



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: January 4, 2019

Agenda

**Planning and Development Committee
Wednesday, January 9, 2019 – 6:15 p.m.**

Boardroom – Herrity Building

Chairman: Ken Quincy

Vice Chair: Michael Thompson

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

1. Scope Approval – Paving of Huntsman Lake Dam Loop Trail in Huntsman Park – Action*
2. Scope Approval – Grouped Playground Replacement and Related Work at Lee District Park, Spring Lake Park, Tysons Woods Park, and Wolf Trails Park – Action*
3. Scope Approval – Laurel Hill Central Green Development – Action*
4. Consideration of Hanover Tyson Land Dedication Request – RZ/FDP 2018-015 – 1500 Westbranch Holdings, LLC – Action*
5. Monthly Contract Activity Report – Information*

*Enclosures



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

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ACTION

Scope Approval – Paving of the Huntsman Lake Dam Loop Trail in Huntsman Park (Springfield District)

ISSUE:

Approval of the project scope for paving approximately 450 linear feet of natural surface trail and related work to establish connectivity in Huntsman Lake Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for paving approximately 450 linear feet of natural surface trail and related work to establish connectivity in Huntsman Lake Park.

TIMING:

Park Authority Board approval is requested on January 23, 2018, to maintain the project schedule.

BACKGROUND:

The Park Authority Board approved the list of trail improvement projects identified for funding from the 2016 Park Bond Program on October 25, 2017. This list of funded projects includes improvements to the Huntsman Lake Dam Loop Trail. The service area of this trail is approximately 2,800 residents.

The existing natural surface trail is the only remaining section of unpaved trail in the park and is currently in poor condition due to erosion. Improvements will include paving approximately 450 linear feet of trail southwest of Golden Ball Tavern Court (Attachment 1).

A project team was assembled with representatives from Park Operations, Resource Management, Park Services, and Planning and Development Divisions to establish the project scope in accordance with the approved FY 2018 Planning and Development Division Work Plan.

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The scope of work to build approximately 450 linear feet of asphalt trail in Huntsman Park includes:

- In-house design and plan preparation for asphalt trail
- Tree Inventory and Tree Risk Assessment, performed by consultant
- Cutting down at-risk trees, as identified by Tree Risk Assessment
- Paving of approximately 450 linear feet of new asphalt trail
- Invasive species management

The project scope cost estimate for rebuilding approximately 450 linear feet of asphalt trail and related work in the Huntsman Park is \$85,369 (Attachment 2). This project will not generate any additional revenue. The annual maintenance cost of this trail is estimated at \$165. The trail replacement cost at the end of its 20-year life cycle is estimated at \$85,000.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	January 2019
Design	March 2019
Construction	July 2019

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$85,369 is necessary to fund the Huntsman Lake Dam Loop Trail Project. Funding is available in the amount of \$82,400 in Fund 300-30400, PR-000078-063, 2016 Park Bond, Countywide Trails Project and \$2,969 in Fund 803-C80300, PR-000058-166 Park Improvement Fund to fund this project.

ENCLOSED DOCUMENTS:

Attachment 1: Location Map- Huntsman Lake Dam Loop Trail - Trail Improvements
Attachment 2: Scope Cost Estimate - Huntsman Lake Dam Loop Trail - Improvements

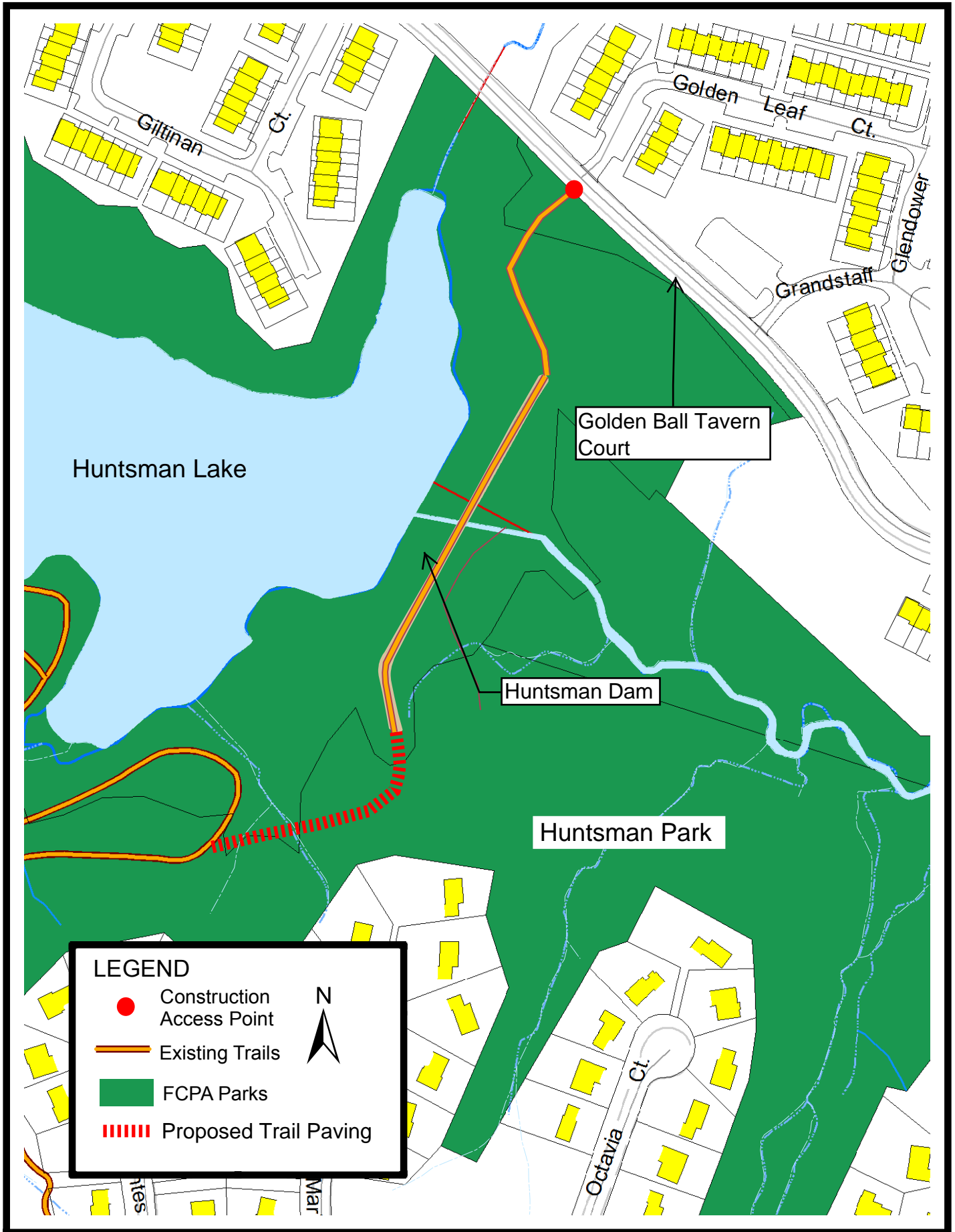
STAFF:

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

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Barbara Nugent, Director, Resource Management Division
Cindy Walsh, Director, Park Services Division
Paul Shirey, Manager, Project Management Branch
Mohamed Kadasi, Branch Manager, Project Management Branch
Janet Burns, Fiscal Administrator, Financial Management Branch
Michael Baird, Manager, Capital and Fiscal Services

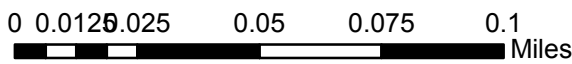
Overall Site Map - Huntsman Lake Dam Loop



LEGEND

- Construction Access Point
- Existing Trails
- FCPA Parks
- - - Proposed Trail Paving

N



Scope Cost Estimate

Huntsman Park - Huntsman Lake Dam Loop Trail Improvements

In-House Design	\$1,704
Consultant Design	\$20,500
Construction	\$49,654
<ul style="list-style-type: none">• Mobilization• Tree Removal• Root pruning and removal• Installation of base material• Installation of new asphalt 8' wide trail (450 LF)	
Construction Contingency (10%)	\$5,050
NRB Mitigation 2016 Bond Project (3%)	\$2,561
Administration (12%)	<u>\$5,900</u>
Total Project Estimate	\$85,369

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ACTION

Scope Approval – Grouped Playground Replacement and Related Work at Lee District Park, Spring Lane Park, Tysons Woods Park, and Wolf Trails Park (Lee, Mason, Providence, Hunter Mill Districts)

ISSUE:

Approval of the project scopes for design and installation of replacement playground equipment and related work at Lee District Park, Spring Lane Park, Tysons Woods Park and Wolf Trails Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scopes for design and installation of replacement playground equipment and related work at Lee District Park, Spring Lane Park, Tysons Woods Park, and Wolf Trails Park.

TIMING:

Park Authority Board approval is requested on January 23, 2019, to maintain the project schedules.

BACKGROUND:

The 2016 Park Bond includes a group project to replace playground equipment throughout the county that has exceeded its useful life. Staff identified the replacement of the playground equipment at Lee District Park, Spring Lane Park, Tysons Woods Park and Wolf Trails Park as priorities in the FY 2019 Planning and Development Division Work Plan. Although the equipment at these locations has been repaired or partially upgraded since their original installation in the 1990s, they have now exceeded their life expectancy and no longer meet current playground safety guidelines.

Project teams were assembled with representatives from Park Operations, Resource Management, Park Services, and Planning and Development Divisions to establish the project scope in accordance with the approved FY 2019 Planning and Development Division Work Plan.

The existing playground at Lee District Park ReCenter is located near the intersection of Rose Hill Drive and Telegraph Rd. in the Franconia area of Fairfax County (Attachment 1). The proposed playground will include a shade structure and play equipment for the

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2-5 year old age range. Playground equipment and safety surfacing will be replaced along with adding drainage improvements for the entire play area. As part of the upgrades, the existing stonedust trail from the parking lot will be resurfaced to ADA standards.

The existing playground at Spring Lane Park is located in Baileys Crossroads near the intersection of Spring Lane Road and Columbia Pike (Attachment 2). The playground equipment and safety surfacing will be replaced along with drainage improvements for the entire play area. As part of the upgrades, a new gate will be installed at the park entrance closest to the playground between the park and the adjacent apartments' parking lot, as well as a new guardrail along the park's frontage and new accessible trail connections to the playground and other park amenities.

Tyson Woods Park is located near the intersection of Gallows Road and Route 123 – in the Tysons Corner area of Fairfax County (Attachment 3). The proposed playground will include play equipment for the 2-5 year old and 6-12 year age range. Playground equipment and safety surfacing will be replaced along with adding signage and drainage improvements for the entire play area. As part of the upgrades, the existing asphalt trail from the pedestrian sidewalk will be resurfaced to ADA standards.

Wolf Trails Park is located near the intersection of Courthouse Road and Trapp Road in the Vienna area of Fairfax County (Attachment 4). The proposed playground will include play equipment for the 2-5 year old and 6-12 year age range. Playground equipment and safety surfacing will be replaced along with adding signage and drainage improvements for the entire play area. As part of the upgrades, the existing asphalt trail from the pedestrian sidewalk will be resurfaced to ADA standards.

The scope of work anticipated to replace the playground components at all sites includes:

- Design and layout for the replacement equipment.
- Demolition of the existing equipment and related features.
- Installation of the equipment, safety surface, border, subsurface drainage, and related amenities.
- Rehabilitation of an accessible route to the playground area from nearby pedestrian walkways.

The project scope cost estimate for designing and installing the playground equipment and related work at Lee District Park and Spring Lane Park is \$250,000 each, Tyson Woods Park is \$125,000, and Wolf Trails Park is \$125,000 (Attachments 5, 6, 7, and 8). The proposed timeline for completing these projects is as follows:

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Planned Completion

Scope	4th Quarter CY 2018
Design	1st Quarter CY 2019
Construction	2nd & 3rd Quarter CY 2019

Staff anticipates that the playground equipment and related components will be designed and installed using the county's U.S. Communities Contract entitled "Playground Equipment, Surfacing, Site Furnishings, and Related Products and Services" that was established through an open-bid process.

Staff estimates the replacement of the playground equipment at Lee District Park, Spring Lane Park, Tysons Woods Park and Wolf Trails Park will result in no additional annual revenue. Staff estimates no change in annual maintenance costs, with a lifecycle cost of \$250,000 each for replacement of playground equipment at Lee District Park and Spring Lane Park, and \$125,000 each for Tysons Woods Park and Wolf Trails Park each in year 2019.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$250,000 is necessary to fund the Lee District Park Playground Replacement project. Funding is available in the amount of \$250,000 in PR-000078-069, Park Renovations and Upgrades, Lee District Park Playground, in Fund 300-30400, Park Authority Bond Construction, to fund this project.

Based on the scope cost estimate, funding in the amount of \$250,000 is necessary to fund the Spring Lane Park Playground Replacement project. Funding is available in the amount of \$250,000 in PR-000078-056, Park Renovations and Upgrades 2016, Spring Lane Park Playground, in Fund 300-30400, Park Authority Bond Construction, to fund this project.

Based on the scope cost estimate, funding in the amount of \$125,000 is necessary to fund the Tysons Woods Park Playground Replacement project. Funding is available in the amount of \$125,000 in PR-000078-055, Park Renovations and Upgrades, Tysons Woods Park Playground, in Fund 300-30400, Park Authority Bond Construction, to fund this project.

Based on the scope cost estimate, funding in the amount of \$125,000 is necessary to fund the Wolf Trails Park Playground Replacement project. Funding is available in the amount of \$125,000 in PR-000078-054, Park Renovations and Upgrades, Wolf Trails Park Playground, in Fund 300-30400, Park Authority Bond Construction, to fund this project.

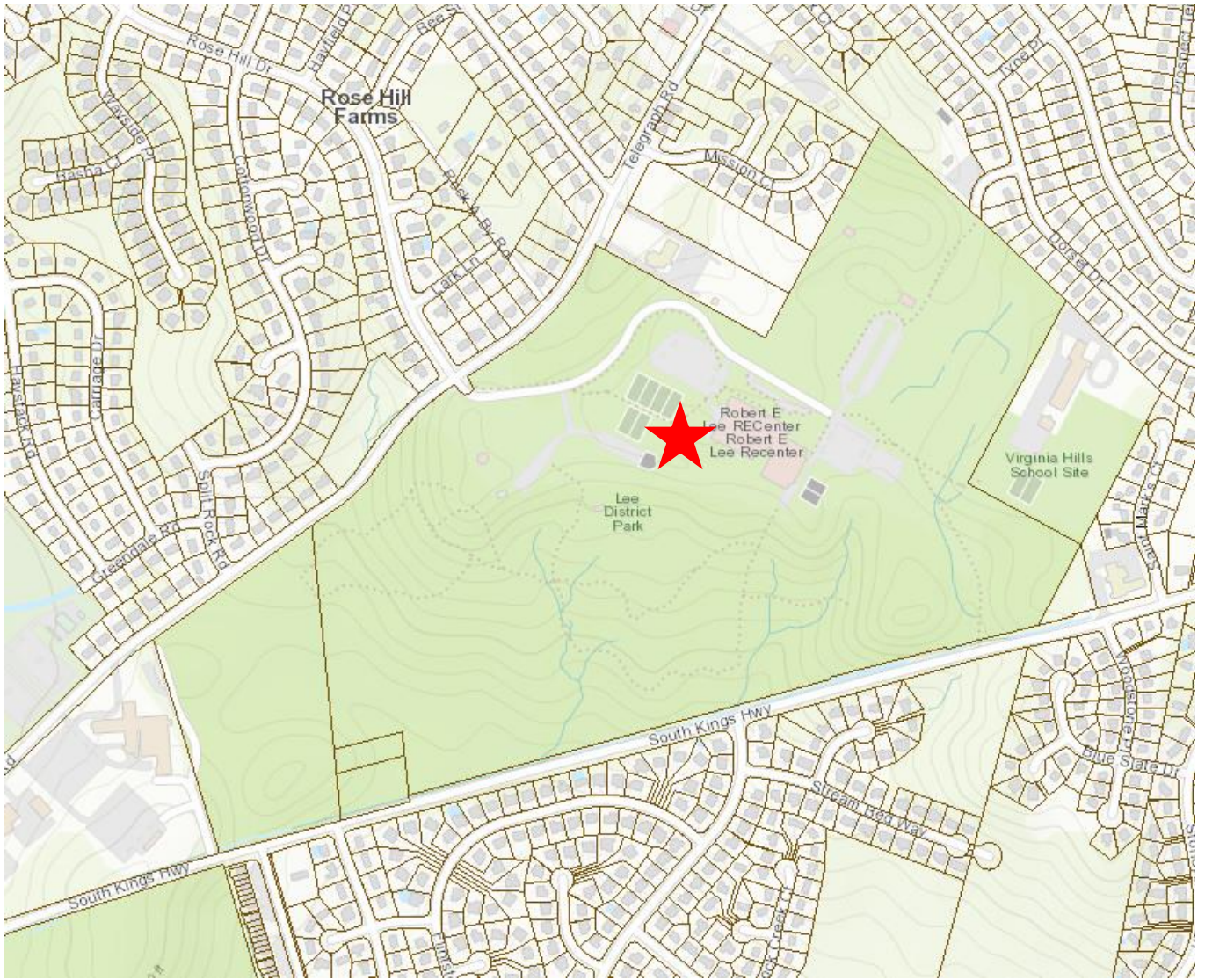
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ENCLOSED DOCUMENTS:

- Attachment 1: Playground Location – Lee District Park
- Attachment 2: Playground Location – Spring Lane Park
- Attachment 3: Playground Location – Tysons Woods Park
- Attachment 4: Playground Location – Wolf Trails Park
- Attachment 5: Scope Cost Estimate – Lee District Park
- Attachment 6: Scope Cost Estimate – Spring Lane Park
- Attachment 7: Scope Cost Estimate – Tysons Woods Park
- Attachment 8: Scope Cost Estimate – Wolf Trails Park

STAFF:

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Pat Rosend, Project Manager, Project Management Branch
Isabel Villarroel, Project Manager, Project Management Branch
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Michael Baird, Manager, Capital and Fiscal Services



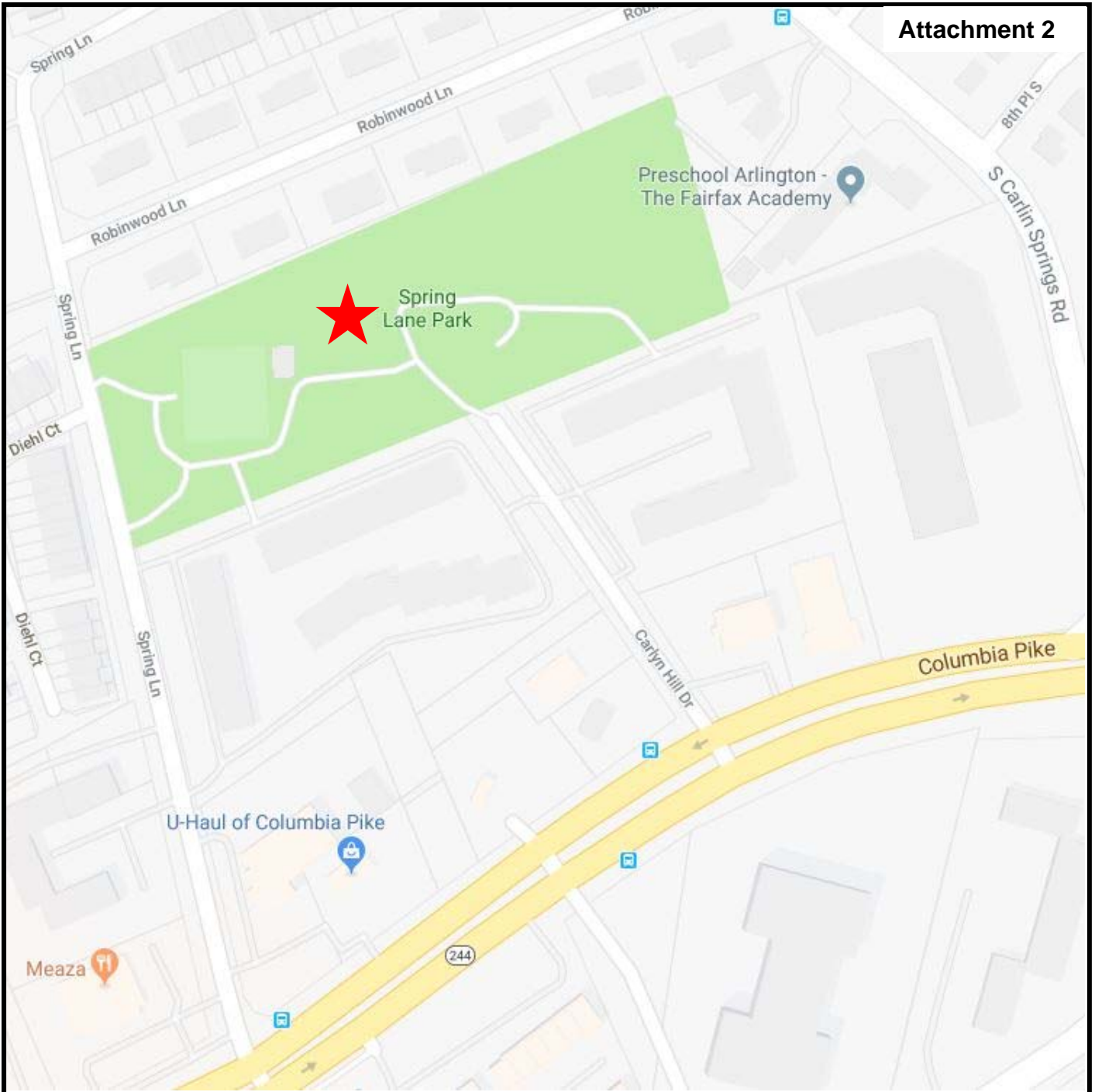
Vicinity Map

Not to Scale

Lee District Park
Fairfax County Park Authority

December 2018





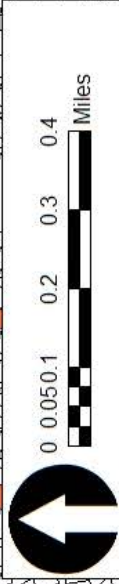
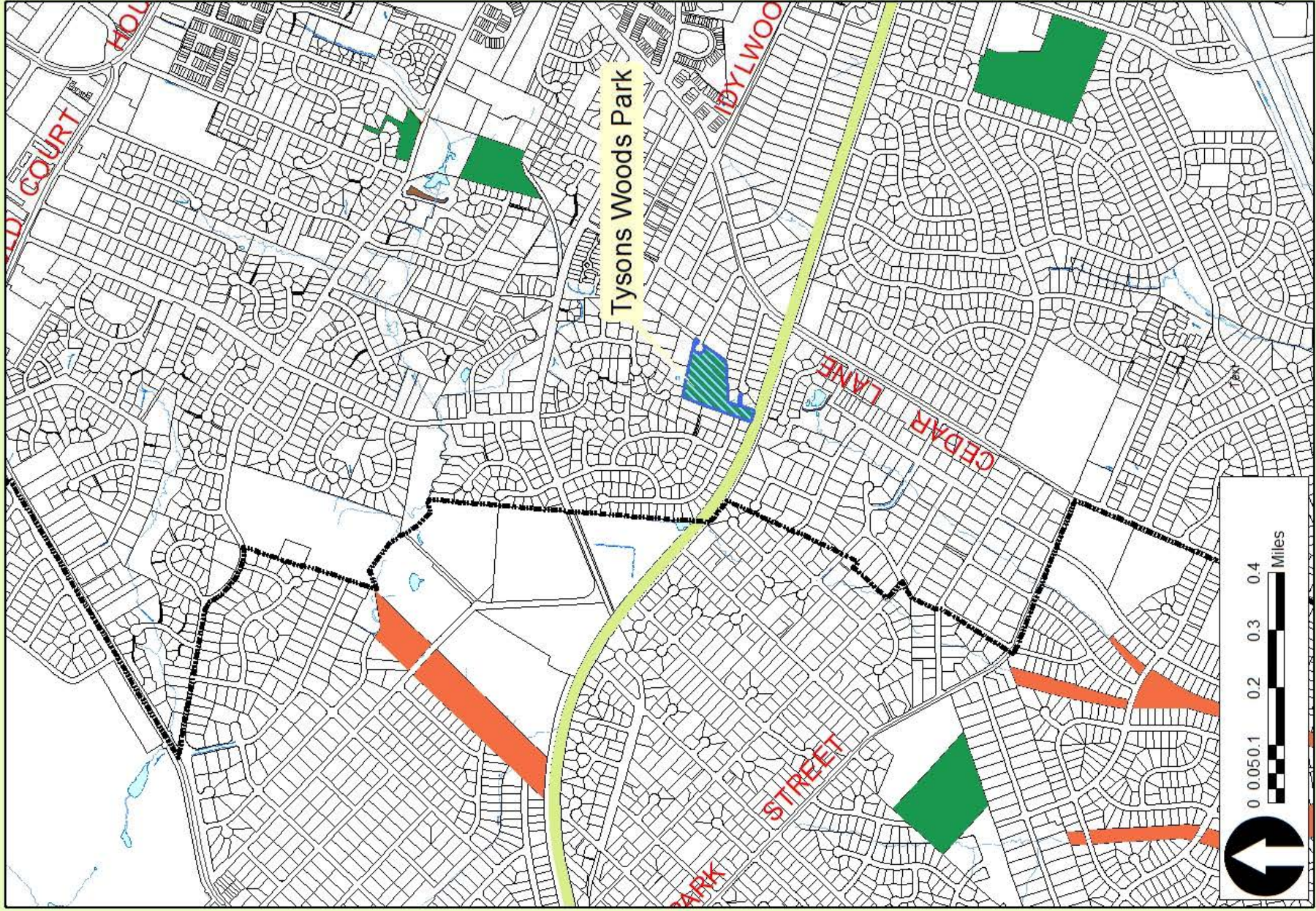
Vicinity Map

Not to Scale

Spring Lane Park Fairfax County Park Authority

December 2018





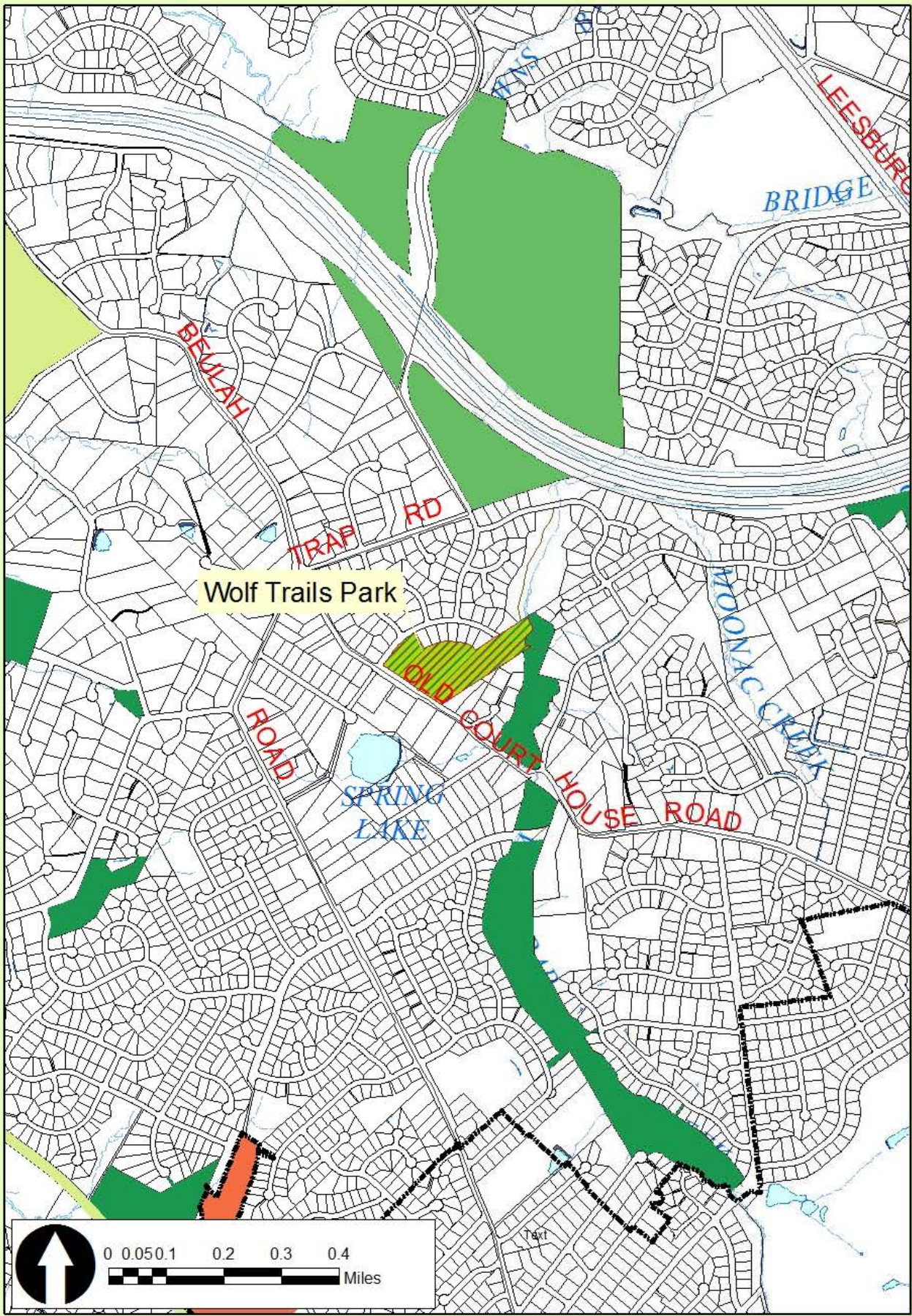
Legend

- Tysons Woods
- FCPA Parks

Tysons Woods Park
Vicinity Map

December 2018





Wolf Trails Park Vicinity Map

December 2018

Legend

 FCPA Parks

Scope Cost Estimate

Lee District Park Playground Replacement

Design / Permitting	\$ 5,000
Construction (4,000 SF)	\$201,000
• Demolition	
• Subsurface Drainage	
• Playground Equipment	
• Shelter	
• Borders	
• Engineered Wood Fiber Safety Surfacing (EWF)	
• Existing Pathway ADA Improvements	
Construction Contingency (8%)	\$ 20,000
Administration (12%)	<u>\$ 24,000</u>
Total Project Estimate	\$250,000

Scope Cost Estimate

Spring Lane Park Playground Replacement

Design and Survey	\$ 14,000
Construction (6,000 SF)	\$194,000
• Demolition	
• Subsurface Drainage	
• Playground Equipment	
• Borders	
• Engineered Wood Fiber Safety Surfacing (EWF)	
• Gate	
• Existing Pathway ADA Improvements	
• Guardrail	
Construction Contingency (10%)	\$ 20,000
Administration (12%)	<u>\$ 22,000</u>
Total Project Estimate	\$250,000

Scope Cost Estimate

Tysons Woods Park Playground Replacement

Design and Survey	\$ 5,000
Construction (6,000 SF)	\$102,000
• Demolition	
• Subsurface Drainage	
• Playground Equipment	
• Borders	
• Engineered Wood Fiber Safety Surfacing (EWF)	
• Gate	
• Existing Pathway ADA Improvements	
• Guardrail	
Construction Contingency (6%)	\$ 6,000
Administration (12%)	<u>\$ 12,000</u>
Total Project Estimate	\$125,000

Scope Cost Estimate

Wolf Trails Park Playground Replacement

Design and Survey	\$ 5,000
Construction (6,000 SF)	\$102,000
• Demolition	
• Subsurface Drainage	
• Playground Equipment	
• Borders	
• Engineered Wood Fiber Safety Surfacing (EWF)	
• Gate	
• Existing Pathway ADA Improvements	
• Guardrail	
Construction Contingency (6%)	\$ 6,000
Administration (12%)	<u>\$ 12,000</u>
Total Project Estimate	\$125,000

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ACTION

Scope Approval – Laurel Hill Park – Central Green Phase 1 Development (Mount Vernon District)

ISSUE:

Approval of the project scope to construct the Phase 1 improvements at the Laurel Hill Central Green.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to construct the Phase 1 improvements at the Laurel Hill Central Green.

TIMING:

Board action is requested on January 23, 2019, to maintain the project schedule.

BACKGROUND:

The Park Authority Board approved a Conceptual Development Plan (CDP) for Laurel Hill Park in 2004. The CDP includes a Central Green area that is located southeast of the Laurel Hill Golf Course and is accessed via the realigned Lorton Road (Attachment 1). The Central Green is envisioned as a vast maintained lawn suitable for a wide range of community activities such as fairs, markets and special events. Within the Central Green are opportunities for pavilions, an amphitheater for community events and picnic grounds. The picnic grounds will have reservable shelters that can be used for large gatherings such as family reunions or corporate picnics as well as other special events.

A project team that included representatives from, Park Operations, Resource Management, Park Services and Planning and Development Divisions was assembled to determine the project scope. The architectural and engineering firm of Bowman Engineering was hired to prepare a conceptual plan, a preliminary cost estimate and site plans for the proposed improvements. The project team is recommending the following improvements be included in Phase 1 development of the Central Green:

- Installation of an asphalt loop road with parking
- Installation of 3 large picnic shelters
- Installation of an accessible asphalt trail

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- Meadow conservation areas
- Related site work including utilities and stormwater management

There are three picnic shelters proposed for this project, one large shelter that can accommodate 250 people and two smaller ones that can accommodate 160 people each. The picnic facilities are designed to allow for individual reservations of each shelter or to be combined to allow for larger corporate gatherings (Attachment 2). The shelters are a low profile design to allow for the historic viewshed of the former prison to remain as unobstructed as possible. The shelter design has been approved by the Architectural Review Board, South County Federation and the Lorton Historical Society.

In addition to the shelters there are a network of asphalt trails that meander through the meadow area that also will connect back into the Laurel Hill Greenway. This will allow for connectivity to the greater Laurel Hill area, including the Workhouse Arts Center, the Equestrian Center and the Liberty at Laurel Crest development. Once completed, the Central Green will be the main hub for the Laurel Hill Park.

The cost estimate to construct the Phase 1 improvements at the Laurel Hill Park Central Green is \$3,000,000 (Attachment 3).

Staff estimates Phase 1 development of the Central Green will result in additional annual revenue of \$83,100. Staff estimates an annual maintenance cost of \$4,200. Replacement costs at the end of the 30-year life cycle are estimated at \$1,500,000.

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope Approval	First Quarter CY19
Design / Permitting	First Quarter CY19
Construction	Second Quarter CY20

The 2012 Park Bond includes funding allocated in the amount of \$3,300,000 for Laurel Hill Park development. This funding has been reserved to construct an extension of Giles Run Road across the Laurel Hill Golf Course that is included in the Fairfax County Comprehensive Plan. Construction of the road extension was a condition of the site plan approval for development of the golf course. Fairfax County Department of Transportation (FCDOT) staff has indicated that FCDOT has other funding available to construct the road and will not require the Park Bond funds. Until FCDOT formally releases the Park Authority from the funding obligation staff is recommending preceding with construction at the Central Green using available bond premium funds.

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FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$3,000,000 is required to fund this project. Funding is available in the amount of \$4,514,500 in PR-000091, Existing Facility/Renovation, Bond Premium, in Fund 300-C30400, 2012 Park Authority Bond Construction to fund this project in the amount of \$3,000,000.

ENCLOSED DOCUMENTS:

Attachment 1: Laurel Hill Park CDP
Attachment 2: Approved Site Plan
Attachment 3: Scope Cost Estimate

STAFF:

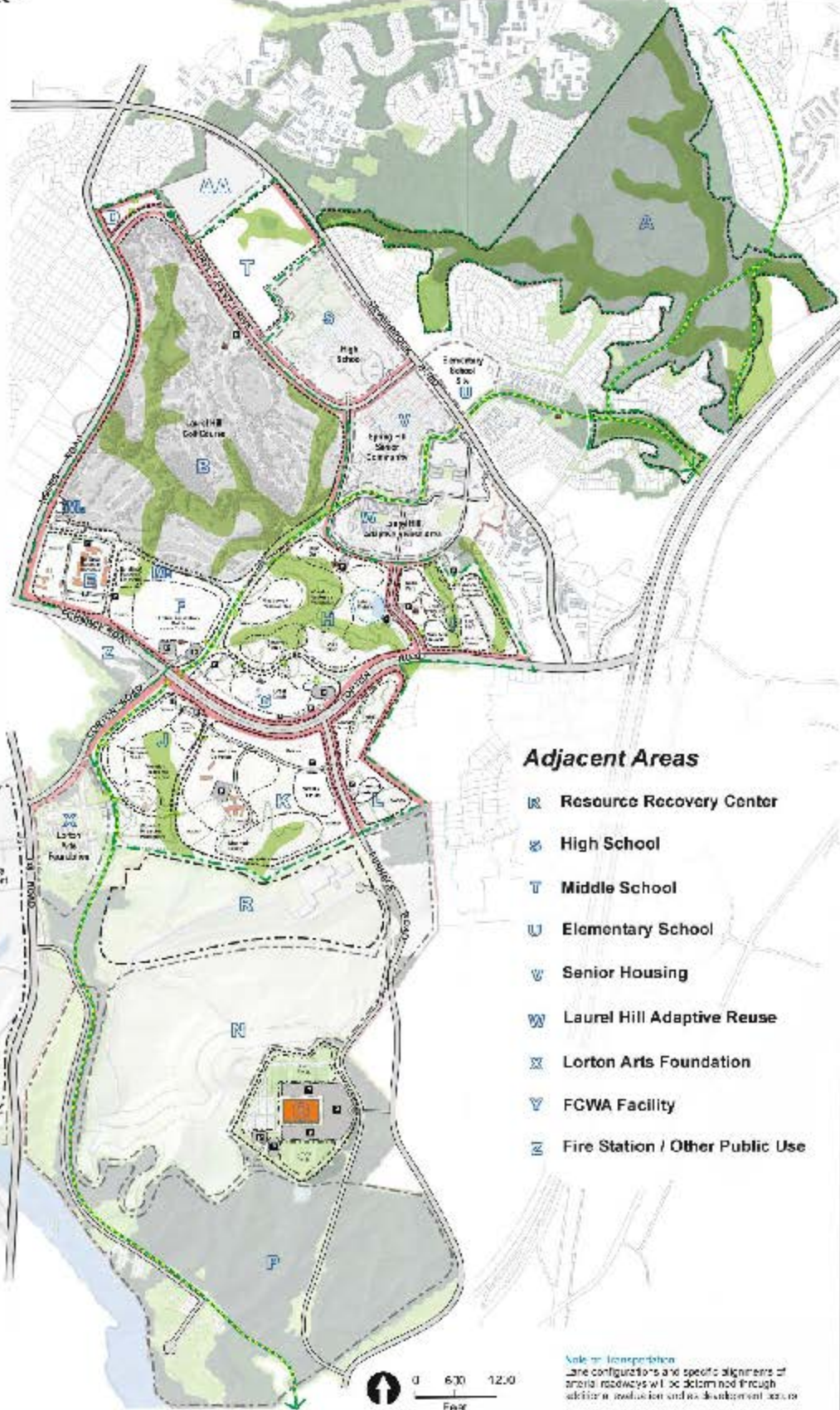
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Kelly Davis, Project Manager, Project Management Branch
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Michael P. Baird, Manager, Capital and Fiscal Services



Laurel Hill Park

Public Land Use

- A** Resource Management Area
- B** Laurel Hill Golf Course
- D** Crosspointe Area Park
- E** Heritage Area
- F** Heritage Recreation Area
- C** Central Green
- H** Giles Run Meadow
- I** Community Park
- J** Workhouse Hills
- K** Equestrian Center
- L** Apple Orchard Recreation Area
- M** Park Maintenance Facility
- M_G** Golf Course Maintenance Facility
- N** Future Land Fill Park
- O** Sports Complex
- P** Expanded Occoquan Regional Park
- Q** Vulcan Quarry / Future Park
- AA** Unplanned Park Land

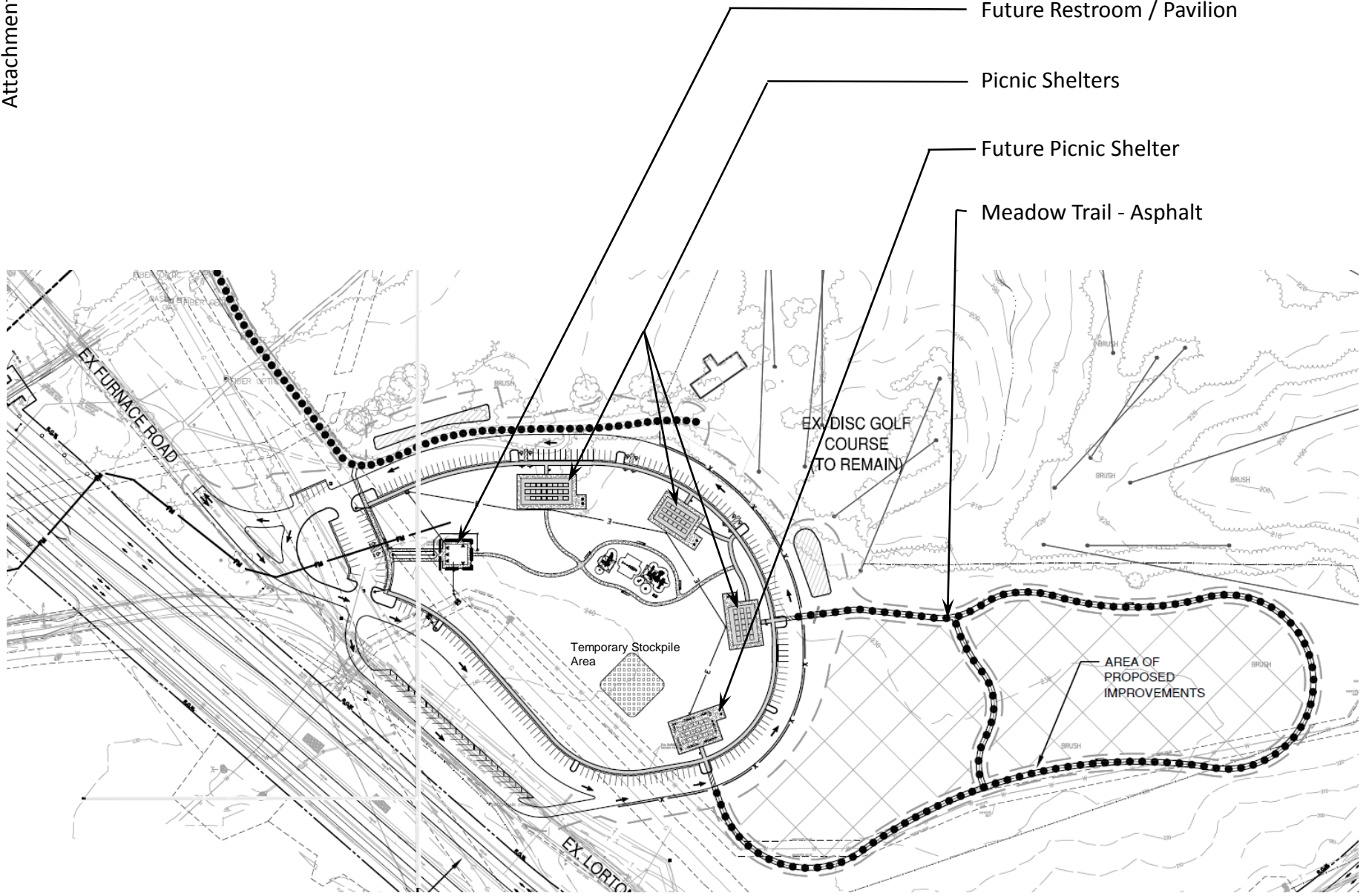


Adjacent Areas

- R** Resource Recovery Center
- S** High School
- T** Middle School
- U** Elementary School
- V** Senior Housing
- W** Laurel Hill Adaptive Reuse
- X** Lorton Arts Foundation
- Y** FCWA Facility
- Z** Fire Station / Other Public Use

- Non Vehicular entry
- Vehicular Entry
- Facility / Structure
- Park Sub-Area
- Park Area
- Other Public Areas
- Resource Protection
- 50 ft Development Setback Line
- Laurel Hill Cemetery
- Other Trail / Path
- Parking

Note on Interpretation
Line configurations and specific alignments of resource recoveries will be determined through additional evaluation and development studies.



Site Plan Elements

Scale : NTS

Laurel Hill – Central Green



SCOPE COST ESTIMATE**Laurel Hill Park - Central Green****Construction**

• Demolition	\$190,000
• E&S Controls	\$140,000
• Earthwork	\$430,000
• Concrete	\$190,000
• Asphalt	\$510,000
• Picnic Shelters	\$380,000
• SWM	\$280,000
• Utilities	\$240,000
• Landscaping	\$140,000
Subtotal	<u>\$2,500,000</u>

Inspections & Testing \$60,000

Contingency (5%) \$140,000

Administration (12%) \$300,000

Total Project Estimate **\$3,000,000**

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ACTION

Consideration of Hanover Tysons Land Dedication Request – RZ/FDP 2018-PR-015 – 1500 Westbranch Holdings, LLC (Providence District)

ISSUE:

Approval of staff recommendation for land dedication as part of the rezoning application RZ/FDP 2018-PR-015 – 1500 Westbranch Holdings, LLC.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the staff recommendation for dedication of approximately 1.12 acres of land to the Park Authority as part of the of the rezoning application RZ/FDP 2018-PR-0015 – 1500 Westbranch Holdings, LLC.

TIMING:

Board action is requested on January 9, 2018, in anticipation of a Planning Commission public hearing to be held on February 20, 2019.

BACKGROUND:

The Applicant, 1500 Westbranch Holdings, LLC, seeks a rezoning of approximately 5.8 acres of land from the C-3 zoning district to the PTC zoning district to develop the property with residential mixed-use on Tax Map Parcel 29-4 ((7)) A5 (Attachment 1). The subject site is in close proximity to Ken Lawrence Park. As part of the rezoning process, the applicant proposes to construct and dedicate an approximately 1.12 acre urban park to the Park Authority for public use.

The subject site is currently developed with a 7-story office building (currently vacant) at the intersection of Westbranch Drive and Jones Branch Drive. Across these roads to the north and east are additional office developments, as well as on the adjacent parcel to the south. Adjacent to the west is Ken Lawrence Park with two athletic fields and a stream valley trail. The existing conditions of the site and surrounding area are depicted in Attachment 2.

Urban Park Dedication:

The application proposes a 5-7 story multi-family residential building with a potential for a limited amount of ground-floor retail. The new building will yield an estimated 735 new

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residents, generating an urban parkland need of 1.10 acres, based on a service level standard of 1.5 acres per 1,000 residents. The Applicant proposes to address this need on site by developing a 1.12-acre urban park in the southern extent of the site (Attachment 3). Although developed by the Applicant, the urban park is proposed to be publicly accessible via a public access easement granted to the Board of Supervisors. Given the Applicant's entitlement schedule and intent to commence site plan submission and construction imminently, Park Planning staff estimates completion of the urban park in summer of 2020.

The primary features of the urban park will include an open lawn for multi-purpose use, a looped stone dust trail for walking or jogging, tree bosques, and outdoor seating (Attachment 4). The Applicant is also providing new local roads as part of the planned Tysons grid of streets. At the intersection of proposed local streets A and B, at the northwestern corner of the urban park, the Applicant proposes a crosswalk over Street A and a path to connect to the existing path in the stream valley portion of Ken Lawrence Park. This connection should enhance pedestrian access to both parks, and between them.

The Applicant intends to phase occupancy and construction of the residential building. Park Planning staff continues to work with the Applicant and Department of Planning & Zoning (DPZ) staff to ensure that the proposed facilities are appropriate to the site, delivered in a timely fashion via proffered triggers, meet the Park Authority's facility standards, meet the public's needs, and that the overall development meets the county's and Park Authority's stated goals to provide quality parks and recreation amenities. The development review process is ongoing with the county; DPZ staff will include the potential dedication in its analysis to the applicant for consideration.

During negotiations with the Applicant, Park Planning staff sought to forestall Park Authority maintenance obligations for the park under a dedication scenario until such time that the park is expanded. The Applicant agreed to retain ownership and maintenance obligations for the urban park, until such time that the Park Authority makes an on-demand request for the land to be dedicated. The benefit of an on-demand dedication to the Park Authority in this particular instance is in the potential for expansion of this urban park in the future. Upon redevelopment of the parcel directly to the south, there may be an opportunity for additional dedication. An expanded park in this area could be modified to provide an athletic field or other recreational amenities. The on-demand nature of the Applicant's dedication proposal offers the Park Authority flexibility in achieving the parks and open space vision for Tysons, without obligating funding until the park can be expanded.

Based upon the established service level needs for athletic fields in Tysons, the rezoning application would generate the need for 0.1 fields. In addition to the on-

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demand dedication, the Applicant has agreed to a monetary contribution to the Park Authority for development of athletic fields in Tysons. Based on the gross floor area of the proposed residential building, this contribution will exceed \$500,000. Paired with the dedication, this contribution will address the site's generated athletic field needs.

Goals and strategies in the Great Parks, Great Communities (GPGC) Park System Land Use Plan and the Comprehensive Plan for Tysons Urban Center speak to delivering needed recreational services on the site of development projects. Acceptance of this dedication furthers the goals of the Comprehensive and GPGC Plans and conforms to county and Park Authority policies on service delivery and land. Staff is working with DPZ to minimize impacts to the adjacent RPA and floodplain in Ken Lawrence Park.

FISCAL IMPACT:

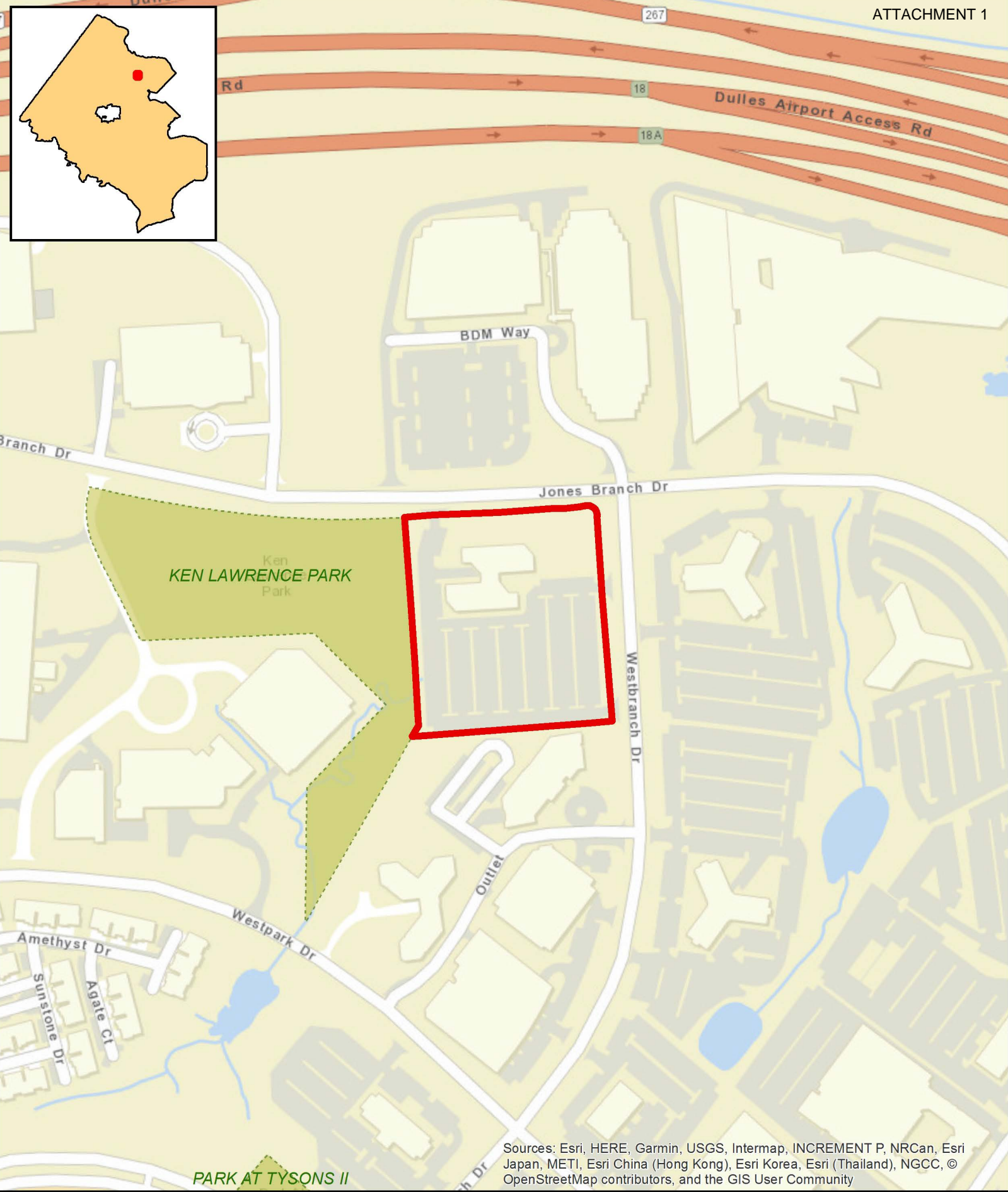
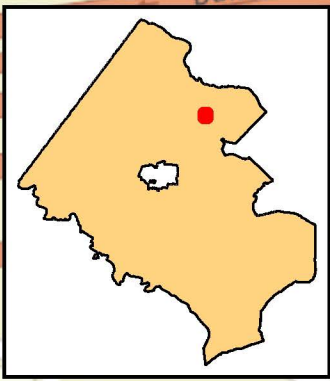
Park Authority will receive a contribution in excess of \$500,000 for the development of athletic fields in Tysons. Future fiscal impact would include development costs of an expanded park and maintenance after on-demand dedication is executed.

ENCLOSED DOCUMENTS:

- Attachment 1: Vicinity Map
- Attachment 2: Existing Conditions Map
- Attachment 3: Applicant's Conceptual Plan
- Attachment 4: Proposed Urban Park Features
- Attachment 5: Conceptual Athletic Field Expansion

STAFF:

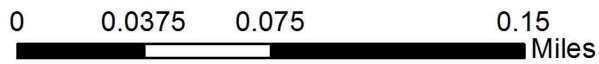
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- John Stokely, Manager, Natural Resource Management & Protection Branch
- Andrea Dorlester, Manager, Park Planning and Real Estate Services Branches
- Cindy McNeal, Project Coordinator, Real Estate Services Branch
- Suzianne Battista, Development Review Supervisor, Park Planning Branch
- Jonathan R. Buono, Senior Planner, Park Planning Branch



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

HANOVER TYSONS

RZ/FDP 2018-PR-015
Tax Map Parcel 29-4 ((7)) A5
VICINITY MAP



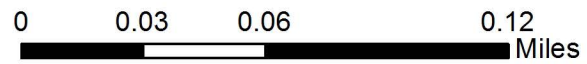
-  Subject Site
-  FCPA Parks



Fairfax County, Virginia

HANOVER TYSONS

RZ/FDP 2018-PR-015
 Tax Map Parcel 29-4 ((7)) A5
 EXISTING CONDITIONS MAP



- Subject Site
- FCPA Parks



STREET B

PARK

GARAGE ENTRY

SERVICE ENTRANCE

Gravel Jogging Path

Tree Allee

Lawn

Tree Grove in Decorative Gravel

Large Specimen Tree in Round Plater

Tree Grove in Decorative Gravel

Natural Stone Plinth/Bench, Typ.
Flowering Trees

PROPERTY LINE

PROPERTY LINE



NATURAL STONE PLINTH/BENCH
LOCATION: PARK



GRAVEL PATH W/ FLUSH CONCRETE CURB
LOCATION: PARK



CONCRETE WALK WITH ADJACENT GRAVEL PATH & PLANTING
LOCATION: PARK



TREE ALLEE
LOCATION: PARK



CONCRETE WALK W/ GRAVEL PATH
LOCATION: PARK



PEDESTRAIN LIGHT POLE
LOCATION: PARK



Note:
The plan and imagery shown may be modified with final engineering and design, provided that the overall design quality and character are in substantial conformance with that shown.



Bowman
Bowman Consulting Group, LLC
10000 Westpark Drive, Suite 200
Chapel Hill, NC 27514
Phone: 770-444-1100
www.bowmanconsulting.com

Wallace Garcia Wilson Architects, Inc.
4550 Pop Oak Place Drive
Suite 100
Fayetteville, NC 28404
Phone: 770-770-7707
Fax: 770-883-0839

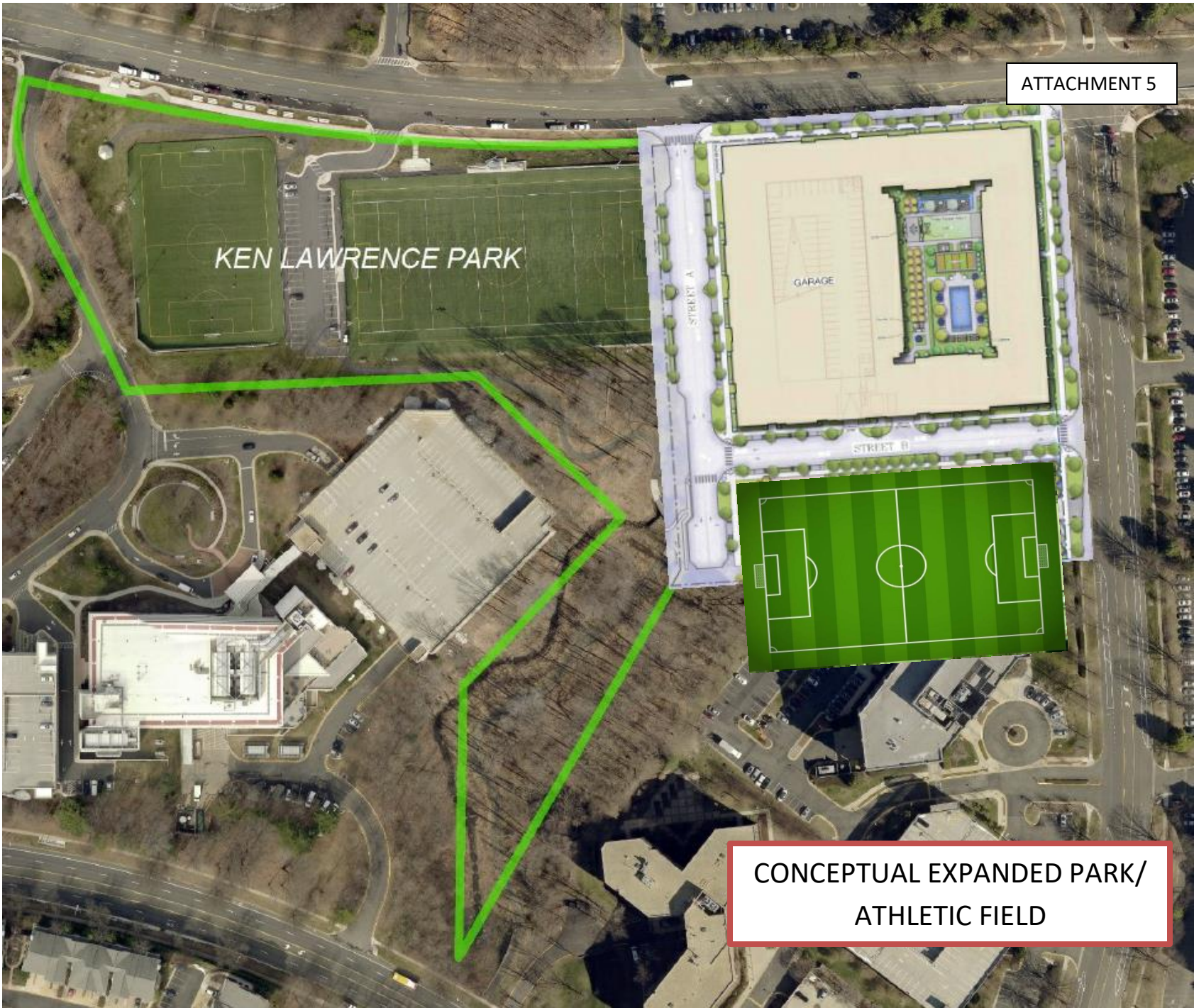
GWH LANDSCAPE ARCHITECTS
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PARK ELEMENTS
HANOVER TYSONS
CONCEPTUAL/FINAL DEVELOPMENT PLAN
PROVIDENCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

DATE	SCALE	DESCRIPTION
JOB No. 817	1" = 1'	N/A
DATE :	May 31, 2018	
FILE No.		

SHEET **L5.01**



KEN LAWRENCE PARK

GARAGE

STREET A

STREET B

CONCEPTUAL EXPANDED PARK/
ATHLETIC FIELD

Hanover Tysons



POTENTIAL LAND DEDICATION

PROVIDENCE DISTRICT

RZ/FDP 2018-PR-015

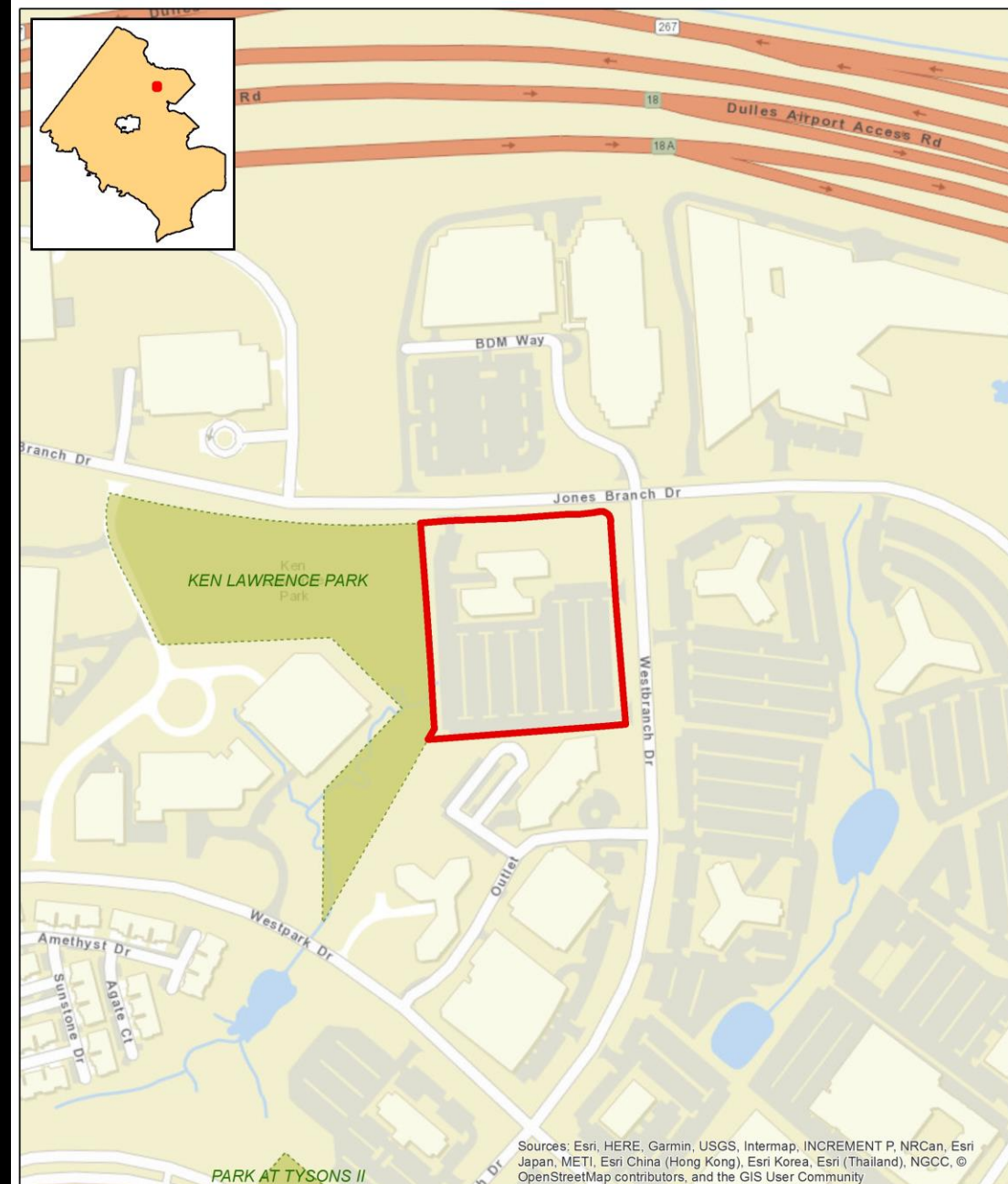
APPLICANT: 1500 WESTBRANCH HOLDINGS, LLC

Overview

- Rezoning of 5.8 acres in the Providence District from C-3 to PTC to redevelop the property with mixed use residential
 - 99%+ residential
- Ken Lawrence Park is adjacent to the property, across a newly proposed north-south local street

For Discussion Tonight:

- Future dedication of urban park



HANOVER TYSONS

RZ/FDP 2018-PR-015
Tax Map Parcel 29-4 ((7)) A5
VICINITY MAP

0 0.0375 0.075 0.15 Miles



Subject Site
FCPA Parks

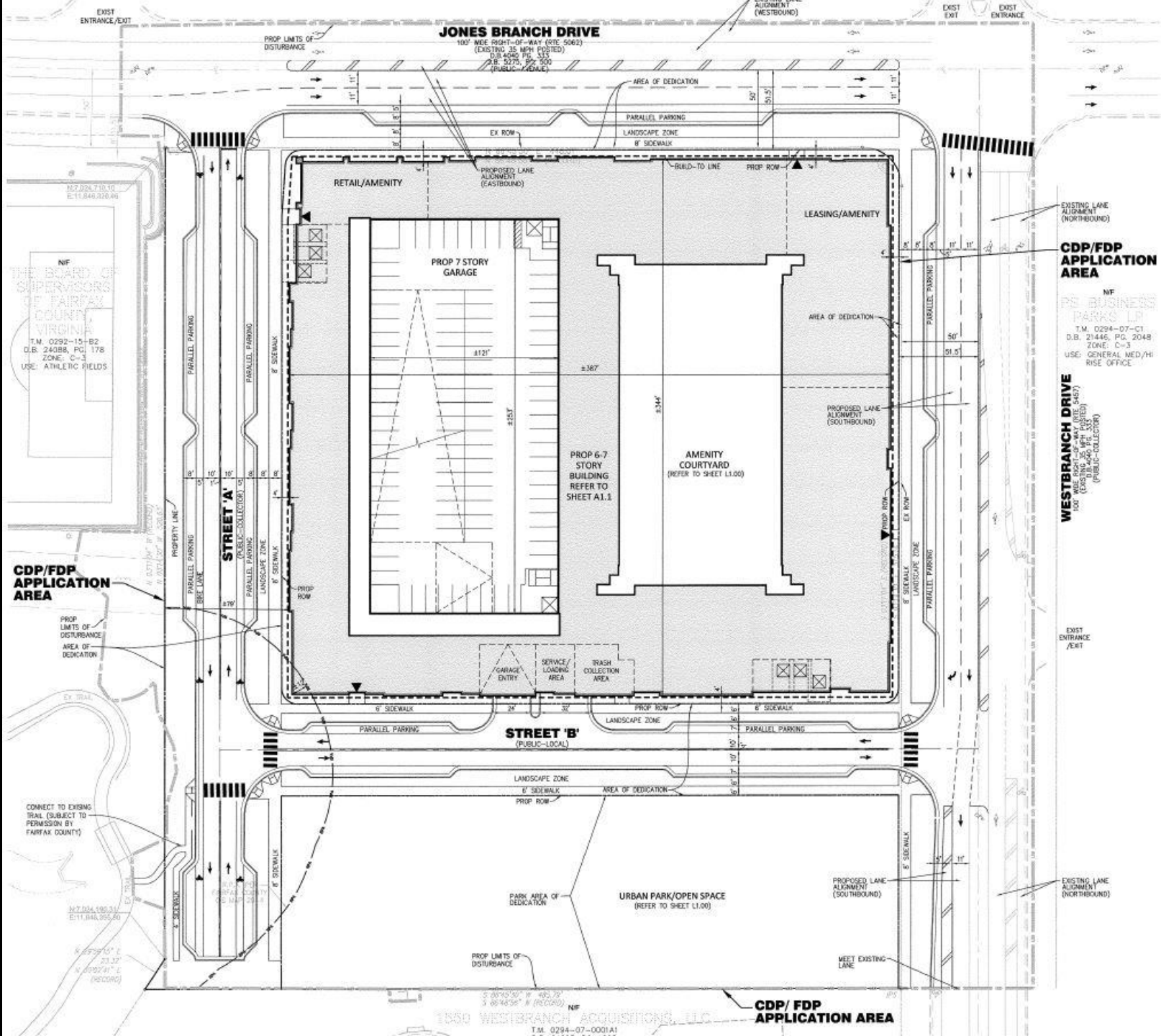
Existing Conditions

- Subject property is located on the west side of Westbranch Drive, at its intersection with Jones Branch Drive
- As part of the Westpark Office Park, property is developed with a vacant 7-story office building and surface parking
- The adjacent Ken Lawrence Park features athletic fields and a stream valley trail



Proposed Development

- 5-7 story residential building with maximum 735 new residents
- 1.12 acre urban park
- Two new local streets; one along property line of Ken Lawrence Park, one along the new urban park



Design received: June 29, 2018

Urban Park

- Applicant proffering to construct a 1.12 acre urban park at southern extent of property
- Crosswalk over “Street A” to a new trail connection to the stream valley trail in Ken Lawrence Park



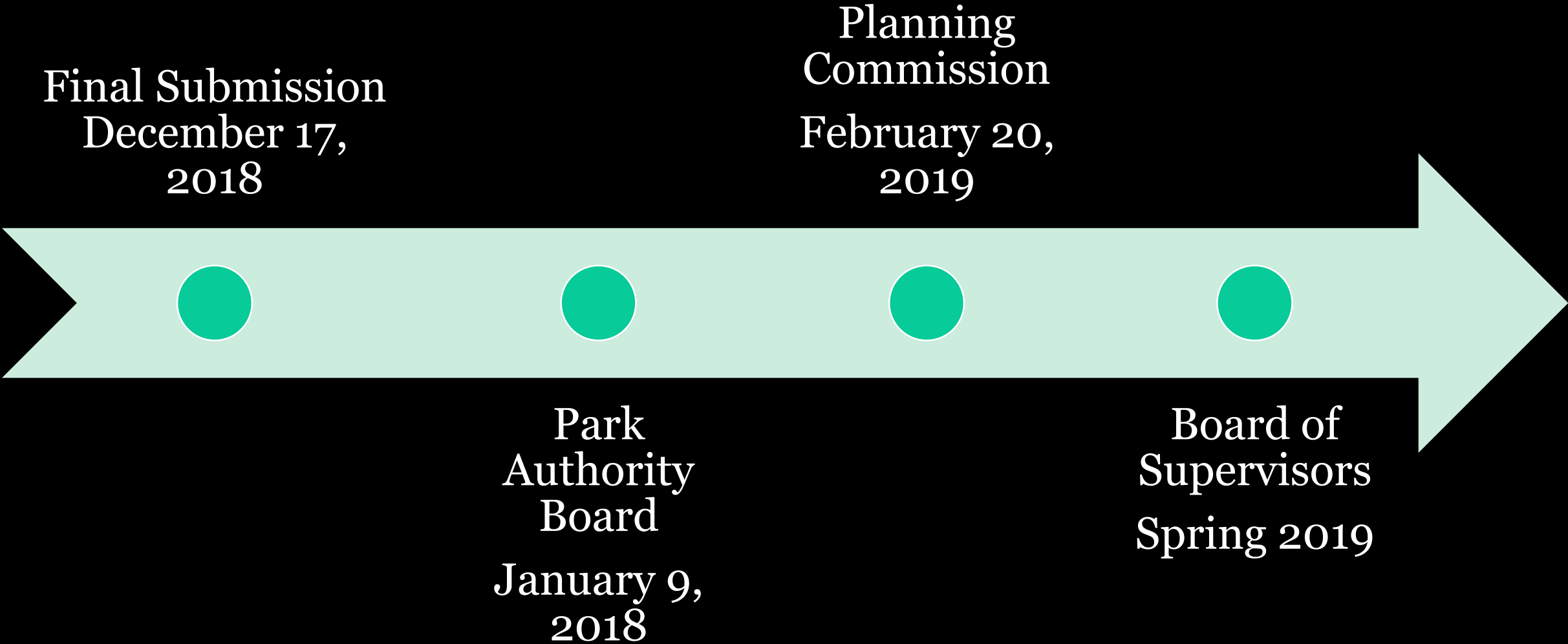
Park Design



For Discussion

- Recommended Ownership - FCPA
 - Applicant expressed interest in dedicating the urban park to FCPA
 - Potential for park expansion at future development of adjacent parcel to the south
 - Expansion of the urban park could include larger scale recreation facilities such as sport courts or an athletic field
- Phased occupancy construction plans would utilize the park area for materials and equipment staging
- Dedication, timing, and maintenance obligations were negotiated with the applicant
 - Applicant willing to dedicate to Park Authority on-demand
 - Applicant to own and maintain urban park until dedication
 - Applicant will also contribute \$ to Tysons athletic fields

Applicant's Schedule



Questions?



Committee Agenda Item
January 9, 2019

INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during December 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

January 9, 2019

Professional Services:					
Project Name	Firm Name	Amount	Funding Source	Scope of Services	NTP
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	TBD