

Board Agenda Item
March 23, 2016

ACTION – 1

Approval Langley Oaks Park/Langley Fork Park Land Exchange between Fairfax County Park Authority and United States National Park Service (Dranesville District)

ISSUE:

Approval of the Langley Oaks Park/Langley Fork Park Land Exchange between the Fairfax County Park Authority and the United States National Park Service (NPS) in the Dranesville District.

RECOMMENDATION:

The Park Authority Director recommends adoption of a resolution authorizing the land exchange.

TIMING:

Board action is requested on March 23, 2016, after completion of the Public Hearing.

BACKGROUND:

Langley Fork Park is owned by the National Park Service (NPS), and is a portion of the larger Claude Moore Colonial Farm (Turkey Run Park), located on Georgetown Pike in the Dranesville Supervisory District (Attachment 1). Master planned in 1980 with facilities constructed in 1985, the Park Authority has improved the 52.85-acre site (all ADA accessible) with a 60 ft. diamond field, a 90 ft. diamond field, two rectangular fields, two multi-use courts, a fitness trail, and a 170-car parking lot. Langley Fork Park is operated by the Fairfax County Park Authority under a Special Use Permit issued by the NPS.

The original Special Use Permit for Langley Fork Park was granted in 1981 with a term of 25 years that expired in 2006. NPS informed the Park Authority that it no longer granted long-term Special Use Permits when the permit expired in 2006. NPS agreed to grant an annual use permit to the Park Authority for operation of the park until a long term solution such as transfer of the property to Park Authority ownership could take place. NPS also informed staff that it would not entertain capital improvements to the existing facilities or development of additional facilities at the park under the annual use permit. The latest annual use permit was executed in November 5, 2015, and will expire in November 2016.

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Staff continues to work with NPS to secure the transfer of the Langley Fork Park property to Park Authority ownership. The Park Authority Board approved execution of a non-binding Letter-of-Intent (LOI) with NPS in November 2010 that contemplated a land exchange between the Park Authority and NPS in order for the Park Authority to take ownership of Langley Fork Park. The land exchange process with NPS requires compensating NPS for equal or greater value of the Langley Fork Park property pursuant to the Capper/Cramton Act which is the federal legislation under which NPS originally purchased the property. The Capper/Cramton Act provided funding for the acquisition of property to protect the Potomac watershed. This Act permits NPS to manage the acquisition and disposition of land along the Potomac without the need for any additional explicit Congressional approval. Park Authority staff along with NPS staff identified the Langley Oaks Park property owned by the Park Authority as an acceptable exchange property as part of the LOI.

Langley Oaks Park consists of three undeveloped parcels totaling 101.9 acres within the Potomac watershed that were developer dedicated to the Park Authority (Attachment 2). The northern and eastern boundaries of the park are adjacent to lands currently owned by the NPS. Langley Oaks Park is undeveloped with an informal network of social trails that connect with the trail network within the Claude Moore Colonial Farm. NPS has confirmed that the transfer of Langley Oaks Park in exchange for the Langley Forks Park would qualify for disposition under the scope of the Capper/Cramton Act.

On January 27, 2016, the Park Authority Board directed staff to proceed with a public hearing for the land exchange in order to take public comment regarding the exchange. Public comment is required prior to a decision by the Park Authority Board to adopt a resolution (Attachment 3) authorizing the land exchange. The public hearing was advertised in February 2016 with written and e-mail comments being accepted until March 22, 2016, prior to the Public Hearing on March 23, 2016. The advertising for the public hearing consisted of:

- A posting on the Park Authority web site.
- A Park Authority press release including posting to social media sites Facebook and Twitter.
- Print advertisements in the Washington Post. ~~and Reston Connection.~~

Oral testimony provided at the public hearing and written comments submitted to the Park Authority prior to the public hearing are included in the official record, which will be made available to the Park Authority Board.

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FISCAL IMPACT:
None

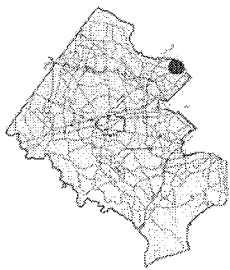
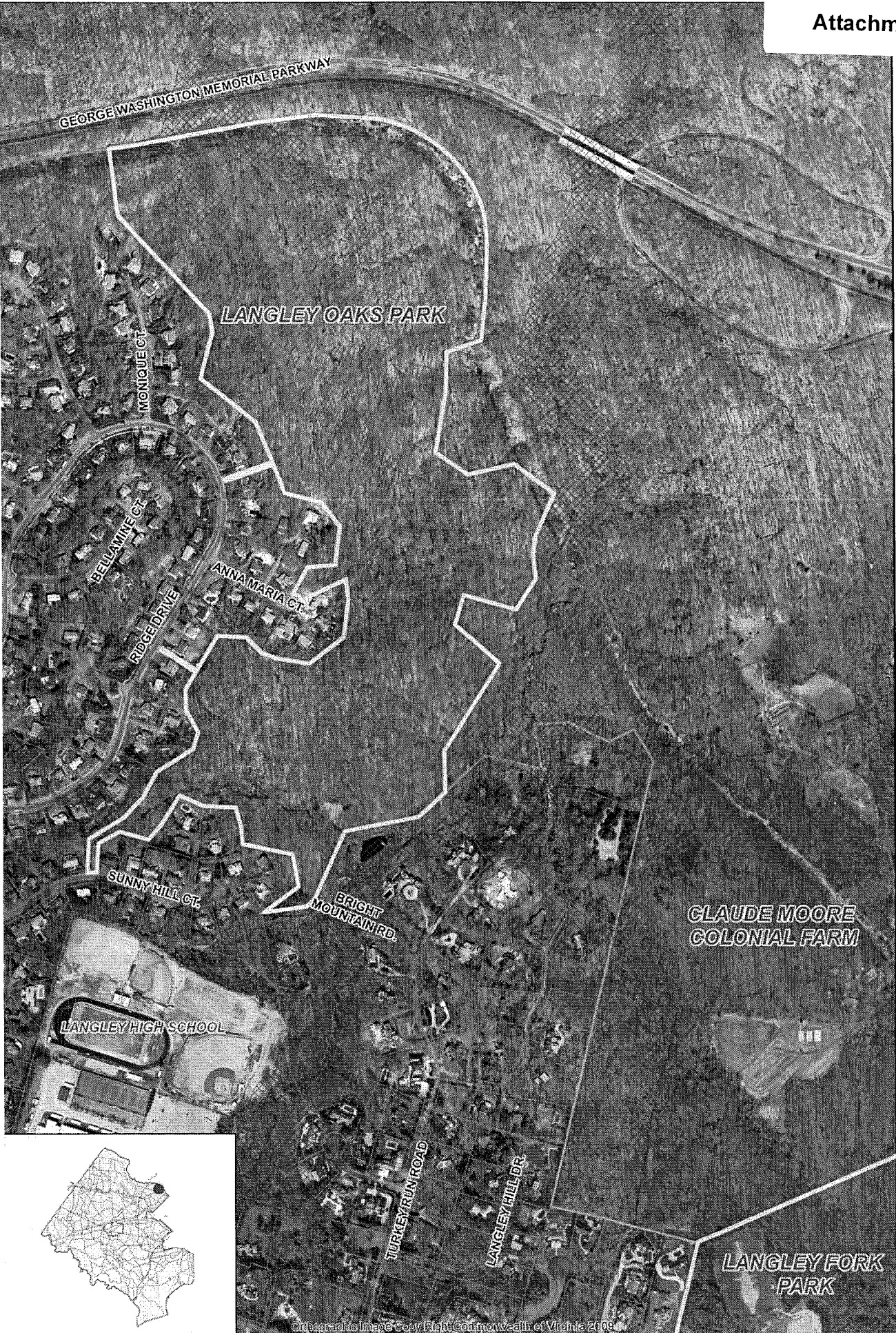
ENCLOSED DOCUMENTS:
Attachment 1: Langley Fork Park Location Map
Attachment 2: Langley Oaks Park Location Map
Attachment 3: Resolution

STAFF:
Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning and Development Division
Todd Johnson, Director, Park Operations Division
Cindy Walsh, Director, Resource Management Division
Sandy Stallman, Manager, Park Planning Branch

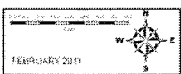


LANGLEY FORK PARK
 6250 GEORGETOWN PIKE, MCLEAN, VIRGINIA





LANGLEY OAKS PARK
 6504 BRIGHT MOUNTAIN ROAD, MCLEAN, VIRGINIA



Langley Oaks Park/Langley Fork Park Land Exchange

At a regular meeting of the Board of the Fairfax County Park Authority of Fairfax County, Virginia, held in the Herry Building, 12055 Government Center Parkway, Fairfax, Virginia, on Wednesday, March 23, 2016, at which meeting a quorum was present and voting, the following resolution was adopted:

RESOLUTION

WHEREAS, the Park Authority is the owner of record of 101.6 acres of real property identified on Fairfax County Tax Maps as 022-1, Double Circle 2, Parcel J, and 022-1, Double Circle 2, Parcel F, and 022-3, Double Circle 4, Parcel A commonly known as Langley Oaks Park in the Dranesville District;

WHEREAS, the National Park Service is the owner of record of 742.9 acres of real property identified on Fairfax County Tax Maps as 022-3, Double Circle 1, Parcel 40 commonly known as Turkey Run Park in the Dranesville District;

WHEREAS, in starting in 1980, the Park Authority began to master plan, develop and manage a 52 acre portion of Turkey Run Park which is commonly known as Langley Fork Park through a special use permit issued by the National Park Service;

WHEREAS, on December 6, 2010, the Park Authority and the National Park Service executed a non-binding mutual agreement of terms whereby the National Park Service would exchange Langley Fork Park for Langley Oaks Park;

WHEREAS, the Park Authority Board is willing to exchange Langley Oaks Park to the National Park Service in consideration for the Langley Fork Park;

WHEREAS, the Park Authority has no current or planned use for Langley Oaks Park;

WHEREAS, a public hearing pursuant to advertisement of notice was held on this matter, as required by law;

WHEREAS, the Board of the Fairfax County Park Authority finds that it would be in the best interests of the citizens of Fairfax County to exchange, for the consideration described above, the Langley Oaks Park to the National Park Service.

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Director of the Fairfax County Park Authority is hereby directed to enter into the land exchange and acquire the property described above and is authorized to execute all necessary documents to convey the real property described above to the National Park Service.

The undersigned Secretary of the Fairfax County Park Authority certifies that the foregoing constitutes a true, complete and correct copy of the Resolution adopted at a regular meeting of the Park Authority held on March 23, 2016.

Secretary, Fairfax County Park Authority

COMMONWEALTH OF VIRGINIA:

: to-wit:

COUNTY OF FAIRFAX:

The foregoing instrument was acknowledged before me by _____, Secretary of the Fairfax County Park Authority Board, this 23rd day of March, 2016.

Notary Public

My Commission Expires: _____

Notary Registration Number: _____



Fairfax County Park Authority Board Meeting

March 23, 2016

Public Hearing

Fairfax County Park Authority
Land Exchange Matters

DRANESVILLE DISTRICT

Langley Oaks Park - Langley
Fork Park
Land Exchange

Park Authority Board Policy

Policy 210

Title: Disposal of Land or Facilities

Date Approved: 6/26/2013

Objective: Ensure the long-term protection, preservation and sustainability of natural, cultural and park resources in accordance with adopted park standards and adherence with natural and heritage resource management guidelines and Countywide Policy Plan obligations.

Purpose: Lands and facilities entrusted to the care of the Park Authority are a public trust, protected from threat of loss or encroachment. However, the Park Authority may dispose of property when it would best serve the public interest. When any such instance occurs, citizens are guaranteed the opportunity to express their opinions in a public hearing and the Authority is bound to consider them in arriving at a decision.

Policy Statement: The Authority may dispose of property under one or more of the following conditions:

1. Where an exchange of property would better serve the needs of the citizens concerned.
2. When land more suitable for the needs of the citizens who are being served by the property in question has been or can be acquired.
3. When another governmental agency could more appropriately administer the property.
4. When protective covenants could ensure the historic, scenic, conservation or other values that otherwise are protected by fee ownership.
5. When the disposal serves to further the mission of the Park Authority.

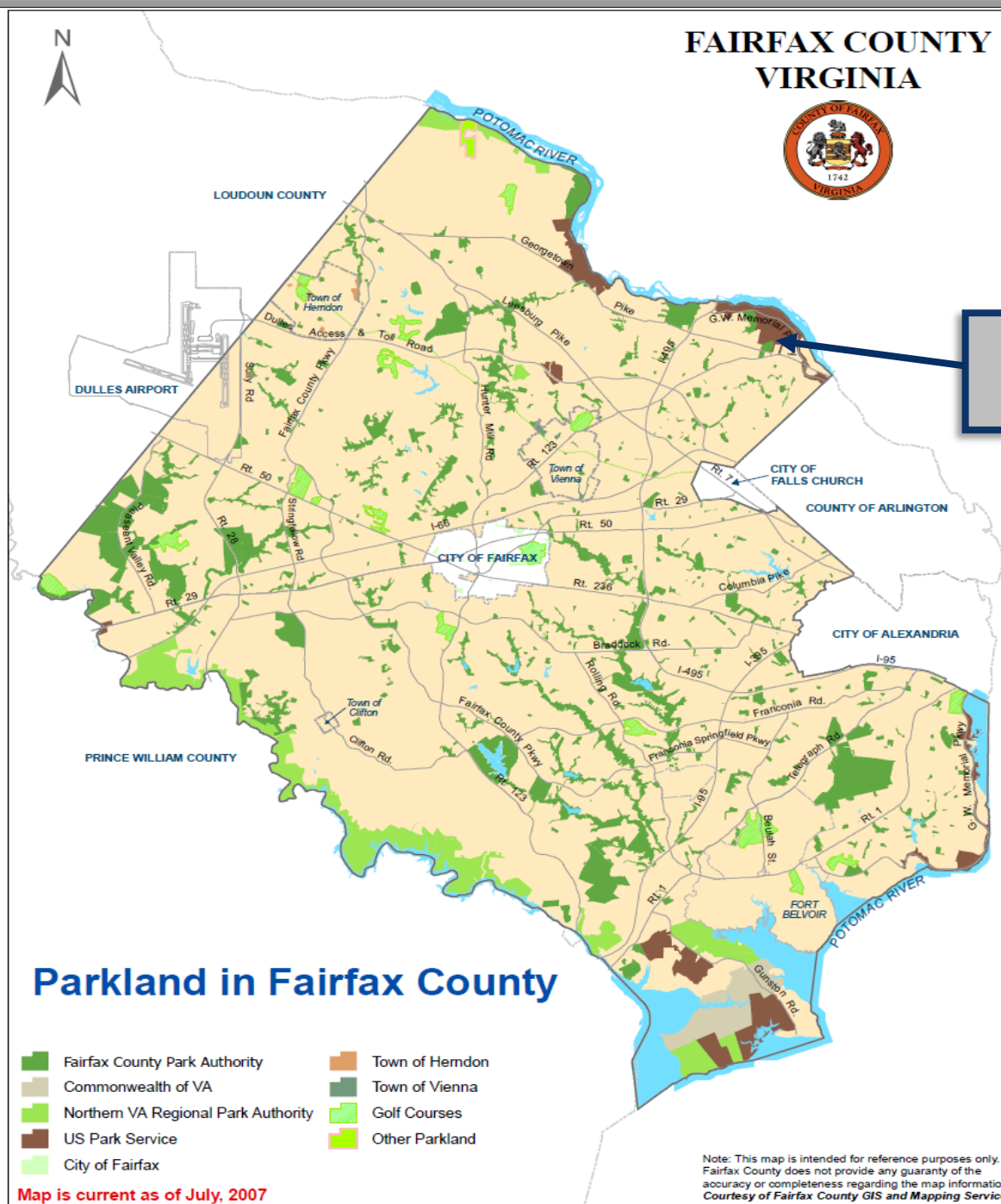
Supporting Documentation:

1. § 15.2-5704, Code of Virginia

<http://leg1.state.va.us/cgi-bin/legp504.exe?000+cod+15.2-5704.200>












FAIRFAX COUNTY VIRGINIA



Property Location

Parkland in Fairfax County

- | | |
|---|---|
|  Fairfax County Park Authority |  Town of Herndon |
|  Commonwealth of VA |  Town of Vienna |
|  Northern VA Regional Park Authority |  Golf Courses |
|  US Park Service |  Other Parkland |
|  City of Fairfax | |

Map is current as of July, 2007

Note: This map is intended for reference purposes only. Fairfax County does not provide any guaranty of the accuracy or completeness regarding the map information. Courtesy of Fairfax County GIS and Mapping Services

Property Location



Property Location



Background Details

Langley Fork Park is owned by the National Park Service (NPS), and is a portion of the larger Claude Moore Colonial Farm (Turkey Run Park), located on Georgetown Pike in the Dranesville Supervisory District. Master planned in 1980 with facilities constructed in 1985, the Park Authority has improved the 52.85-acre site (all ADA accessible) with a 60 ft. diamond field, a 90 ft. diamond field, two rectangular fields, two multi-use courts, a fitness trail, and a 170-car parking lot. Langley Fork Park is operated by the Fairfax County Park Authority under a Special Use Permit issued by the NPS.

The original Special Use Permit for Langley Fork Park was granted in 1981 with a term of 25 years that expired in 2006. NPS informed the Park Authority that it no longer granted long-term Special Use Permits when the permit expired in 2006. NPS agreed to grant an annual use permit to the Park Authority for operation of the park until a long term solution such as transfer of the property to Park Authority ownership could take place. NPS also informed staff that it would not entertain capital improvements to the existing facilities or development of additional facilities at the park under the annual use permit. The latest annual use permit was executed in November 5, 2015, and will expire in November 2016.

Transaction Details

The Park Authority Board approved execution of a non-binding Letter-of-Intent with National Park Service in November 2010 that contemplated a land exchange between the Park Authority and National Park Service in order for the Park Authority to take ownership of Langley Fork Park. The land exchange process with National Park Service requires compensating the National Park Service for equal or greater value of the Langley Fork Park property pursuant to the Capper Cramton Act which is the federal legislation under which National Park Service originally purchased the property. The Capper Cramton Act provided funding for the acquisition of property to protect the Potomac watershed. This Act permits National Park Service to manage the acquisition and disposition of land along the Potomac without the need for any additional explicit Congressional approval. Park Authority staff, in consultation with National Park Service staff, identified the Langley Oaks Park property owned by the Park Authority as an acceptable exchange property as part of the Letter-of-Intent.

Langley Fork Park Draft Master Plan



Written Record

The Park Authority has, to date, received 3 documents to be entered into the record this evening:

- Lewinsville Coalition - An alliance of neighborhood associations in the Lewinsville and Spring Hill Road corridors of McLean. Letter advising the FCPA of the Coalition's support of the proposed Langley Fork Park exchange.
- Evermay Community Association representing the 166 homes located in the Evermay subdivision which is the closest residential housing community to Langley Fork Park. Letter supporting the proposed land exchange to allow the Fairfax County Park Authority (FCPA) to take over ownership of Langley Fork Park from the United States National Park Service (NPS) in exchange for transferring ownership of Langley Oaks Park from FCPA to NPS.
 1. Coordinated Development of Langley Fork Park and Clemyjontri Park.
 2. Make Permanent Potomac School's Bus Pick-Up Usage at Langley Fork Park.

Written Record

- McLean Youth Soccer Inc. - Each year approximately 3,200 youth participate in McLean Youth Soccer (“MYS”) programs, making MYS the largest youth sports organization in the community of McLean and one of the largest youth sports programs in Fairfax County. MYS’ mission is to provide a place for every player to develop her or his love of the game of soccer, to develop lifelong friendships, and to build character through the game of soccer. Letter advising FCPA of MYS support for Langley Fork Park exchange.

Speakers

Five minutes for persons representing groups/organizations.

Three minutes for persons speaking as individuals.

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March 23, 2016

ADMINISTRATIVE – 1

Adoption of Minutes – March 9, 2016, Park Authority Board Meeting

ISSUE:

Approval of the minutes of the March 9, 2016, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the March 9, 2016, Park Authority Board meeting.

TIMING:

Board action is requested on March 23, 2016.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the March 9, 2016, Park Authority Board meeting.

STAFF:

Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Barbara J. Gorski, Administrative Assistant

**Fairfax County Park Authority
Board Meeting
March 9, 2016**

The Chairman called the meeting to order at 7:30 p.m. at 12055 Government Center Parkway, Room 941, Fairfax, Virginia.

Board Members:

William G. Bouie, Chairman
Ken Quincy, Vice Chair
Michael W. Thompson, Jr., Secretary
Walter Alcorn
Edward R. Batten, Sr.
Mary Cortina*
Maggie Godbold
Linwood Gorham
Faisal Khan
Frank S. Vajda
Anthony J. Vellucci
Grace Han Wolf

Staff Present:

Sara Baldwin, Deputy Director/COO
Aimee Vosper, Deputy Director/CBD
Judy Pedersen, PIO
David Bowden
Dan Sutherland
Barbara Nugent
Cindy Walsh
Peter Furey

Absent*

PUBLIC COMMENT

No speakers were present.

ADMINISTRATIVE ITEMS

ADMIN-1 Adoption of Minutes – February 24, 2016, Park Authority Board Meeting
Mr. Quincy made a motion to approve the minutes of the February 24, 2016, Park Authority Board meeting; seconded by Mr. Thompson. The motion carried; Ms. Wolf and Mr. Alcorn abstained and Ms. Cortina was absent.

ACTION ITEMS

A-1 Hollin Hall Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Fort Hunt Little League (Mount Vernon District)
Mr. Gorham made a motion to approve Mastenbrook Volunteer Matching Fund Grant Program request from Fort Hunt Little League in the amount of \$16,577.87 to renovate the infields on fields 1 and 2 at Hollin Hall Park; seconded by Mr. Quincy. The motion carried, Ms. Cortina was absent.

A-2 Allocation of Bond Premiums and Reallocation of Project Fund Balances for Completed Projects from the 2008 and 2012 Park Bonds

Mr. Quincy made a motion to approve the allocation of bond premiums and reallocation of project fund balances for completed projects from the 2008 and 2012 Park Bonds to fund the following Projects:

- Greendale Golf Course Slope Stabilization
- Lake Fairfax Park Main Roadway Bridge Replacement
- Oak Marr Park Golf Course Driving Range Improvements
- Audrey Moore RECenter Boiler Replacement
- Twin Lakes Golf Course - Lakes Course Bunker Upgrades
- Colvin Run Mill Historic Millrace Slope Stabilization
- RECenter Lifecycle Renovations
- RECenter System-wide Feasibility Study
- Countywide Outdoor Recreation Facilities Study
- Clarks Crossing Park Infrastructure Completion
- Pine Ridge Park Synthetic Turf Field Expansion

Seconded by Mr. Thompson. The motion carried; Ms. Cortina was absent.

A-3 Approval of the Revenue Facilities Capital Sinking Fund – Project List

Mr. Quincy made a motion to approve the Revenue Facilities Capital Sinking Fund (PR-000101) Project List; seconded by Mr. Thompson. The motion carried; Ms. Cortina was absent.

A-4 Approval of Fee Adjustments to the Published Fee Schedule for 2016

Mr. Quincy made a motion to approve the fee adjustments to the published fee schedule for 2016; seconded by Mr. Vajda. The motion carried; Ms. Cortina was absent.

A-5 Approval – Revisions to Policy 206 Museum and Archaeological Collections with Appendix 15 and Policy 207 Live Collections Management with Appendix 16.

Mr. Vajda made a motion to approve the revisions to Policy 206 Museum and Archaeological Collections with Appendix 15 and Policy 207 Live Collections Management with Appendix 16; seconded by Mr. Thompson. The motion carried; Ms. Cortina was absent.

A-6 Institutional and Professional Code of Ethics for Museum Operations of the Fairfax County Park Authority

Mr. Vajda made a motion to approve the Institutional and Professional Code of Ethics for Museum Operations of the Fairfax County Park Authority; seconded by Messrs. Khan and Thompson. The motion carried; Ms. Cortina was absent.

- A-7 Scope Approval – Poplar Ford Park Helping Our Land Heal Project (Sully District)
Ms. Godbold made a motion to approve the project scope for Poplar Ford Park Helping Our Land Heal Project; seconded by Messrs. Quincy and Thompson. The motion carried; Ms. Cortina was absent.

INFORMATION ITEMS

- I-1 FY 2016 Mid-Year Budget Review, fund 10001, General Fund
No action was necessary.
- I-2 FY 2016 Mid-Year Budget Review, Fund 80000, Park Authority Revenue and Operating Fund
No action was necessary.

Chairman's Matters:

- Mr. Bouie thanked staff and the Park Authority and Park Foundation Boards for a fantastic retreat held on Saturday, March 5, at Frying Pan Farm Park. A number of things were accomplished and were able to set the tone for the year. Definitions were set to reach further than in the past. They discussed adding new members to the Foundation Board. Foundation Board chair, Bruce McLeod, was very pleased with the cooperation of the Park Board.
- Parks is still waiting to find out what the final bond number will be, which will be presented at the meeting on March 23. Mr. Bouie stated that Parks has some exciting opportunities to partner with the Board of Supervisors to do some great things with some of the additional money.

DIRECTOR' MATTERS

- In Mr. Kincannon's absence, Deputy Director/COO, Sara Baldwin, reported that Parks had the opportunity to present its LOBs to the Board of Supervisors. The presentation was very well-received and the Board was very impressed with the matrix and the enthusiasm of our director. Chairman Bulova pointed out in her March newsletter that Parks is an agency that has found efficiencies through the difficult economic times. Staff is pleased with the way the presentation went and will share it with the board in the coming weeks.
- Deputy Director/CBD, Aimee Vosper, provided information regarding the Virginia Assembly's action on the bill regarding proffers. The governor signed SB-549 on Tuesday, March 8. It will go into effect on July 1, 2016.

The legislation requires that proffers may only address impacts that are specifically attributable to proposed development. In addition, all site proffers are further restricted to the needs related to transportation, public safety, public schools, parks, including playgrounds

and recreational facilities. That language was added, so Parks is in a better position. The off-site proffers are allowed only if they provide a direct and material benefit to the residential development that created a need.

The Park Authority's practices are sound and think that the new standard may increase the need for due diligence to make sure Parks can calculate how park impacts are assessed during the development process.

Tyson's is in one of those exemption areas and part of Reston will be if it is in a transit station area.

To read the entire bill go to

<http://lis.virginia.gov/cgi-bin/legp604.exe?161+ful+SB549ER>

- Mr. Bouie added that the board is to be congratulated on the great job it has done as a board and working with the Board of Supervisors. He thanked the board for helping the Board of Supervisors and the citizens experience what a great park system we have.

BOARD MATTERS

- Mr. Vajda had nothing to report.
- Ms. Wolf congratulated staff on the great Instagram account commenting that there is an adorable video of pigs at Frying Pan Farm Park.
- Mr. Vellucci thanked staff for the Federation of Friends meeting that they put together and for the joint retreat for the Park Foundation and Park Authority Boards.

He reminded the board that there will be a public information meeting regarding the Lake Accotink Park Master Plan revision at 7 p.m. on March 14, at Cardinal Forest Elementary School. He welcomed board member attendance.

- Mr. Alcorn had nothing to report.
- Mr. Thompson thanked staff for the Burke Lake Park Golf renovation meeting. There were some pointed questions, but in the end folks said they love Burke Lake Golf Course and want parks to do as much as it can.

He thanked staff for the Federation of Friends meeting stating that it was good to see that many people out there. Mr. Thompson has offered to do things to help, but he believes they will go through Bobbi Longworth.

With regard to social media, Mr. Thompson commented that it's great that staff can expand what it's doing.

The joint retreat was wonderful, but he stated that it would be helpful if the Park Authority Board members would consider donating at least five dollars so there is 100% participation. It is an expression on the part of the Park Board as a thank-you to a certain extent. No one should be forced to give. The Foundation is raising so much money for Parks that Parks should care about them.

Mr. Thompson noted that Supervisor Herrity was out of town for the Parks' LOBs presentation and may ask for a meeting.

In the budget cycle they are looking at how to make sure Parks can renovate all of the turf fields throughout the county. In the budget as currently exists, the County Executive is putting in \$500K toward the fund for renovation and is looking toward the athletic community to put in an additional \$500K toward the renovation. He believes the money will be there, but will be done a little differently than before. It will be discussed at the March 16 Athletic Council meeting. With this effort, he understands that the funds are there for at least the next ten years for renovation of all the turf fields as they come up.

- Mr. Quincy agreed with the comments regarding the joint retreat, adding that it was well-done and very valuable.

He reported that he attended the Planning Commission's CIP public hearing on March 3. He commended Dave Bowden for an outstanding presentation during the workshop portion of the meeting and for fielding questions.

The subject of synthetic turf did come up and crumb rubber. Questions that were asked brought to mind the inadequate or misinformation that's out there. It's not as though tire and ground up and thrown on the fields. It's not to say that further study is not needed, but he thinks there is lack of thorough knowledge about how those fields come to be. He received a couple of questions a couple of days afterward. I explained to the best of his ability what was involved.

Judy Pedersen reminded Mr. Quincy that there is a Q&A online about the turf fields. Ken noted that he referred those asking questions to the website.

- Mr. Khan had nothing to report.
- Mr. Gorham thanked staff for dealing with several issues with constituents and sports groups in the last couple of weeks. He stated that he was grateful to have competent staff to help respond to the issues and handle them wisely and peacefully in most cases to the request.

- Mr. Batten thanked Dave Bowden for his CIP presentation. The Planning Commission from the Lee District commented on it at the Lee District Land Use and Transportation Committee meeting on Monday, March 7. From Mr. Migliaccio to Dave Bowden, a job well-done.

Mr. Batten noted that he would not be able to attend the meeting for the Lake Accotink Park Master Plan Revision on March 14.

He seconded the comments Mr. Thompson made regarding the Park Authority Board making whatever contributions it can to the Park Foundation. It doesn't have to be much, but shows that Parks is in union with what the Foundation's efforts.

- Ms. Godbold indicated that it was fortuitous that the LOBs presentation was held on March 4 because on Monday, March 7, she and Aimee Vosper, Sandy Stallman, and Dave Bowden met with Supervisor Kathy Smith. Ms. Godbold thought the meeting went very well and thanked staff for taking the time to meet with Supervisor Smith.

Ms. Godbold announced that she had made her contribution to the Park Foundation online and recommended that everyone else do the same.

- Mr. Alcorn noted that he had done the same.
- Mr. Bouie extended thanks to Mr. Vajda and Dave Bowden and his team for attending a meeting with the Washington Nationals with regard to Parklawn Park. He is excited about partnering with the Nationals and there is more to come.
- Mr. Vellucci asked about the additional funds for the bond program. Mr. Bouie indicated that there are some specific programs for that money and he would address the additional funding at the next Committee of the Whole meeting on March 23.

ADJOURNMENT

There being no further business and without objection, Mr. Bouie called the meeting to a close at 7:50 p.m.

Michael W. Thompson, Jr., Secretary

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

Minutes Approved at Meeting
on March 23, 2016

Kirk W. Kincannon, Director

Park Authority Board Minutes prepared by

Barbara J. Gorski, Administrative Assistant

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ACTION – 2

Scope Approval - Oak Marr Golf Course Driving Range Improvements (Providence District)

ISSUE:

Approval of the project scope to design and construct improvements to the driving range at Oak Marr Golf Course.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and construct improvements to the driving range at Oak Marr Golf Course.

TIMING:

Board action is requested on March 23, 2016, to maintain the project schedule.

BACKGROUND:

The Oak Marr Golf Course driving range, originally constructed in 1998, includes a fully lighted 78 hitting station range with 30 covered and/or heated stations. The driving range landing area is approximately 340± yards in length and about 220± yards wide surrounded by dense trees. The landing area is of poor soil and range balls can easily sink into the turf in the wetter seasons making it very difficult to retrieve golf balls. Downrange targets for golfers to hit toward are limited and unappealing. The existing irrigation system does not adequately cover the range, leading to poor conditions in dry periods. The range landing area gets too wet in rainy periods and too dry in periods when there is less rain do to the poor soils and inadequate irrigation system.

Golf Enterprises hired the National Golf Foundation (NGF) in 2012 to perform a financial and operational analysis of the Park Authority's seven golf courses. The final report prepared by NGF provided specific recommendations for each of the golf courses that will attract additional customers and increase net revenue. NGF recommended upgrading the Oak Marr Golf Complex driving range to include, re-grading to improve drainage and ball collection, replacing the irrigation system, increasing the number and quality of the target greens, improving lighting, and switching to token less dispensers.

Staff evaluated the condition of the existing driving range and determined that from a customer service and revenue standpoint, improvements to the driving range are required including life cycle replacement of the irrigation system. Since the primary

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landing area of the driving range is severely eroded and has limited quality targets that are poorly illuminated the quality of the customer experience has diminished over time. A majority of the landing area becomes denuded in the dryer seasons and muddy in the wetter seasons making it very difficult to retrieve golf balls.

Over the past four fiscal years (FY) driving range revenues have continued to decrease from \$714,135 in FY12 to \$606,127 in FY15. Staff evaluated the condition of the existing driving range and determined that from a customer service and revenue standpoint major improvements to the driving range are required including life cycle replacement of the irrigation system. A project team comprised of representatives from Resource Management, Park Services, Park Operations, Golf Enterprises, and Planning and Development Divisions was assembled to determine the scope of the project. The civil engineering firm of Paculli Simmons and Associates (PSA) and golf course designer Love & Kington were hired to prepare a conceptual plan and preliminary cost estimate for improvements to the driving range based on input from the project team. The project team recommends the following scope of work as depicted on the Concept Plan (Attachment 1) prepared by Love & Kington:

- Design, permit and prepare construction documents for the NGF recommended improvements to the driving range.
- Re-grade the driving range to eliminate extreme slopes and direct golf balls into primary collection areas.
- Import and place a 4" thick layer of clean topsoil over the entire driving range to help sustain grass cover.
- Expand the existing storm water collection pipe system to reduce the distance and volume of stormwater flowing overland.
- Construct five (5) contoured target greens that will provide participants a unique experience from different hitting stations along the range.
- Replace the existing irrigation system lateral piping, heads and control wire.
- Install lighting to illuminate the target greens.
- Install bermuda grass in the fairway and green areas, and seed the rough areas with fescue.

The estimated cost to design, permit and construct improvements to the driving range as outlined above is \$1,783,000 (Attachment 2). ~~Funding is currently available in the 2008 Bond in the amount of \$283,000 to complete the design and permitting phase of the project. Staff has recommended funding for construction of the project in the amount of \$1,5000,000 in the request for allocation of bond premiums and reallocation of project fund balances for completed projects from the 2008 and 2012 Park Bonds that is scheduled for Park Authority Board action on March 9, 2015. (*)~~

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The proposed timeline for the project is as follows:

<u>Phase</u>	<u>Start</u>	<u>Complete</u>
Scope	Third Quarter CY14	First Quarter CY 16
Design	Second Quarter CY16	First Quarter CY 17
Construction	TBD	TBD

(Construction schedule will be determined after completion of design to limit impacts to revenue)

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,783,000 is required to design, permit and construct this project. Funding in the amount of \$39,000 has been spent or encumbered to date to prepare the Concept Plan and determine the scope of work. The balance of funding required to complete the project is currently available in the amount of \$283,000 in the 2008 Park Bond, Project PR-000091-009, Oak Marr Golf Course Improvements, and (*) \$1,500,000 in allocated Park Bond Premium both in Fund 300-C30400 for a total of \$1,783,000.

ENCLOSED DOCUMENTS: ***(only included in P&D Committee package)***

Attachment 1: Concept Plan - Oak Marr Driving Range
Attachment 2: Scope Cost Estimate

STAFF:

Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/CCO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning & Development Division
Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Peter Furey, Manager, Golf Enterprises Division
John Lehman, Director, Project Management Branch
Janet Burns, Fiscal Administrator
Michael Baird, Manager, Capital and Fiscal Services

Board Agenda Item
March 23, 2016

ACTION – 3

Scope Approval – Brookfield Park Playground Replacement (Springfield Lee District)

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope for installation of replacement playground equipment and related work at Brookfield Park as presented to and reviewed by the Planning and Development Committee correcting the Supervisory District as requested on March 9, 2016.

ACTION – 4

Sully Highlands Park – Mastenbrook Volunteer Matching Fund Grant Program Request – Chantilly Youth Association (Sully District)

RECOMMENDATION:

The Park Authority Director recommends approval of the Mastenbrook Volunteer Matching Fund Grant Program request from Chantilly Youth Association in the amount of \$20,000 to develop restroom, concession, and shelter facility at Sully Highlands Park, as presented to and reviewed by the Park Operations Committee on March 9, 2016.