



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Kirk W. Kincannon, Executive Director

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** October 5, 2018

### *Agenda*

**Planning and Development Committee**

**Wednesday, October 10, 2018 – 5 p.m.**

**Boardroom – Herrity Building**

**Chairman: Ken Quincy**

**Vice Chair: Michael Thompson**

**Members: Linwood Gorham, Ronald Kendall, Maggie Godbold, Jim Zook**

1. Ellanor C. Lawrence Park Funding for Tree Mitigation (with presentation) – Action\*
2. Capital Improvement Program (FY 2020 – FY 2024) (with presentation) – Action\* (*This item is going to the board on 10/10/18.*)
3. Authorization to Advertise and Hold a Public Hearing Regarding Changes to the Park Authority's Regulations to Allow Electrically Assisted Bicycles (e-bikes) (with presentation) – Action\*
4. Museum and Collections Facility Update – Information\*
5. Interim Park at Bailey's Crossroads– Information\*
6. Tysons and Reston Status Report - (with presentation) Information\*
7. Infrastructure Projects Affecting Parkland - Update (with presentation) – Information\* **DEFERRED**
8. Monthly Contract Activity Report – Information\* **DEFERRED**

\*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

Board Agenda Item  
October 24, 2018

## **ACTION**

### Funding Allocation Approval – Ellanor C. Lawrence Park Forest Restoration Project (Sully District)

#### ISSUE:

Approval of the funding allocation to provide for replacement of lost forest and associated natural capital associated with clearing for the new entrance road and additional parking at Ellanor C. Lawrence Park.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the funding allocation to provide for replacement of lost forest and associated natural capital associated with clearing for the new entrance road and additional parking at Ellanor C. Lawrence Park.

#### TIMING:

Park Authority Board approval is requested on October 24, 2018, to maintain the project schedule.

#### BACKGROUND:

Ellanor C. Lawrence Park (ECLP) is one of the Fairfax County Park Authority's largest parks and is prized for its rich natural resources and the land's historic role in the county. Located in the Sully Supervisory District at 5040 Walney Road in Chantilly, ECLP occupies over a square mile along the Route 28 corridor. The park's nearly 650 acres offer the region's residents' opportunities to relax, recreate and recharge in a natural setting, pursue individual and team sports, learn about the county's agricultural past, and partake in the park's many interpretive programs and events. The Park Authority Board approved a revised master plan for the park in September of 2017.

The Virginia Department of Transportation (VDOT) is currently working on the Interstate 66 (I-66) expansion project which stretches west from I-495 to Haymarket to provide the following improvements:

- Three regular lanes in each direction
- Two express lanes in each direction
- High-frequency bus service with predictable travel times
- Enhanced commuter Park and Ride lots

Board Agenda Item  
October 24, 2018

- Direct access between the express lanes and new or expanded commuter lots
- Multi-use trail along I-66

These improvements will provide new travel choices while enhancing transportation safety and travel reliability.

VDOT's plans also include multiple grade-separated flyovers to move traffic to and from I-66 at Route 28. This includes creating an interchange at Braddock/Walney Road over Route 28; removing the stoplight and park entrance at the ECLP western park entrance from Route 28; and replacing the western entrance to the existing athletic fields from a reconstructed Poplar Tree Road, which will be extended over Route 28 to Stonecroft Boulevard. The Conceptual Development Plan (CDP) that is part of the revised park master plan reflects the change in the park entrance road serving the existing athletic fields (Attachment 1). Staff has been working with VDOT to provide upgrades to the athletic field parking lot as part of the new entrance road design as informal overflow parking will no longer be available on the shoulder of Route 28 once the new entrance road is completed (Attachment 2).

A tree survey and valuation was prepared based on tree clearing required for the new entrance road. The survey identified a total of 222 trees of 12 inches or greater in diameter to be removed with a total value of \$1,068,910. VDOT's Design/Build Contractor, FAM Construction, LLC (FAM) working with staff has developed a concept plan to provide an additional 118 parking spaces for a total of 365 spaces to serve the athletic fields. FAM estimates the cost to design, permit and construct the additional parking to be \$ 1,200,000. FAM proposes to include the additional parking as part of the new entrance road construction in lieu of paying for the value of the trees being removed for construction of the new entrance road.

Staff estimated a cost of \$ 372,000 for restoring a minimum of six acres of forest to compensate for the forest and associated natural capital lost as a result of construction of the new entrance road and parking. Staff recommends allocating funding in the amount of \$372,000 from the currently available balance of \$6,386,500 in 2012 Park Bond Premium funds to fund revegetation efforts. Forest restoration will be implemented at ECLP.

FISCAL IMPACT:

Based on the estimated cost for revegetation, funding in the amount of \$372,000 is necessary to fund this effort. Funding is available in the amount of \$6,386,500 in Fund 30400, Park Authority Bond Construction, PR-000091, Existing Facility/Renovation - 2012, Park Bond Premium, to fund the project.

Board Agenda Item  
October 24, 2018

ENCLOSED DOCUMENTS:

Attachment 1: Ellanor C. Lawrence Park Master Plan - CDP

Attachment 2: Ellanor C. Lawrence Expanded Parking Concept Plan

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Todd Brown, Director, Park Operations Division

Barbara Nugent, Director, Resource Management Division

David Bowden, Director, Planning & Development Division

Cynthia McNeal, Project Coordinator, Real Estate Services Branch

Alex Burdick, Engineer IV, Real Estate Services Branch

Janet Burns, Manager, Financial Management Branch

Michael Baird, Manager, Capital and Fiscal Services









# ELLANOR C. LAWRENCE PARK

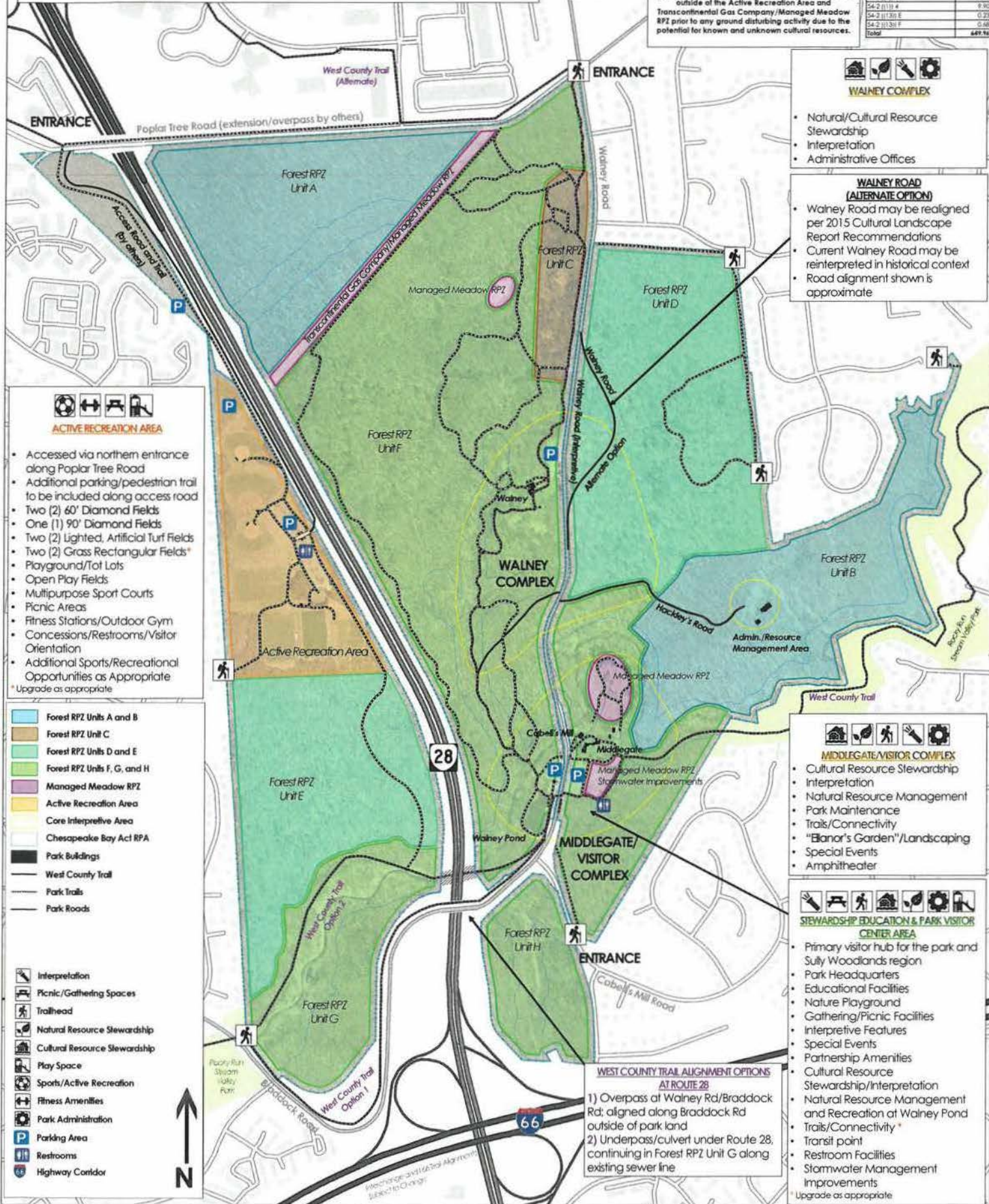
## CONCEPTUAL DEVELOPMENT PLAN

Approved September 27, 2017

**GENERAL NOTE**

This CDP is conceptual in nature and will change with final engineering and design. Trail alignments are conceptual and will be field staked. The base information is taken from existing records and should be confirmed. Appropriate archaeological survey is recommended outside of the Active Recreation Area and Transcontinental Gas Company/Managed Meadow RPZ prior to any ground disturbing activity due to the potential for known and unknown cultural resources.

04-2-0117-2	1.07
04-2-0117-3	0.76
04-2-0117-4	13.53
04-2-0117-11	0.85
04-2-0117-14	4.26
04-2-0117-15	14.74
04-2-0117-2	7.00
04-2-0117-3	4.15
04-2-0117-3A	9.35
04-2-0117-4	0.23
04-2-0117-8	0.68
04-2-0117-7	0.68
<b>Total</b>	<b>669.91</b>



**ENTRANCE**

West County Trail (Alternate)

Poplar Tree Road (extension/overpass by others)

Forest RPZ Unit A

Managed Meadow RPZ

Forest RPZ Unit C

Forest RPZ Unit D

Forest RPZ Unit F

Forest RPZ Unit E

Forest RPZ Unit G

Forest RPZ Unit H

Forest RPZ Unit I

Forest RPZ Unit J

Walney Pond

Walney Road

Walney Road (Alternative)

Hackley's Road

Admin./Resource Management Area

West County Trail

Blacklock Road

Roanoke River

Interchange and Initial Alignment Subject to Change

**ACTIVE RECREATION AREA**

- Accessed via northern entrance along Poplar Tree Road
- Additional parking/pedestrian trail to be included along access road
- Two (2) 60' Diamond Fields
- One (1) 90' Diamond Fields
- Two (2) Lighted, Artificial Turf Fields
- Two (2) Grass Rectangular Fields\*
- Playground/Tot Lots
- Open Play Fields
- Multipurpose Sport Courts
- Picnic Areas
- Fitness Stations/Outdoor Gym
- Concessions/Restrooms/Visitor Orientation
- Additional Sports/Recreational Opportunities as Appropriate

\* Upgrade as appropriate

- Forest RPZ Units A and B
- Forest RPZ Unit C
- Forest RPZ Units D and E
- Forest RPZ Units F, G, and H
- Managed Meadow RPZ
- Active Recreation Area
- Core Interpretive Area
- Chesapeake Bay Act RPA
- Park Buildings
- West County Trail
- Park Trails
- Park Roads

- Interpretation
- Picnic/Gathering Spaces
- Trailhead
- Natural Resource Stewardship
- Cultural Resource Stewardship
- Play Space
- Sports/Active Recreation
- Fitness Amenities
- Park Administration
- Parking Area
- Restrooms
- Highway Corridor

**WALNEY COMPLEX**

- Natural/Cultural Resource Stewardship
- Interpretation
- Administrative Offices

**WALNEY ROAD (ALTERNATE OPTION)**

- Walney Road may be realigned per 2015 Cultural Landscape Report Recommendations
- Current Walney Road may be reinterpreted in historical context
- Road alignment shown is approximate

**MIDDLEGATE VISITOR COMPLEX**

- Cultural Resource Stewardship
- Interpretation
- Natural Resource Management
- Park Maintenance
- Trails/Connectivity
- "Blair's Garden"/Landscaping
- Special Events
- Amphitheater

**STEWARDSHIP EDUCATION & PARK VISITOR CENTER AREA**

- Primary visitor hub for the park and Sully Woodlands region
- Park Headquarters
- Educational Facilities
- Nature Playground
- Gathering/Picnic Facilities
- Interpretive Features
- Special Events
- Partnership Amenities
- Cultural Resource Stewardship/Interpretation
- Natural Resource Management and Recreation at Walney Pond
- Trails/Connectivity\*
- Transit point
- Restroom Facilities
- Stormwater Management Improvements

\* Upgrade as appropriate

**WEST COUNTY TRAIL ALIGNMENT OPTIONS AT ROUTE 28**

- 1) Overpass at Walney Rd/Braddock Rd; aligned along Braddock Rd outside of park land
- 2) Underpass/culvert under Route 28, continuing in Forest RPZ Unit G along existing sewer line

Board Agenda Item  
October 10, 2018

## **ACTION**

### Capital Improvement Program (FY 2020 - FY 2024) (with presentation)

#### ISSUE:

Approval of the submission of the Capital Improvement Program (FY 2020 - FY 2024) to the County's Capital Improvement Program review team.

#### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the submission of the Capital Improvement Program (FY 2020 - FY 2024) to the County's Capital Improvement Program review team.

#### TIMING:

Board action is requested on October 10, 2018, as the submission of the Capital Improvement Program (FY 2019 - FY 2023) is due on October 15, 2018, to the Department of Management and Budget.

#### BACKGROUND:

The Park Authority received the draft submission package for completing the Park Authority's Capital Improvement Program (CIP) (FY 2020 - FY 2024) from the Department of Management and Budget on September 11, 2018. Attachment 1 details the preliminary schedule for submission and review of the CIP. The Park Authority is one of several agencies that have been asked to brief the County Executive on our CIP program and project priorities.

Fairfax County has adopted the Principles of Sound Capital Improvement Planning as part of this CIP process (Attachment 2). These principles serve as the foundation for the CIP process, linking the process with the goals as articulated in the Policy Plan of the County Comprehensive Plan. The CIP will reflect not only the need for new facilities required to handle population increases but also incorporate planning and funding for maintenance, renewal and replacement of existing facilities. The principle of life cycle planning for all facilities is established with a commitment to invest in long-term infrastructure renewal and maintenance.

The county also adopted Criteria for Recommending Future Capital Projects in conjunction with the Principles of Sound Capital Improvement Planning (Attachment 3).



Board Agenda Item  
October 10, 2018

These criteria serve as a guide for evaluating and prioritizing future capital projects to be included in the CIP. The intent is to formalize and standardize the CIP process using current best practices and accepted standards while maintaining a degree of flexibility to meet unforeseen or immediate needs. Application of these criteria will ensure that each project recommended for consideration by the Board of Supervisors supports the policy objectives of the Comprehensive Plan and identifies a basis for scheduling and allocation of resources. The objective is to ensure that the CIP reflects not only what is needed and when, but also what is possible and a commitment for completion.

A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. Park Bond referenda were approved in November 2008, 2012, and 2016 totaling \$215,700,000. The completion of the 2016 Parks Count, which is the Park Authority Needs Assessment provides recommendations for capital investments in the park system based on a body of data that the Park Authority will continue using for years. The 10-year Capital Improvement Plan was developed after evaluating RECenters, Natural and Cultural Resources, lifecycle schedules, and Park Authority identified capital projects. Factors used to develop the plan include community values and needs, service level deficiencies, operational cost and revenue impacts, health and safety, regulatory requirements, and FCPA mission oriented priorities. Funding to meet this identified 10-year framework was established in three tiers:

- Phase I: Critical, "Repairing what we have". Refocus and make the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing park facilities. The Critical funding need is \$155,926,000 over the next five years.
- Phase II: Sustainable, "Upgrade Existing". Strategically enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is \$107,945,000. The need for years 6-10 is \$172,350,000. The total Sustainable need over 10 years is \$280,295,000.
- Phase III: Visionary, "New, Significant Upgrades". New and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need for years 1-5 is \$37,198,000. The need for years 6-10 is \$465,742,000. The total Visionary need over 10 years is \$502,940,000. While the years 6-10 need is high, the Park Authority would like to move these items forward earlier if capital funding was available.

The Park Authority's RECenter system is now entering a new era due to the aging of existing facilities that require lifecycle redevelopment along with potential expansion to continue to meet the needs of the community and remain fiscally sustainable as an enterprise funded activity. The Park Authority recently completed a System-wide

Board Agenda Item  
October 10, 2018

Sustainability Plan for RECenters that identifies strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the RECenter system through a series of capital improvements. As part of the strategic recommendations each RECenter was assigned one of six “thematic” decisions. These recommendations outline a course of action for capital improvements at each RECenter to maximize the sustainability of the overall system. For instance, if the thematic recommendation is “expand” for a RECenter, then a series of improvements that are termed as “critical,” “core,” or “added value” that facilitate that theme are included in the strategic recommendations. The plan also identifies the potential for development of a new RECenter in the Reston area and a potential countywide sports complex. The plan recommends a three-phased implementation approach for funding the proposed capital improvements starting with improvements identified as critical first, followed by core improvements and then improvements identified as added value in the last phase. The total budget for all improvements estimated in 2017 dollars including all hard costs and soft costs is \$195,800,000. With escalation included for a five-year period based on starting the improvements in 2020 the estimated total project budget increases to \$232,500,000.

The Park Authority is currently revising the Master Plan for Lake Accotink Park. As part of the master planning process the Park Authority initiated a lake sustainability study for Lake Accotink. The preliminary results of the study indicate that by 2025 the lake will have silted in unless remedial actions such as dredging of the lake occurs. As part of the public input process members of the community have indicated a desire to see the lake continue to operate as a recreational water feature in the future. The Park Authority is currently studying dredging options including the potential to construct a forebay to extend future dredging cycles. The lake sustainability study included an order of magnitude estimate for dredging and construction of the forebay in the amount of \$45,000,000.

The main elements of this package to be included in the submission are the Fairfax County Park Authority Capital Program Description (Attachment 4) and the Project Cost Summaries (Attachment 5).

FISCAL IMPACT:

The Park Authority appropriation for the current fiscal year is \$111,287,455. This amount includes a current cash balance of \$6,977,455, and bond sales in the amount of \$104,310,000. On November 6, 2012, the voters approved a \$63,000,000 Park Bond Referendum, a total of \$16,610,000 remain in authorized but unissued bonds from this referendum. On November 8, 2016, the voters approved a \$87,700,000 Park Bond, no bonds from this program have been sold. Including prior sales, a total of \$104,310,000 remains in authorized but unissued bonds from this fund.

Board Agenda Item  
October 10, 2018

ENCLOSED DOCUMENTS:

- Attachment 1: The CIP Calendar
- Attachment 2: Principles of Sound Capital Improvement Planning
- Attachment 3: Criteria for Recommending Future Capital Projects
- Attachment 4: Fairfax County Park Authority Capital Program Description
- Attachment 5: Project Cost Summaries
- Attachment 6: Fairfax County Park Authority Future Project Details

STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Janet Burns, Senior Fiscal Administrator  
Michael Baird, Capital and Fiscal Services

## THE CIP CALENDAR

October/November 2018	Departmental Meetings with County Executive and CIP submission due to DMB
December 2018	CIP Recommendations discussed with County Executive
January/February 2019	CIP decisions and draft documents shared with agencies
Late February 2019	Advertised CIP released with Advertised Budget
March 2019	Formal Presentations to the BOS and PC; Public Hearings with PC
April 2019	Presentations and Public Hearings with BOS
Late April	CIP Adoption

## Capital Improvement Programming

### Principles of Sound Capital Improvement Planning

1. The Board of Supervisors' goals and the adopted Comprehensive Plan, specifically the Land Use Plan and the Policy Plan, are the basis for capital planning in Fairfax County. The Capital Improvement Program (CIP) shall execute the goals and objectives of the adopted Comprehensive Plan for Fairfax County.
2. Pursuant to Section 15.2-2239 of the Code of Virginia, the Planning Commission shall review and recommend annually the County's Capital Improvement Program based on the adopted Comprehensive Plan for the consideration of the governing body. Public participation in the CIP process is essential and shall continue to be encouraged.
3. Criteria consistent with the Comprehensive Plan, and with the principles stated herein, shall be established to guide the selection and prioritization of CIP projects.
4. The development of the CIP shall be guided by the principles of life cycle planning to ensure that long-term maintenance, renewal and replacement requirements are adequately addressed to protect the county's investment and maximize the useful life of facilities. The county shall allocate an appropriate amount of its general operating, special revenue, enterprise, and other funds to finance ongoing infrastructure maintenance, renewal and replacement of facilities. Facilities are defined to include all fixed installations constructed and/or maintained with public funds, including buildings and structures, utilities and related improvements.
5. The CIP shall include the fiscal impact of each project and identify unfunded capital requirements to adequately anticipate resource requirements and capacity to provide services beyond the planning period.
6. The CIP shall support the county's efforts to promote economic vitality and high-quality of life. The CIP should recognize the revenue generating and/or cost avoiding value of making public infrastructure improvements to spur private reinvestment and revitalization in support of county land use policy.
7. The CIP shall support the county's efforts to encourage the development of affordable and effective multi-use public facilities as feasible.
8. The CIP shall be developed to provide facilities that are cost effective, consistent with appropriate best practice standards, community standards, and expectations of useful life.
9. The county will endeavor to execute the projects as approved and scheduled in the CIP. Value Engineering principles will continue to be applied to appropriate capital projects. Changes in project scope, cost, and scheduling will be subject to close scrutiny.
10. The CIP shall be guided by the county's adopted Ten Principles of Sound Financial Management.



## Criteria for Recommending Future Capital Projects

The following criteria shall be applied to future capital projects in order to establish a relative priority for beginning and completing projects. These criteria are intended to guide decision making and may be adjusted as necessary. All capital projects must support the goals established by the Board of Supervisors and the adopted Comprehensive Plan and conform to specified standards mentioned in the Plan. Other county or best practice standards may be cited so long as they are not in conflict with the Comprehensive Plan or Board directives.

All capital projects within the 5-Year CIP period are not ranked, as funding is approved or anticipated. Future projects are categorized based on priority and recommended for appropriate funding sources (i.e., general funds, bonds, special revenue funds, other funds) according to their criticality or other standards as recommended by the staff, School Board, Planning Commission, or other advisory body. Actual project commencement and completion are subject to identification of resources and annual appropriation by the Board of Supervisors.

**1**

**Immediate:** *Projects may be moved to the 5-year plan within a year.*

Examples of such projects may exhibit the following criteria:

- Eliminate an immediate threat to personal and public safety.
- Alleviate immediate threats to property or the environment.
- Respond to a court order or comply with approved federal or state legislation.

**2**

**Near Term:** *Projects may be moved to the 5-year plan within 2–3 years.*

Examples of such projects may exhibit the following criteria:

- Have significant federal/state commitment or significant private sector investment.
- Preserve existing resources or realize significant return on investment.
- Preserve previous capital investment or restore capital facilities to adequate operating condition.
- Respond to federal or state mandates in compliance with extended implementation schedules.
- Generate significant revenue, are self supporting, or generate cost avoidance (return on investment and/or improved efficiency).
- Alleviate existing overcrowded conditions that directly contribute to the deterioration of quality public services.
- Generate private reinvestment and revitalization.
- Have significant public expectations as demonstrated by development proffers or other Board action.
- Support the county's efforts to encourage development of affordable and effective multi-use public facilities.

**3**

**Long Term:** *Projects may be moved to the 5-Year plan within 4–5 years.*

Examples of such projects may exhibit the following criteria:

- Accommodate projected increases in demand for public services and facilities.
- Maintain support for public services identified by citizens or appointed Boards and Commissions as a priority in furtherance of the goals and objectives established by the Comprehensive Plan.
- Meet new program goals or respond to new technology.
- Fulfill long-term plans to preserve capital investments.

**4**

**Future Projects:** *Projects that are anticipated, but not yet scheduled.*

## Fairfax County Park Authority

### PROGRAM DESCRIPTION

The Fairfax County Park Authority (FCPA) is directed by a twelve-member board appointed by the county Board of Supervisors. One member is appointed from each of the county's nine supervisory districts, and three are appointed at-large. Since its establishment in 1950, the Authority has acquired 23,512 acres of parkland, including 427 individual parks. In the past, most of the funds to carry out capital acquisition and improvements were provided through bond referenda. Currently, more than half of the Park Authority operating funds are raised by revenue-producing facilities in the system; additional funding for the operations and maintenance of parks is appropriated annually by the county Board of Supervisors. Grants from the state and federal government supplement funds on a limited basis; however, gifts and donations from individuals, community organizations, corporations and foundations are an increasingly important source of funding for community improvements.

### LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Identify and serve park and recreation needs through an integrated park system that provides open space, recreational services and facilities and stewardship of natural and cultural resources.
- ✓ Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources, and protect and preserve significant cultural resources on parklands.
- ✓ Provide for current and future parks and recreational needs through development of new and existing sites and the optimal use of all existing facilities, including Fairfax County Public Schools.
- ✓ Ensure the long-term protection, preservation and sustainability of park resources.
- ✓ Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development.
- ✓ Utilize the Urban Parks Framework to encourage developers to cooperatively develop and maintain publicly accessible urban parks, connective trails, park amenities and active recreation facilities in Tysons and other designated mixed-use centers.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Parks and Recreation Section, as amended through 3-4-2014.

## PROGRAM INITIATIVES

In FY 2018, the cumulative level of parkland in the County held by the Fairfax County Park Authority increased by 94 acres or 0.42 percent for a total of 23,512 acres primarily due to a large addition via fee simple purchase of 57.8 acres to Confederate Fortification Park in Springfield District. Additional parkland via Board of Supervisors land transfers included the 7.3 acre Chantilly Library site in the Sully District, the 12.8 acre Rolling Wood Park site in the Mt. Vernon District, the 6.4-acre addition to Loftridge Park and the 1.2-acre addition to Dogue Creek Stream Valley Park in the Lee District. An 8.5-acre addition to Loisdale Community Park in the Lee District was acquired via donation. The agency has been challenged to acquire an additional 1,768 acres of land, which would ensure that 10 percent of the total county landmass, or a total of 25,280 acres, are held as county parks. The current Land Acquisition Work Plan programs the expenditure of funds authorized by the 2016 Park Bond Referendum.

In addition to continuing land acquisition to work toward meeting the acreage standard established for acquisition of developable parkland, another one of the Park Authority's primary objectives over the CIP period is to complete construction already begun in county parks and to upgrade the various athletic fields and courts maintained by the Park Authority. An objective is also to sustain existing parks, facilities and natural resources. In addition, many park facilities are 20-30+ years old. Without a significant reinvestment in building and park infrastructure many of these older parks will fall into a state of deteriorating condition and functionality and repair/operating costs will increase.

Recently completed improvements include:

- Playground Improvements include replacements at Griffith, Lisle, Bucknell Manor, and Stuart Park. In addition, the Park Authority partnered with DPWES to replace the playground at Huntington Park that was removed as part of the Huntington Levee with a new playground at Farrington Park
- Athletic Field improvements include: In a partnership with Great Falls Soccer Club, converted an existing natural turf field to synthetic turf at Field #7. Lifecycle replacement of synthetic turf using the County's Synthetic Turf Replacement Fund at: South Run District Park Fields #5 and 6, Franconia Park Field #4, Lake Fairfax Park Fields #1 and #4, Braddock Park Field #7, Poplar Tree Park Fields #2 and #3, and Patriot Park Field #1. Additional Athletic Field Improvements include: Partnership with the Washington Nationals Dream Foundation and Mason District Little League at Mason District Park Field #1 to replace existing lights with new LED lights. Field renovations included new outfield fencing, sod, irrigation, grading, dugouts, shade structures and new scoreboard. The Washington Nationals Dream Foundation also partnered with the Park Authority at Fred Crabtree Park for improvements to Field #1 and #2 including grading, sod, fencing, scoreboards and other improvements. In addition, Park bond funds were used to replace the existing irrigation on Fields #1 and #2.
- Lighting Project Improvements includes Wolf Trails Park tennis courts, replacing existing poles and fixtures with new energy efficient LED lights, Nottoway Park athletic field #4 lighting replaced, Greenbriar Park, all pathway lights and fixtures were replaced with LED lighting, South Run Park basketball court lighting, all poles and fixtures replaced with LED court lighting, Frying Pan Farm Park Visitors Center replaced existing pendant fixtures and lights with LED energy efficient fixtures, and Cub Run RECenter competition and leisure pool lighting and controls upgraded to provide savings on energy consumption and maintenance cost.
- RECenter improvements include Oak Marr Natatorium (pool) filter replacement with a modern high rate sand filtration system, Lee District and Audrey Moore RECenter elevator modernization. Also at Audrey Moore, portions of the RECenter parking area were repaved along with ADA spaces, the Area 2 Maintenance Shop was milled and repaved.
- Trail Improvements: Chessie's Trail at Lee District Park includes a new nature themed trail in the Family Recreation Area of Lee District Park. The trail includes approximately ½ mile of ADA compliant concrete trail, 3000 square feet of elevated boardwalk area, 20 animal sculptures and interactive play features and one 20 ft. steel pedestrian bridge allowing for persons of all abilities to take a walk in the woods. To compliment all the features at the Family Recreation Area is the construction of two (2) rentable, ADA accessible picnic shelters. Additional trail improvements include paving at the Gerry Connolly Cross County Trail in Wakefield Park, Rocky Run Stream Valley, Frog Branch Stream Valley, Great Falls Grange, and installation of improved trail signage for various stream valley trails.
- Bridge Replacement projects include trail bridges at Chalet Woods Park and Foxstone/Waverly Park.

- Resource Improvements include the Colvin Run Mill Millers House. The project included the renovation of the upstairs office, upgrade of infrastructure IT, and design/construction of interpretive exhibits. Frying Pan Farm Park had drainage improvements done that included the removal and replacement of approximately 800 linear feet of existing culverts with larger size culverts and other miscellaneous improvements. At Lake Fairfax Park, Parks partnered with DPWES to provide restoration for 2,200 feet of the Colvin Run Branch of the Difficult Run Stream through a natural channel design.
- Completion of the new Clubhouse at Burke Lake Golf Course. The new 4,000 sf golf clubhouse includes a snack bar/kitchen with a dining area for 40 people and an exterior patio area that seats another 40 people, a modern golf pro shop/check-in area, restrooms, golf pro office, administrative office suite, and related support spaces. The new facility was designed to a LEEDs Silver Standard and is completely accessible.

The Park Authority Board approved four master plans/master plan revisions during the past fiscal year, including Ellanor C. Lawrence, Turner Farm Park Master Plan Revision, Franconia District Park, and the Great Parks, Great Communities Parks and Recreation System Master Plan.. The Planning Commission approved seven 2232 applications including Mount Vernon Woods Park, Ruckstuhl, and Riverbend Park.

The continuing urbanization of the County requires that the existing suburban park system be supplemented by parks that are more suitable for the urban context and provide appropriate functions, uses, amenities, visual form, ownership, and accessibility to various users of the urban environment. In 2013, the Board of Supervisors adopted a policy in the Comprehensive Plan that incorporates the Park Authority's Urban Park Framework as official guidance to define urban park metrics, elements and types. The Urban Park Framework policy clarifies expectations for community decision makers and developers who seek to implement changes to existing development patterns and provide for park and recreation needs in these areas. Prior to 2010, there were almost 90 acres of publicly owned parkland in Tysons Corner. In addition, approximately eight and a half acres of privately owned land that will either be dedicated to the Park Authority or accessible for public use was committed in major zoning applications approved prior to that time. Combined, the major applications approved since 2010 provide commitments to create an additional 65 acres of new publicly-accessible urban park space in Tysons Corner. The eight-acre Ken Lawrence Park, which includes a restored stream valley and two lighted synthetic turf athletic fields, was dedicated to Fairfax County in 2015. Collectively, the major rezoning applications approved since 2010 generate a need for eight and a half new athletic fields under their maximum development levels. Applicants have proffered to provide for this need through dedication of land areas, construction of facilities, and/or contribution of funds to Fairfax County to be used towards land acquisition and facility development. A new 2.3-acre park, the Park at Tysons II was dedicated through a developer proffer in March 2016. A 1.5-acre common green park that includes a fenced dog park and children's playground was opened to the public in 2017 in the Tysons North District and is privately owned and maintained but open to the public. Major development applications approved since 2015 in Reston have included commitments to add approximately 30 acres of publicly accessible urban parks in the Reston Transit Station Area (TSA). Collectively, the major rezoning applications approved in Reston since 2015 generate a need for the equivalent of three new athletic fields under the maximum approved development levels. A total of about \$11,000,000 has been committed in proffers to the Fairfax County Park Authority for the purchase of land, construction of new facilities, and/or improvements to existing athletic fields in the greater Reston area. In addition, one rezoning applicant has proffered to acquire and dedicate a seven-acre parcel in the Reston area to the Park Authority for the creation of a new public park with athletic facilities.

The implementation of the Laurel Hill Master Plan is proceeding. Funding is earmarked for infrastructure development at this project. Development of Phase I of the equestrian area in Laurel Hill is complete. An area-wide signage and way finding plan is nearly complete and a cultural resource study for the Laurel Hill House was completed as well as a historic landscape study of its gardens. Further archeological work at the site is anticipated. Improvements to the Laurel Hill Greenway portion of the Cross-County Trail continue to be made. Construction of a lighted synthetic turf diamond and rectangular athletic fields were completed at the South County Middle School in partnership with Fairfax County Public Schools to provide additional athletic fields to the surrounding communities. Maintenance and land management activities including demolition and removal of existing non-historic structures at the former Nike site continue to be provided. In addition, there continues to be some informal interest from proposers for options for the Sportsplex. Design of a large gathering space with picnic facilities at the Central Green has been completed.

A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. The completion of the 2016 Parks Count, which is the Park Authority Needs Assessment was completed and provides recommendations for capital investments in the park system based on a body of data that the Park Authority will continue using for years. The total projected need for the ten-year period was \$939,161,000; that amount has been reduced by \$87,700,000 due to the approval of the 2016 Park Bond Referendum for a future need of \$851,461,000. The remaining needs of \$851,461,000 is broken out into three strategic areas in five-year increments.



- Critical, “Repairing what we have” makes the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing parks and facilities. The Critical funding need is \$98,892,000 over the next five years.
- Sustainable, “Upgrade Existing” looks at enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is \$107,945,000, the need for years 6-10 is \$172,350,000, for a total of \$280,295,000.
- Visionary, “New, Significant Upgrades” includes new and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need is \$472,274,000 over the 10-year period, and if funding is made available in 1-5 years staff would accelerate visionary elements that include expansion and renovation of existing recreation centers and development of new athletic facilities.

The Park Authority’s RECenter system is now entering a new era due to the aging of existing facilities that require lifecycle redevelopment along with potential expansion to continue to meet the needs of the community and remain fiscally sustainable as an enterprise funded activity. The Park Authority recently completed a System-wide Sustainability Plan for RECenters that identifies strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the RECenter system through a series of capital improvements. As part of the strategic recommendations each RECenter was assigned one of six “thematic” decisions. These recommendations outline a course of action for capital improvements at each RECenter to maximize the sustainability of the overall system. For instance, if the thematic recommendation is “expand” for a RECenter, then a series of improvements that are termed as “critical,” “core,” or “added value” that facilitate that theme are included in the strategic recommendations. The plan also identifies the potential for development of a new RECenter in the Reston area and a potential countywide sports complex. The plan recommends a three-phased implementation approach for funding the proposed capital improvements starting with improvements identified as critical first, followed by core improvements and then improvements identified as added value in the last phase. The total budget for all improvements estimated in 2017 dollars including all hard costs and soft costs is \$195,800,000. With escalation included for a five-year period based on starting the improvements in 2020 the estimated total project budget increases to \$232,500,000.

The Park Authority is currently revising the Master Plan for Lake Accotink Park. As part of the master planning process the Park Authority initiated a lake sustainability study for Lake Accotink. The preliminary results of the study indicate that by 2025 the lake will have silted in unless remedial actions such as dredging of the lake occurs. As part of the public input process members of the community have indicated a desire to see the lake continue to operate as a recreational water feature in the future. The Park Authority is currently studying dredging options including the potential to construct a forebay to extend future dredging cycles. The lake sustainability study included an order of magnitude estimate for dredging and construction of the forebay in the amount of \$45,000,000.

The Great Parks, Great Communities, Plan is a comprehensive long-range park system land use plan adopted in 2011 that examines needs within 14 planning districts. This plan uses data from the 2004 Needs Assessment and serves as a decision-making guide for future park land use, service delivery and resource protection to better address changing needs and growth forecasts through 2020. The Park Authority

completed a new Needs Assessment in 2016 and is developing a new agency-wide park system master plan in 2017 that addresses not only land use and resource stewardship but programming and operations as well.

Based on continual facility condition assessments, growing and shifting community needs and expectations, an ever-increasing amount of funding will be needed for capital maintenance of aging park assets in order to maximize the life of the existing facilities and to develop new facilities.

In addition, to fund additional facilities and land acquisition, funding will be necessary to operate, support, sustain and protect future years of county investment in existing facilities. As the county's largest landowner, the Park Authority's stewardship responsibility is documented in its Natural Resource Management Plan (NRMP) and Cultural Resource Management Plan (CRMP). These plans identify issues, strategies and projects to protect county parkland and valuable natural and cultural resources. This effort meets the County's Vision of Practicing Environmental Stewardship and is supported in the Board of Supervisors' Environmental Agenda. In addition, the Park Authority is charged with stewardship of all county cultural resources. These plans contain critical strategies for preventing the degradation of resources that cannot be reclaimed once lost.

The Park Authority also recently automated its asset tracking and maintenance scheduling system that relates to a Park Facility Condition Assessment and Lifecycle Replacement Schedule. This system is utilized to efficiently manage facility repairs and develop long-range facility life cycle plans, as well as aid in the forecasting of future capital renovations.

On June 27, 2018, the Park Authority Board approved the FY 2019 – FY 2023 Strategic Plan, the plan serves as a road map that will take the Park Authority into the future. The strategic plan includes 12 objectives that are measurable and results-focused, and are supported by specific, achievable, and time-bound action steps for implementation. The 12 Strategic Objectives are:

- Increase the Park Authority's land holdings based on a proactive and informed decision-making strategy
- Balance natural resources, cultural resources, recreational needs and equity in planning and developing a sustainable park system
- Position the Park Authority as the model organization for increasing physical activity and wellness in Fairfax County
- Increase walkable access (1/4-mile or 5-minute-walk (urban) and 1/2-mile or 10-minute walk (countywide)) by County residents to park or facility entrances, or trailheads to connect people to nature and recreational experiences
- Implement an asset management program to guide reinvestment, maintenance, and upgrades to infrastructure and capital equipment
- Develop an IT structure that coordinates data management, analysis, technology and business needs to support the operations and goals of the Park Authority and enables sound decision making and transparency
- Provide training and leadership development for employees at all levels to ensure a high-performing organization
- Reinforce and sustain a culture of accountability to advance the mission and vision
- Develop and implement an advocacy strategy to increase dedicated funding and resources from the County
- Collaborate with the Park Foundation to increase annual donations and provide greater support to the Park Authority
- Develop and adopt a comprehensive and cross-divisional approach to business planning to improve financial performance
- Establish a sponsorship program to secure, sustain and continually increase alternative funding available for agency priorities

## CURRENT PROJECT DESCRIPTIONS

1. **ADA Compliance-Parks** (Countywide): This is a continuing project to address ADA Compliance measures throughout county parks. In May and June 2007, the United States Department of Justice (DOJ) conducted an audit of the county government facilities and programs to determine compliance with the Americans with Disabilities Act (ADA). The DOJ presented the county with the audit results in August 2009. The audit covered 78 buildings in the county and listed approximately 2,100 violations as well as approximately ten program areas which needed improvement in order to comply with the ADA. These violations ranged from updating emergency management procedures, web-based services, and general communication procedures, to improving access to buildings, parking garages, restrooms, and elevators. ADA improvements associated with the DOJ Audit have been funded and are nearing completion. Funding for additional ADA retrofits will be required in the future.

2. **Parks - Building/Structures Reinvestment** (Countywide): This is a continuing project to address Park Authority infrastructure replacement and upgrades at non-revenue producing parks, including

roof, plumbing, electrical, lighting, security/fire systems, sprinklers and HVAC replacement. In addition, this project funds structural preservation of park historic sites. The facilities maintained include, but are not limited to rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal and improved services. This program also provides for the stabilization of newly acquired structures and emergency repairs as needed at these facilities. In FY 2019, an amount of \$925,000 is included for building/structures reinvestment,



*The Historic Huntley House*

including: various roof replacements and/or repairs on outdoor public restrooms and picnic shelters (\$200,000); replacement of Fire and Security systems at historic sites, nature centers, and maintenance facilities including the addition of freeze and water monitoring sensors to several historic sites (\$125,000); replacement of windows, doors, and siding at picnic shelters, outdoor restrooms, and historic sites (\$150,000); replacement of HVAC equipment at Nature Centers, Visitor Centers, and Maintenance Shops (\$250,000) and the stabilization, structural or building asset repairs at properties conferred to the Park Authority (\$200,000).

3. **Parks - Infrastructure/Amenities Upgrades** (Countywide): This is a continuing project to provide improvements and repairs to park facilities and amenities including tennis courts, picnic shelters, bridges and parking lots. In addition, funding provides for annual maintenance and storm related repairs to 326 miles of trails. In FY 2019, an amount of \$765,000 is included for infrastructure and amenities upgrades.
4. **Parks - Preventative Maintenance and Inspections** (Countywide): This is a continuing project to address routine repairs in non-revenue producing Park Authority buildings, structures and equipment. This maintenance includes the scheduled inspection and operational maintenance of HVAC, plumbing, electrical, security and fire alarm systems. This funding is critical in order to prevent the costly deterioration of facilities due to lack of preventative maintenance. Equipment maintenance includes routine and preventative maintenance on operating equipment such as mowers, tractors, utility vehicles and heavy construction equipment. In FY 2019, an amount of \$484,000 is included for preventive maintenance and inspections for over 551,091 square feet at non-revenue supported Park Authority structures and buildings.



5. **Parks - Grounds Maintenance** (Countywide): This is a continuing project to provide for routine mowing and other grounds maintenance, as well as arboreal services. Arboreal services are provided in response to Park staff and citizens' requests and include pruning, removal and inspections of tree health within the parks. There has been a rise in staff responses to requests for the inspection and removal of hazardous or fallen trees within the parks and those that may pose a threat to private properties. In FY 2019, an amount of \$476,000 is provided to fund annual requirements for grounds maintenance at non-revenue supported parks.
6. **Capital Sinking Fund for Parks** (Countywide): \$5,470,485 for the capital sinking fund for parks. The Capital Sinking Reserve Fund was established as a direct result of the Infrastructure Financing Committee (IFC). The Board of Supervisors has approved the allocation of the Sinking Fund balances identified as part of each Carryover Review, based on the following percentage allocation: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization. To date, the Park Authority has initiated projects to begin to address the backlog of reinvestment requirements including: trail, bridge and tennis court repairs throughout the County, parking lot and roadway repairs at Burke Lake Park, Lake Accotink Park, and at Annandale Community courts and fields, and many other capital improvements such as repairs to the Nottoway fit stations and the Martin Luther King pool. In addition to General Fund support of \$5,353,485, an amount of \$117,510 was received in revenue to support the culvert replacement project at Lake Accotink.
7. **Stewardship - 2008** (Countywide): \$11,541,881 for projects that promote the protection, enhancement, interpretation and education of natural and cultural park resources. Projects include Phase II Huntley Meadows wetlands restoration and boardwalk replacement, Historic Huntley restoration to allow public accessibility, mandatory dam repairs, Colvin Run Mill Visitors Center design, concept design for the Stewardship Education Center, and other natural resource protection projects in Sully Woodlands and Laurel Hill. Cultural resource and archaeology projects are also included to protect various cultural resource sites associated with capital projects.
8. **Park and Building Renovations - 2008** (Countywide): \$30,711,192 for replacement of aging roofs, HVAC, and pool systems for RECenters built in the 1980s and 1990s. These RECenters include Spring Hill, Lee District, Oak Marr, and Providence. An engineering study to assess renewal requirements for Mount Vernon RECenter and Ice Rink which opened in 1981 is complete. Recent improvements include: replacement of the 41-year-old train track at Burke Lake Park, parking and entrance improvements at Spring Hill, irrigation system at Jefferson Golf Course, and renovation at Ossian Hall Park and Kings Park. These improvements will renew these facilities and extend their service life.
9. **Park Development - 2008** (Countywide): \$18,832,103 to develop new park facilities and infrastructure. This category includes funding for the conversion of four natural-turf rectangular fields to synthetic turf and to upgrade the lighting systems on eight fields. Funding is also included to continue the planning, design and site preparation of a countywide Sportsplex at Laurel Hill Park. Another goal is to add 75 miles of trails and trail connections that will increase citizen access to this highly used resource. Additional development includes the construction of the new concrete "streetscape" style urban skate park and bowl at Lake Fairfax and the expansion of the skate park at Wakefield. Future projects include the clubhouse replacement and driving range expansion at Burke Lake Golf Course and a small roll-top observatory at Observatory Park in Great Falls.
10. **Community Parks/New Facilities - 2012** (Countywide): \$7,285,000 for planning, design and construction of new parks or park facilities to implement approved master plans, meet community needs, or provide additional functionality. Projects include: development of Phase 1 of the park planned improvements per the master plan at Monticello Park, building the internal trail network and shelter at the John C. and Margaret K. White Gardens, providing Signage and Branding to develop a branding approach to identify Park Authority facilities, and improvements to continue the phased development of the Park at Laurel Hill.
11. **Existing Facility Renovations - 2012** (Countywide): \$34,276,080 to improve existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Projects include renovation and upgrading infrastructure and other amenities at Lake Accotink, countywide playground equipment upgrades, and countywide trails.



12. **Land Acquisition and Stewardship - 2012** (Countywide): \$12,915,000 for acquisition of parkland and/or parkland rights, including easements. Stewardship includes projects that support the approved Natural and Cultural Resource Management Plans and/or county's environmental or cultural resource initiatives, Hidden Pond Nature Center for shelter and parking, and the Sully Woodlands Environmental Education Center. Additional projects include land acquisition, energy management, and Natural and Cultural Resources.
13. **Natural and Cultural Resource Stewardship – 2016** (Countywide): \$7,692,000 for planning, design and/or construction of capital projects which carry out the Park Authority's stewardship mission, supports the approved Natural and Cultural Resource Management Plans and/or County's environmental or cultural resource initiatives. Projects include repairs and restoration to Colvin Run Mill Miller's House and Millrace, funding to support Historic Structures Curator Program, History and Archaeology Collections Facility to properly curate and store history, and Sully Historic Site restoration projects.
14. **Land Acquisition and Open Space – 2016** (Countywide): \$7,000,000 for acquisition of parkland and/or parkland rights and preservation of open space including easements, that are obtained through a variety of methods including fee simple purchase of real property, acquisition of trail easements and other types of easements, cost related to acceptance of dedications and donated properties, and structure demolition cost.
15. **Park Renovations and Upgrades – 2016** (Countywide): \$53,188,000 to fund repair and replacement/improvements to existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Renovations can extend the design life of facilities and can include infrastructure additions and modifications. Projects include critical system-wide renovation and lifecycle needs such as playground replacements, lighting and irrigation systems, picnic shelters, roof replacements, parking, roads, entrances, RECenters – System-wide lifecycle replacements, the Mount Vernon RECenter renewal/replacement, Area 1 Maintenance Facility Replacement, and Energy Management Enhancements.
16. **New Park Development – 2016** (Countywide); \$19,820,000 for construction of new park facilities where none existed before to meet new demand or to provide additional functionality or enhance planned capacity to an existing facility or space. Projects include developing a local park in Baileys, an area of park service level deficiency, picnic shelters at Lee District Family Recreation Area, new Baseball Diamond Complex to support countywide use/tournaments, and Park Development at Laurel Hill Park.
17. **Events Center - 2016** (Mt Vernon District): \$10,000,000 to support the renovations for an Events Center at the Workhouse Arts Center. The Workhouse campus is a 56-acre, historically important County landmark, situated on the site of the former Lorton prison. Originally constructed in the early 1900's, the former workhouse and reformatory is on the National Park Service's Register of Historic Places, and included the imprisonment of early suffragettes. A planned Event Center is a key element of the educational, visual and performing arts campus run by the Workhouse Arts Foundation (WAF). Funding for this project is supported by the General Fund in the amount of \$3,000,000 and by the 2016 Park Bond referendum in the amount of \$7,000,000.
18. **Land Acquisition and Park Development – 2020** (Countywide): \$100,000,000 to fund deferred projects and adequately fund long-term projects identified in the Park Authority 10-Year Capital Plan. Projects will include land acquisition to ensure adequate parkland for future generations, new park facilities, and continued renovation and replacement of aging and well-used facilities. Increasingly, citizens recognize that parks contribute highly to their quality of life in Fairfax County. Shifting and expanding leisure interests increase the demand for parks and park facilities. In addition to land acquisition and park development projects, the Park Authority adopted Natural Resource and Cultural Resource Management Plans that identify initiatives needed to provide essential stewardship efforts of environmental resources on parkland and cultural resources throughout the county.

19. **Park Improvement Fund** (Countywide): The Park Improvement Fund was established under the provisions of the Park Authority Act for improvements to the agency's revenue-generating facilities and parks, as well as to various park sites. Through a combination of grants, proffers, easement fees, telecommunications leases, transfers from the Revenue and Operating Fund, and donations, this fund provides for park improvements. These funds are managed by projects that the Park Authority Board approves. Project funding is appropriated at the fiscal year-end, consistent with the level of revenue received during that fiscal year.
  
20. **Sportsplex Study** (Countywide): \$300,000 to support a comprehensive analysis and feasibility study associated with a County Sportsplex Facility. A sportsplex study will include the potential for both indoor and outdoor sports facilities at multiple locations within the County. The feasibility study would be conducted working with the Sports Tourism Task Force. The tasks which will be performed as part of the study include: strategic objectives analysis, market analysis, national and regional benchmarking, facility programming and site selection recommendations, and the development of an Organizational Plan, Operations Plan, and Financial Plan, including, economic impact models.

**PROJECT COST SUMMARIES**  
**FAIRFAX COUNTY PARK AUTHORITY**  
**(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
1 ADA Compliance - Parks PR-000083	G	C	<b>\$750</b>	\$300	\$300	\$300	\$300	\$1,950	\$1,500	\$3,450
2 Parks - Building/Structures Reinvestment PR-000109	G	C	<b>\$925</b>	\$944	\$963	\$982	\$1,002	\$4,816	\$5,317	\$10,133
3 Parks - Infrastructure/Amenities Upgrades PR-000110	G	C	<b>\$590</b>	\$780	\$796	\$812	\$828	\$3,806	\$4,398	\$8,204
4 Parks - Prevent. Maint. and Inspections 2G51-007-000	G	C	<b>\$484</b>	\$494	\$504	\$514	\$524	\$2,520	\$2,780	\$5,300
5 Parks - Grounds Maintenance 2G51-006-000	G	C	<b>\$1,373</b>	\$486	\$496	\$506	\$516	\$3,377	\$2,740	\$6,117
6 Capital Sinking Fund for Parks PR-000108	G, X		<b>\$7,797</b>					\$0		\$7,797
7 Stewardship - 2008 PR-000012	B		<b>\$11,542</b>					\$0		\$11,542
8 Park and Building Renovations - 2008 PR-000005	B		<b>\$29,325</b>	<b>\$1,386</b>				\$1,386		\$30,711
9 Park Development -2008 PR-000016	B		<b>\$17,100</b>	<b>\$1,732</b>				\$1,732		\$18,832
10 Community Parks/New Facilities - 2012 PR-000009	B		<b>\$1,785</b>	<b>\$1,500</b>	<b>\$2,500</b>	<b>\$1,500</b>		\$5,500		\$7,285
11 Existing Facility Renovations - 2012 PR-000091	B		<b>\$27,600</b>	<b>\$4,000</b>	<b>\$3,250</b>	<b>\$1,676</b>	<b>\$758</b>	\$9,684		\$37,284
12 Land Acquisition and Stewardship - 2012 PR-000093	B		<b>\$6,800</b>	<b>\$2,795</b>	<b>\$2,000</b>	<b>\$1,000</b>	<b>\$320</b>	\$6,115		\$12,915
13 Natural/Cultural Resource Stewardship. - 2016 PR-000076	B		<b>\$450</b>	<b>\$1,250</b>	<b>\$1,250</b>	<b>\$1,250</b>	<b>\$1,250</b>	\$6,250	<b>\$992</b>	\$7,692
14 Land Acquisition and Open Space - 2016 PR-000077	B		<b>\$4,900</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$100</b>		\$2,100		\$7,000
15 Park Renovations and Upgrades - 2016 PR-000078	B		<b>\$7,500</b>	<b>\$5,500</b>	<b>\$6,000</b>	<b>\$8,000</b>	<b>\$10,000</b>	<b>\$12,000</b>	\$41,500	<b>\$4,266</b> \$53,266

**PROJECT COST SUMMARIES  
FAIRFAX COUNTY PARK AUTHORITY  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
16 New Park Development - 2016 PR-000079	B	<b>\$1,134</b>	<b>\$2,000</b>	<b>\$4,000</b>	<b>\$4,000</b>	<b>\$4,000</b>	<b>\$3,500</b>	\$17,500	<b>\$1,186</b>	\$19,820
17 Events Center - 2016 GF-000019	G, B	<b>\$130</b>	<b>\$500</b>	<b>\$1,500</b>	<b>\$5,500</b>	<b>\$1,800</b>	<b>\$570</b>	\$9,870		\$10,000
18 Land Acquisition/Park Development - 2020 TBD	B	<b>\$0</b>			\$2,000	\$5,000	\$8,000	\$15,000	\$85,000	\$100,000
19 Park Improvement Fund 800-C80300	X	<b>\$18,691</b>						\$0		\$18,691
20 Sportsplex Study 2G51-044-000	X	<b>\$300</b>						\$0		\$300
<b>Total</b>		<b>\$135,054</b>	<b>\$25,785</b>	<b>\$24,504</b>	<b>\$28,085</b>	<b>\$26,242</b>	<b>\$28,490</b>	<b>\$133,106</b>	<b>\$108,179</b>	<b>\$376,339</b>

Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B Bonds  
G General Fund  
S State  
F Federal  
X Other  
U Undetermined

# FAIRFAX COUNTY PARK AUTHORITY

## Future Project Details

<b>Project Name:</b>	<b>Parks-Future Needs Assessment Implementation</b>	<b>Supervisor District:</b>	<b>Countywide</b>
<b>New Facility or Renovation:</b>	<b>Both</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$851,461,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### DESCRIPTION/ JUSTIFICATION:

The 2016 Parks Count, which is the Park Authority Needs Assessment was completed and provides recommendations for capital investments in the park system based on a body of data that the Park Authority will continue using for years. The total projected need for the ten-year period was \$939,161,000; that amount has been reduced by \$87,700,000 from the 2016 Bond for a future need of \$851,461,000. The remaining needs of \$851,461,000 are broken out into three strategic areas in five year increments.

- Critical, "Repairing what we have" makes the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing parks and facilities. The Critical funding need is \$98,892,000 over the next five years.
- Sustainable, "Upgrade Existing" looks at enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is \$107,945,000, the need for years 6-10 is \$172,350,000, for a total of \$280,295,000.
- Visionary, "New, Significant Upgrades" includes new and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need for years 1-5 is \$6,532,000, the need for years 6-10 is \$465,742,000 for a total of \$472,274,000.

In addition, as part of the Visionary, "New Significant Upgrades" strategy, a RECenter sustainability study is being conducted which indicates a 10-year need of nearly \$196,000,000, including a Phase 1 requirements of \$70,300,000 for Critical Improvements to sustain the RECenters business model.

### OPERATING IMPACT:

As the Park Authority evaluates the new needs assessment data, projects that have additional financial impacts to the operating budget will be determined and calculated as to the anticipated amount of operational impact.

## Future Project Details

<b>Project Name:</b>	<b>North County RECenter</b>	<b>Supervisor District:</b>	<b>Hunter Mill</b>
<b>New Facility or Renovation:</b>	<b>New</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### DESCRIPTION/ JUSTIFICATION:

As part of the development of the Reston Town Center North area, the Fairfax County Park Authority is considering the future development of a new RECenter to serve the high demand in the Reston area. This RECenter may include facilities for indoor aquatics, fitness, sports and other recreation programs to meet the need of the surrounding community as determined by a market based study prior to development.

### OPERATING IMPACT:

To Be Determined.

## Future Project Details

<b>Project Name:</b>	<b>Sports Complex Opportunities</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

**DESCRIPTION/ JUSTIFICATION:**

In June 2017, the Board of Supervisors formed a Sports Tourism Task Force to look at potential ways to support the growing youth and adult sports market and build new sporting facilities for County residents. There may be potential partnerships with sporting leagues and non-profits to expand the capacity to host sport tourism events in Fairfax. This project is in the early planning stages.

**OPERATING IMPACT:**

To Be Determined.

## Future Project Details

<b>Project Name:</b>	<b>RECenter System-Wide Sustainability Plan</b>	<b>Supervisor District:</b>	<b>Countywide</b>
<b>New Facility or Renovation:</b>	<b>Renovation &amp; Potential Expansion</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$232,500,000</b>
<b>Year Last Renovated:</b>	<b>Varies – Multiple facilities</b>	<b>Year Constructed:</b>	<b>N/A</b>

**DESCRIPTION/ JUSTIFICATION:**

The Park Authority’s RECenter system is now entering a new era due to the aging of existing facilities that require lifecycle redevelopment along with potential expansion to continue to meet the needs of the community and remain fiscally sustainable as an enterprise funded activity. The Park Authority recently completed a System-wide Sustainability Plan for RECenters that identifies strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the RECenter system through a series of capital improvements. As part of the strategic recommendations each RECenter was assigned one of six “thematic” decisions. These recommendations outline a course of action for capital improvements at each RECenter to maximize the sustainability of the overall system. For instance, if the thematic recommendation is “expand” for a RECenter, then a series of improvements that are termed as “critical,” “core,” or “added value” that facilitate that theme are included in the strategic recommendations. The plan also identifies the potential for development of a new RECenter in the Reston (See North County RECenter) area and a potential countywide sports complex. The plan recommends a three-phased implementation approach for funding the proposed capital improvements starting with improvements identified as critical first, followed by core improvements and then improvements identified as added value in the last phase. The total budget for all improvements estimated in 2017 dollars including all hard costs and soft costs is \$195,800,000. With escalation included for a five-year period based on starting the improvements in 2020 the estimated total project budget increases to \$232,500,000.

**OPERATING IMPACT:**

To Be Determined.

## Future Project Details

<b>Project Name:</b>	<b>Lake Accotink Dredging</b>	<b>Supervisor District:</b>	<b>Countywide</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$45,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Park Authority is currently revising the Master Plan for Lake Accotink Park. As part of the master planning process the Park Authority initiated a lake sustainability study for Lake Accotink. The preliminary results of the study indicate that by 2025 the lake will have silted in unless remedial actions such as dredging of the lake occurs. As part of the public input process members of the community have indicated a desire to see the lake continue to operate as a recreational water feature in the future. The Park Authority is currently studying dredging options including the potential to construct a forebay to extend future dredging cycles. The lake sustainability study included an order of magnitude estimate for dredging and construction of the forebay in the amount of \$45,000,000.

### **OPERATING IMPACT:**

To Be Determined.

Board Agenda Item  
October 24, 2018

**ACTION (with presentation)**

Authorization to Advertise and Hold a Public Hearing Regarding Changes to the Park Authority's Regulations to Allow Electrically Assisted Bicycles (e-bikes)

ISSUE:

Authorization to advertise and hold a public hearing regarding proposed changes to the Park Authority's regulations to allow the use of e-bikes on park trails countywide.

RECOMMENDATION:

The Park Authority Executive Director recommends authorization to hold a public hearing on proposed changes to the Park Authority Regulation §1.14 *Motor Vehicles and Traffic*. The Park Authority Executive Director also recommends making changes to Trail Rules and publicizing guidelines for use of e-bikes on park trails.

TIMING:

Board action is requested on October 24, 2018, to provide sufficient time to coordinate with NOVA Parks, advertise a public hearing to be held in late November or early December, provide a minimum 30-day public comment period, and update the regulation to conform with state law in a timely manner.

BACKGROUND:

Use of electrically assisted bicycles (e-bikes) is a growing trend locally and nationally. E-bikes allow users to carry heavy loads, climb steeper hills, commute further, and keep up with more fit riders. As such, e-bikes provide inclusive riding opportunities that may help to address health equity issues. Commonwealth of Virginia law allows the use of e-bikes wherever regular bicycles are allowed. Current Park Authority Regulation §1.14 *Motor Vehicles and Traffic* states "Motor-assisted bicycles (commonly referred to as "mopeds") are permitted only in areas where motor vehicles are permitted" (Attachment 1). To be consistent with state law and allow the use of e-bikes on park trails, staff recommends modifying this sentence to delete the phrase "motor-assisted bicycles," so that it only refers to mopeds and could not be construed to refer to e-bikes as well. Additionally, staff recommends adding a definition of e-bikes to the regulation. A joint public hearing to be held by Fairfax County Park Authority and NOVA Parks on the proposed change to Regulation §1.14 *Motor Vehicles and Traffic* is anticipated for late November or early December 2018.



Board Agenda Item  
October 24, 2018

Additionally, the Trail Rules state, “park trails are open to all forms of non-motorized transportation unless otherwise posted, except for horses, which may only be ridden or driven in designated areas.” Staff recommends changing this rule to allow the use of e-bikes on park trails (Attachment 2).

Finally, staff proposes the adoption of new “Guidelines for the Use of E-Bikes on Fairfax County Park Authority Trails” to encourage the safe and responsible use of e-bikes in public parks (Attachment 3).

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Draft Change to Regulation 1.14 Motor Vehicles & Traffic

Attachment 2: Draft Change to Trail Rules

Attachment 3: Draft Guidelines for the Use of E-Bikes on Park Trails

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning & Development Division

Todd Brown, Director, Park Operations Division

Andrea Dorlester, Manager, Park Planning Branch

## Proposed Change to Park Authority Regulations to Allow the Use of E-Bikes on Fairfax County Park Authority Trails

Park Authority Regulations are posted online at <https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/administrative/policy-appendix-regulations.pdf>. To allow e-bike use on Park Authority trails, staff recommends modifying 1.14 B. (3) from the Park Authority Regulations as noted below in ~~strikethrough~~:

### **§1.14 Motor Vehicles and Traffic**

- A. Speed Limit Where None Is Posted. Where no speed limit is posted, no person shall operate a motor vehicle within a park at a speed greater than 20 miles per hour.
- B. Prohibited Vehicles.
  - (1) No person shall operate within a park a motorized vehicle not licensed for regular use upon public highways, except motorized carts furnished or approved by the Park Authority may be operated within designated areas and motorized wheelchairs may be operated in areas as provided for in §1.14 (C) below
  - (2) No person shall operate within a park a farm tractor or other farm machinery or a type of vehicle used primarily for earth-moving operations, whether or not licensed for regular use upon public highways, without the express written permission of the Park Authority.
  - (3) ~~Motor-assisted bicycles (commonly referred to as "mopeds")~~ Mopeds are permitted only in areas where motor vehicles are permitted.
- C. Motorized Wheelchairs and Assistive Devices. Motorized wheelchairs and other motorized assistive devices for mobility impaired persons are permitted in all areas where pedestrian access is permitted, unless otherwise posted by the Park Authority.
- D. Off-Road Vehicle Operation. No person shall operate any type of motorized vehicle in areas of a park other than established roadways without the express written permission of the Park Authority except as noted in §1.14 (C) above.
- E. E-Bikes. ~~Electric power-assisted bicycles (e-bikes) equipped with pedals that allow propulsion by human power are considered bicycles and non-motorized vehicles for the purpose of these regulations, and are allowed in the same places that traditional, pedal-powered only bicycles are allowed.~~

## **Proposed Change to Trail Rules to Allow the Use of E-Bikes on Fairfax County Park Authority Trails**

The Fairfax County Park Authority (FCPA) Trail Rules are posted online at <https://www.fairfaxcounty.gov/parks/rules/trails>. To allow e-bike use on Park Authority trails, staff recommends modifying the Trail Rules by adding the underlined text below:

### Trail Rules

Park Authority employees and authorized volunteer staff have been trained and are obligated to enforce these rules and regulations. Failure to abide by these rules may also result in violators being ejected from the park immediately and prohibited from future use of park property, facilities, or services.

1. Park trails are open to all forms of non-motorized transportation as well as "electric power-assisted bicycles (e-bikes)" unless otherwise posted, except for horses, which may only be ridden or driven in designated areas. Please refer to [Guidelines for the Use of E-Bikes on Fairfax County Park Authority Trails](#).
2. Pedestrians have the right-of-way on trails unless otherwise posted.
3. Bicycles, in-line skaters and other "wheeled" travelers must yield to hikers.
4. Downhill traffic must yield to uphill traffic.
5. Assemblies of more than 25 persons and competitions on trails require the express written permission of the Park Authority.
6. Proper control must be maintained at all times. Speed should be restricted to safe levels appropriate for existing trail conditions.
7. Faster users should pass on the left and announce their intention before passing.
8. Trail users must stay on existing designated trails.
9. Avoid single-tracks when raining or muddy; traffic on wet trails causes damage.
10. Do not disturb vegetation or wildlife.
11. Trails and parks close at dark.
12. Call 911 in an emergency.

## **Draft Guidelines for the Use of E-Bikes on Fairfax County Park Authority Trails**

The following guidance is provided for novice and experienced e-bike riders wishing to ride within Fairfax County's parks.

### **Guidelines applicable to Electric power-assisted bicycles are as follows:**

What to Ride: For the purpose of these guidelines, the Park Authority will define e-bikes as: An "Electric power-assisted bicycle" (e-bike) means a wheeled vehicle equipped with (i) pedals that allow propulsion by human power and ii) an electric motor with an input of no more than 750 watts that reduces the pedal effort required of the rider. This applies to both road and mountain style (e/MTB) e-bikes. They are not, and do not function like a wheelchair, motorized bicycle, moped, scooter, motorcycle, or ATV.

Where to ride: To protect Fairfax County's valuable environmental and cultural resources, e-bike riders are strongly encouraged to operate only in areas where traditional (human pedal powered only) bicycles are allowed. Please do not disturb wildlife, livestock, or domesticated animals on park property.

Please ride responsibly: E-bike riders are expected to follow the same regulations and rules regarding access to the parks as other visitors. Please observe the established hours of operation and any posted signage.

Riders assume responsibility for the safe and respectful operation of their e-bike. It is expected that all bicycle riders yield to pedestrians and equestrians. In consideration of trail conditions and the safety of others, please maintain speeds under 20 miles per hour.

Reporting a problem: If you see an e-bike operated in an unsafe or reckless manner, please call the Fairfax County Police Department at 703-691-2131 (in an emergency, call 9-1-1).

For general questions and inquiries about e-bikes in the parks, please contact the Park Authority at [parkmail@fairfaxcounty.gov](mailto:parkmail@fairfaxcounty.gov).





# E-BIKES STUDY

PARK AUTHORITY BOARD UPDATE – OCTOBER 10, 2018

PLANNING & DEVELOPMENT COMMITTEE



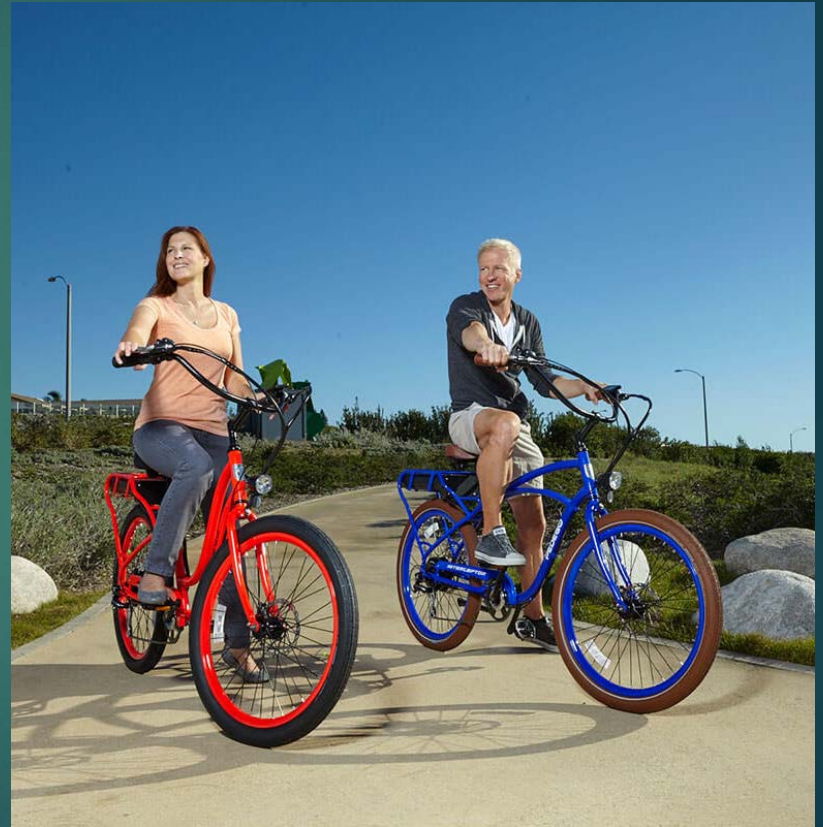


# E-Bikes Study Process



# Regulation Change

- FCPA & NOVAParks Regulation
  - Define electric power assisted bicycles (e-bikes)
  - Clarify the distinction between mopeds and e-bikes
    - Mopeds are only allowed where motor vehicles are permitted
    - E-bikes are allowed anywhere traditional pedal-powered bikes are allowed



# Rule Change

- FCPA & NOVA Parks Trail Rules
  - Update to:
    - Allow e-bikes
    - Reference Guidelines for the use of e-bikes





# New Guidelines

- Guidelines for The Use of E-bikes on Trails
  - Not legally enforceable
  - Depends on good behavior
  - What to ride:
    - 750 watts of power = limits speed
  - Where to ride:
    - Only where pedal-powered bikes are allowed
  - Ride responsibly:
    - Yield to pedestrians and equestrians
    - < 20 Miles Per Hour



# Next Steps

- Public Hearing with NOVA Parks – Late Fall
- Post Guidelines & Educate Public – Winter



Questions?

Board Agenda Item  
October 24, 2018

**INFORMATION** (with presentation)

Museum and Collections Facility

Staff from the Planning and Development Division has been coordinating with the Resource Management Division and other agency staff to explore options for a building to house county archaeological and museum collections. This process has included visits to various candidate sites and comparable collections facilities, discussions with museum professionals, and evaluation of various options for development of an appropriate facility. The project team has evaluated several potential development options, and has summarized those options for your information and consideration in a presentation.

ENCLOSED DOCUMENTS:

None

STAFF:

Kirk W. Kincannon, Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Sara Baldwin, Deputy Director/COO  
David Bowden, Director, Planning and Development Division  
Barbara Nugent, Director, Resource Management Division  
Cindy Walsh, Director, Park Services Division  
Todd Brown, Director, Park Operations Division  
Paul Shirey, Manager, Project Management Branch  
Andy Miller, Manager, Project Management Branch  
Diana Imlay, Project Manager, Project Management Branch

# FAIRFAX COUNTY ARTIFACTS & COLLECTIONS FACILITY

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SITE LOCATION OPTIONS ANALYSIS



## Project Objectives

- Establish a facility suitable for the long-term housing and protection of the county's historical and archaeological collections
- Incorporate a potential public museum component
- Plan for a facility approximately 30,000 square feet in size, sufficient to house the collections as well as provide necessary administrative areas based on staff team update of requirements in 2003 study
- \$2,320,000 has been allocated for the scope, design, and site selection process (exclusive of any construction costs)
- Address construction costs as part of the 2020 Bond Referendum
- Real estate firm of Savills-Studley worked with staff team to identify potential options for development of collections facility

## Development Strategies Considered

- Buy and convert an existing building at market rate
- Convert existing Park Authority or Fairfax County buildings
- Build new on Park Authority property
- Build-to-suit on commercially available property
- Partner with another agency

## Other Considerations

- The real estate consultant informed staff that Fairfax County has a low inventory of light industrial buildings, especially in the 30,000 sf range
- Many light industrial buildings are grouped with other buildings. Sellers are reluctant to “break up the set” to sell off a single building
- Desire to incorporate a County History Museum as a component of the facility.
- There is political synergy to consider locating the facility in the Workhouse Arts Center in Lorton, which has historical significance that is compatible with the historical nature of the archaeological collections facility and museum
- The Workhouse Arts Center is becoming a destination location, and will soon include a suffragette museum that would be compatible with a county museum
- Gunston Hall reached out to Park Authority regarding future plan to develop a similar facility on a much smaller scale

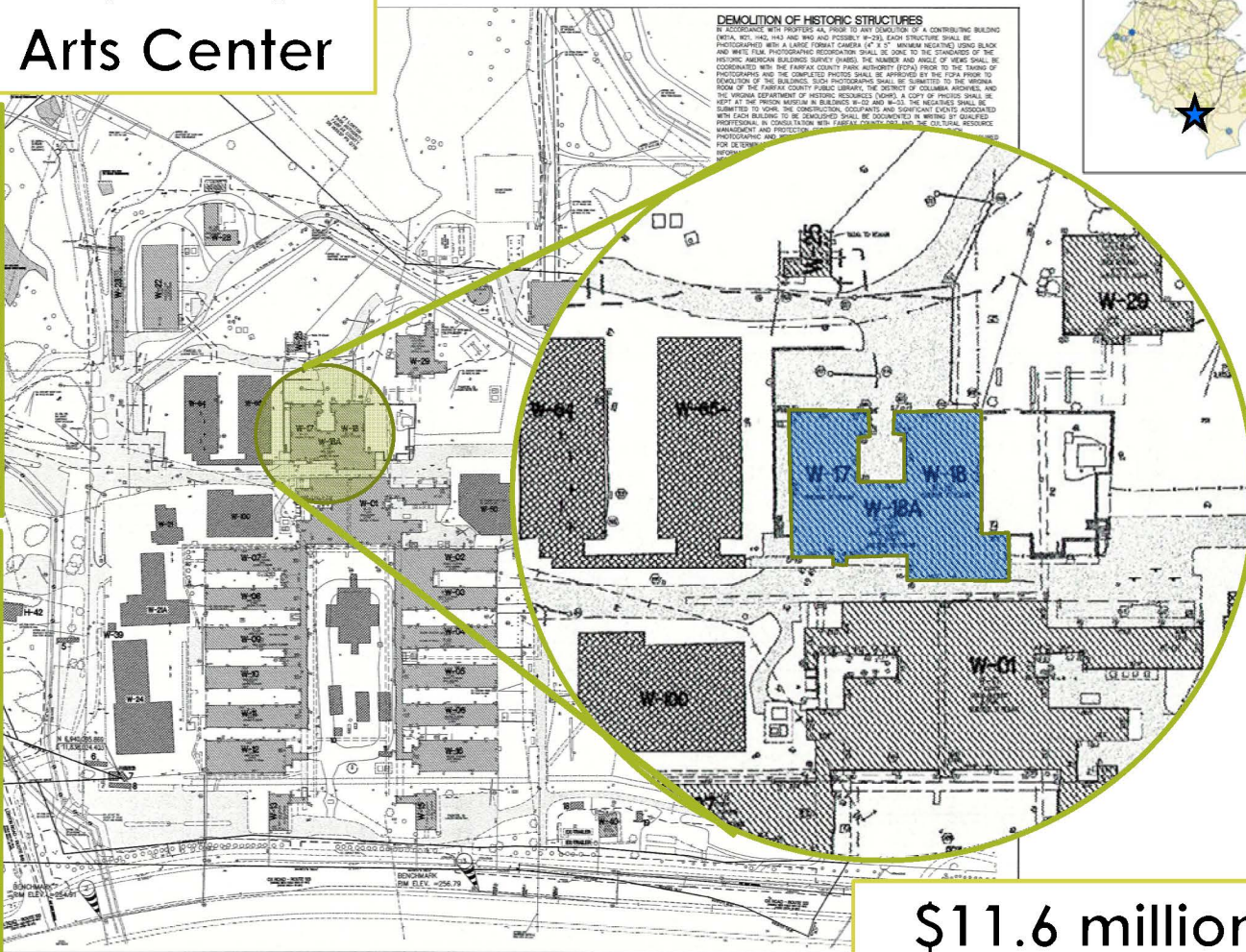
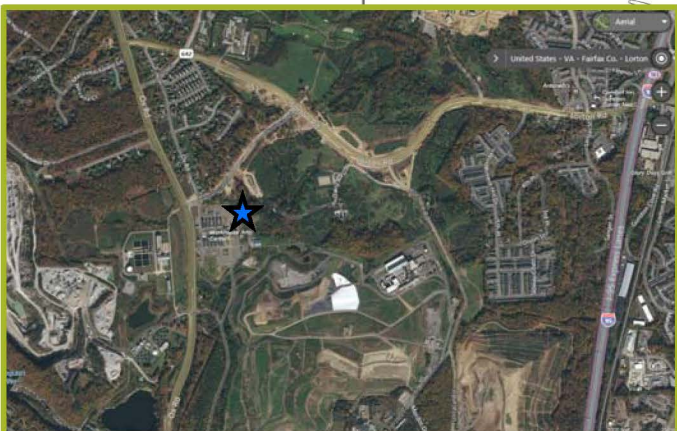




## Potential Sites & Order of Magnitude Construction Estimates



# Renovate Buildings W-17 & W-18 at Lorton's Workhouse Arts Center



**\$11.6 million**

## W-17 & W-18

### Pros and Cons

#### PROS:

- Site and building owned by Fairfax County (no land costs)
- Facility would be co-located with other uses at Lorton's Workhouse Arts Center
- Location is favorable to a potential museum component

#### CONS:

- Existing buildings are in very poor condition, requiring high remediation costs
- Large existing windows are not conducive to artifact preservation
- Buildings are within the Historic District, so potential modifications are subject to review and approval by the Architectural Review Board (ARB)
- Potential for significant unknown costs





## W-35

### Pros and Cons

#### PROS:

- Site and building owned by Fairfax County (no land costs)
- Facility would be adjacent to Lorton's Workhouse Arts Center (WAC) and Laurel Hill, and site access would be modified so access is through the WAC
- Location is favorable to a potential museum component
- Building is not within the Historic District, so potential modifications are not subject to review and approval by the Architectural Review Board (ARB)
- Phased development is possible based on existing structure

#### CONS:

- It is necessary to mitigate an underground fuel storage and piping network
- Conversion of the building could be constrained by the existing structure



# Purchase Build-to-Suit New Building at 15008 Northridge Drive



Northridge Drive total includes land acquisition costs, plus shell and fit-out costs

**\$13.45 million**

## 15008 Northridge Drive

### Pros and Cons

#### PROS:

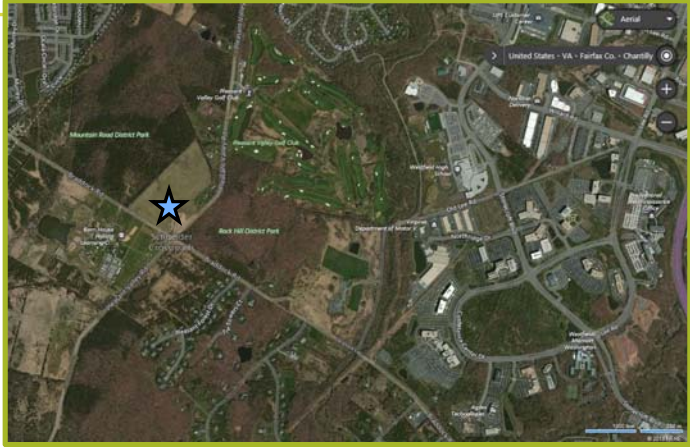
- Site is vacant, allowing build-to-suit architecture instead of renovations
- New construction means there will be lower operations and maintenance costs
- Chantilly location provides easy access to other parts of the county via routes 50 and 28, and nearby I-66

#### CONS:

- Most expensive option, requiring purchase of land and plus brand-new structure
- Requires purchase up-front while property is on the market
- No connection to park system or other county facilities



# Build-to-Suit on FCPA Land at Mountain Road District Park



FCPA-Owned Land total includes total development cost on raw land



**\$12.1 million**

# Mountain Road District Park

## Pros and Cons

### PROS:

- Site is vacant, allowing build-to-suit architecture instead of renovations
- Site is owned by FCPA, so there are no land acquisition costs
- New construction means there will be lower operations and maintenance costs

### CONS:

- Requires design and construction of supporting infrastructure, as well as a new building
- The site is level, and facility development could limit implantation of the master plan development of an athletic complex
- Chantilly location is at the extreme western edge of Fairfax County, limiting potential visitation to a museum component

# Gunston Hall Partnership For New Building



Gunston Hall option requires negotiating a complex partnership, and has the potential for substantial unknown costs



**\$12.3 million**

# Gunston Hall

## Pros and Cons

### PROS:

- Site is vacant, allowing build-to-suit architecture
- By co-locating within the building, FCPA and Gunston Hall both benefit from the efficiency of shared costs
- New construction means there will be lower operations and maintenance costs

### CONS:

- The site is remote, so a significant part of each workday would include travel time
- Requires design and construction of supporting infrastructure within Gunston
- A development agreement between FCPA and the Commonwealth of Virginia must be negotiated and executed, and that could extend the timeline indefinitely (unknown development schedule)



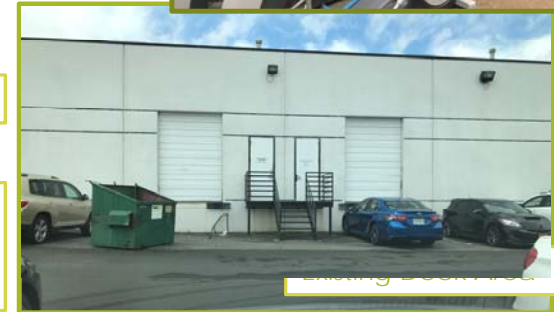
# Purchase and Renovate Existing Building at 14290 Sullyfield Circle



Sullyfield Circle total includes land acquisition costs, plus demolition and fit-out costs



Sullyfield Circle will require an additional \$500,000/year operating cost due to extra 8,000 s.f. size



Renovate for \$11.3 million

## 14290 Sullyfield Circle

### Pros and Cons

#### PROS:

- Site is available now as either a “purchase” or “lease-to-purchase” option, allowing the shortest timeline to occupancy
- The site has loading docks as well as drive-in bays

#### CONS:

- Park Authority would have to purchase the building now, while it is on the market
- The existing building is 38,000 sf, which is 8,000 sf more than required. The extra 8,000 sf will require an additional annual operating cost. Building requires a significant amount of interior renovation
- No connection to park system or other county facilities.
- Limited potential visitation to a museum component

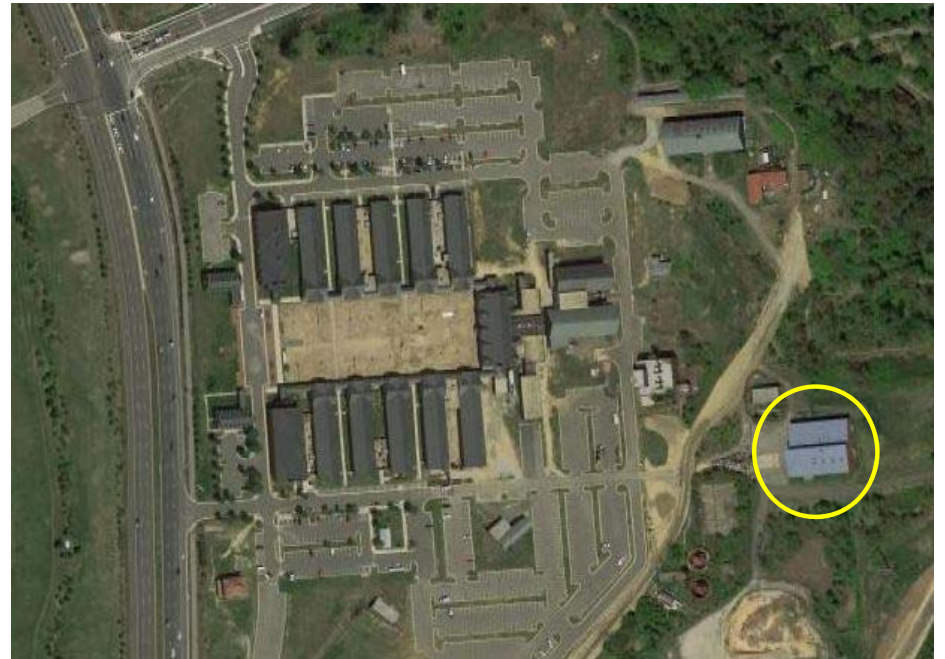
# ARCHAEOLOGICAL COLLECTIONS FACILITY

## Potential Site Locations

Buildings W-17 & W-18	Building W-35	Northridge Drive	FCPA-Owned Land	Gunston Hall	14290 Sullyfield Circle
Lorton Renovation	Lorton Renovation & Build-To-Suit	Chantilly Build-To-Suit	Chantilly Build-To-Suit	Lorton Build-To-Suit	Chantilly Renovation
\$ 11.6M	\$ 8.9M	\$ 13.45M	\$ 12.1M	\$ 12.3M	\$ 11.3M

## Staff Recommendation

- Use existing funding to begin design process for Building W-35 adjacent to the Workhouse Arts Center and Laurel Hill.
- Seek construction funding as part of the 2020 Park Bond, or from other sources.





## W-35 Additional Information

- Order of Magnitude Construction Cost Estimate:
  - \$8.9M (current dollars)
- Estimated Annual Operating Expenses (W-35):
  - 30,000 sf
  - \$5.50 /sf (with 3% per year escalation)
  - Year 1 = \$165,000
- Current Operating Expenses (James Lee Facility)
  - Paid by Fairfax County Facilities Management Division not Park Authority



## **INFORMATION**

### Interim Park at Bailey's Crossroads (Mason District)

Over the last several months, Fairfax County Park Authority staff has been working with the County Executive's office, the Department of Public Works and Environmental Services (DPWES), and the Office of Community Revitalization (OCR) to develop a plan for the interim use of Board of Supervisors-owned property at 5827 Columbia Pike in Bailey's Crossroads. In summer 2017, the Board of Supervisors approved a rezoning and land transfer that included the property, which sets the stage for larger revitalization efforts in Bailey's Crossroads. The site is currently developed with a five-story office building in the process of being torn down. Once the building demolition is complete, the county will own a vacant parcel in an urban revitalization area that will be an ideal spot for "interim placemaking" to achieve several goals found in the Economic Success Strategic Plan. The future of the Board of Supervisors property is unknown at this time and no decision is anticipated to be made for at least five years. The alternative to the provision of the park is to fence off the area as a vacant lot, making it inaccessible by the public.

The concept for interim use (Attachment 1) is to create a temporary park that would serve as an amenity space and focal point for the surrounding Bailey's Crossroads community. The interim park concept includes both space for active and passive recreation as well as entertainment, with elements such as a stage with in-grade seating, picnic tables and other colorful seating, open lawn areas, and a flex space that provides the potential for a basketball court or skate spot. The concept can also support other seasonal and rotating uses on the site, such as visual or performance art, a mobile farmers market, or food truck festivals. Combining these uses will create a vibrant pop-up park and infuse usable open space into the Bailey's Crossroads Revitalization Area, an area that currently lacks in park space. The cost to construct this interim facility is not expected to exceed \$125,000. The Mason District Supervisor has authorized \$25,000 for park development from the Mason District discretionary funds. Additional funding in the amount of \$100,000 was approved by the Board of Supervisors as part of the FY 2018 carryover budget process. The park concept has been designed to minimize maintenance needs, which would be provided by the Park Authority. Staff estimates the interim park will result in no additional annual revenue. Staff estimates an annual maintenance cost of \$24,539. No lifecycle replacement costs are anticipated due to the interim use as a park.

The concept for interim use was presented at the Bailey's Crossroads/Seven Corners Revitalization Corporation (BC7RC) public meeting on August 21, 2018, and received

Board Agenda Item  
October 24, 2018

generally positive input from the community. The community had a few suggestions for elements in the park, such as bike racks and security lighting, which are being incorporated into the design. The concept design will move into the next development phase. Preliminary timelines have the park being constructed in spring 2019 with the park open for use in summer 2019.

FISCAL IMPACT:

The annual estimated maintenance cost is \$24,539.

ENCLOSED DOCUMENTS:

Attachment 1: Interim Park Concept Plan

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

Todd Brown, Director, Park Operations Division

Cindy Walsh, Director, Park Services Division

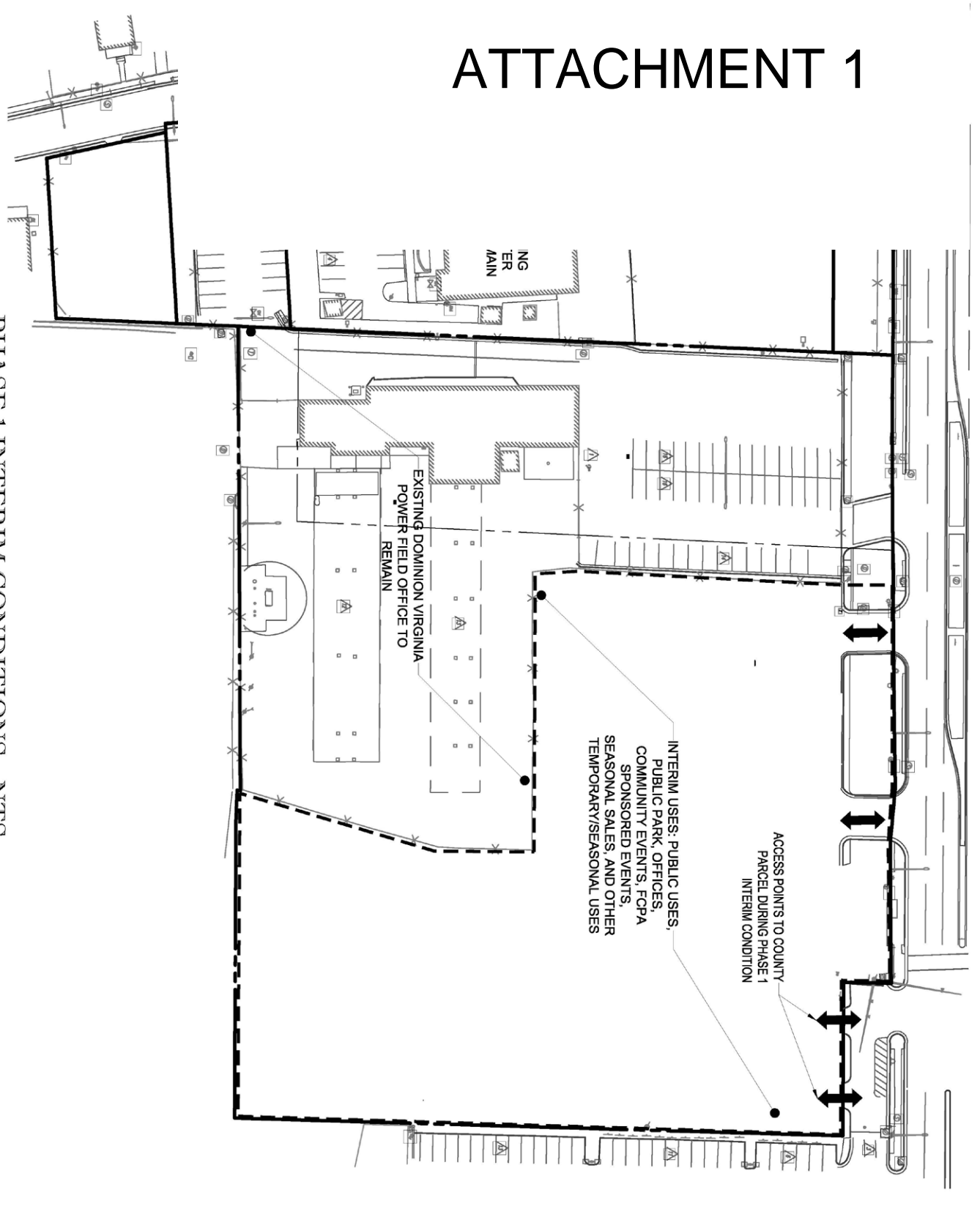
Barbara Nugent, Director, Resource Management Division

Andrea Dorlester, Manager, Park Planning Branch

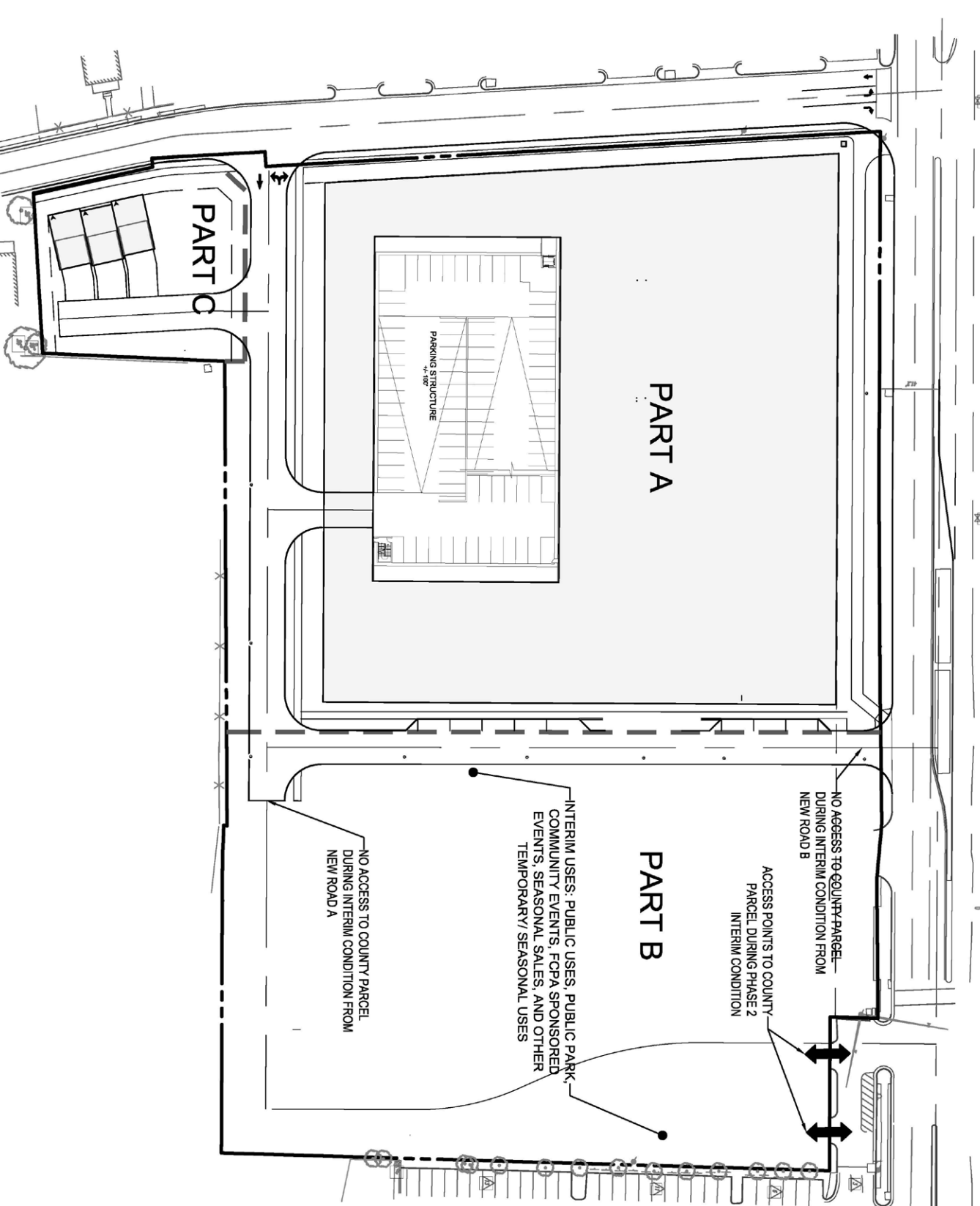
Suzie Battista, Senior Park Planner, Planning and Development Division

Adam Wynn, Senior Landscape Architect, Planning and Development Division

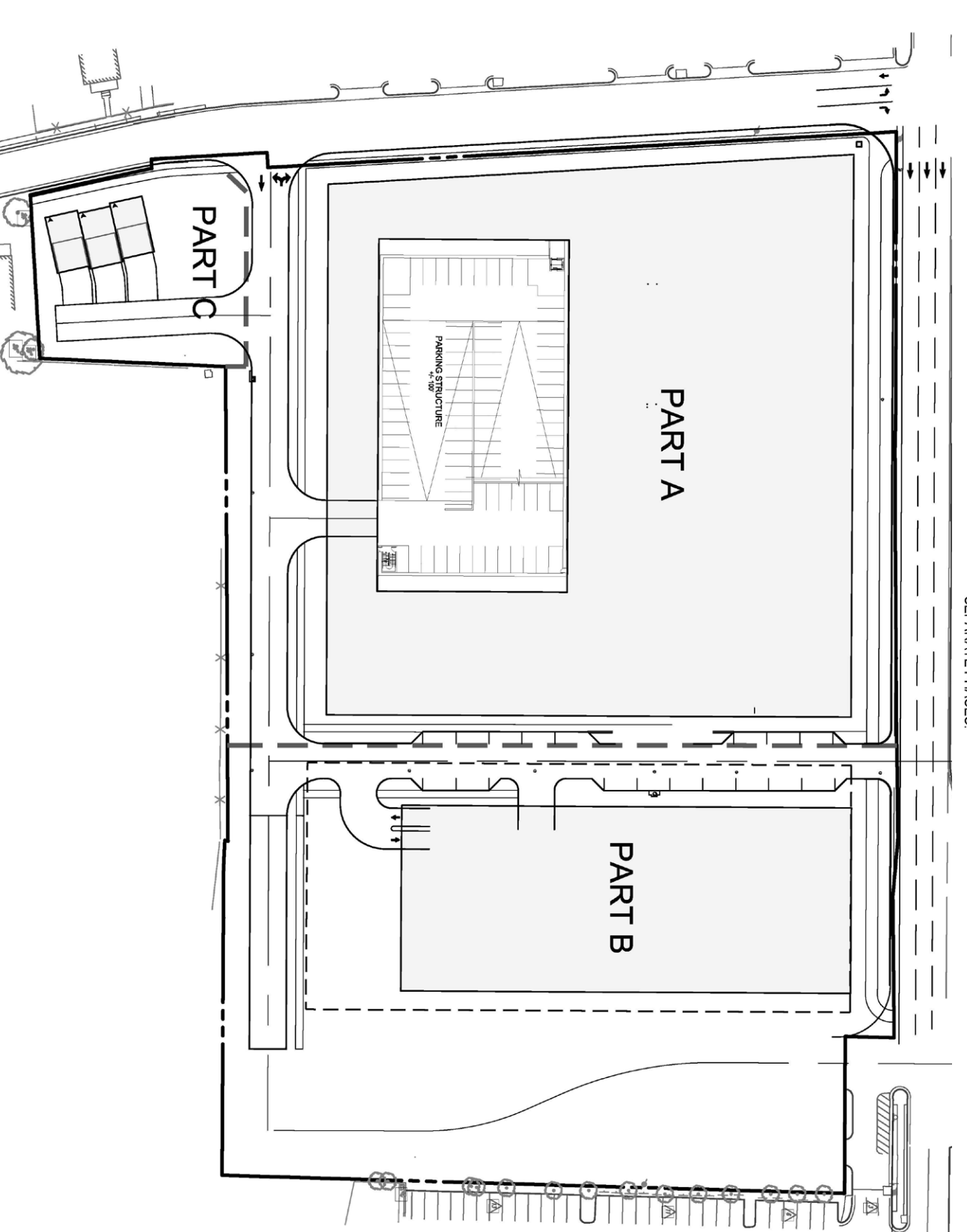




PHASE 1 INTERIM CONDITIONS - NTS  
EXISTING STREET AND UTILITY COMMON POWER UTILITY FIELD OFFICE BUILDING AND UTILITY FIELD OFFICE BUILDING ARE LISTED ON THIS SHEET



PHASE 2 INTERIM CONDITIONS - NTS  
INTERNAL PUBLIC USERS REMAIN ON PART 1 OF DEVELOPMENT PART 2 AND PART 3 ARE DEVELOPED PER ALLOWED USERS SHOWN ON THIS SHEET PART 1 PART 2 AND PART 3 ARE SEPARATE LOTS WITH SEPARATE EASEMENTS



ULTIMATE CONDITIONS - NTS  
COUNTY OFFICE BUILDING FOR ALTERNATE USES AS APPROVED ON THIS SHEET ARE CONSTRUCTED ALONG WITH THE DEVELOPMENT OF THE INTERIM CONDITIONS OF COLUMBIA PIKE



COLUMBIA CROSSROADS  
INTERIM PARK CONCEPT

1" = 30'-0"





# Interim Park at Bailey's Crossroads

October 10, 2018

# Interim Park at Bailey's Crossroads Project Background

- ▶ Site (5827 Columbia Pike) subject of land swap/rezoning between BOS and Developer
- ▶ Desire to do something with the BOS owned site while it is vacant (~5 years)
- ▶ Alternative is to fence off area
- ▶ Interim Park shown as use on rezoning plan (no Master Plan/2232 needed)
- ▶ Opportunity to build community and increase access to parks
- ▶ Testing ground





# Interim Park at Bailey's Crossroads

## Current Concept

- ▶ Utilizing existing grass, stone dust trail, seating areas, in grade seating and stage, space for rotating features (skate spot)
- ▶ Potential for art partnerships (high schools)
- ▶ Can also support food trucks, mobile farmer's markets (Arcadia)
- ▶ Potential for future phases
- ▶ Estimated \$90k to construct
- ▶ Ideally installed in Spring 2019
- ▶ Potential revenue generation through programming, events
- ▶ Working to incorporate community's ideas (Meeting held on August 21)



# Interim Park at Bailey's Crossroads Status, Next Steps

- ▶ Funding: \$25k from Mason District discretionary funds and BOS approved \$100k from FY2018 carryover
- ▶ \$125 total for park implementation and programming
- ▶ Maintenance of park will be minimal (trash collection, grass mowing). Annual cost is approximately \$24,539
- ▶ Maintenance and use MOA

Committee Agenda Item  
October 10, 2018

**INFORMATION** (with presentation)

Tysons and Reston Status Report (Providence, Dranesville, and Hunter Mill Districts)

The status of on-going planning and implementation efforts related to the adoption of new transit-oriented Comprehensive Plans for Tysons and Reston, including updates on rezoning application review, work with the Tysons and Reston Steering Committee, coordination with other county agencies, and information on new and future parks and facilities will be provided.

ENCLOSED DOCUMENTS:

None

STAFF:

Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Andrea L. Dorlester, Manager, Park Planning Branch  
Suzie Battista, Senior Park Planner, Park Planning Branch

# Tysons & Reston Parks & Recreation Update

October 10, 2018

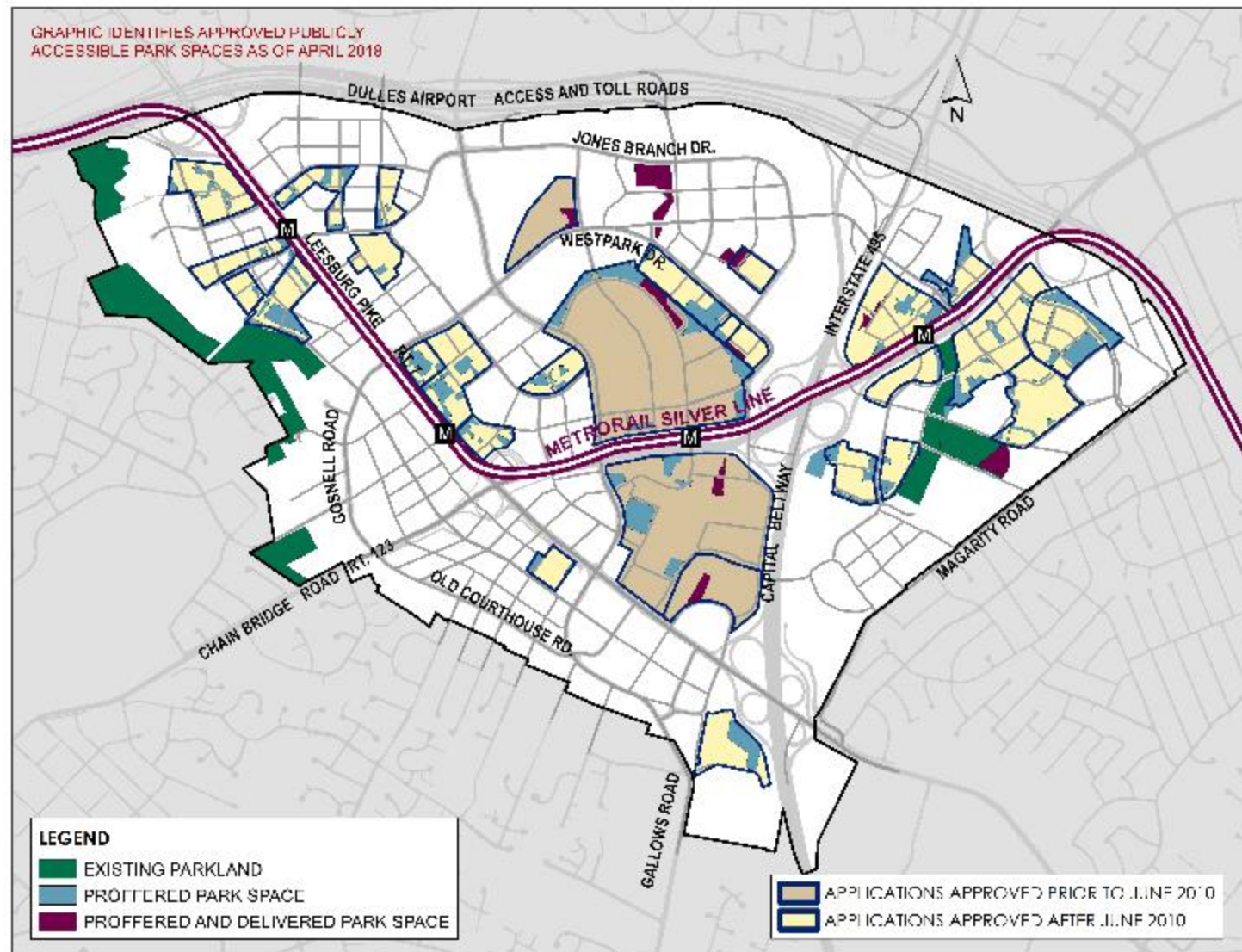
TYSONS





# Existing & Proffered Parks in Tysons

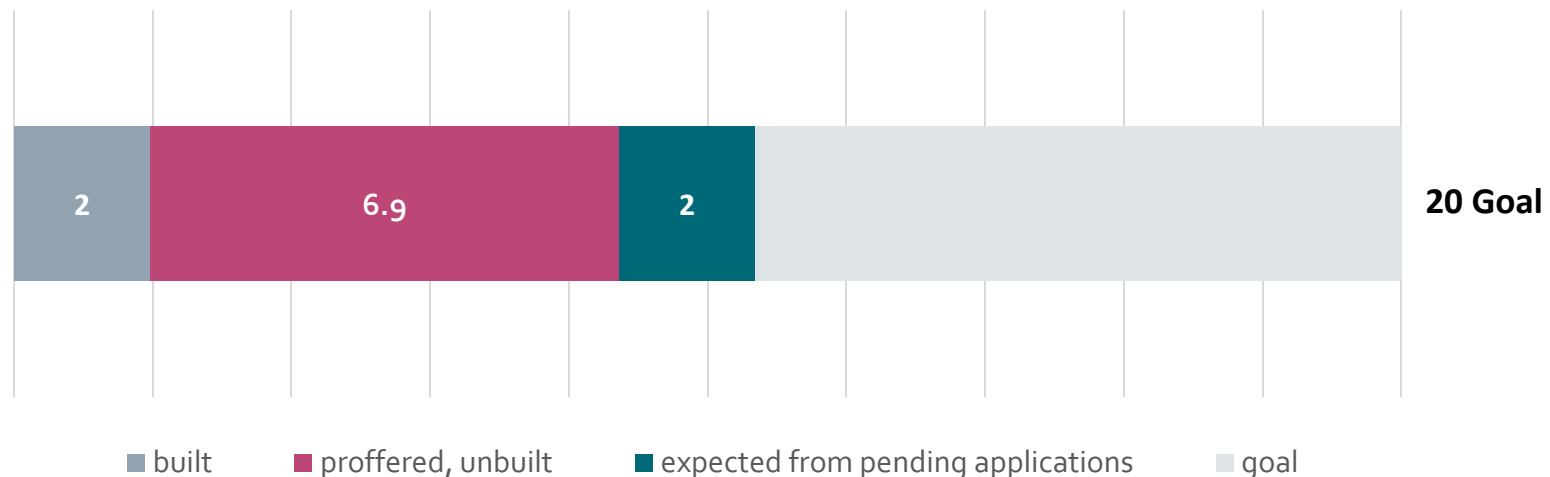
- About 104 acres of parkland in Tysons today (89 acres in 2010)
- 71 acres proffered since 2010



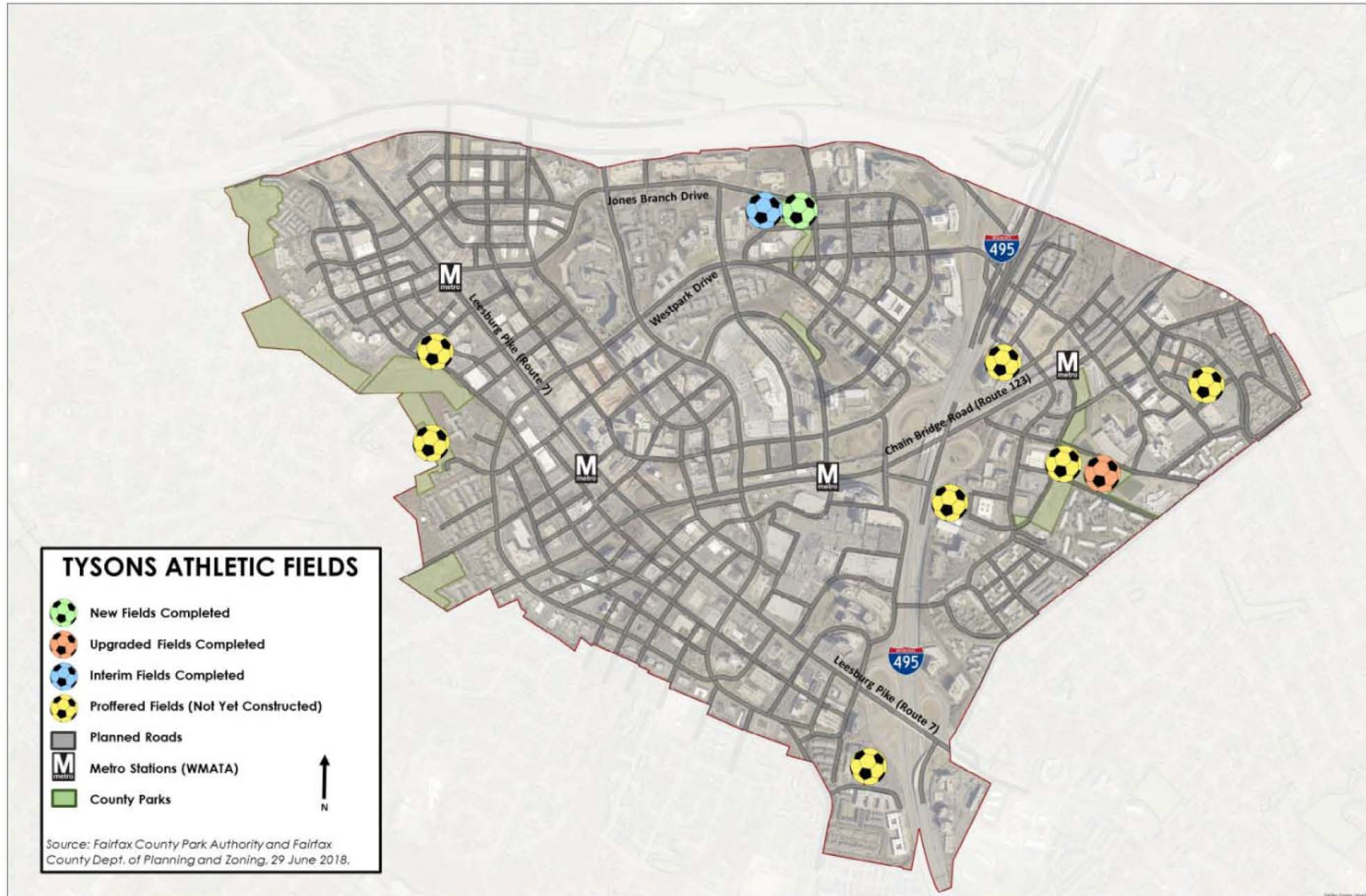


# Tyson's Athletic Fields Status

- Comp Plan: Provide 1 field per 4.5 million sq. ft. new GFA
- 4.8 million sq. ft. GFA built since June 2010
- **New development *thus far* generates a need for 1 field**
- Built: 1 full size rectangle, 1 interim youth rectangle, and 1 diamond/rectangle upgrade



# Proffered & Built Fields



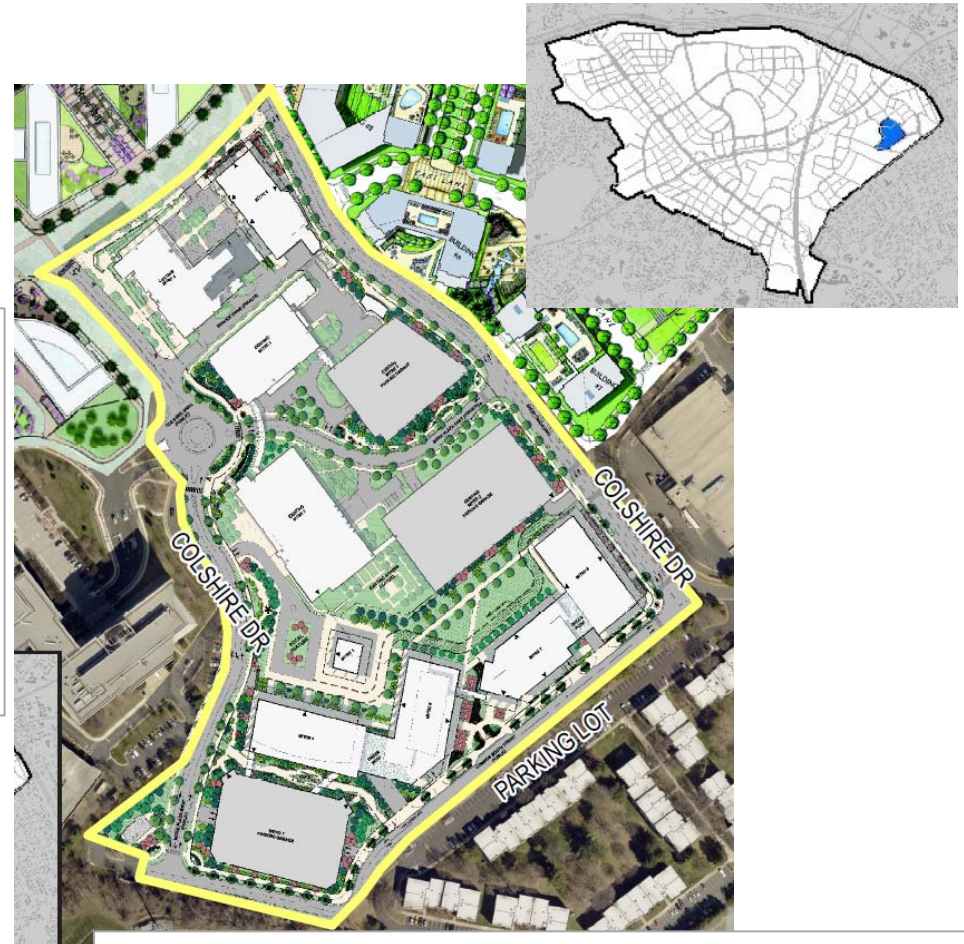
# **Major Proffered Park Commitments in Tysons**

**Since October 2017**



# MITRE Zoning Application

- 1.64 acres of onsite urban parks
- Fitness stations, pocket parks, public art locations
- \$2.49 million for athletic field development in Tysons area



Approved February 20, 2018



# **Major Delivered Park Commitments in Tysons**

**Since October 2017**





# Highgate at The Mile Common Green Park

- Rezoning RZ 2014-PR-004
- ¾ acres
- located to the rear of new apartment building on Jones Branch Drive
- Park contains large open lawn area, children's play area, seating options, interactive water features



# Highgate at The Mile Dog Park

- Rezoning RZ 2014-PR-004
- 1/2 acre off-leash, fenced park
- Located near and with access to Common Green
- Includes benches and some landscaping



# Capital One Pocket Parks

- PCA/CDPA 2010-PR-021-02
- Conference Center Pocket Park: 1/3 acre park that includes benches, trees, sculptures
- Headquarters Pocket Park: ½ acre park that includes interactive water features, sculptures, amphitheater seating, landscaping



RESTON

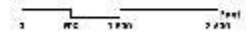
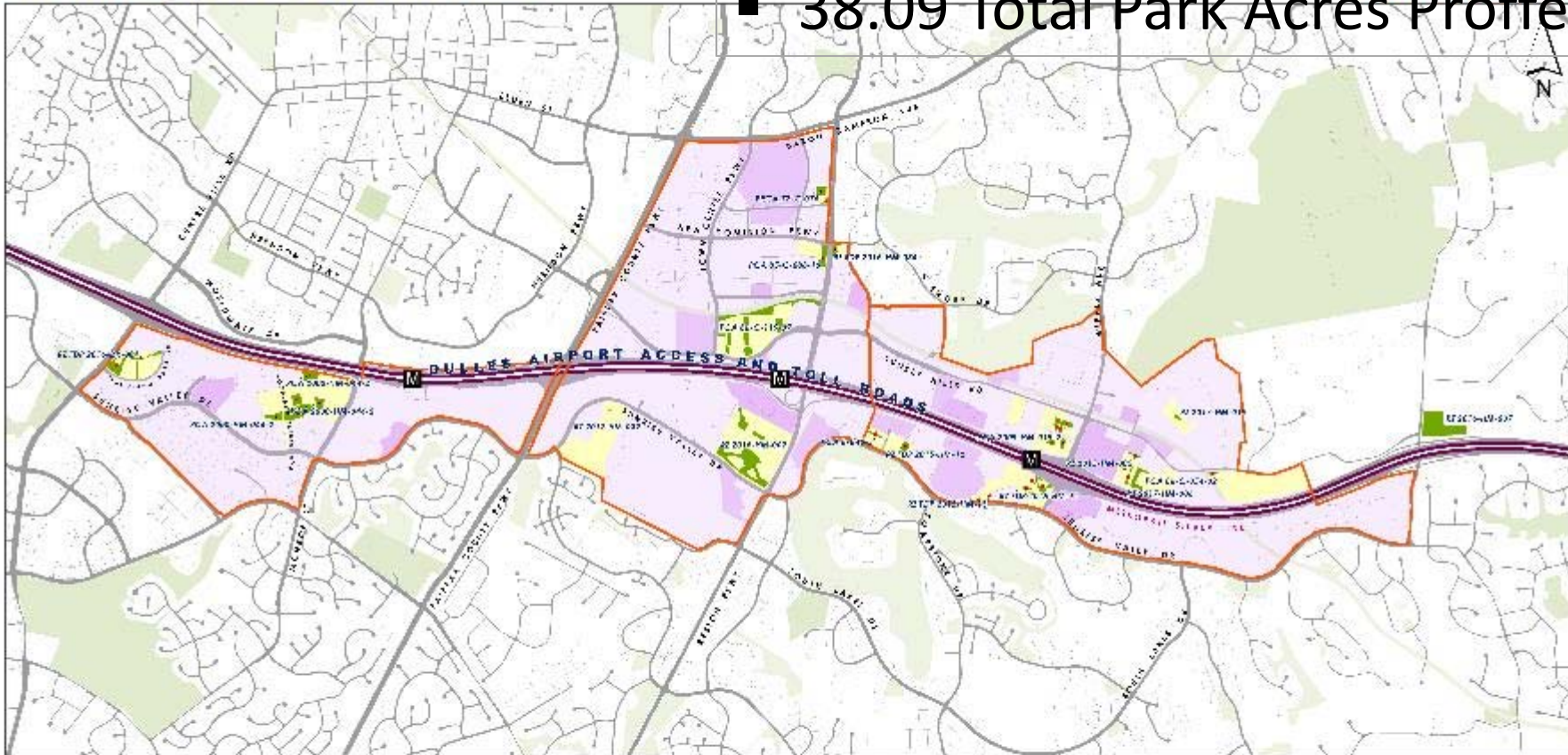


# Proffered Parks in the Reston TSA

## Reston Approved Urban Parks

■ 38.09 Total Park Acres Proffered

DRAFT August 24, 2018



August 24, 2018



# Athletic Field Commitments in Reston

- \$11 million in proffered contributions
- Reston Crescent & Gateway = land and construction of one full-size field

# **Major Proffered Park Commitments in Reston**

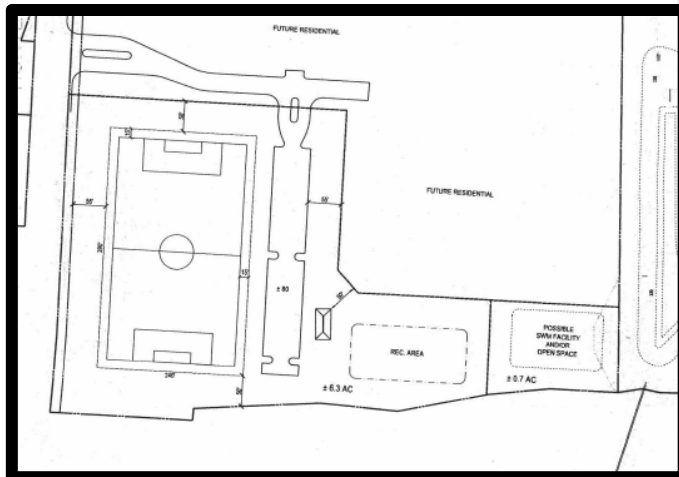
**Since October 2017**



# Reston Crescent Zoning Application

Approved July 31, 2018

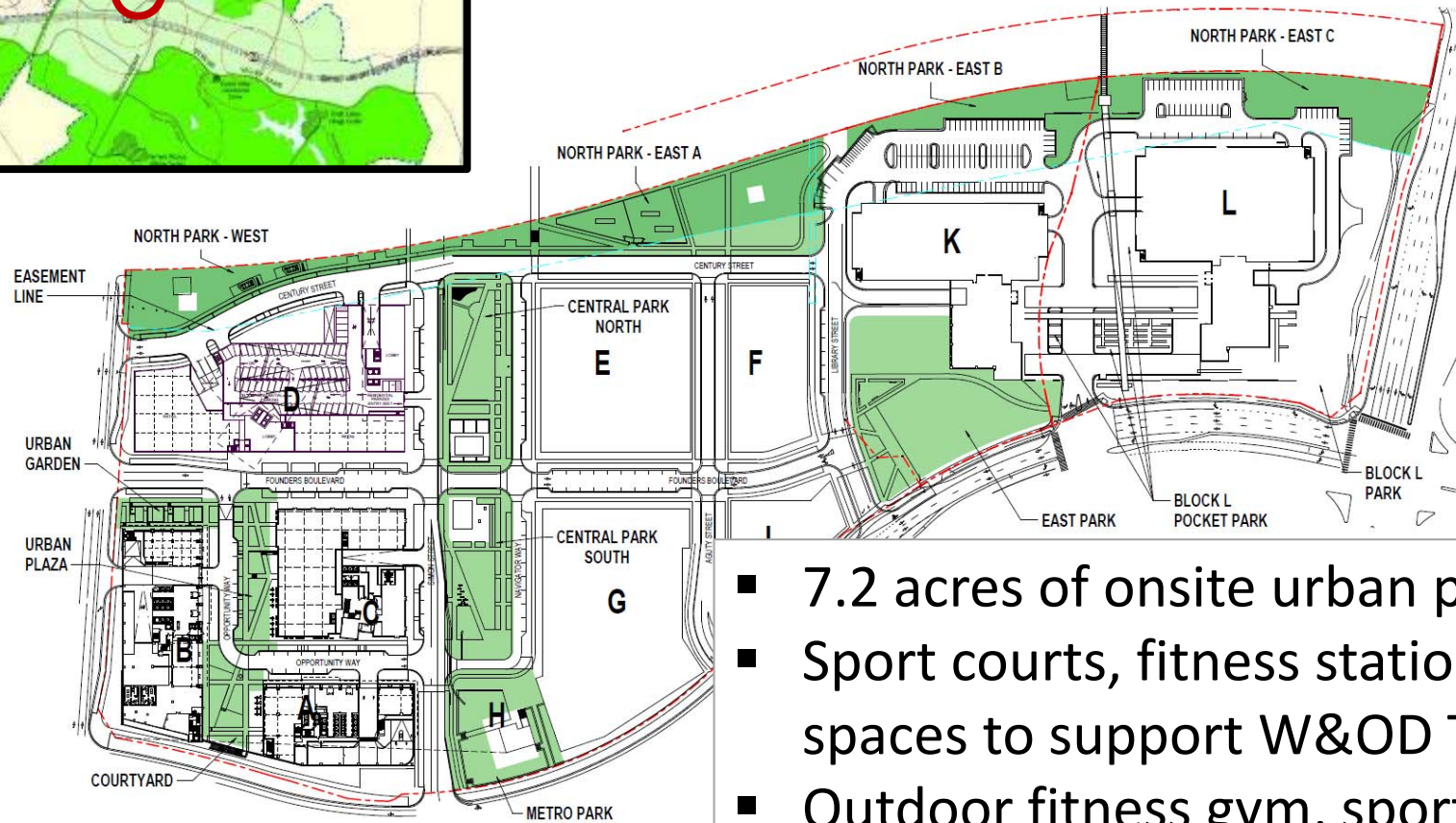
- Five acres of onsite urban parks
- Dog Park
- Event lawn, splash pad, pocket parks, outdoor fitness
- Land for 1 new full size field (off-site)





# Reston Gateway Zoning Application

Approved July 31, 2018



- 7.2 acres of onsite urban parks
- Sport courts, fitness stations, spaces to support W&OD Trail
- Outdoor fitness gym, sports courts, trails, pocket parks
- Construction of 1 full size field

## **INFORMATION**

### Infrastructure Projects Affecting Parkland Update

Staff is continuing to monitor ongoing transportation projects that will impact parkland throughout the county (Braddock Road Improvements, Fairfax County Parkway Widening/Shirley Gate Extension, I-495 Express Lanes Expansion, I-66 inside 495, I-66 outside 495, Route 7 Widening, and Route 29 Widening). Staff is also continuing to monitor one stormwater management project (Huntington Levee) and a Dominion Energy electric utility project in Tysons that may have impacts on parkland. Continued engagement with the Park Authority Board includes regular progress updates on the status, benefits, and park impacts of these projects, which are at various stages of planning, design, and construction as follows:

#### Braddock Road Improvements (Braddock District)

Fairfax County Department of Transportation (FCDOT) is proposing upgrades to improve multimodal traffic flow on Braddock Road between the I-495 and Guinea Road for the following (Attachment 1):

- Improved bus service
- Bicycle and pedestrian access and connections
- Intersection improvements

Design is expected to continue through 2019 with construction projected to start in 2021 and finish by 2024. The current concept plan shows an upgraded intersection at Danbury Forest/Wakefield Chapel, stormwater ponds, shared use trail on both sides of Braddock Road with new access ramps down to the Gerry Connolly Cross County Trail (GCCCT) and an underpass along Accotink Stream Valley that will impact parkland. Park users will benefit from the new shared use trail and up to three new pedestrian overpasses, which will provide new park trail access opportunities including new access ramps to the GCCCT and pedestrian crossings of Braddock Road including a new GCCCT underpass.

FCDOT is showing most of the road and trail improvements occurring within existing right-of-way (ROW). However, the grading may extend beyond the existing ROW, into road frontage along Wakefield, Lake Accotink, Accotink Stream Valley, Canterbury Woods, Howery Field, and Long Branch Steam Valley Parks. While the extent of the grading will ultimately be determined by final engineering of the chosen concept, these parks may experience direct impacts of lost land, vegetation and habitat; increased

Committee Agenda Item  
October 10, 2018

storm water discharge; and wildlife habitat quality impacts along the road frontage. Staff is monitoring the project progress to address potential impacts.

#### Fairfax County Parkway Popes Head Road Intersection Improvements & Shirley Gate Extension (Braddock and Springfield Districts)

Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) have initiated a project to expand the Fairfax County Parkway from Ox Road to Route 29 (Attachment 2). Still in the conceptual phase, this project is intended to reduce traffic congestion on the parkway by increasing throughput with improvements that include:

- An additional lane in each direction
- Upgraded intersections
- Intersection improvements for Popes Head Road
- New entrance to Patriot Park/Shirley Gate Extension
- Non-motorized transportation facilities
- Upgraded shared use path on both sides of the Parkway

Currently, VDOT is showing most improvements occurring within existing ROW. However, the grading and sound wall design has not been considered yet. Additionally, the Shirley Gate Extension is planned to cross the east side of Patriot Park with part of the Popes Head Road interchange occurring in the southeast side of the park. Patriot and Piney Branch Stream Valley Parks will experience direct impacts of lost land, cultural resources, vegetation and habitat; increased storm water discharge; and wildlife habitat quality impacts along the road frontage. The extent of the grading will ultimately be determined by final engineering of the chosen concept. Staff is monitoring the project progress and working with VDOT and FCDOT to address potential impacts. Design is expected to begin in fall 2018 with construction extending from summer 2019 into 2023.

#### I-495 Express Lanes Expansion (Dranesville District)

Virginia Department of Transportation (VDOT), in cooperation with the Federal Highway Administration, has initiated a study to evaluate an extension of the I-495 Express Lanes for approximately three miles north from the Dulles Toll Road to the George Washington Memorial Parkway. VDOT is currently preparing an Environmental Assessment (EA) to assess and document potential environmental impacts associated with the project. The study area includes approximately three miles along the Capital Beltway between the VA 267 interchange and the George Washington Memorial Parkway (GWMP) interchange (Attachment 3). Improvements would also extend



Committee Agenda Item  
October 10, 2018

approximately 1,800 feet south along the GWMP and up to the Maryland state line and the American Legion Bridge to tie into the existing medians.

The preliminary scope of the project is broad and not well defined. It is perceived that the project will require land acquisition for right-of-way purposes, including three parks: Scotts Run Nature Preserve, Timberly Park, and McLean Hamlet Park.

No work is scheduled yet for the I-495 Express Lanes Extension project; however, future coordination will further define the specific project limits, potential impacts to parkland, possible acquisition needs, and required mitigations.

#### I-66 Inside the Beltway (Providence District)

Virginia Department of Transportation (VDOT) and the Virginia Department of Rail and Public Transportation (DRPT) have two concurrent projects to expand I-66 as a multimodal corridor to improve traffic flow on I-66 (Attachment 4). The I-66 Inside the Beltway Project is based on recommendations from the June 2012 Final Report of the I-66 Multimodal Study, stretches west from the D.C. line to I-495, with a wide range of improvements that include:

- Improved bus and train service
- Bicycle and pedestrian access and connections
- Tolling in both directions during peak periods only, with HOV-3+ vehicles riding for free
- Eastbound lane additions
- Consideration of future widening

Tolling began on December 4, 2017, and work on the eastbound widening is underway with frequent nighttime road closures. Currently, VDOT is showing almost all improvements occurring within existing ROW. However, the grading and sound wall design have not been finalized yet and could result in relocation of a portion of the Northern Virginia Regional Park Authority's (NOVA Parks) Washington & Old Dominion (W&OD) Trail into Idylwood Park adjacent to I-66 and I-495. This could affect trees in Idylwood Park along I-495 that are already impacted by invasive vines, providing an opportunity for invasive removal. In addition, there may be an opportunity to collaborate with NOVA Parks for a VDOT funded project to re-route the W&OD through Idylwood Park, providing a better trail connection within the park and eliminating a steep section of the W&OD. A potential 30-plus foot high sound wall at this intersection may have significant visual and user impacts at Idylwood Park. Staff is monitoring the project progress to address potential impacts (Attachment 5).

#### I-66 outside the Beltway (Braddock, Providence, Springfield, and Sully Districts)

Committee Agenda Item  
October 10, 2018

The second VDOT I-66 expansion project stretches west from I-495 to Haymarket to provide the following improvements (Attachment 6):

- Three regular lanes in each direction
- Two express lanes in each direction
- High-frequency bus service with predictable travel times
- Enhanced commuter Park and Ride lots
- Direct access between the express lanes and new or expanded commuter lots
- Multi-use trail along I-66

These improvements will provide new travel choices while enhancing transportation safety and travel reliability. To achieve these goals, the project includes widening the roadway; adding a parallel multi-use trail, ramps, and trail connections; rebuilding bridges to accommodate the wider roadway; and upgrading interchanges. Most of the proposed improvements including multi-use trail construction will occur within VDOT's existing ROW and will be funded as part of the overall I-66 multi-modal highway improvement project. The project is considering three trail connections proposed to be built on Random Hills Park, Ellanor C Lawrence Park (ECLP), and Cub Run Stream Valley parks adjacent to I-66 that could be executed by Park Authority staff if requested.

The Fairfax County Board of Supervisors has endorsed the preferred concept and VDOT's contractors have begun work at various points along the route, including at ECLP. Planning for the multiuse trail is still in the scoping phase.

Potential impacts to parkland are summarized by park below:

*Random Hills Park Trail Connection to I-66/Route 50 Interchange*

The Park Authority has provided the required federal concurrence of minimal impact under the Federal Transportation Act, Section 4(f) for VDOT to utilize approximately 0.1 acres from Random Hills Park for the eastbound I-66 travel lane expansion. The proposed trail crossing of the ramp connecting to the park is very steep and close to several townhomes and may not be feasible. At staff's suggestion, VDOT is considering routing the trail along the ramp and across the park to Random Hills Road. VDOT is also considering a tunnel under the ramp for a pedestrian crossing. Staff will continue to work with transportation officials to design the most feasible trail alignment and minimize impacts to parkland.

*Ellanor C. Lawrence Park*

Route 28 improvements over the last ten years have replaced numerous traffic signals with grade-separated interchanges between Centreville and Route 7 to improve traffic flow along this limited access highway. The I-66/Route 28 interchange in Centreville, at the Braddock and Walney Roads traffic light near the eastern entrance to Ellanor C.

Committee Agenda Item  
October 10, 2018

Lawrence Park (ECLP), plus the traffic light at the western entrance (athletic field complex) of ECLP, still create major traffic flow constraints. VDOT's plans include multiple grade-separated flyovers to move traffic to and from I-66 at Route 28. This includes creating an interchange at Braddock/Walney Road over Route 28; removing the stoplight and park entrance at the ECLP western park entrance from Route 28; and replacing the western entrance to the ball fields from a reconstructed Poplar Tree Road, which will be extended over Route 28 to Stonecroft Boulevard. Construction has begun on the extension of Poplar Tree Road and the new access road to the athletic fields at ECLP, which is scheduled to be completed with the Walney/Braddock/Route 28 interchange by fall 2020. Staff is working with VDOT to provide upgrades to the athletic field parking lot as ECLP as well. When this phase is completed, the contractor will move on to the I-66/Route 28 interchange.

VDOT designs show that all proposed work will remain within VDOT's ROW (except for the new park access road, which is a benefit to the park). Therefore, the Park Authority has provided the required federal concurrence of minimal impacts under Federal Transportation Act Section 4(f) for the project as currently proposed.

Park Authority staff continues to coordinate with VDOT concerns regarding addressing the extensive pedestrian circulation needs in the area and minimizing any impacts to a large significant Civil War earthwork on VDOT ROW adjacent to the Braddock Road interchange loop and adjacent to a portion of ECLP. Staff has also requested a trail connection across Route 28 on the Braddock/Walney Interchange to provide a vital link in the planned West County Trail (WCT) that is part of the Fairfax County Trails Plan. The Poplar Tree Extension may also provide a missing road crossing and trail section for the WCT. This project is funded by a combination of federal, state, local, and private funds.

#### Cub Run Stream Valley Park

At Cub Run Stream Valley Park, a potential long trail section is proposed outside of the right-of-way on an existing sewer easement adjacent to Cub Run Stream Valley Park, which will provide another vital link in the WCT. While the sewer main is a suitable trail alignment, no trail easement currently exists on the sewer line that is located on private land between Route 29 and Cub Run Stream Valley Park. Additionally, a steep slope from Route 50 into the stream valley will require some detailed engineering or an alternative route through the existing private commercial property to connect to the stream valley trail.

#### Route 29 Widening (Springfield & Sully Districts)

Virginia Department of Transportation (VDOT) has initiated a project to widen Route 29 from Union Mill Road to Buckleys Gate Drive (Attachment 7). An additional lane in both



Committee Agenda Item  
October 10, 2018

directions will be added, going from four lanes to six. The project is intended to alleviate major bottlenecks on Rt. 29 during AM and PM peak hours. The traffic light at the intersection with Stringfellow/Clifton Roads creates queuing issues.

VDOT is currently in the design phase of the project, which will include public meetings in fall 2018 and a design public hearing in winter 2018/2019. Current VDOT design includes a fee taking of up to two acres on the north side of Rt. 29 and the east side of Stringfellow Road. VDOT is considering purchasing stormwater management credits in lieu of building a Stormwater facility or building a stormwater pond that will impact park property. The widening will also require permanent maintenance easements. Portions of the existing Willow Pond Trail that meander through the proposed right-of-way would be removed. The trail would be connected to a new 10' wide shared use path to be installed along Rt. 29. The park's natural resources would be impacted by the project, including temporary and permanent habitat loss should VDOT decide to pursue construction of a stormwater facility on park property.

The Park Authority is working with VDOT on right-of-way acquisition from Willow Pond Park, as well as mitigation and design strategies to reach preliminary concurrence of minimal impact to park and recreation resources, as required for federally funded projects under the Federal Transportation Act Section 4(f).

#### Route 7 Widening (Dranesville and Hunter Mill District)

VDOT is nearing completion of the planning phase for widening Route 7 from Tysons to Reston Avenue (Attachment 8). The project will add an additional lane in each direction, provide multi-use trails on both sides of the road, upgrade all intersections, and address flooding conditions near Colvin Run Mill. This project will also impact significant wetland and stream resources on parkland requiring restoration and mitigation. Impacts will occur to Colvin Run Mill Historic Site, Difficult Run Stream Valley, the GCCCT, Rails to River Trail (RRT), and Great Falls Nike Park. The design addresses uncontrolled stormwater runoff and flooding issues via the rerouting of Colvin Run and raising the bridge over Difficult Run, with trail rerouting and improvements. Cross agency county staff have coordinated to comprehensively identify potential park impacts and impacts to natural and cultural resources on this project, as well as mitigation opportunities by VDOT.

The Park Authority has negotiated mitigation and design strategies with VDOT to reach preliminary concurrence of minimal impact to park and recreation resources as required for federally funded projects under the Federal Transportation Act Section 4(f). As currently designed, the project will avoid impacts to Colvin Run Mill (CRM), mill head race, the Miller's House, General Store, associated features, or operations at Colvin Run Mill via shifting most of the impacts to the south side of Route 7. VDOT will avoid

Committee Agenda Item  
October 10, 2018

impacts to playing fields or other facilities at Great Falls Nike Park. Proposed mitigation will include:

- Archaeology conducted on impacted features
- Provision of interpretive signs
- Realignment of the impacted sections of the Rails to River Trail
- Replacement of the Park Authority's impacted existing trailhead/maintenance entrance and parking with a minimum of three parking spaces along Carpers Farm Way
- Colvin Run Stream relocation with Corps of Engineers specified channel design
- Rehabilitation of any temporary impacts to natural resources
- Utilization of native plants
- Invasive plant management in impacted areas
- Replacement of all impacted park signage and fences
- Head and tail race culverts adequately sized to pass flow volume necessary for all Colvin Run Mill operations (3000 gpm)
- At grade signalized pedestrian crossing at the intersection of Carpers Farm Way and Route 7
- Realignment of GCCCT with suitable connection to Rails to River Trail crossing of Carpers Farm Way and grade-separated GCCCT natural surface trail
- pedestrian/equestrian crossing of Route 7 under Difficult Run Bridge
- All impacted pedestrian ways reconstructed to ADA standards
- Management of storm water so that there is no increase in flooding potential or degradation on parkland downstream

Staff will continue to participate in the VDOT design process to monitor and address park impacts.

Huntington Levee (Mount Vernon District)

Huntington Park is a 22.5-acre local park, located along the south bank of Cameron Run between Telegraph Road and Route 1. Recurring flooding of the Huntington communities prompted a flood control study by the United States Army Corps of Engineers (USACE) that recommended the construction of a levee parallel to Cameron Run mostly within Huntington Park to protect the Huntington area. Staff participated in the project meetings through the design phase from 2013 to final design approval on August 17, 2016. Construction mobilization began onsite in February 2017 and construction began in March for the levee, which will extend through the center of Huntington Park, including two sluice gates, a pump station with spillway, and an open space retention area that will take up much of the park (Attachment 9).

Committee Agenda Item  
October 10, 2018

Impacted park facilities include an unscheduled diamond field, playground, basketball court, trails, and open space that are currently subjected to damage from flooding during major storm events. The overall use of Huntington Park will be substantially converted to a stormwater control facility; however, the large grass open retention area may be used for informal recreation activities when it is dry. Additionally, a major trail shown on the County Comprehensive Trails Plan Map along Cameron Run will be built on top of the levee, as well as a trail around the perimeter of the park that will connect to adjoining sidewalks in the neighborhood. Staff continues to work with the Department of Planning and Zoning (DPZ) and applicants proposing developments on both ends of the levee to connect the trail atop the levee with adjoining communities.

To offset the loss of the playground in Huntington Park, the Department of Public Works and Environmental Services (DPWES) replaced the small aging playground at Farrington Park with a modern playground and tot lot structures as well as new benches, picnic tables, and fence. Park staff is working in partnership with DPWES staff to fund the trails in Huntington Park through a combination of project funding and proffer funding specified for trail improvements at Huntington Park. Staff also identified suitable park sites for reforestation to replace approximately ten acres of forest that will be cleared from Huntington Park to construct the levee and associated stormwater facilities. Offsite reforestation of an equal amount of parkland will mitigate the loss at Huntington Park and be funded by DPWES, who will receive stormwater credits. Four of these sites have been planted or are undergoing invasives management by DPWES. Additionally, Park Authority staff is working with DPWES Urban Forest Management and Stormwater Management staff to address the large number of trees that have died due to Emerald Ash Borer in Huntington Park. Under a maintenance agreement between the Park Authority and DPWES, the levee and related facilities encompassing most of the park will be the maintenance responsibility of DPWES. Project is currently in construction with an anticipated completion date in winter 2019.

Electrical Transmission Line Utility Project (Providence)

Dominion Energy has the need for a new 230kV line from the Idylwood Substation to the Tysons Substation in order to meet demand needs projected based on the development activity in Tysons (Attachment 10). Park Authority staff and Park Authority Board representatives participated in a series of stakeholder focus groups held by Dominion that looked at both underground and overhead alignment options. Dominion also submitted a written request to the Park Authority requesting additional information on several of the proposed routes and their impacts on park property. As a result of Dominion's analysis on the proposed routes and feedback from stakeholders, Underground Option 5 was identified as the preferred route and was submitted to the SCC for review. In April 2018, Park Authority staff was asked by the County Attorney's

Committee Agenda Item  
October 10, 2018

Office to conduct a review of the alignments that Dominion did not ask for specific feedback on in their written request, which includes Underground Option 1, Underground Option 4, Underground Option 5, Underground Option 6, and Underground Option 7 and provide the response in a letter to the SCC. Of these options, Underground Option 6 would have the most impact and would not likely be supported by the Park Authority as it has major impacts on the Park at Tysons II.

Underground Option 5, the preferred option, would have minimal impact on Fairfax County Park Authority property; the potential impacts are at the southwest corner of Idylwood Park, adjacent to the W&OD Trail. Underground Option 5 would be collocated with various existing transmission lines and road right-of-way for the entirety of the route's 4.3 miles. Within the first mile, the route is co-located with the NOVA Parks' W&OD Trail. The W&OD right-of-way abuts Idylwood Park in this location and there may be minor impacts to trees in the park that are located along the shared boundary. No cultural resource issues have been identified with this park, as the land area has been previously disturbed. It is anticipated that the SCC will make a decision by January 2019, with easement acquisition beginning in early to mid-2019. Construction is anticipated to start at the end of 2019 with the in-serve date for the project anticipated to be no later than June 2022. Park Authority staff continues communication with Dominion regarding the project status, impacts to Idylwood Park, and any changes to the route alignment that may impact other parkland.

ENCLOSED DOCUMENTS:

- Attachment 1: Braddock Road Improvements
- Attachment 2: Fairfax County Parkway Widening & Shirley Gate Extension
- Attachment 3: I-495 Express Lanes Expansion
- Attachment 4: I-66 Project Areas
- Attachment 5: I-66 Inside/I-495 Interchange Project Area Map
- Attachment 6: I-66 Outside I-495 Project Maps
- Attachment 7: Route 29 Widening
- Attachment 8: Route 7 Widening Project Maps
- Attachment 9: Huntington Levee Map
- Attachment 10: Electrical Transmission Line Utility Project

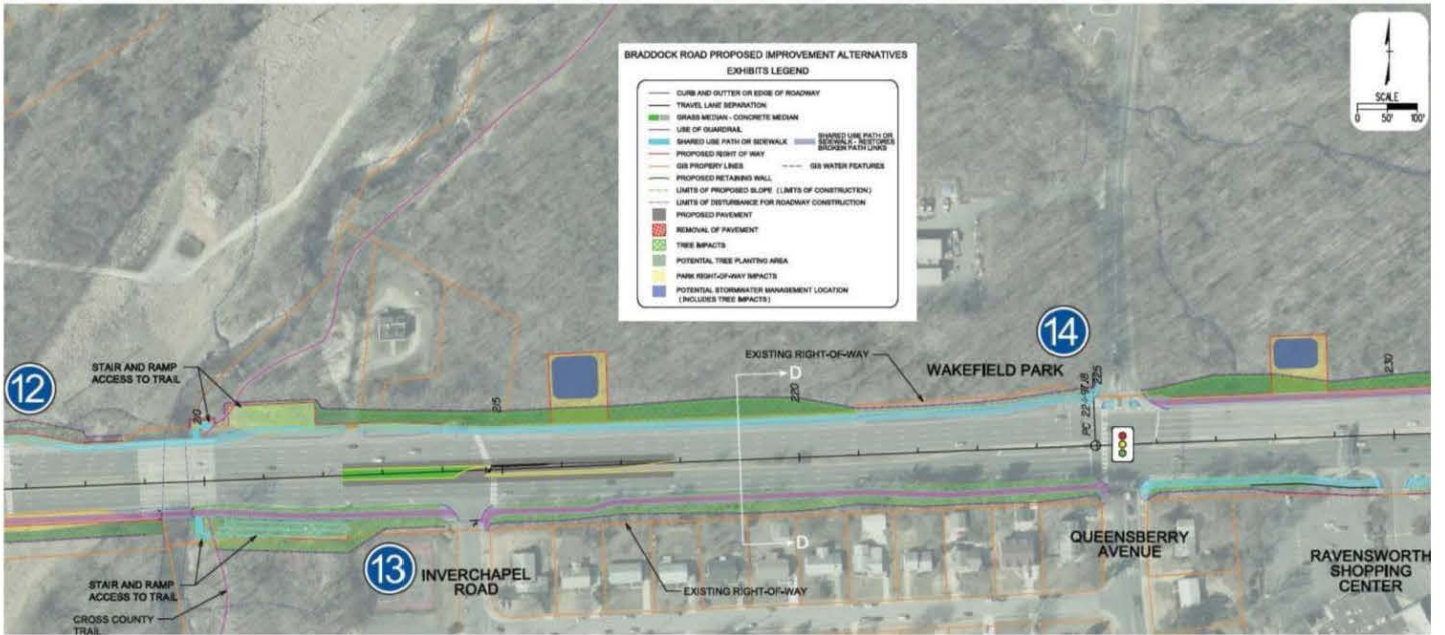
STAFF:

- Kirk W. Kincannon, Executive Director
- Sara Baldwin, Deputy Director/COO
- Aimee Vosper, Deputy Director/CBD
- Judy Pederson, Public Information Officer
- Barbara Nugent, Director, Resource Management Division



Committee Agenda Item  
October 10, 2018

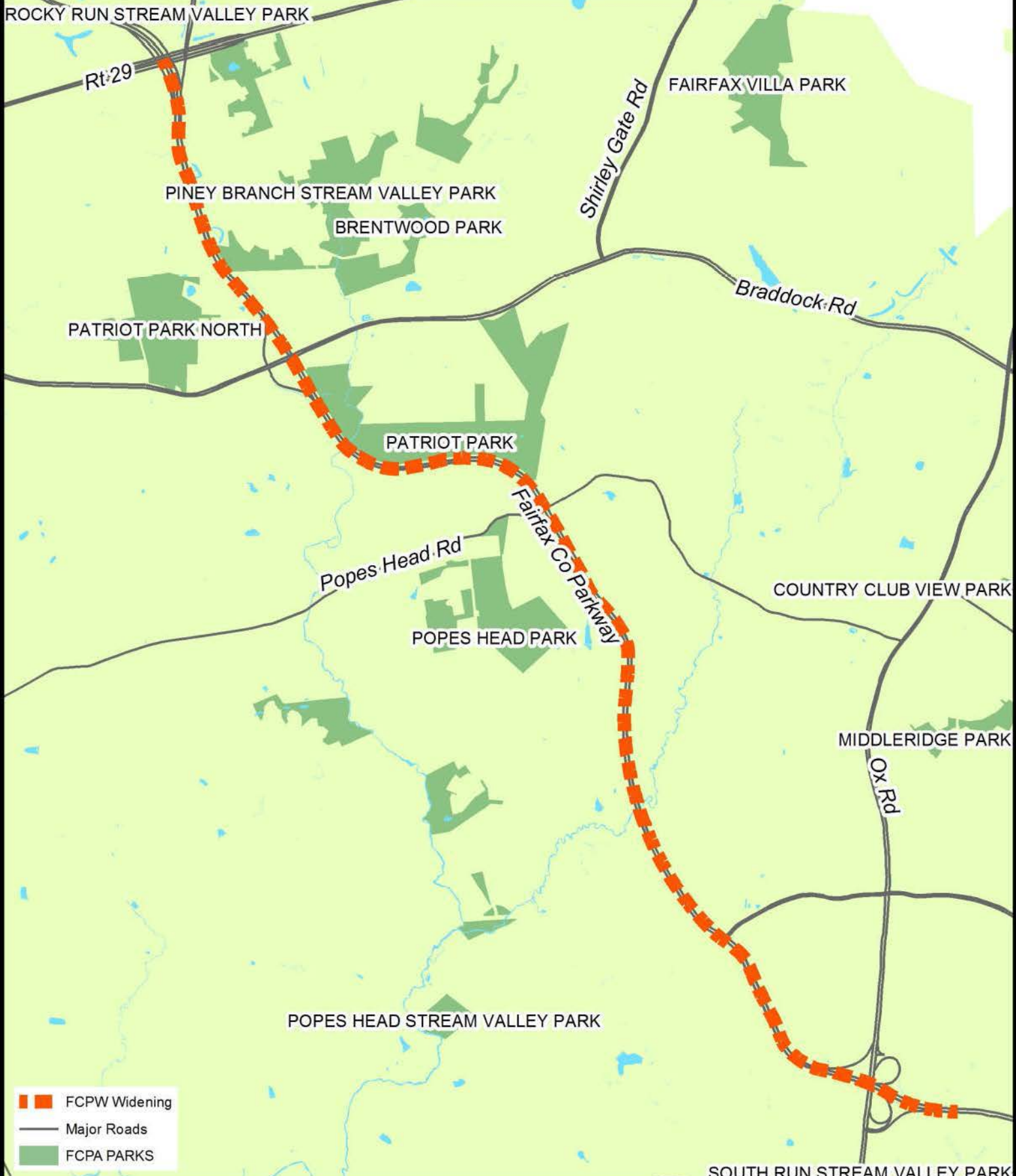
Cindy Walsh, Director, Park Services Division  
Todd Brown, Director, Park Operations Division  
David Bowden, Director, Planning & Development Division  
Andrea Dorlester, Manager, Park Planning Branch  
Suzie Battista, Development Review Supervisor, Park Planning Branch  
Jonathan Buono, Senior Park Planner, Park Planning Branch  
Andy Galusha, Park Planner, Park Planning Branch





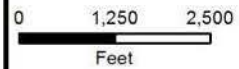






**FAIRFAX COUNTY  
PARK AUTHORITY**  
12055 Government  
Center Parkway, Suite 406  
Fairfax, VA 22035-1118

**PROJECT AREA**  
**FAIRFAX COUNTY PARKWAY WIDENING**  
FAIRFAX CO VA



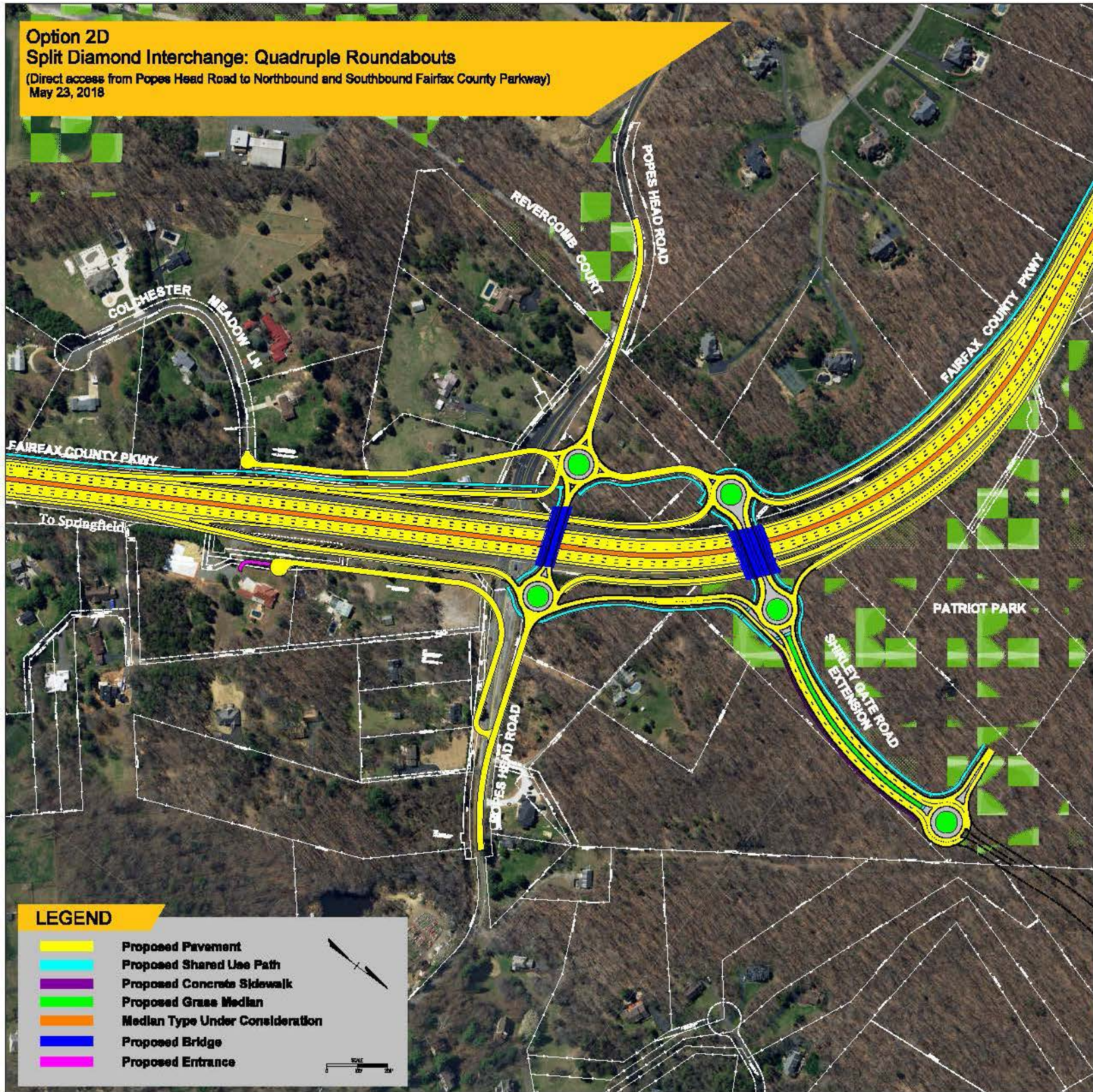
2018 August 20



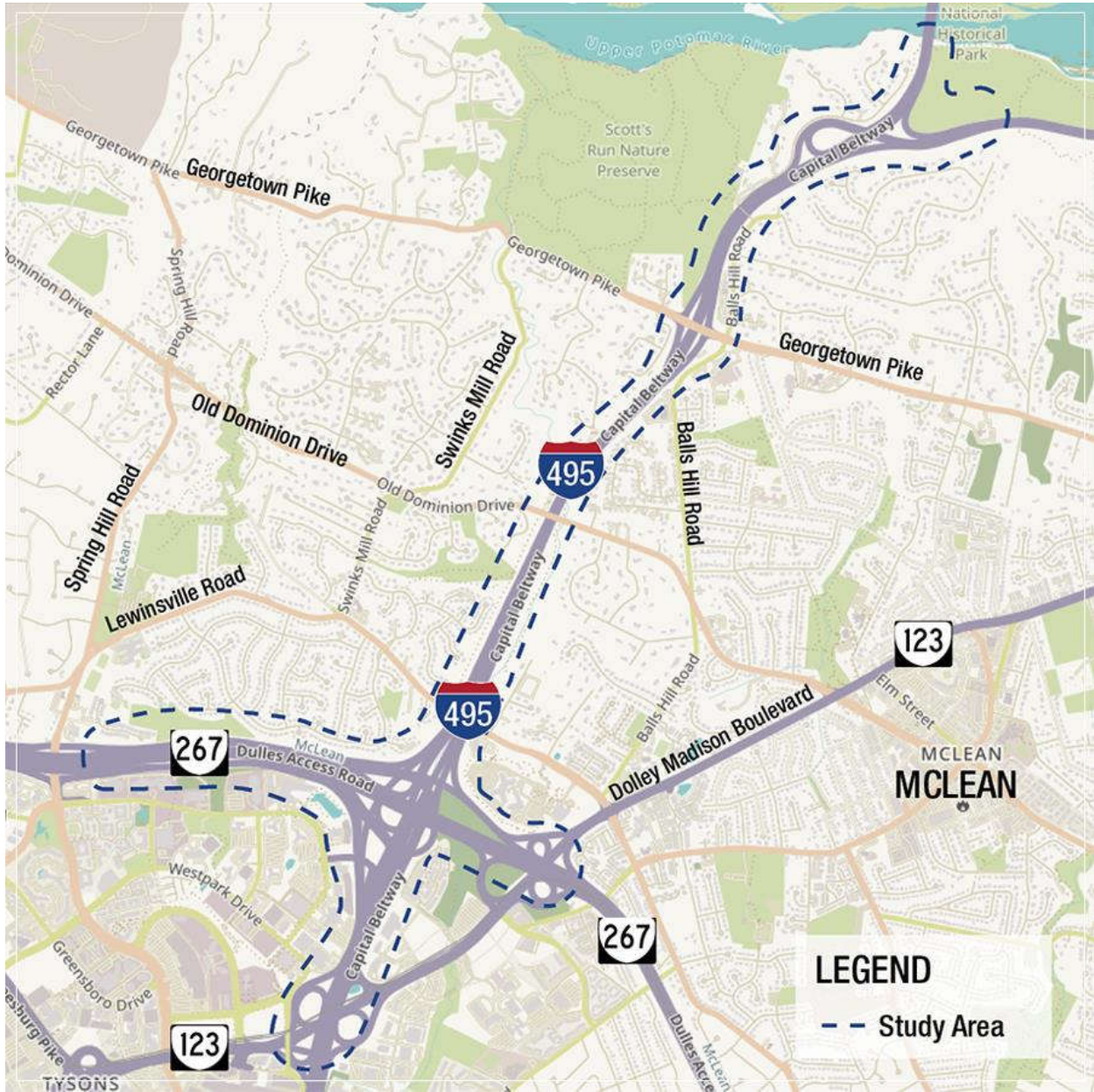
## Option 2D

### Split Diamond Interchange: Quadruple Roundabouts

(Direct access from Popes Head Road to Northbound and Southbound Fairfax County Parkway)  
May 23, 2018

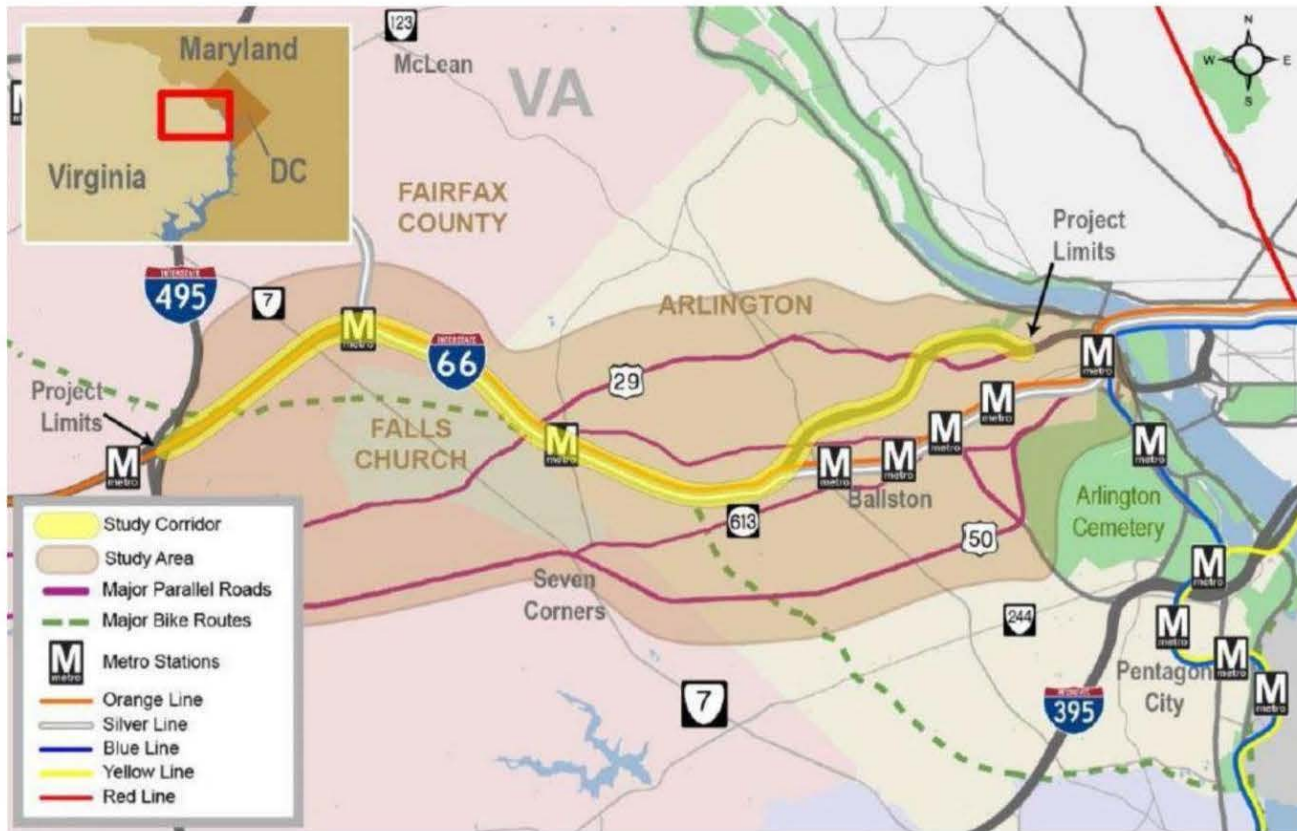




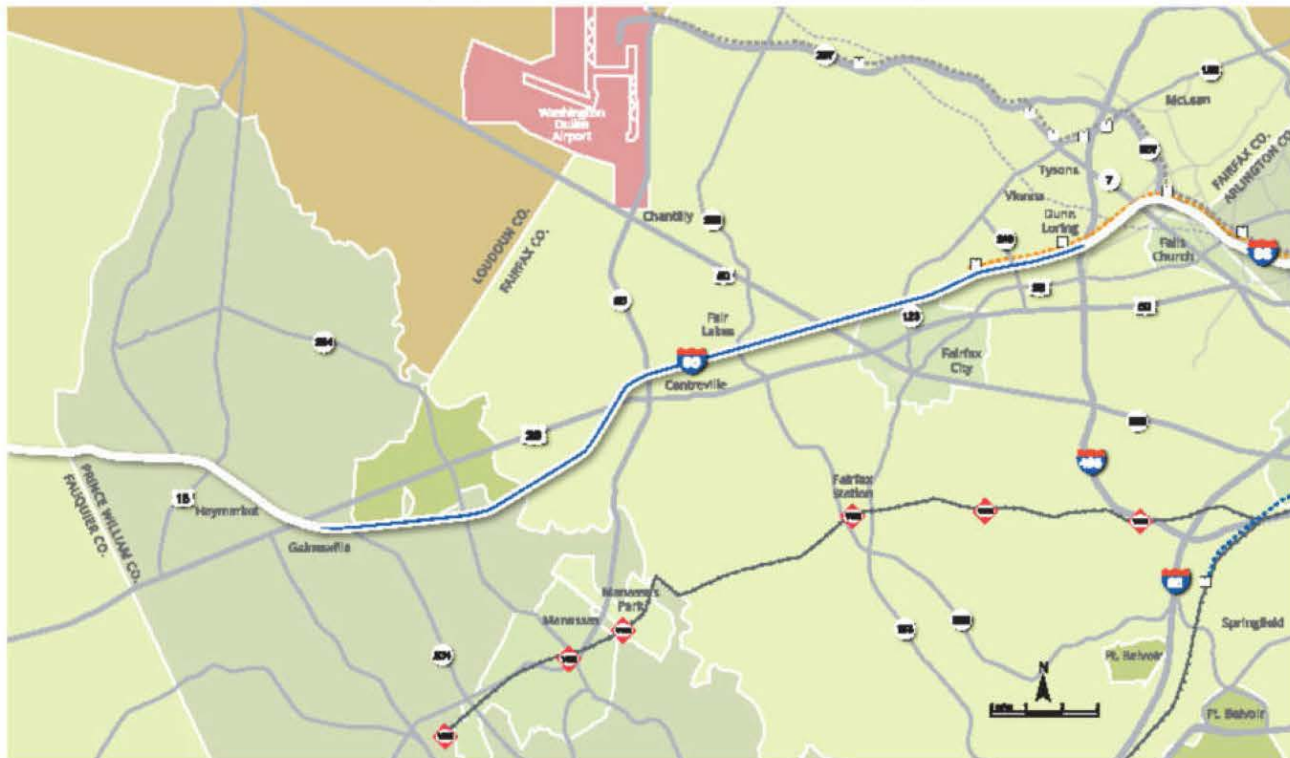


**I-495 Express Lanes Northern Extension**

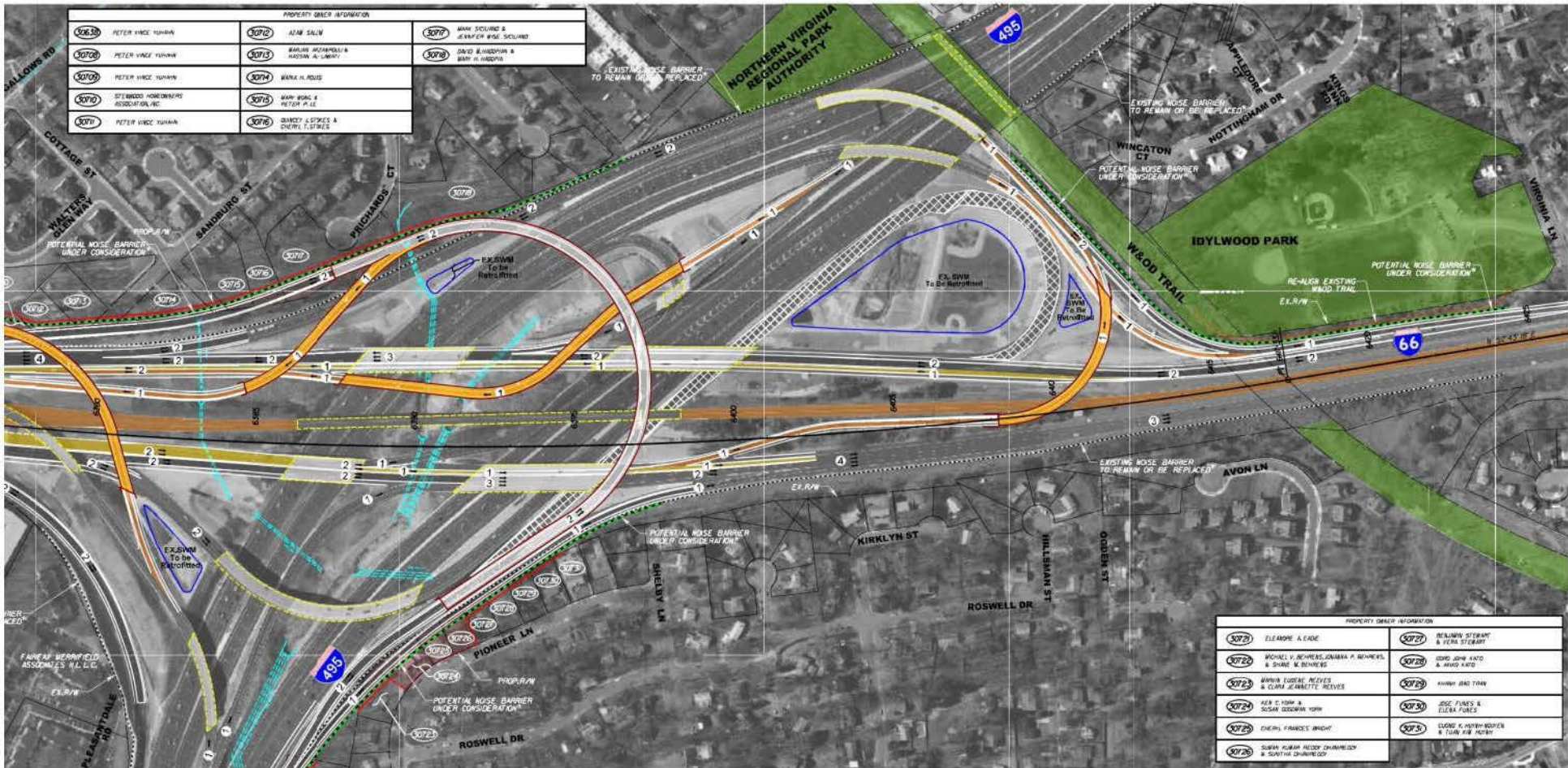
Project Area I-66 Inside the Beltway



I-66 Outside the Beltway Project Area: I-495 to Gainesville (University Boulevard)







**FORMATION ONLY (MAY 12, 2015)**  
 (Y 19, 2015)

**ALTERNATIVE 2B**  
**SHEET 7 OF 7**

**Legend**


**Project Location**

**North Arrow & Scale**

**TRANSFORM 66**  
**OUTSIDE the Beltway**  
 VDOT | DMPT

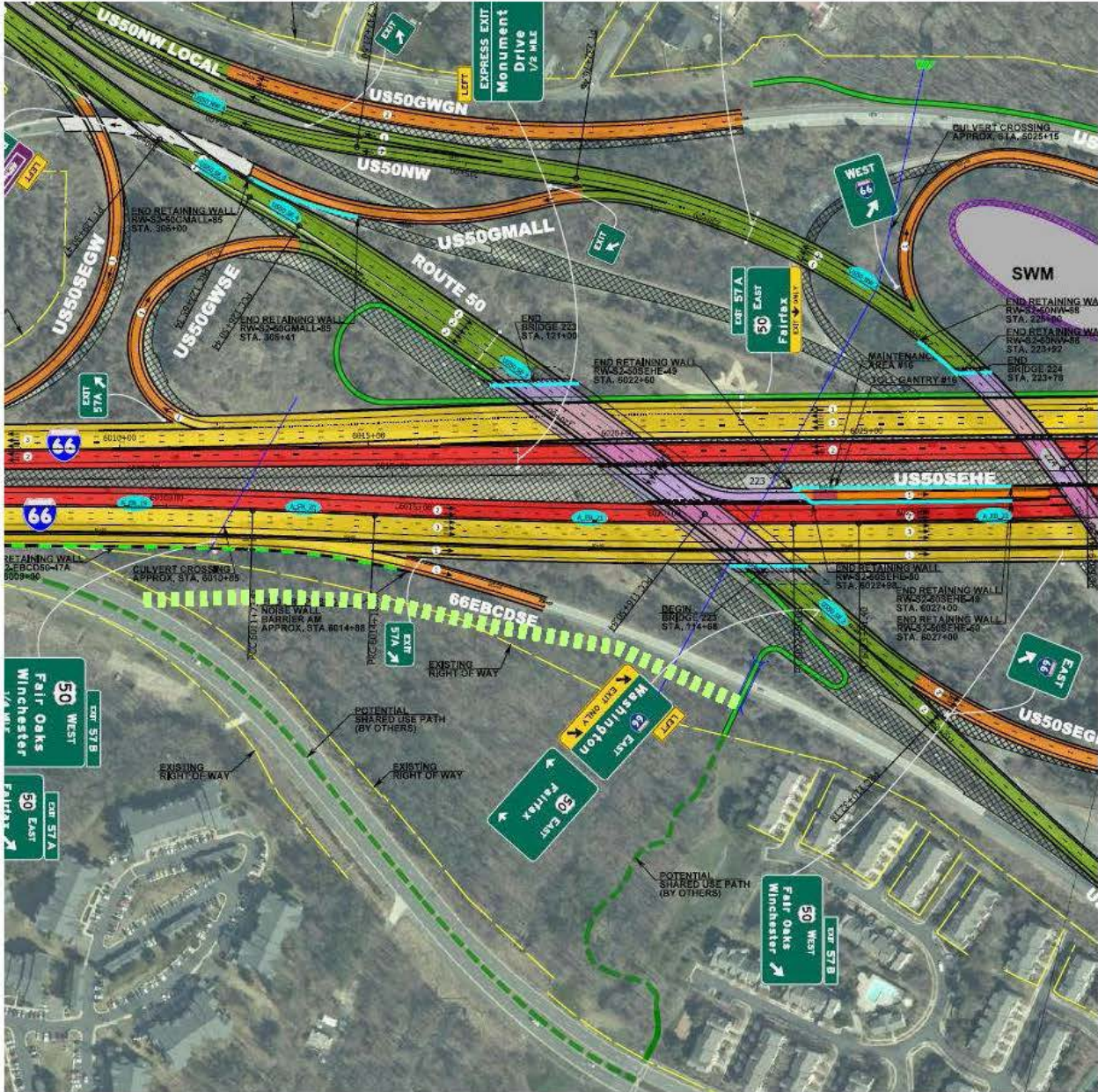
Multimodal Solutions 495 to Haymarket

# I-66 CORRIDOR IMPROVEMENTS

## SEGMENT 3 - PRELIMINARY ALTERNATIVE



I-66 Outside - Random Hills Park









I-66 Outside - Ellanor C. Lawrence Park - Poplar Tree Extention, New Access Road

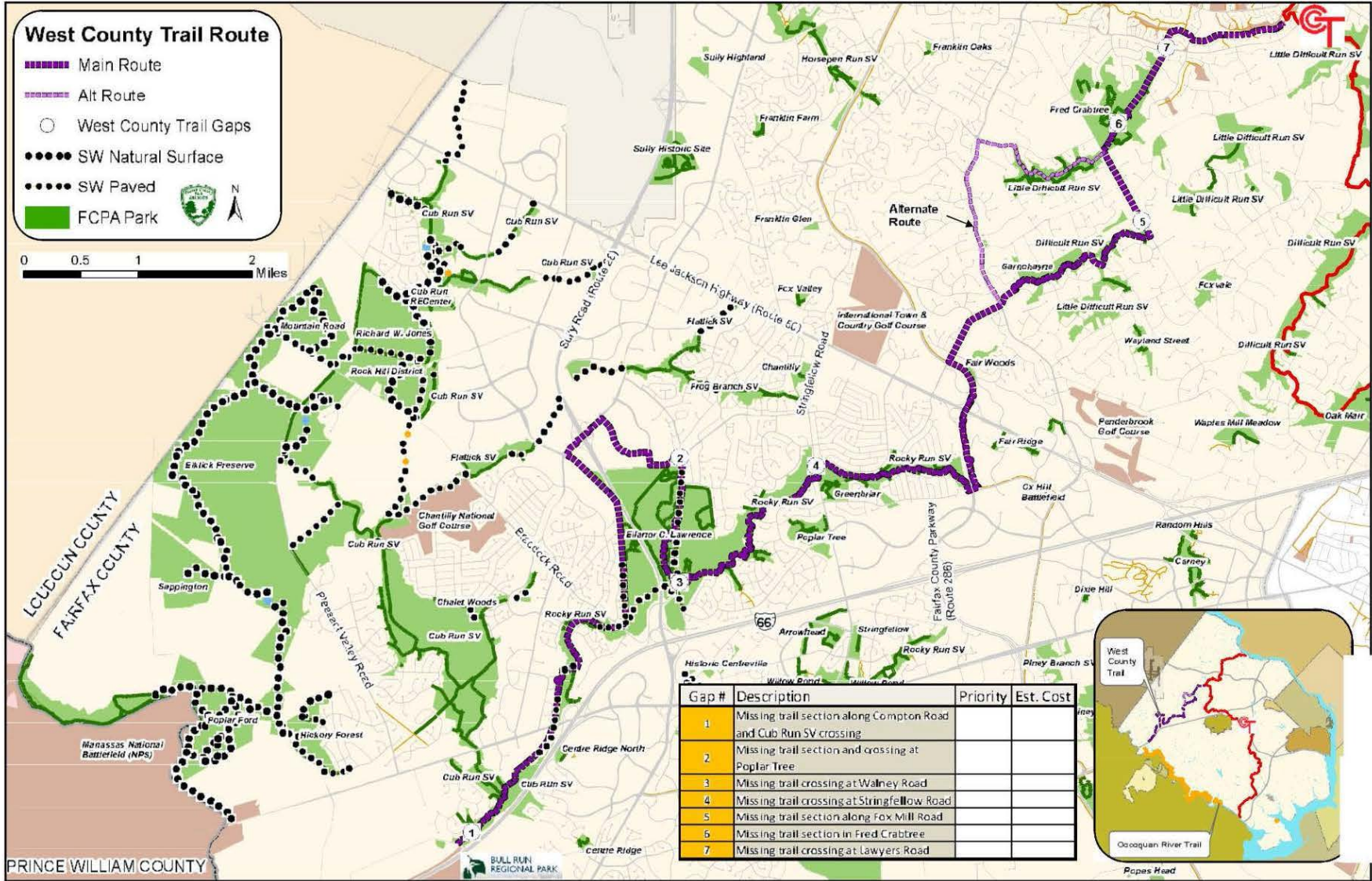




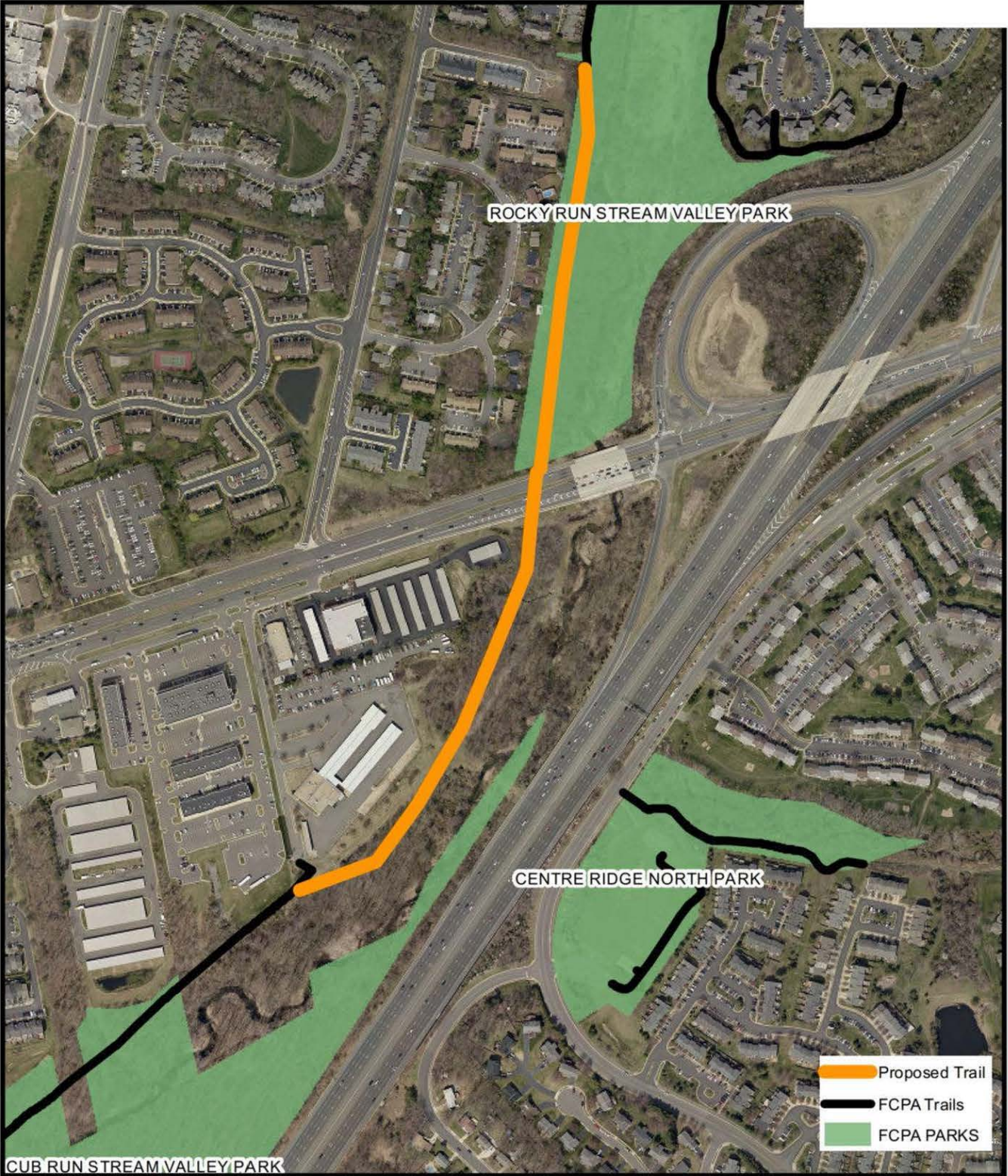
# I-66 Outside - Ellanor C. Lawrence Park - New Access Road Continued













**FAIRFAX COUNTY  
PARK AUTHORITY**  
12055 Government  
Center Parkway, Suite 406  
Fairfax, VA 22035-1118

**WEST COUNTY TRAIL**  
**I-66 WIDENING**  
FAIRFAX CO VA


0 200 400  
Feet

DRAFT  
1 October 2015







 <p><b>FAIRFAX COUNTY PARK AUTHORITY</b> 12055 Government Center Parkway, Suite 406 Fairfax, VA 22035-1118</p>	<p><b>PROJECT AREA</b> <b>RT. 29 WIDENING</b> <b>UNION MILL RD TO BUCKLEY'S GATE DR</b> FAIRFAX CO VA</p>	<p>0 500 1,000 Feet</p> <p>2018 August 13</p> 
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### Preliminary Design Showing 2:1 Slopes & Permanent Easements

#### Notes Regarding the BMP Pond on Parcel 0053 10 D:

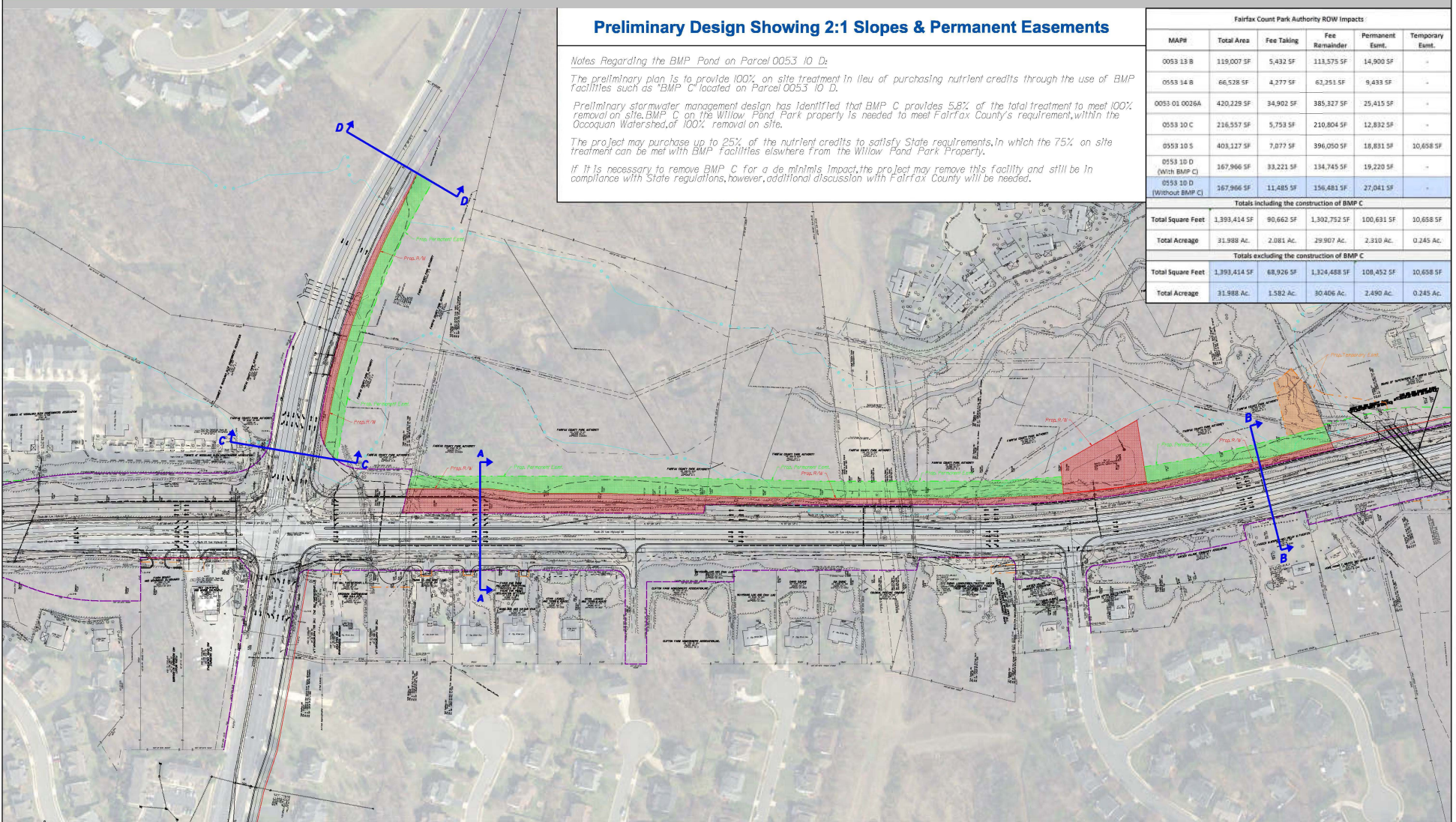
The preliminary plan is to provide 100% on site treatment in lieu of purchasing nutrient credits through the use of BMP facilities such as "BMP C" located on Parcel 0053 10 D.

Preliminary stormwater management design has identified that BMP C provides 5.8% of the total treatment to meet 100% removal on site. BMP C on the Willow Pond Park property is needed to meet Fairfax County's requirement, within the Occoquan Watershed, of 100% removal on site.

The project may purchase up to 25% of the nutrient credits to satisfy State requirements, in which the 75% on site treatment can be met with BMP facilities elsewhere from the Willow Pond Park Property.

If it is necessary to remove BMP C for a de minimis impact, the project may remove this facility and still be in compliance with State regulations, however, additional discussion with Fairfax County will be needed.

Fairfax County Park Authority ROW Impacts					
MAPI	Total Area	Fee Taking	Fee Remainder	Permanent Emnt.	Temporary Emnt.
0053 13 B	119,007 SF	5,432 SF	113,575 SF	14,900 SF	-
0553 14 B	66,528 SF	4,277 SF	62,251 SF	9,433 SF	-
0053 01 0026A	420,239 SF	34,902 SF	385,327 SF	25,415 SF	-
0553 10 C	216,557 SF	5,753 SF	210,804 SF	12,832 SF	-
0553 10 S	403,127 SF	7,077 SF	396,050 SF	18,831 SF	10,658 SF
0553 10 D (With BMP C)	167,966 SF	83,221 SF	134,745 SF	19,220 SF	-
0553 10 D (Without BMP C)	167,966 SF	11,485 SF	156,481 SF	27,041 SF	-
<b>Totals including the construction of BMP C</b>					
Total Square Feet	1,393,414 SF	90,662 SF	1,302,752 SF	100,631 SF	10,658 SF
Total Acreage	31.988 Ac.	2.081 Ac.	29.907 Ac.	2.310 Ac.	0.245 Ac.
<b>Totals excluding the construction of BMP C</b>					
Total Square Feet	1,393,414 SF	88,926 SF	1,324,488 SF	108,452 SF	10,658 SF
Total Acreage	31.988 Ac.	1.582 Ac.	30.406 Ac.	2.490 Ac.	0.245 Ac.

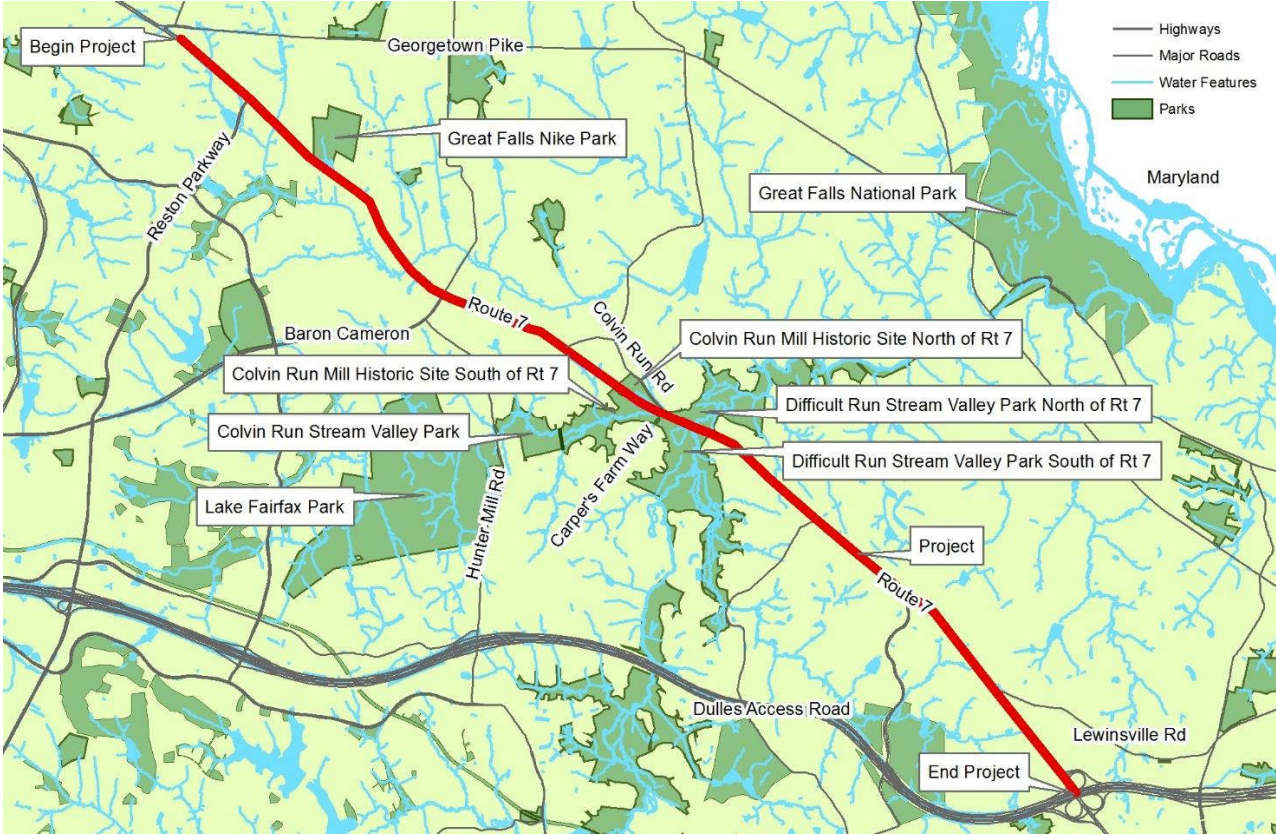


Legend	
	Proposed Right of Way
	Proposed Permanent Easement
	Proposed Temporary Easement
	Proposed 2:1 Slopes
	Existing Right of Way
	Proposed Permanent Easement
	Proposed Temporary Easement
	Proposed Cut
	Proposed Fill

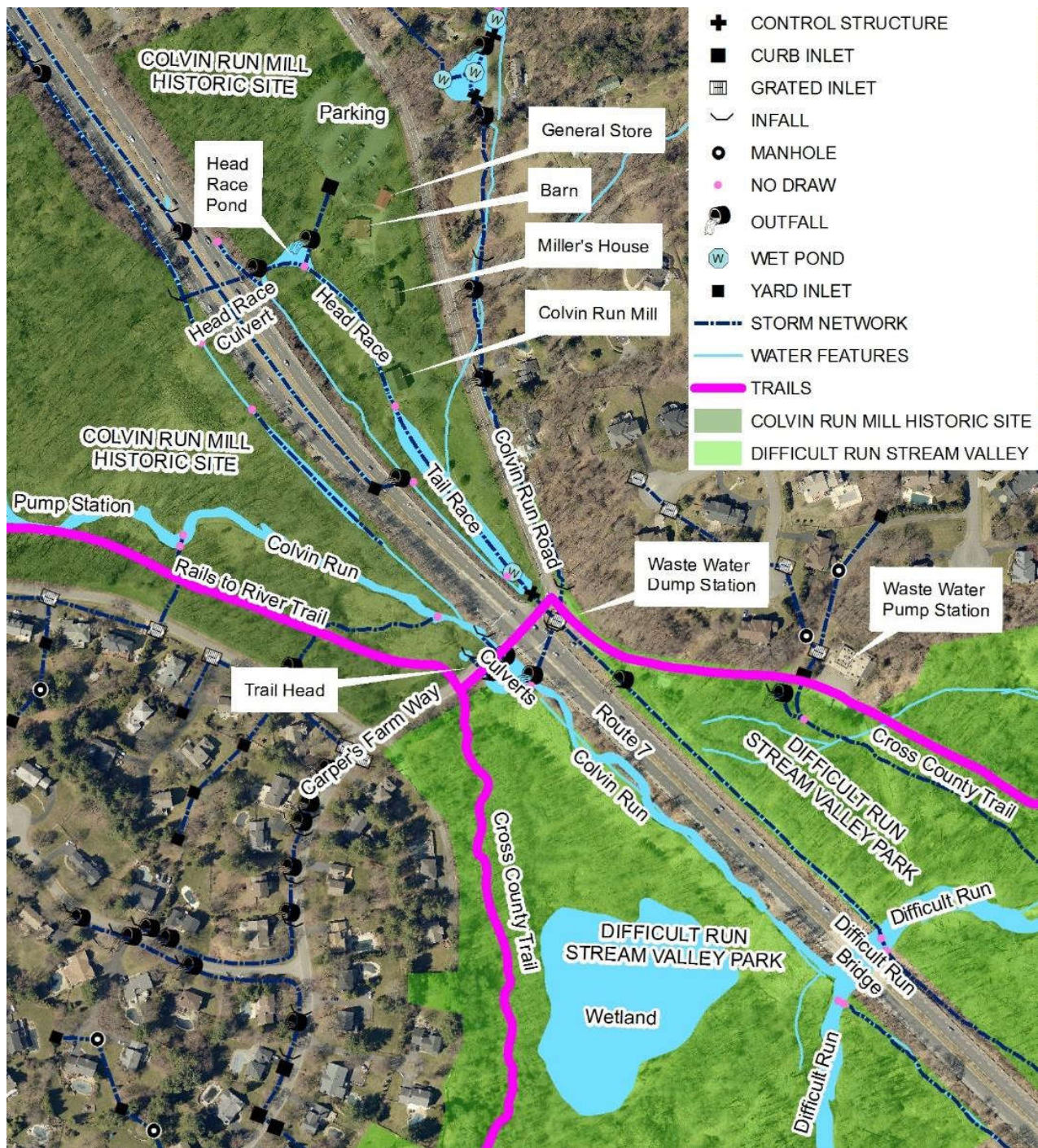
Design Team



### VDOT Route 7 Widening Project

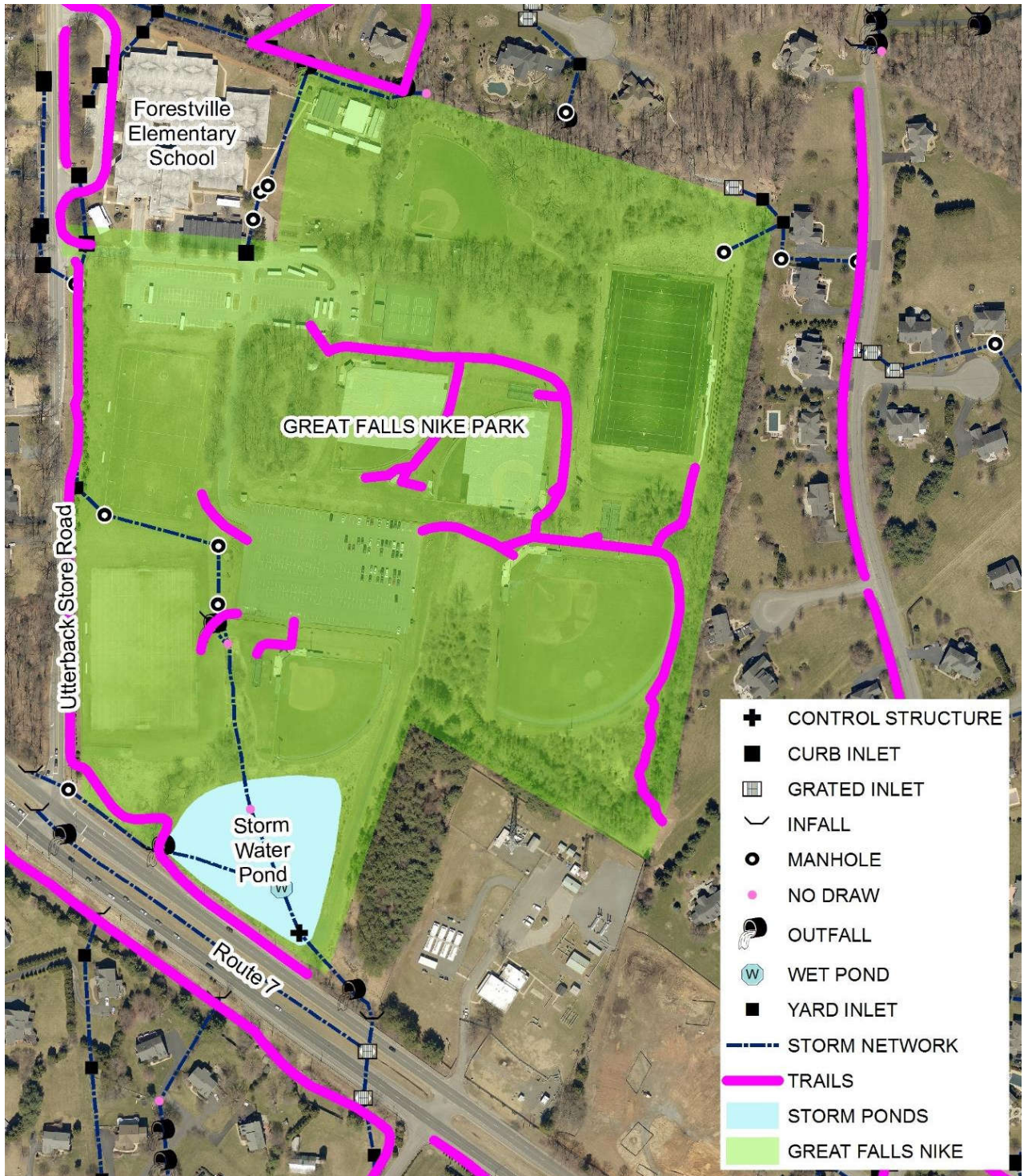






Colvin Run Mill Historic Site & Difficult Run Stream Valley at Route 7 Map





Great Falls Nike Park Map





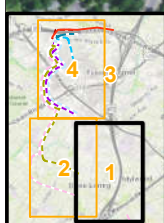
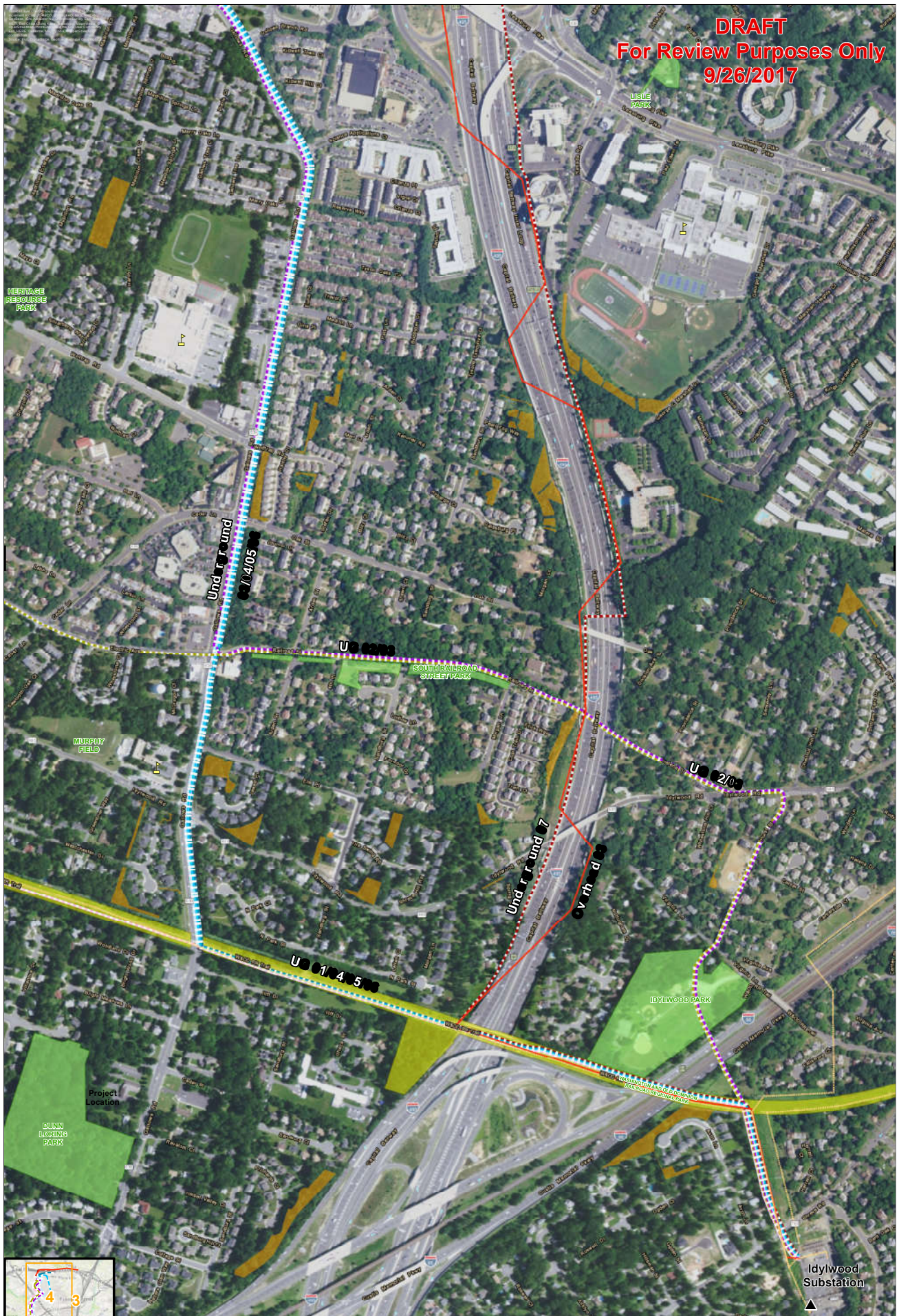




**Attachment II.A.2**  
**Idylwood to Tysons Project**  
 Fairfax County, Virginia

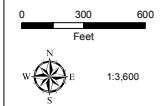






**Detailed Route Overview Map Set**  
**Idylwood to Tysons Project**  
 Fairfax County, Virginia  
 Page 1 of 4

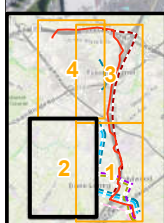
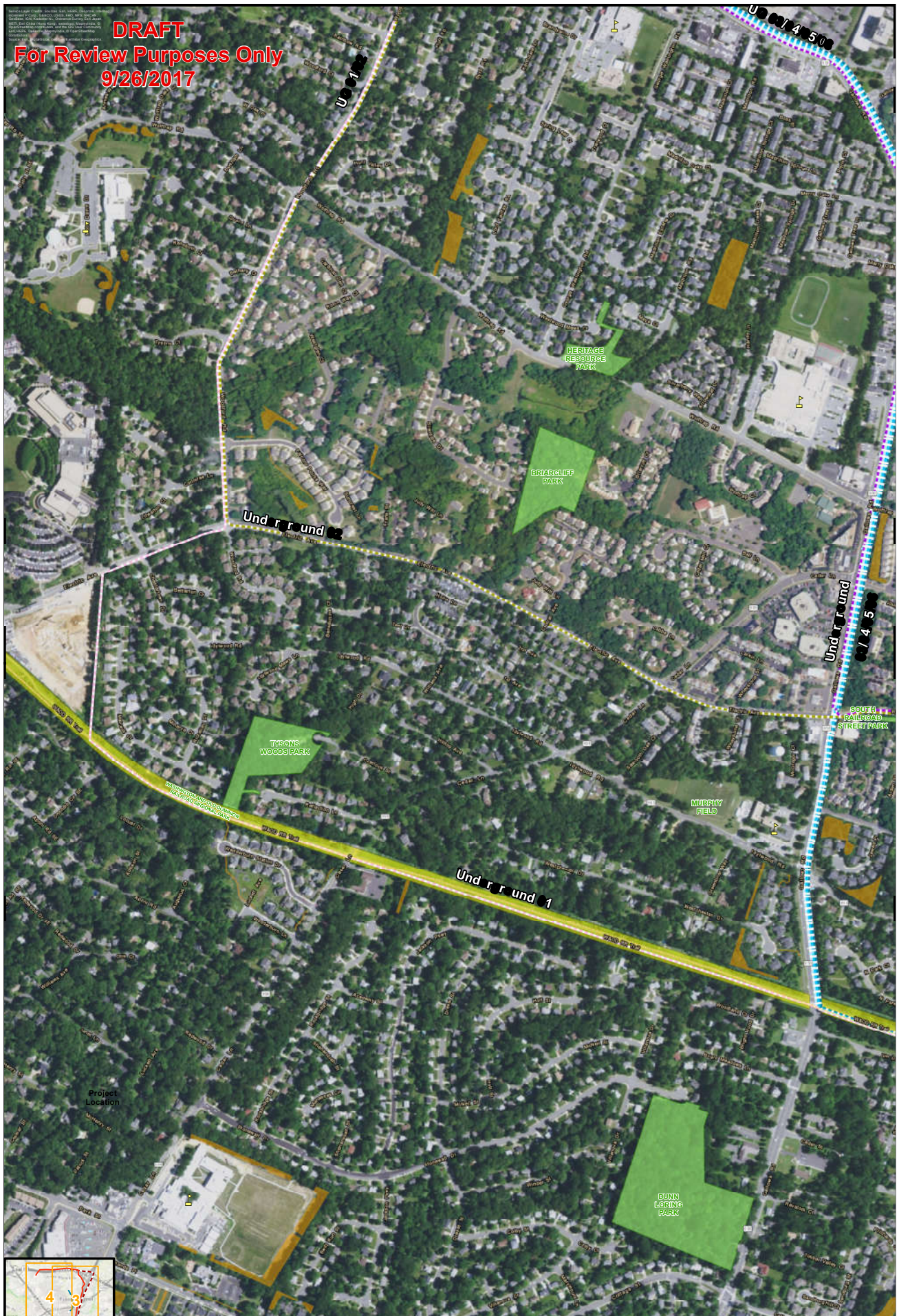
- ▲ Existing Substation
- Existing Dominion Transmission Line
- ▲ School
- Underground 01
- Underground 02
- Underground 03
- Underground 04
- Underground 05
- Underground 06
- Underground 07
- Overhead 03
- Fairfax County Conservation Easement
- Fairfax County Park
- Washington and Old Dominion Railroad Regional Park



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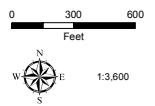


**DRAFT**  
**For Review Purposes Only**  
**9/26/2017**



**Detailed Route Overview Map Set**  
**Idylwood to Tysons Project**  
 Fairfax County, Virginia  
 Page 2 of 4

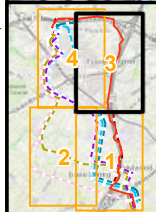
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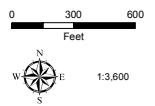


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**Idylwood to Tysons Project**  
 Fairfax County, Virginia  
 Page 3 of 4

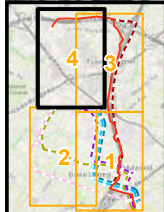
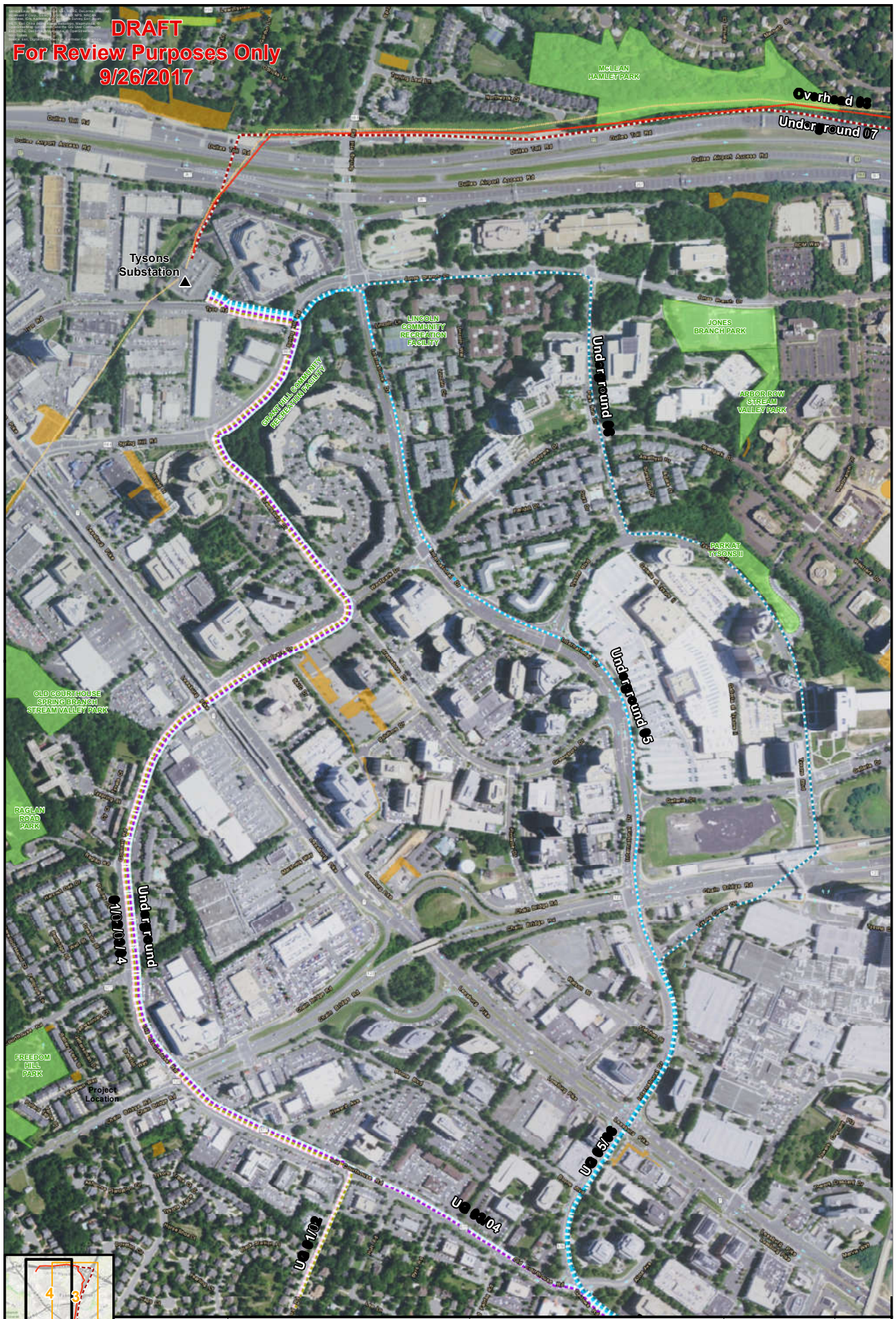
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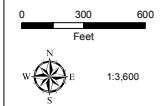


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 Fairfax County, Virginia  
 Page 4 of 4

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Committee Agenda Item  
October 10, 2018

## **INFORMATION**

### Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during September 2018 in value over \$100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

### STAFF:

Kirk W. Kincannon, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Paul Shirey, Manager, Project Management Branch



<b>Construction Services:</b>								
<b>Project Name</b>	<b>Company Name</b>	<b>Contract Award</b>	<b>Total Construction</b>	<b>Type of Contract</b>	<b>Funding Source</b>	<b>Scope of Work</b>	<b>NTP</b>	<b>Comments</b>
Accotink SV Park - Hunter Village Drive - Trail	Tibbs Paving Inc.	\$125,756	\$468,160	PO	PR-000091-046	Repave over 4400 LF with asphalt. In additional, a separate PO 2 bridges, and 150 LF of concrete paving	TBD	
Burke Lake Park Repaving - Phase 2	Finley Asphalt & Sealing, Inc.	\$155,900	\$167,000	PO	PR-000091-048 PR-000108-045	Repave the park entrance road from Burke Lake Road to the maintenance shop entrance	TBD	
Oak Marr Golf Complex Parking Lot Repaving	Finley Asphalt & Sealing, Inc.	\$332,989	\$370,000	PO	PR-000108-046	Renovate the parking lot serving the golf complex and synthetic fields	TBD	
Sugarland Run SV Trail	Tibbs Paving Inc.	\$273,964	\$433,080	PO	PR-000078-038	Rehabilitate existing 12000 ft asphalt trail north of Wiehle Ave	TBD	
South Run Field House Field ST Replacement	TBD	TBD	\$150,000	PO	P-00101-032	Remove and replace existing synthetic turf	TBD	
Accotink CCT Trail near Woodburn Dr	Accubid Construction Services	TBD	TBD	PO	PR-000078-31	Rehabilitate existing 2700 ft asphalt trail	TBD	

October 10, 2018

<b>Professional Services:</b>					
<b>Project Name</b>	<b>Firm Name</b>	<b>Amount</b>	<b>Funding Source</b>	<b>Scope of Services</b>	<b>NTP</b>
Mt Vernon RECenter Renovation and Expansion	Ritter Norton Architects	\$2,530,000	PR-000005-032 PR-000078-002	Design services for Mt Vernon RECenter Renovation and Expansion	7/6/18
Boyd A. and Charlotte M. Hogge Park	Bowman Consulting	\$113,934.90	PR-000079-006	Design services for park development	9/10/18
Sports Complex Feasibility and Market Study	TBD	\$300,000		Consultant services to prepare a Feasibility and Market Study for potential sports complex/facilities development to support sports tourism in Fairfax County	