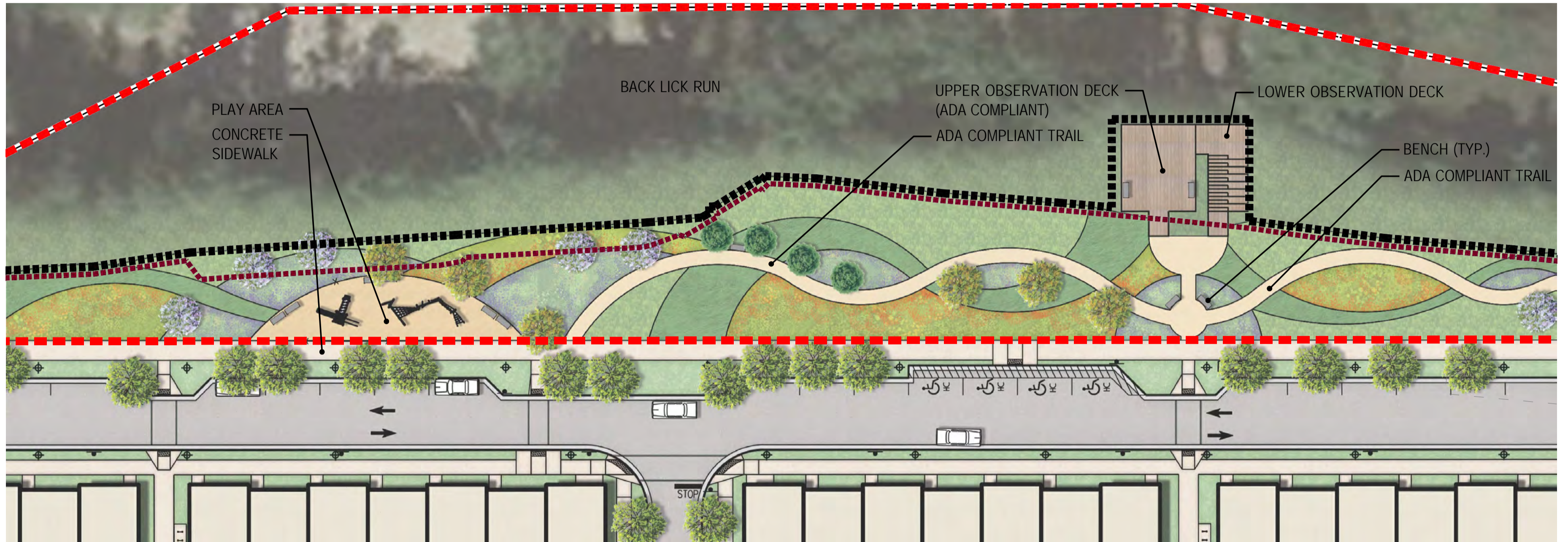
INTERPRETATIVE SIGN



PARK SIGN



MILE MARKER



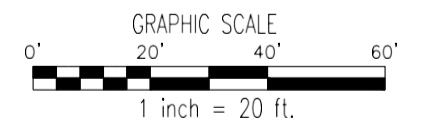
POTENTIAL OBSERVATION DECK



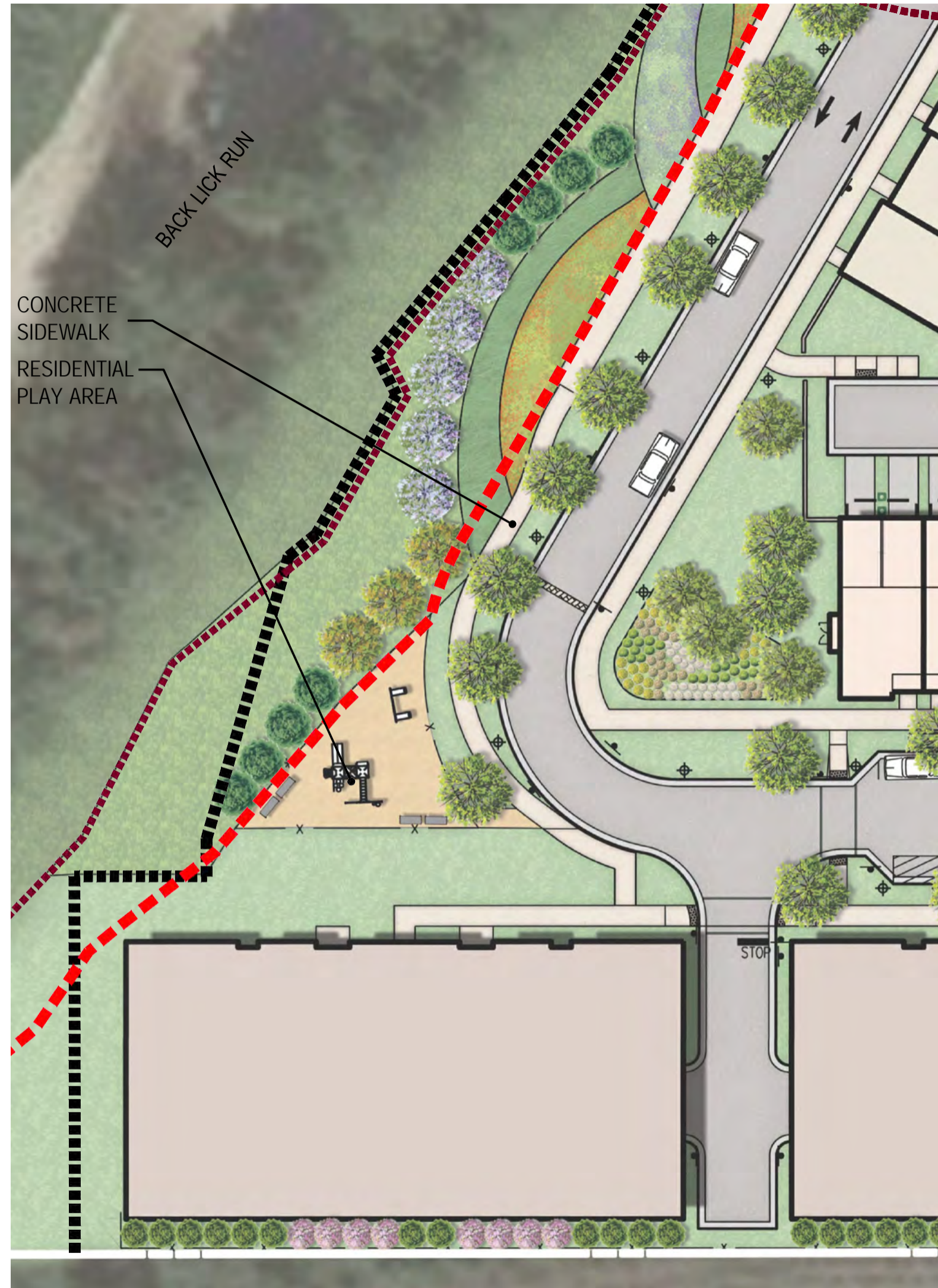
ADA TRAIL

LEGEND

- APPROX. LIMITS OF DISTURBANCE
- EX. EDGE OF PAVEMENT
- PROPOSED PARK DEDICATION AREA



NORTH DETAIL



RESIDENTIAL PLAY AREA

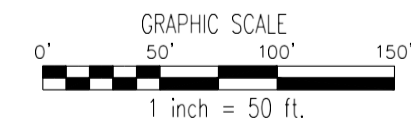
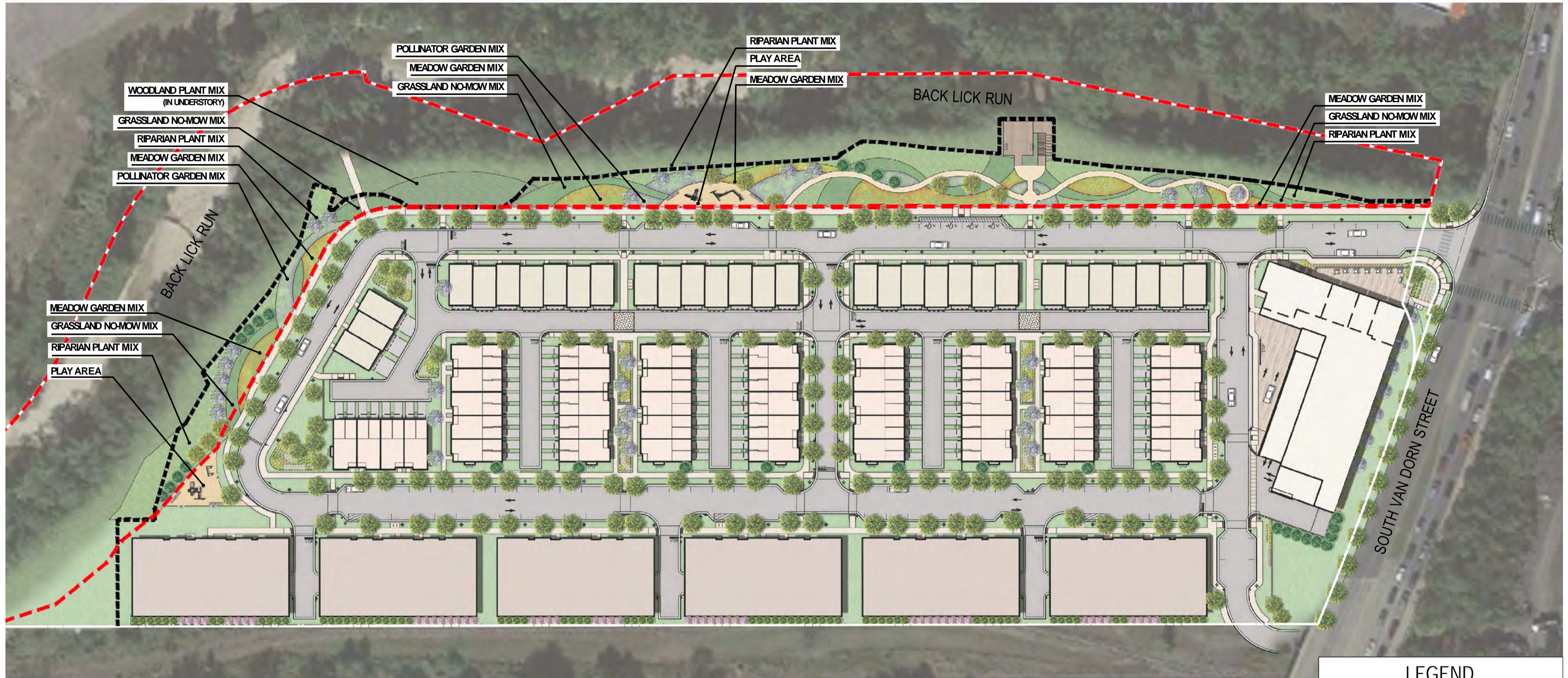


LEGEND

- APPROX. LIMITS OF DISTURBANCE
- - - EX. EDGE OF PAVEMENT
- - - PROPOSED PARK DEDICATION AREA

GRAPHIC SCALE
0' 20' 40' 60'
1 inch = 20 ft.

WEST DETAIL



LEGEND	
	APPROX. LIMITS OF DISTURBANCE
	PROPOSED PARK DEDICATION AREA

PLANT MIXES

NATIVE TREES



Downy Serviceberry



River Birch



American Holly

NATIVE SHRUBS



Smooth Sumac



Wild Hydrangea



Silky Dogwood



Winterberry

NATIVE GRASSES
& PERENNIALS



Blue Vervain



Narrow-Leaf Mountain-Mint



Purple-Stem Aster



Virginia Wildrye



Purple Lovegrass



Common Boneset



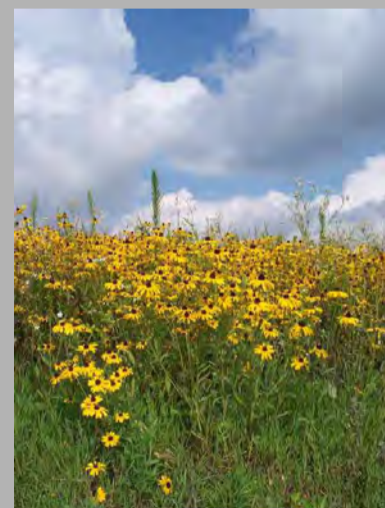
Wild Geranium



Swamp Milkweed



Wild Bergamot



Blackeyed Susan



Common Sneezeweed



Golden Alexanders



Switchgrass



Wrinkleleaf Goldenrod

NOTE: PLANT SPECIES SHOWN ARE EXEMPLARY OF THE PROPOSED PLANT PALETTE, HOWEVER IS NOT EXCLUSIVE OF OTHER NATIVE SPECIES. FINAL PLANT PALETTE WILL BE SELECTED UNDER CONSULTATION WITH ALEXANDRIA RPCA.

PLANT PALETTE

Invasive Species Mitigation Cost Estimates* **Approximately \$875,000 Total**

- Initial removal of Invasives (on steep & flat slopes)
 - o Cut & Herbicidal Spray
 - o Hand removal & chipping of cut vegetation
 - o Hauling & offsite disposal
- Seasonal maintenance prior to park completion (1 year)
 - o Herbicidal Spray of invasive regrowth
- Revegetation
 - o Plant material, Labor & Warranty
 - o Replanting to meet survivability requirements

Off-Site Mitigation Cost Estimates* **Approximately \$15,000 Total**

- Off-site mitigation subject to off-site Property Owner approval and coordination with City Staff

**Note: This mitigation option includes management of invasives on steep and flat slopes, ongoing maintenance, revegetation, and other mitigation practices described above and excludes grubbing of slopes, slope stabilization, rip-raps, or any other slope and stream mitigation.*



INVASIVE SPECIES MANAGEMENT AREAS

DEVELOPER CONTRIBUTIONS

Eisenhower West Developer Contribution

1. \$3.45/SF = \$2,579,137
2. Backlick Run Park Improvements Shown = \$3.3M
3. Development condition will limit park improvements

PROJECT FACTS

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COMMUNITY BENEFITS

1. 6 acre dedication to Backlick Run Park
2. \$2.5M developer contribution for Backlick Run Park Improvements
 - Multi-use trail, wood chip and edging
 - Benches
 - Play area, trash receptacles
 - Potential observation deck
 - Signage
 - Plantings & SWM features

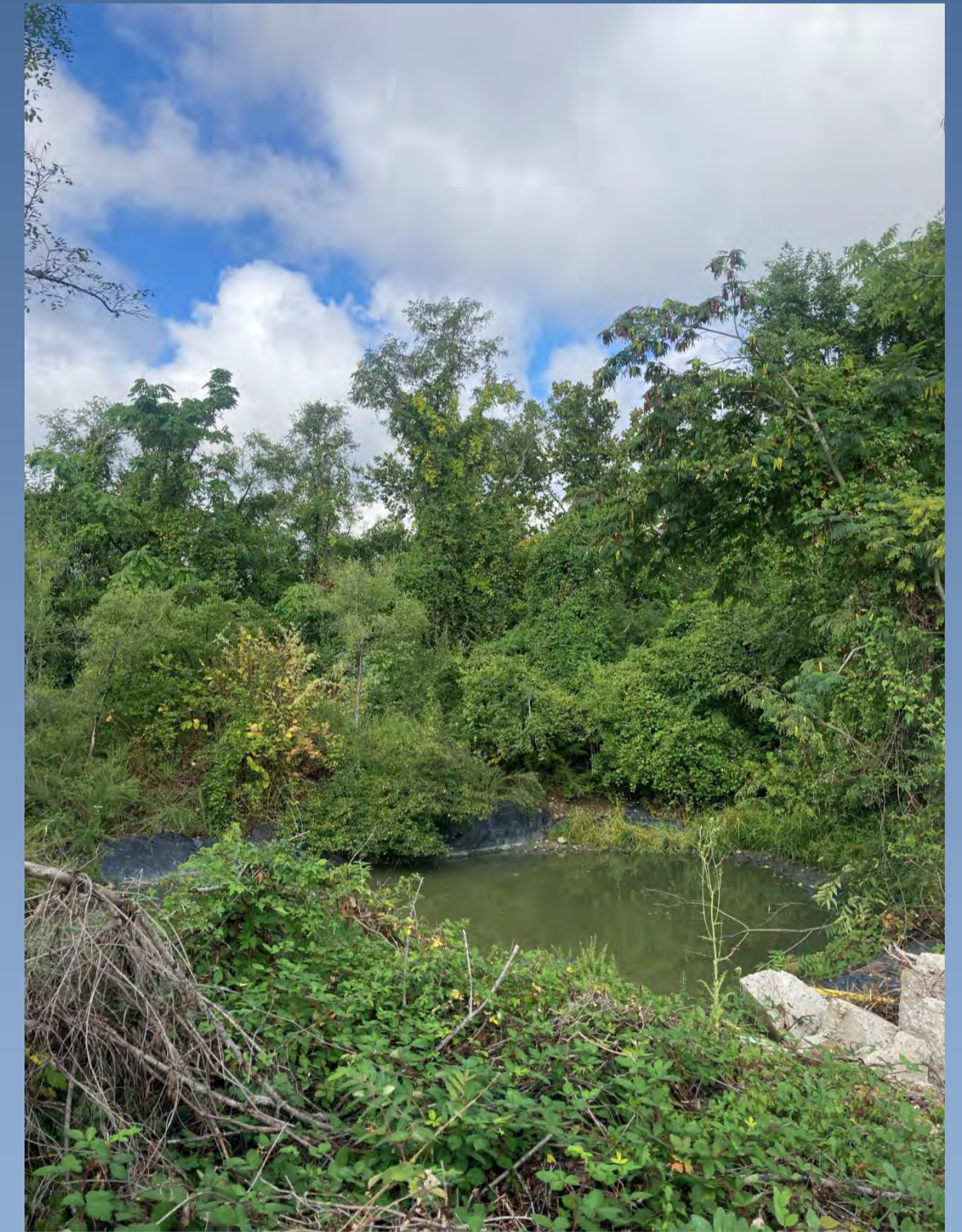


Commission Discussion:

- **Park Design**
- **Prioritization of Phasing and Site Elements**

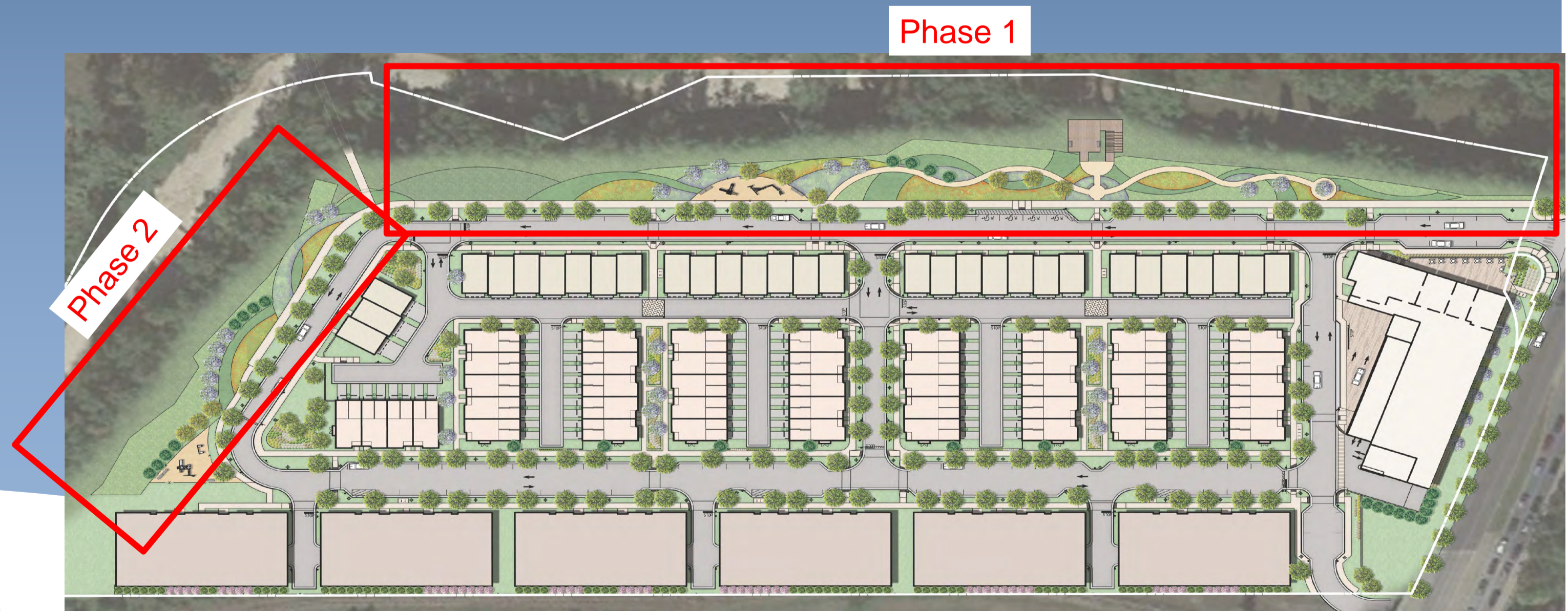


Site Conditions



Commission Preference for Project Phasing

Option 1: Invasive species removal and park improvements in two phases (geographically phased)



City of Alexandria, Virginia

Commission Preference for Project Phasing

Option 2: Phase 1, invasive species removal of entire park. Phase 2, park improvements of entire park (process phases)



Commission Prioritization of Park Elements

- Invasive species removal
- Multi-use trail
- Benches and picnic tables
- Naturalistic playground
- Observation deck and water access
- Signage
- Plantings and stormwater features



City of Alexandria, Virginia

Thank you!

Additional information

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