



# FAIRFAX COUNTY PARK AUTHORITY



## B O A R D A G E N D A

July 28, 2021

### 7:30 PM PUBLIC COMMENT

#### ADMINISTRATIVE ITEMS

- (CW) ADMIN-1 Adoption of Minutes – July 9, 2021, Park Authority Board Special Meeting
- (CW) ADMIN-2 Adoption of Minutes – July 14, 2021, Park Authority Board Meeting

#### ACTION ITEMS

- (L) A-1 Land Dedication Request (Loisdale/Sheehy)
- (CW) A-2 FY 2021 Carryover Budget Review, Fund 10001, General Fund
- (CW) A-3 FY 2021 Carryover Budget Review, Fund 80000, Park Revenue and Operating Fund
- (CW) A-4 FY 2021 Carryover Budget Review, Fund 30400, Park Authority Bond Construction Fund
- (CW) A-5 FY 2021 Carryover Budget Review, Fund 80300, Park Improvement Fund
- (CW) A-6 Park Authority Award Recipients for 2021
- (CW) A-7 Dog Park Study

#### DISCUSSION ITEMS

- (CW) D-1 FY 2023 Proposed Budget Planning

#### INFORMATION ITEMS

- (CW) I-1 Recognition of 2021 Summer Interns
- (CW) I-2 Pickleball Study Update
- (SP) I-3 Braddock Park Draft Master Plan

#### CHAIRMAN'S MATTERS

#### DIRECTOR'S MATTERS

#### BOARD MATTERS

#### ADJOURNMENT



If ADA accommodations are needed, please call (703) 324-8563. TTY (703) 803-3354

Board Agenda Item  
July 28, 2021

**ADMINISTRATIVE – 1**

Adoption of Minutes – July 9, 2021, Park Authority Board Special Meeting

ISSUE:

Adoption of the minutes of the July 9, 2021, Park Authority Board Special Meeting.

RECOMMENDATION:

The Park Authority Acting Executive Director recommends adoption of the minutes of the July 9, 2021 Park Authority Board meeting.

TIMING:

Board action is requested on July 28, 2021.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the July 9, 2021, Park Authority Board Special Meeting

STAFF:

Sara Baldwin, Acting Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Allison Rankin, Management Analyst

**Fairfax County Park Authority  
Board Meeting  
July 9, 2021**

The Chairman called the meeting to order at 9:05a.m at 12055 Government Center Parkway, Room 941, Fairfax, Virginia.

**Board Members Present:**

William G. Bouie, Chairman  
Ken Quincy, Vice Chair  
Michael W. Thompson, Jr., Secretary  
Timothy Hackman, Treasurer  
Abena A. Aidoo, Ph.D.  
Maggie Godbold  
Linwood Gorham  
Ronald Kendall  
Kiel Stone\*  
James Zook

**Board Members Participating Virtually:**

Dr. Cynthia Jacobs Carter  
Faisal Khan

**Location:**

Residence in Lee District  
Residence in Providence District

**Absent:** None

\*Late Arrival

Mr. Bouie stated that Virginia law authorizes the remote participation of Board members provided that a policy exists to ensure that such remote participation is consistently administered. This board has approved Policy 111. Mr. Bouie continued that remote attendance must be approved by the Board as long as a physical quorum of the Board is physically present; voice of the remote participant is able to be heard by everyone in the room; and the remote participation comports with the policy.

Mr. Bouie conducted a roll call of the members participating remotely: Dr. Carter and Mr. Khan.

Mr. Bouie made a motion that each Dr. Carter's voice may be adequately heard by each other member of this board; seconded by Mr. Quincy. The motion carried by all members present. Mr. Stone was absent.

Mr. Bouie made a motion that each Mr. Khan's voice may be adequately heard by each other member of this board; seconded by Mr. Quincy. The motion carried by all members present. Mr. Stone was absent.

Mr. Bouie made a motion that pursuant to the Park Authority's Policy 111 for Participation in Meetings by Electronic Communication, that Board Member Dr. Carter and Mr. Khan be permitted to participate remotely in this meeting because it comports with the policy we just adopted, and a physical quorum is present here at the Park Authority Board Room 9<sup>th</sup> floor Herrity building. Mr. Quincy seconded the motion. The motion carried by all members present. Mr. Stone was absent.

Mr. Bouie conducted a roll call of members participating in person.

### **CLOSED SESSION**

At 9:08 a.m. Mr. Thompson made a motion that the Park Authority Board convene in closed session for discussion and consideration of matters enumerated in Virginia Code §2.2-3711 and listed in the agenda for this meeting as follows:

- a) Discussion of personnel matter pursuant to Virginia Code 2.2 - 3711 (A) (1)
  1. Recruitment of Executive Director

Seconded by Ken Quincy. The motion carried.

[Mr. Stone arrived at 9:44 a.m.]

### **RETURN TO OPEN SESSION**

At 12:36 p.m. Mr. Thompson made a motion to return to the Open Session; seconded by Mr. Quincy. The motion carried.

### **CERTIFICATION OF CLOSED SESSION**

Mr. Thompson made a motion to certify that, to the best of the Park Authority Board's knowledge, only public business matters lawfully exempted from open meeting requirements under Virginia Code 2.2-3712 and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Board; seconded by Mr. Quincy. The motion carried.

### **CLOSED SESSION ACTIONS**

C-1 Personnel Matter – Recruitment of Executive Director  
No action was necessary.

At 12:38 p.m. Mr. Bouie stated the Board would recess for lunch and resume the meeting at 1:15 p.m.



The Chairman called the meeting back to order at 1:16 p.m.

Mr. Bouie conducted a roll call of the members participating remotely: Dr. Carter and Mr. Khan.

Mr. Bouie made a motion that each Dr. Carter's voice may be adequately heard by each other member of this board; seconded by Mr. Quincy. The motion carried by all members present.

Mr. Bouie made a motion that each Mr. Khan's voice may be adequately heard by each other member of this board; seconded by Mr. Quincy. The motion carried by all members present.

Mr. Bouie conducted a roll call of members participating in person.

### **CLOSED SESSION**

At 1:18 p.m. Mr. Thompson made a motion that the Park Authority Board convene in closed session for discussion and consideration of matters enumerated in Virginia Code §2.2-3711 and listed in the agenda for this meeting as follows:

- a) Discussion of personnel matter pursuant to Virginia Code 2.2 - 3711 (A) (1)
  1. Recruitment of Executive Director

Seconded by Ken Quincy. The motion carried.

### **RETURN TO OPEN SESSION**

At 5:50 p.m. Mr. Thompson made a motion to return to the Open Session; seconded by Mr. Quincy. The motion carried.

### **CERTIFICATION OF CLOSED SESSION**

Mr. Thompson made a motion to certify that, to the best of the Park Authority Board's knowledge, only public business matters lawfully exempted from open meeting requirements under Virginia Code 2.2-3712 and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Board; seconded by Mr. Quincy. The motion carried.

### **CLOSED SESSION ACTIONS**

C-1 Personnel Matter – Recruitment of Executive Director  
No action was necessary.

**ADJOURNMENT**

There being no further business and without objection, Mr. Bouie adjourned the meeting at 5:52 p.m.

**Participating Staff:**

Sara Baldwin, Acting Executive Director

Matt Peters, Human Resources

Allison Rankin, Management Analyst

Minutes Approved at Meeting  
on July 28, 2021

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Allison Rankin, Management Analyst

Board Agenda Item  
July 28, 2021

## **ADMINISTRATIVE – 2**

### Adoption of Minutes – July 14, 2021, Park Authority Board Meeting

#### ISSUE:

Adoption of the minutes of the July 14, 2021, Park Authority Board Meeting.

#### RECOMMENDATION:

The Park Authority Acting Executive Director recommends adoption of the minutes of the July 14, 2021 Park Authority Board meeting.

#### TIMING:

Board action is requested on July 28, 2021.

#### FISCAL IMPACT:

None

#### ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the July 14, 2021, Park Authority Board Meeting

#### STAFF:

Sara Baldwin, Acting Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Allison Rankin, Management Analyst

**Fairfax County Park Authority**  
**Board Meeting**  
July 14, 2021

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

**Board Members Present:**

William G. Bouie, Chairman  
Ken Quincy, Vice Chair  
Michael W. Thompson, Jr., Secretary  
Timothy Hackman, Treasurer  
Dr. Cynthia Jacobs-Carter  
Maggie Godbold  
Linwood Gorham  
Ronald Kendall  
Kiel Stone

**Board Members Participating Virtually:**

Dr. Abena Aidoo  
Faisal Khan

**Location:**

Residence in Lee District  
Residence in Providence District

**Absent:** James Zook

Mr. Bouie stated that Virginia law authorizes the remote participation of Board members provided that a policy exists to ensure that such remote participation is consistently administered. This board has approved Policy 111. Mr. Bouie continued that remote attendance must be approved by the Board as long as a physical quorum of the Board is actually present; voice of the remote participant is able to be heard by everyone in the room; and the remote participation comports with the policy.

Mr. Bouie conducted a roll call of the members participating remotely: Dr. Aidoo and Mr. Khan.

Mr. Bouie made a motion that each Dr. Aidoo's voice may be adequately heard in this location; seconded by Mr. Quincy. The motion carried by all members present. Mr. Zook was absent.

Mr. Bouie made a motion that each Mr. Khan's voice may be adequately heard in this location; seconded by Mr. Quincy. The motion carried by all members present. Mr. Zook was absent.

Mr. Bouie made a motion that pursuant to the Park Authority's Policy 111 for Participation in Meetings by Electronic Communication, that Board Members Dr. Aidoo and Mr. Khan be permitted to participate remotely in this meeting because it comports with the policy we adopted, and a physical quorum is present here at the Park Authority Board Room, 9<sup>th</sup> floor, Herrity building. Mr. Quincy seconded the motion. The motion carried by all members present. Mr. Zook was absent.

Mr. Bouie conducted a roll call of members participating in person.

### **PUBLIC COMMENT**

No speakers were present.

### **ADMINISTRATIVE ITEMS**

ADMIN-1 Adoption of Minutes – June 23, 2021, Park Authority Board Meeting  
Mr. Quincy made a motion to adopt the minutes of the June 23, 2021, Park Authority board meeting; seconded by Mr. Hackman. The motion carried by all members present. Mr. Zook was absent.

ADMIN-2 Approval of Resolutions Honoring the Fairfax County Park Authority's Outstanding Volunteers  
Mr. Hackman made a motion to approve the resolutions honoring the Fairfax County Park Authority's Outstanding Volunteers; seconded by Mr. Quincy. The motion carried by all members present. Mr. Zook was absent.

Mr. Bouie offered congratulations to the 22 volunteers who were recognized with Outstanding Volunteer awards.

### **ACTION ITEMS**

A-1 Reallocation of Funds for Hidden Oaks Nature Center  
Mr. Kendall made a motion to approve reallocation of funds from Roundtree Park to Hidden Oaks; seconded by Mr. Gorham. The motion carried by all members present. Mr. Zook was absent.

A-2 FY 2022 Annual Planning and Development Work Plan  
Mr. Thompson made a motion to approve the FY 2022 Annual Planning and Development Work Plan; seconded by Mr. Quincy. The motion carried by all members present. Mr. Zook was absent.

A-3 Park Authority Award Recipients for 2021  
The item was deferred until the July 28, 2021, Park Authority Board Meeting.

A-4 Park Foundation FY 2022 Fundraising Projects  
Mr. Thompson made a motion to approve the Park Foundation FY 2022 Fundraising Projects; seconded by Mr. Quincy. The motion carried by all members present. Mr. Zook was absent.

### **INFORMATION ITEMS**

**I-1 Update on Lake Accotink Dredging**

Mr. Smith, Project Manager from Stormwater Planning Division in the Department of Public Works and Environmental Services (DPWES), provided an update on the Lake Accotink dredging project. Mr. Smith stated the lake has been silting in since the 1960's. The Park Authority dredged the lake most recently in the 1980's; and DPWES dredged it most recently in 2008. The lake is silting in at a rate of over 20,000 cubic yards per year. During the park master plan process, six different management options were shared with the public. The selected option was to do periodic dredging. Over 90 % of the public comments supported keeping the lake as is. The Board of Supervisors approved a request to seek funding for up to \$30.5 million for the project.

Mr. Smith reviewed the components of the dredging project. To restore the lake to an average depth of 8 feet, it is estimated that 500,000 cubic yards of sediment must be pumped to a different location. It will then be processed and disposed of off-site. The plan includes establishing an operations dredging program to sustain the lake.

The project team includes representatives from the Park Authority, Department of Public Works and Environmental Services, Braddock District Supervisor's Office and Lee District Supervisor's Office. Staff have consulted with the Springfield District Supervisor's Office. Arcadis has been hired as the consultant, and WSSI is the sub-consultant. They have worked closely with the Friends of Lake Accotink Park, Friends of Accotink Creek, Save Lake Accotink and a number of local civic organizations as well as MORE.

The Alternative Analysis report from Arcadis was received on July 12 and will be released to the public on July 16<sup>th</sup>. There will be a public comment period from July 16 to August 16. Public meetings will be held on July 29 in person at Annandale High School and virtually on August 5. Key decision points will be whether the Park Authority Board will allow use of the land and then by the Board of Supervisors in regards to funding of the project. They will have a concept design from the consultant in April 2022 which will help to provide a better idea of full cost of the project. The team will continue to keep the Park Authority Board apprised of the progression on the project. Mr. Thompson questioned whether, given current economic conditions and construction cost increases, is there the possibility that the project will need to be broken into parts or additional funding sources identified. Mr. Smith replied that there are currently conversations between the County Executive and members of the Board of Supervisors to identify how best to proceed with a request for additional funding. Current projections for the dredging and spoils processing components are more than the \$60 million and we do not yet have costs identified for the haul off and disposal costs.

Mr. Smith reviewed the criteria that has gone into the current project approach. The criteria has been vetted by staff and by the stakeholder groups and was presented to the public in December 2020. Dry dredging is not a viable option given the size of the lake.

Hydraulic dredging is the recommended approach as has been done in the past. For dewatering methods, the options considered include passive, passive combined with mechanical, mechanical, and passive with a drying agent. The passive approach is the least expensive but requires the most land. Mr. Smith also reviewed the list of possible dewatering sites that were considered. The initial list was narrowed down based on eliminating sites that were private land, too impactful, or too remote. Sites still under consideration include an area next to the Area 2 maintenance shop, the Dominion Right of Way in Wakefield Park, a settling basin in the upper portion of Lake Accotink Park, and the island within Lake Accotink. They are no longer considering the locations within Howrey Park, the Wakefield ballfield complex, or the Vulcan plant.

As Mr. Smith reviewed each of the potential sites still under consideration, he showed potential pathways for the pipelines that will need to be built to remove the sediment to the dewatering site. Primary concerns would be to minimize any impact to traffic on trails, the public and the environment. The sediment will be pumped to the dewatering site and then hauled off by truck to a disposal site. The Lake Accotink island option would not require a pipeline. They could build a platform on the current island, the dewatering would occur on the island; the dried sediment would be loaded on a barge and unloaded at the marina and then it would be removed by truck. This is one of the cheapest options but has a lot of technical difficulties in terms of wetland impacts and building an island.

Mr. Smith reviewed the disposal options under consideration. Options include finding a landfill that needs cap material, working with the Feds to put in the Potomac River as a part of Dyke Marsh restoration, and reuse such as separating out the sand to sell through Vulcan.

In summary, staff recommendations at this time include pursuing hydraulic dredging with mechanical debris removal, pursuing the lowest cost and impactful pipeline alternatives while retaining flexibility during the design stage, and considering the four potential locations for dewatering.

Mr. Hackman asked for clarification that the temporary pipeline would be above ground and the permanent pipeline would be below ground. Mr. Smith confirmed that the plastic temporary pipeline would need to be accessible to be rotated and/or repaired. Mr. Hackman also asked about efforts to work on mitigating the upstream contributions to the sediment in the lake. Mr. Smith stated they are doing more projects in the Lake Accotink drainage area than any other area in the county. Current projects include in Wakefield Park, Long Branch Watershed Management Area, and a number of projects in the Providence, Braddock and Mason Districts that will reduce the load that is coming into Lake Accotink.

Mr. Thompson stated he recalled being told that it would take 20 years of our stream restoration budget or more to restore the streams enough to stop the impact of this problem, which would be approximately \$500 million. Mr. Thompson asked if this plan will include an ongoing dredging process to reduce the need to do the larger periodic dredging projects. Mr. Smith confirmed that they are planning to do more frequent dredging efforts going forward. Mr. Thompson asked if that is being considered while evaluating the options in this current project. For example, if the Lake Accotink island is chosen as the dewatering site, does that mean the staging area there becomes permanent to allow for a bi-annual dredging effort. Mr. Smith stated that yes, the infrastructure requirements are being considered.

Mr. Stone asked if they are still considering doing a four-bay. Mr. Smith stated that no, the four-bay is hugely impactful. Mr. Stone asked when it is expected that the dredging will begin. Mr. Smith stated the timeline is for dredging to begin in 2023, with another large-scale dredge needed within 10 years from the completion of this project in 2026. That timeframe would be impacted by weather.

Mr. Thompson stated that we need to find ways to consider the costs going forward as well. Mr. Smith stated that they are considering increases in the stormwater rate to help cover the costs to help pay for the debt that will be incurred for the base dredge as well as the maintenance dredging.

Mr. Stone asked for clarification on the “big dredge” versus the ongoing dredge. There’s a potential to do smaller dredges rather than waiting to do a big dredge. We don’t want the lake to fill in to where it is now again. We want to maintain a functional depth going forward to keep the lake in as healthy a condition as possible.

Mr. Bouie stated that this essentially will be a project that never goes away. Mr. Thompson stated that the fiscal impact of this project will continue to increase as well as it goes into the future. Mr. Gorham stated that in the long term, once the upstream projects take effect, the need for the recurring dredging will be further apart.

Mr. Stone asked about whether the team considered the result of any impact on Chesapeake Bay requirements and potentially having additional costs incurred on the other side of Lake Accotink. Mr. Smith replied that Lake Accotink is built into the model for the Chesapeake Bay and is also included in the consideration for the Accotink Creek TMDL, which includes upstream of the lake, downstream of the lake and also Long Branch Central. Where the Chesapeake Bay requirements factor in is downstream of the lake. The theory was if we were to let the lake go, or take it away, we would have to replace that removal efficiency with projects. Staff talked with DEHEW staff and they do not think that is enforceable. They cannot force an undue burden on a locality if there is something that is just not financially doable.



Mr. Bouie thanked Mr. Smith for the update provided.

### **CHAIRMAN'S MATTERS**

- Mr. Bouie offered congratulations to the staff, team, the Board of Supervisors, Mr. Hackman and Mr. Stone and stated that the MOU with Fairfax County and the ordinance has been approved by the Board of Supervisors for another 30 years.
- Mr. Bouie encouraged everyone to send in their votes for the Elly Doyle Awards. The item will be on the agenda for July 28, 2021. There were many great nominations this year.
- Mr. Bouie stated the summer music series concerts in all the districts are going very well and the farmers markets have been full. Kudos to the staff for doing such a great job.
- Regarding the Executive Director recruitment, staff will be in touch to schedule a special meeting to continue the closed session discussions. We are looking for dates that work to include all board members in this discussion. Ms. Vosper stated we need to have item titles for the Board of Supervisors' September meeting in by August 22<sup>nd</sup>.

### **DIRECTOR'S MATTERS**

- On Saturday, July 3<sup>rd</sup> the Park Authority held the Annual Fireworks Display at Lake Fairfax Park. Staff and volunteers from Park Services & Resource Management Divisions and Herrity Building planned, managed and staffed the event. Fairfax County Police and Fire & Rescue Departments helped support the event as well.

Innovative Pyrotechnic Concepts Inc. provided the estimated crowd of 8,000 an excellent fireworks show. One thousand online tickets per car were pre-sold for admission to the park to enjoy the show. Six hundred additional cars paid admission the day of the event. Food trucks and a beer vendor provided food and drink for the park visitors.

The event ran very smoothly, the weather cooperated, and a good time was had by all. Kudos to staff for organizing our first big event since the pandemic.

- The Board of Supervisors approved the ordinance which will run for 30 years until 2051. They also approved the Memorandum of Understanding between the Park Authority and the Board of Supervisors. A news release will go out with this announcement.

There was a significant focus during the public comments on Justice Park. They alleged ill will on behalf of the agency and lack of transparency and a host of other allegations. Ms. Baldwin suggested that the board members take the time to watch the public hearing video. Ms. Baldwin stated that it is imperative that we clarify the facts related to Justice

Park. Staff will work to develop a fact sheet and will provide an update on Justice Park in closed session at the July 28<sup>th</sup> meeting.

## **BOARD MATTERS**

- Dr. Aidoo stated she was having trouble sending emails to staff and asked if other board members were having similar issues. No other board members reported similar problems.
- Mr. Kendall agreed with Ms. Baldwin regarding the importance of making certain that what we are doing is heard by the community. Zoom meetings may have made the board meetings seem less available at the board meeting level, even though the board is as active as ever in the community. He thanked staff for the focus they have had on doing the work.
- Mr. Stone asked if we are on track to have results of the pickleball study soon. Ms. Baldwin stated that it will be on the agenda for the July 28<sup>th</sup> meeting.
- Mr. Hackman asked if the board should reconsider the current proffer rate sooner than currently planned. Ms. Leedom responded that she will discuss that possibility with staff.
- Dr. Carter thanked Ms. Pedersen and the Public Information Office team for their work on the awards program. If board members have any questions as they consider their votes, they can let her know.
- Mr. Quincy shared that the LatinX – Latino Conservation Month – events kicked off on Saturday, July 10<sup>th</sup> at Nottoway Park. Two more events are planned at Frying Pan and Lake Fairfax. The event at Nottoway went very well and including exhibitors, a glass crushing machine, and IMA presence, which included sheep. Mr. Quincy stated this was the beginning of a new event for the Park Authority and it was a success. Mr. Hackman asked if we used the opportunity to do workforce recruiting. Ms. Baldwin stated that we did not at Nottoway, but we could add that for the other events.
- There were no other board matters.

Mr. Bouie shared that there will be free clinics run by Ladies Pro-Racquetball Tour for kids ages 7-17 at Stratton Woods Park, 8:30-9:30 a.m. on July 24, July 31, and August 7.

## **ADJOURNMENT**

There being no further business and without objection, Mr. Bouie adjourned the meeting at 8:18 p.m.

### **Participating Staff:**

Sara Baldwin, Acting Executive Director

Aimee Vosper, Deputy Director/CBD

Jesse Colman, Division Director, Golf

Stephanie Leedom, Division Director, Planning and Development  
Kurt Louis, Division Director, Park Operations  
Mike Peters, Division Director, Business Administration  
Cindy Walsh, Division Director, Park Services  
Judy Pedersen, Public Information Officer  
Charles Smith, Project Coordinator, Department of Public Works, Stormwater Management  
Hanna Kras, Administrative Assistant  
Allison Rankin, Management Analyst

Minutes Approved at Meeting  
on July 28, 2021

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Allison Rankin, Management Analyst

Board Agenda Item  
July 28, 2021

## **ACTION - 1**

Approval – Sheehy Loisdale Property, LLC Land Dedication Request – RZ 2021-LE-007 w/SE 2021-LE-005 (Lee District)

### ISSUE:

Approval of staff recommendation for land dedication as part of the rezoning application RZ 2021-LE-007 w/SE 2021-LE-005, Sheehy Loisdale Property, LLC.

### RECOMMENDATION:

The Park Authority Executive Director recommends approval of the staff recommendation for dedication of approximately 0.64 acres to the Park Authority as part of the rezoning application RZ 2021-LE-007 w/SE 2021-LE-005, Sheehy Loisdale Property, LLC.

### TIMING:

Board action is requested on July 28, 2021, to inform the actions of the applicant, staff, Planning Commission, and Board of Supervisors. The rezoning is scheduled for a public hearing with the Planning Commission on September 22, 2021.

### BACKGROUND:

The applicant, Sheehy Loisdale Property, LLC, seeks to rezone approximately 7.23 acres of land on Tax Map 90-4 ((1)) 3, 4, and 5 from the C-2 and I-3 zoning district to the C-8 zoning district. The site is located on the east side of Loisdale Road directly west and south of Loisdale Park (Attachment 1). The applicant intends to develop the site, which is currently vacant, with a vehicle sales, rental, and ancillary service establishment (car dealership).

As part of the rezoning process, the Fairfax County Department of Planning and Development has proposed that the applicant dedicate approximately 0.64 acres of the subject property to the Fairfax County Park Authority for public park use (Attachment 2). Of this land area, the majority would remain in a vegetated/forested condition.

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FISCAL IMPACT:

Once accepted into the Park Authority's inventory, the addition of 0.64 acres of forested land to the park system will require the same level of perpetual maintenance typical of undeveloped forested parkland.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Land Dedication Area

STAFF:

Sara Baldwin, Acting Executive Director

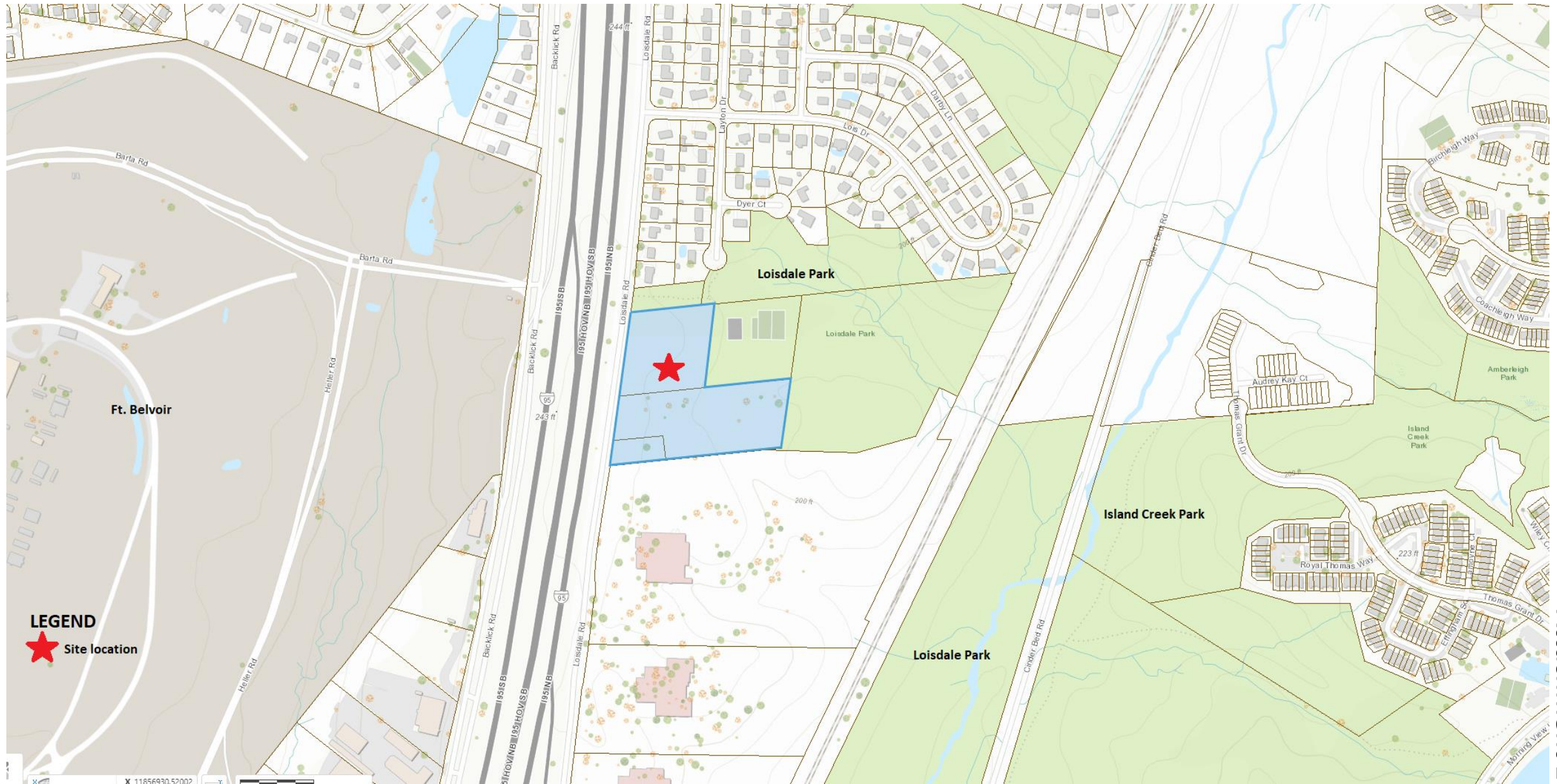
Aimee Vosper, Deputy Director/CBD

Stephanie Leedom, Director, Planning and Development Division

Anna Bentley, Manager, Park Planning Branch

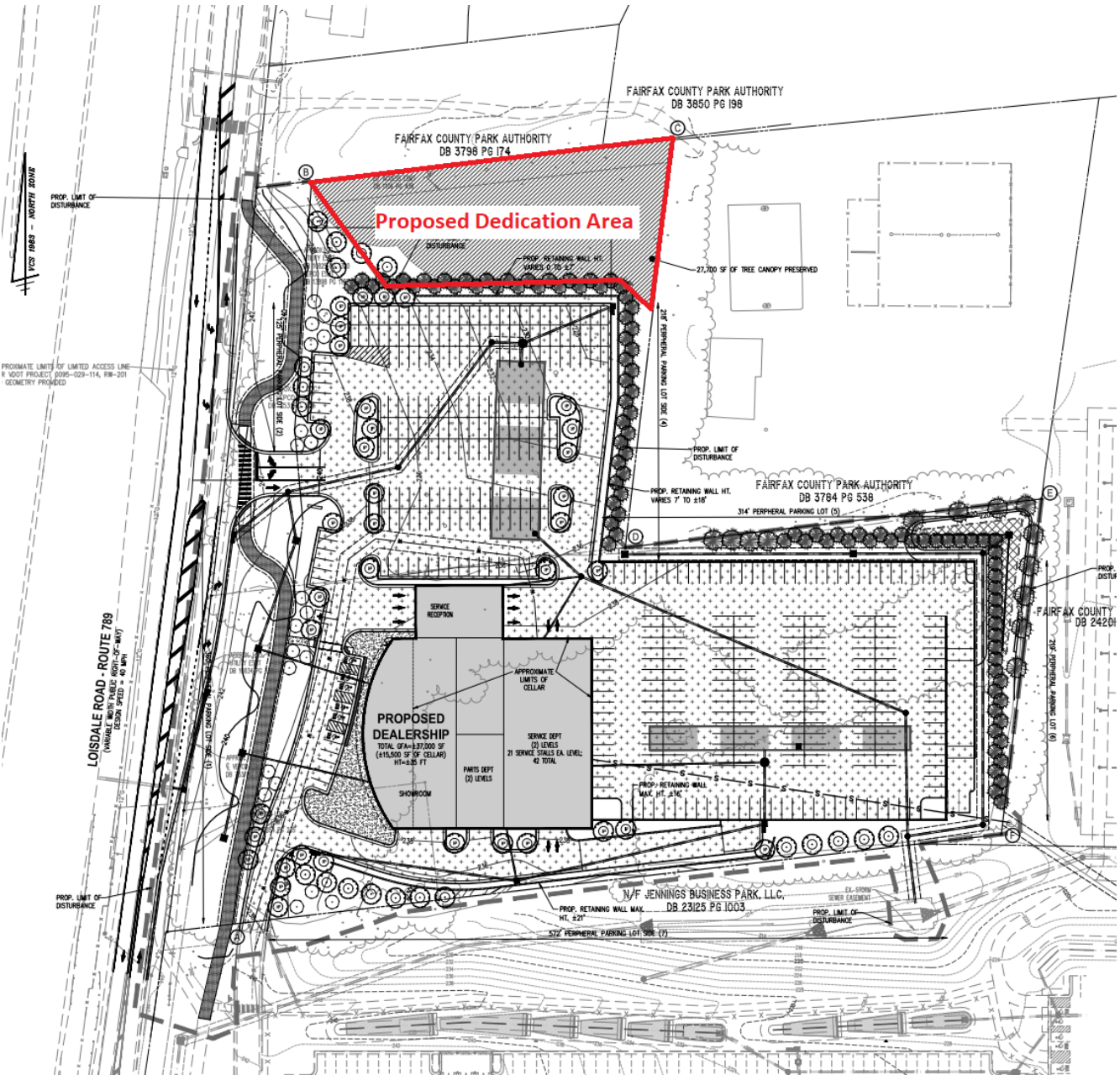
Andrea Dorlester, Development Review Section Chief, Park Planning Branch

Samantha Wangsgard, Senior Park Planner, Park Planning Branch



Sheehy Loisdale Property, LLC – Vicinity Map





Attachment 2

Sheehy Loisdale Property, LLC – Land Dedication Area

Board Agenda Item  
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## **ACTION - 2**

### FY 2021 Carryover Budget Review – Fund 10001, Park Authority General Fund

#### ISSUE:

Approval of the FY 2021 Carryover Budget Review for Fund 10001, Park Authority General Fund (10001).

#### RECOMMENDATION:

The Park Authority Acting Executive Director recommends approval of the FY 2021 Carryover Budget Review for the Park Authority General Fund (10001).

#### TIMING:

Board action is recommended on July 28, 2021. The submission of the FY 2021 Carryover Review was due to the Department of Management and Budget on July 2, 2021.

#### BACKGROUND:

Carryover is the continuation of financial obligations from the current fiscal year ending June 30, 2021 (FY 2021), to the new fiscal year beginning July 1, 2021 (FY 2022). Carryover recognizes current obligations and adjusts the next fiscal year's budget appropriation for the carryover amount. Carryover items include commitments that should have been expended from the FY2021 budget but cannot be paid until FY 2022.

FY 2021 total actual Park Authority General Fund (10001) revenue is \$320,732 which is \$320,732 higher than the Revised Budget Plan of \$0. Total actual expenditures with encumbrances are \$26,569,473 as compared to the Revised Expenditure budget amount of \$28,160,017. Recovered Costs (Work Performed for Others) are (\$2,267,495) and are offset by non-recovery for vacancies. A balance remains in the General Fund of \$1,590,544 due to site closures as a result of the pandemic.

Staff recommends that the remaining balance of \$1,590,544 in the Park Authority General Fund (10001) be transferred to the Park Revenue & Operating Fund (80000) in order to offset revenue shortfalls associated with the pandemic.

Staff recommend that encumbered balances in the amount of \$193,372 should be carried over into FY2022 in the General Fund (10001). The encumbered balance includes



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cleaning supplies, uniform rentals and capital equipment expenditures that need to be funded using the current year's budget.

FISCAL IMPACT:

The Fiscal Year 2021 Carryover submission will include the carryover of encumbrances of \$193,372 and will increase the FY 2022 expense budget from \$27,796,201 to \$27,989,573. The submission will also transfer \$1,590,544 to the Park Revenue & Operating Fund (80000) to help restore the Revenue Stabilization Reserve.

ENCLOSED DOCUMENT:

Attachment 1: General Fund 10001 FY 2021 Carryover Summary

STAFF:

Sara Baldwin, Acting Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Michael Peter, Director, Administration Division  
Jessica Tadlock, Senior Fiscal Administrator  
Nicole Varnes, Senior Budget Analyst

**FAIRFAX COUNTY PARK AUTHORITY  
GENERAL FUND  
FUND 10001  
FY 2021 CARRYOVER SUMMARY**

Attachment 1

	<b>FY 2021 Revised Budget</b>	<b>FY 2021 Actual As of 6/30/21</b>	<b>FY 2021 Encumbrances Estimated</b>	<b>FY 2021 Balance Estimated</b>	<b>FY 2022 Adopted Budget</b>	<b>FY 2022 Revised Budget</b>	<b>Difference</b>
<b>EXPENDITURES:</b>							
Personnel Services	\$24,130,020	\$21,374,308	\$0	\$2,755,712	\$26,114,934	\$26,114,934	\$0
Operating Expenses	\$7,561,658	\$7,090,714	\$28,739	\$442,205	\$5,357,428	\$5,386,167	\$28,739
Capital Equipment	\$344,500	\$178,574	\$164,633	\$1,293	\$200,000	\$364,633	\$164,633
<b>Subtotal</b>	<b>\$32,036,178</b>	<b>\$28,643,596</b>	<b>\$193,372</b>	<b>\$3,199,210</b>	<b>\$31,672,362</b>	<b>\$31,865,734</b>	<b>\$193,372</b>
Less: Recovered Costs	(\$3,876,161)	(\$2,267,495)	\$0	(\$1,608,666)	(\$3,876,161)	(\$3,876,161)	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$28,160,017</b>	<b>\$26,376,101</b>	<b>\$193,372</b>	<b>\$1,590,544</b>	<b>\$27,796,201</b>	<b>\$27,989,573</b>	<b>\$193,372</b>
<b>REVENUE</b>	<b>\$0</b>	<b>\$320,732</b>	<b>\$0</b>	<b>(\$320,732)</b>	<b>\$238,000</b>	<b>\$238,000</b>	<b>\$0</b>
<b>Net Cost to the County</b>	<b>\$28,160,017</b>	<b>\$26,055,369</b>	<b>\$193,372</b>	<b>\$1,911,276</b>	<b>\$27,558,201</b>	<b>\$27,751,573</b>	<b>\$193,372</b>

**FY 2021 Estimated Carryover:**

Personnel Services	\$0
Operating Expenses *	\$28,739
Capital Equipment**	<u>\$164,633</u>

Total FY 2021 Carryover Request: \$193,372

\*

\*\* capital equipment

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July 28, 2021

### **ACTION - 3**

#### FY 2021 Carryover Budget Review –Park Revenue & Operating, Fund (80000)

##### ISSUE:

Approval of the FY 2021 Carryover Budget Review for the Park Revenue & Operating Fund (80000).

##### RECOMMENDATION:

The Park Authority Acting Executive Director recommends approval of the FY 2021 Carryover Budget Review for the Park Revenue & Operating Fund (80000).

##### TIMING:

Board action is recommended on July 28, 2021. The submission of the FY 2021 Carryover Review was due to the Department of Management and Budget on July 2, 2021.

##### BACKGROUND:

Carryover is the continuation of financial obligations from the current fiscal year ending June 30, 2021 (FY 2021), to the new fiscal year beginning July 1, 2021 (FY 2022). Carryover recognizes current obligations and adjusts the next fiscal year's budget appropriation for the carryover amount. Carryover items include commitments that should have been expended from the FY2021 budget but cannot be paid until FY 2022.

FY 2021 total actual Park Revenue & Operating Fund (80000) revenue is \$36,704,482 which is (\$14,394,768) lower than the Revised Budget Plan of \$51,099,250. Total actual expenditures with encumbrances are \$34,011,507 as compared to the Revised Expenditure budget level of \$45,049,446. Recovered Costs (Work Performed for Others) are (\$1,196,366) compared to a budget of (\$1,303,137). County Debt Service and Transfers Out to General Fund total \$1,772,780 as compared to the Revised Budget Plan level of \$1,772,780.

Staff recommend transferring \$1,590,544 into the Park Revenue & Operating Fund (80000) from the Park General Fund (10001) to in order to return the fund to a positive balance after it was depleted as a result of the pandemic.

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Staff recommend that debt service in the amount of \$700,000 and telecommunications revenue from FY2021 in the amount of \$916,295 from the Park Improvement Fund (80300) be transferred to the Park Authority Revenue & Operating Fund (80000) to return the fund to a positive balance after it was depleted in FY2020 as a result of the pandemic.

Encumbered balances in the amount of \$536,658 are recommended for Carryover into FY2022. Carryover includes obligations that need to be expended using the current year's budget.

FISCAL IMPACT:

The FY 2022 Revised Budget will be \$41,437,934 with the transfers totaling \$3,207,469 added for a total of \$44,645,403. The fund balance will be a positive \$411,806 rather than (\$2,795,663). The \$411,806 will be applied to the Revenue Stabilization Reserve.

ENCLOSED DOCUMENT:

Attachment 1: Park Revenue & Operating Fund (80000)-Fund Statement FY2021

STAFF:

Sara Baldwin, Acting Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Michael Peter, Director, Administration Division  
Jessica Tadlock, Senior Fiscal Analyst  
Nicole Varnes, Senior Budget Analyst

## FUND STATEMENT

### Fund 80000, Park Revenue and Operating Fund

	FY 2021 Estimate	FY 2021 Actual	Increase (Decrease) (Col. 2-1)	FY 2022 Adopted Budget Plan	FY 2022 Revised Budget Plan	Increase (Decrease) (Col. 5-4)
<b>Beginning Balance</b>	(\$3,483,340)	(\$3,483,340)	\$0	\$0	(\$2,820,170)	(\$2,820,170)
<b>Revenue:</b>						
Park Fees	\$48,814,581	\$34,541,549	(\$14,273,032)	\$41,280,763	\$41,280,763	\$0
Interest	72,171	4,955	(67,216)	72,171	72,171	0
Sale of Vehicles and Salvage Equipment	130,000	93,128	(36,872)	65,000	65,000	0
Donations and Miscellaneous Revenue	375,969	358,322	(17,647)	20,000	20,000	0
<b>Total Revenue</b>	<b>\$49,392,721</b>	<b>\$34,997,954</b>	<b>(\$14,394,767)</b>	<b>\$41,437,934</b>	<b>\$41,437,934</b>	<b>\$0</b>
<b>Transfers In:</b>						
Revenue and Operating Fund Stabilization	\$0	\$0	\$0	\$0	\$0	\$0
Park Improvement Fund (80300) <sup>2</sup>	\$0	\$0	\$0	\$0	\$1,616,925	1,616,925
General Fund (10001) <sup>4</sup>	\$1,706,529	\$1,706,529	\$0	\$0	\$1,590,544	1,590,544
<b>Total Transfers In</b>	<b>\$1,706,529</b>	<b>\$1,706,529</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,207,469</b>	<b>\$3,207,469</b>
<b>Total Available</b>	<b>\$47,615,910</b>	<b>\$33,221,143</b>	<b>(\$14,394,767)</b>	<b>\$41,437,934</b>	<b>\$41,825,233</b>	<b>\$387,299</b>
<b>Expenditures:</b>						
Personnel Services	\$29,904,848	\$25,807,380	(\$4,097,468)	\$26,815,861	\$26,815,861	\$0
Operating Expenses	15,727,735	8,863,835	(6,863,900)	14,097,609	\$14,097,609	0
Recovered Costs	(1,303,137)	(1,196,366)	106,771	(1,303,137)	(1,303,137)	0
Capital Equipment	720,000	0	(720,000)	0	0	0
<b>Subtotal Expenditures</b>	<b>\$45,049,446</b>	<b>\$33,474,849</b>	<b>(\$11,574,597)</b>	<b>\$39,610,333</b>	<b>\$39,610,333</b>	<b>\$0</b>
<b>Debt Service:</b>						
Fiscal Agent Fees	\$3,000	\$0	(\$3,000)	\$0	\$0	\$0
Bond Payments <sup>3</sup>	790,684	793,684	3,000	0	0	0
<b>Total Expenditures</b>	<b>\$45,843,130</b>	<b>\$34,268,533</b>	<b>(\$11,574,597)</b>	<b>\$39,610,333</b>	<b>\$39,610,333</b>	<b>\$0</b>
<b>Transfers Out:</b>						
General Fund (10001) <sup>4</sup>	\$820,000	\$820,000	\$0	\$820,000	\$820,000	\$0
County Debt Service (20000) <sup>5</sup>	952,780	952,780	0	983,094	983,094	0
Park Improvement Fund (80300) <sup>6</sup>	0	0	0	0	0	0
<b>Total Transfers Out</b>	<b>\$1,772,780</b>	<b>\$1,772,780</b>	<b>\$0</b>	<b>\$1,803,094</b>	<b>\$1,803,094</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$47,615,910</b>	<b>\$36,041,313</b>	<b>(\$11,574,597)</b>	<b>\$41,413,427</b>	<b>\$41,413,427</b>	<b>\$0</b>
<b>Ending Balance<sup>7</sup></b>	<b>\$0</b>	<b>(\$2,820,170)</b>	<b>(\$2,820,170)</b>	<b>\$24,507</b>	<b>\$411,806</b>	<b>\$387,299</b>
Revenue and Operating Fund Stabilization Reserve <sup>8</sup>	\$0	\$0	\$0	\$24,507	\$411,806	\$387,299
Donation/Deferred Revenue <sup>9</sup>	0	0	0	0	0	0
Set Aside Reserve <sup>10</sup>	0	0	0	0	0	0
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>(\$2,820,170)</b>	<b>(\$2,820,170)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> use of revenue and stabilization Fund to cover the shortages due to Covid 19.

<sup>2</sup> Represents a transfer in from Fund 80300, Park Improvement Fund to support Revenue and Operating Fund A activities.

<sup>3</sup> Debt service represents principal and interest on Park Revenue Bonds which supported the construction of the Twin Lakes and Oak Marr Golf Courses

<sup>4</sup> Funding in the amount of \$820,000 is transferred to the General Fund to partially offset central support services supported by the General Fund, which benefit Fund 80000. These indirect costs include support services such as Human Resources, Purchasing, Budget and other administrative services.

<sup>5</sup> Debt service payments which support the development of the Laurel Hill Golf Club are made from Fund 20000, County Debt Service.

<sup>6</sup> represents a transfer in Periodically, funding is transferred from Fund 80000, Park Revenue and Operating Fund, to Fund 80300, Park Improvement Fund, to support unplanned and emergency repairs, the purchase of critical equipment and planned, long-term, life-cycle maintenance of revenue facilities.

<sup>7</sup> The Park Revenue and Operating Fund maintains fund balances at adequate levels relative to projected operation and maintenance expenses. These costs change annually; therefore, funding is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

<sup>8</sup> The Revenue and Operating Fund Stabilization Reserve includes set aside cash flow and emergency reserves for operations as a contingency for unanticipated operating expenses or a disruption in the revenue stream. Due to Fund shortages as a result of Covid 19, the reserves are used to cover the portion of shortages.

<sup>9</sup> The Donation/Deferred Revenue Reserve includes donations that the Park Authority is obligated to return to donors in the event the donation cannot be used for its intended purpose. It also includes a set aside to cover any unexpected delay in revenue from sold but unused Park passes. Park Authority Board approved transfer of Donation Reserve to Fund 80300, PR-000133, FCPA Donation Account to allow staff to more efficiently spend donation dollars.

<sup>10</sup> The Set Aside Reserve is used to fund renovations and repairs at various park facilities as approved by the Park Authority Board.

PARK AUTHORITY BOARD  
July 28, 2021

**ACTION - 4**

FY 2021 Carryover Budget Review Status - Park Authority Bond Construction Fund (30400).

ISSUE:

Approval of the FY 2021 Carryover Budget Review submission for Fund 30400, Park Authority Bond Construction Fund.

RECOMMENDATION:

The Park Authority Acting Executive Director recommends approval of the FY 2020 Budget Carryover for Fund 30400, Park Authority Bond Construction Fund.

TIMING:

Board action is recommended on July 28, 2021. The submission of the FY 2021 Carryover Review was due to the Department of Management and Budget on July 2, 2021.

BACKGROUND:

On November 3, 2020, Fairfax County voters approved a \$100,000,000 park bond as part of the fall 2020 Bond Referendum. The total amount was appropriated as follows:

<b>Project</b>	<b>Title</b>	<b>Budget</b>
PR-000145	Land Acquisition & Open Space - 2020	\$7,000,000
PR-000146	New Park Development - 2020	\$27,712,000
PR-000147	Park Renovation & Upgrades - 2020	\$53,048,600
PR-000148	Natural/Cultural Resources - 2020	\$12,239,400
	<b>Total:</b>	<b>\$100,000,000</b>

The Park Authority is requesting an increase in the appropriation of Project PR-000147, Park Renovations and Upgrades – 2020 and PR-000010 – Grants and Contributions in the amount of \$1,347,927. That increase is associated with the following:

- The Park Authority received bond premium in the amount of \$1,150,000 as part of the February 2021 Bond Sale.
- The Park Authority received grant revenue in the amount of \$197,927 related to capital projects.

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 FY 2021 Bond Construction Fund Carryover Action Item  
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Project/Detail	Increase/(Decrease)	Comments
PR-000147 - Park Renovations and Upgrades 2020 Bond	\$1,150,000	Increase due to receipt of bond premium associated with the February 2021 bond sale.
PR-000010 - Grants and Contributions	\$197,927	Increase due to Grant Revenue associated with the Pohick Stream Valley Trail Project.
<b>Adjustment Total</b>	<b>\$1,347,927</b>	

Based on a beginning cash balance of \$14,829,679 from the most recent bond sales and a future bond sale of \$154,570,000, the Park Authority will have a total appropriation of \$169,399,679 to expend in the Capital Improvement Program for park-land acquisition, development and renovation for Fund 30400, Park Authority Bond Construction.

ENCLOSED DOCUMENTS:

- Attachment 1: FY 2021 Carryover Fund Statement - Fund 30400, Park Authority Bond Construction
- Attachment 2: FY 2021 Capital Construction Carryover Summary of Capital Projects - Fund 30400, Park Authority Bond Construction
- Attachment 3: FY 2021 Carryover - Fund 30400, Park Authority Bond Construction Fund Adjustments

STAFF:

- Sara Baldwin, Acting Executive Director
- Aimee L. Vosper, Deputy Director/CBD
- Michael Peter, Director, Administration Division
- Jessica Tadlock, Senior Fiscal Administrator
- Nicole Varnes, Senior Budget Analyst



FY 2021 CARRYOVER FUND STATEMENT						
Fund: 30400, Park Authority Bond Construction						
Agency: Park Authority						
	1. FY 2021 Estimate	2. FY 2021 Actual	3. Increase (Decrease) (Col. 2-1)	4. FY 2022 Adopted Budget Plan	5. FY 2022 Revised Budget Plan	6. Increase (Decrease) (Col. 5-4)
<b>Beginning Balance</b>	\$16,026,972	\$16,026,972	\$0	\$0	\$14,829,679	\$14,829,679
Revenue:						
Sale of Bonds <sup>1</sup>	\$168,420,000	\$13,850,000	(\$154,570,000)	\$0	\$154,570,000	\$154,570,000
Bond Premium <sup>1</sup>	\$0	\$1,150,000	\$1,150,000	\$0		
Grant Revenue	\$0	\$197,927	\$197,927	\$0		
Total Revenue	\$168,420,000	\$15,197,927	(\$153,222,073)	\$0	\$154,570,000	\$154,570,000
<b>Total Available</b>	\$184,446,972	\$31,224,899	(\$153,222,073)	\$0	\$169,399,679	\$169,399,679
Expenditures:	\$184,446,972	\$16,395,220	(\$168,051,752)	\$0	\$169,399,679	\$169,399,679
<b>Total Disbursements</b>	\$184,446,972	\$16,395,220	(\$168,051,752)	\$0	\$169,399,679	\$169,399,679
<b>Ending Balance <sup>2</sup></b>	\$0	\$14,829,679	\$14,829,679	\$0	\$0	\$0

<sup>1</sup> The sale of bonds is presented here for planning purposes only. Actual bond sales are based on cash needs in accordance with Board Policy. On November 3, 2020, the voters approved a Park bond in the amount of \$100 million, all of which was appropriated to Fund 30400. As part of the February 2020 bond sale, a total of \$13,850,000 was sold from this program, leaving a balance of \$154.57 million in authorized, but unissued bonds from the 2020 Park Bond Referendum. As part of the 2021 bond sale, \$1,150,000 of bond premium was applied to the fund.

<sup>2</sup> Capital Projects are budgeted based on total project cost. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

**FY 2021 PARK AUTHORITY BOND CONSTRUCTION FUND (30400) - Carryover  
SUMMARY OF CAPITAL PROJECTS**

<b>FOCUS PROJECT NUMBER</b>	<b>PROJECT NAME</b>	<b>TOTAL PROJECT ESTIMATE</b>	<b>FY 2021 REVISED BUDGET PLAN</b>	<b>FY 2021 ACTUAL EXPENDITURES</b>	<b>FY 2021 REMAINING BALANCE</b>	<b>FY 2022 ADOPTED BUDGET PLAN</b>	<b>FY 2022 REVISED BUDGET PLAN</b>	<b>INCREASE/ DECREASE</b>
PR-000009	Community Park/New Facilities - 2012 Bond	7,285,000	1,698,597	79,004	1,619,593	0	1,619,593	0
PR-000091	Existing Facility/Renovation - 2012 Bond	45,556,673	14,805,769	4,609,626	10,196,143	0	10,196,143	0
PR-000010	Grants	3,742,427	1,002,610	242,500	760,110	0	958,037	197,927
PR-000077	Land Acquisition and Open Space - 2016	7,000,000	886,483	141,946	744,537	0	744,537	0
PR-000145	Land Acquisition and Open Space - 2020	7,000,000	7,000,000	2,605,650	4,394,350	0	4,394,350	0
PR-000093	Land Acquisition and Stewardship - 2012 Bond	12,915,000	4,035,519	199,516	3,836,003	0	3,836,003	0
PR-000076	Natural and Cultural Resource Stewardship - 2016	7,692,000	5,827,593	943,007	4,884,586	0	4,884,586	0
PR-000148	Natural/Cultural Stewardship - 2020	12,239,400	12,239,400	0	12,239,400	0	12,239,400	0
PR-000079	New Park Development - 2016	19,820,000	17,635,031	878,301	16,756,730	0	16,756,730	0
PR-000146	New Park Development - 2020	27,712,000	27,712,000	0	27,712,000	0	27,712,000	0
PR-000147	Park Renovations and Upgrades - 2020	53,048,600	53,048,600	0	53,048,600	0	54,198,600	1,150,000
PR-000078	Park Renovations and Upgrades - 2016	53,266,663	38,555,370	6,695,670	31,859,700	0	31,859,700	0
<b>TOTAL FUND 30400</b>		<b>257,277,763</b>	<b>184,446,972</b>	<b>16,395,220</b>	<b>136,192,052</b>	<b>0</b>	<b>137,539,979</b>	<b>1,347,927</b>

<b>FY 2021 Carryover Fund 30400 Park Authority Bond Construction Fund Adjustments</b>
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The FY2022 expenditures are recommended to increase by \$169,399,679. This increase is attributable to the carryover of unexpended project balances in the amount of \$168,051,752, and increased in the amount of \$1,347,927 due to the appropriation of bond premium and grant revenue.

*The following project adjustments are requested at this time.*

<b>Project/Detail</b>	<b>Increase/(Decrease)</b>	<b>Comments</b>
PR-000147 - Park Renovations and Upgrades 2020 Bond	\$1,150,000	Increase due to receipt of bond premium associated with the February 2021 bond sale.
PR-000010 - Grants and Contributions	\$197,927	Increase due to Grant Revenue associated with the Pohick Stream Valley Trail Project.
<b>Adjustment Total</b>	<b>\$1,347,927</b>	

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July 28, 2021

## **ACTION - 5**

### FY 2021 Carryover Budget Transfer – Park Improvement Fund (80300)

#### ISSUE:

Approval of the FY 2021 Carryover Budget Transfer for the Park Improvement Fund (80300).

#### RECOMMENDATION:

The Park Authority Acting Executive Director recommends approval of the FY 2021 Carryover Budget Transfer for the Park Improvement Fund (80300).

#### TIMING:

Board action is recommended on July 28, 2021. The submission of the FY 2021 Carryover Review was due to the Department of Management and Budget on July 2, 2021.

#### BACKGROUND:

Carryover is the continuation of financial obligations from the current fiscal year ending June 30, 2021 (FY 2021), to the new fiscal year beginning July 1, 2021 (FY 2022). Carryover recognizes current obligations and adjusts the next fiscal year's budget appropriation for the carryover amount. Carryover items include commitments that should have been expended from the FY2021 budget but cannot be paid until FY 2022.

Staff recommend that a total of \$1,616,925 from the Park Improvement Fund (80300) be transferred to the Park Revenue & Operating Fund (80000) to restore the fund balance to a positive position. The fund position turned negative as a result of the pandemic. The total amount of \$1,616,925 comes from debt service in the amount of \$700,000 and telecommunications revenue in the amount of \$916,925. The Twin Lakes debt service is no longer needed as the loan was paid in full in FY 2021.

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FISCAL IMPACT:

FY 2022 Revised Disbursement Budget will be \$28,622,380. The Park Revenue & Operating Fund net position will increase by \$1,616,925.

ENCLOSED DOCUMENT:

Attachment 1: Park Improvement Fund (80300) - Fund Statement FY2021

STAFF:

Sara Baldwin, Acting Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Michael Peter, Director, Administration Division  
Jessica Tadlock, Senior Fiscal Analyst  
Nicole Varnes, Senior Budget Analyst

## FUND STATEMENT

### Fund 80300, Park Improvement Fund

	FY 2021 Estimate	FY 2021 Actual	Increase (Decrease) (Col. 2-1)	FY 2022 Adopted Budget Plan	FY 2022 Revised Budget Plan	Increase (Decrease) (Col. 5-4)
<b>Beginning Balance</b>	\$21,885,041	\$21,885,041	\$0	\$2,207,926	\$30,130,306	\$27,922,380
Revenue:						
Interest	\$0	\$63,486	\$63,486	\$0	\$0	\$0
Other Revenue <sup>1</sup>	841,594	10,932,296	10,090,702	0	0	0
Total Revenue	\$841,594	\$10,995,782	\$10,154,188	\$0	\$0	\$0
Transfers In:						
Housing -North Hill Park (80000) <sup>2</sup>	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0
(80000) <sup>2</sup>	\$0	\$0	\$0	\$0	\$0	\$0
Total Transfers In	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0
<b>Total Available</b>	<b>\$24,226,635</b>	<b>\$34,380,823</b>	<b>\$10,154,188</b>	<b>\$2,207,926</b>	<b>\$30,130,306</b>	<b>\$27,922,380</b>
Total Expenditures <sup>3</sup>	\$22,018,709	\$4,250,517	(\$17,768,192)	\$0	\$27,006,085	\$27,006,085
Transfer Out:						
Park Revenue and Operating Fund (80000)	\$0	\$0	\$0	\$0	\$1,616,295	\$1,616,295
Total Transfer Out:	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Disbursements</b>	<b>\$22,018,709</b>	<b>\$4,250,517</b>	<b>(\$17,768,192)</b>	<b>\$0</b>	<b>\$28,622,380</b>	<b>\$27,006,085</b>
<b>Ending Balance<sup>4</sup></b>	<b>\$2,207,926</b>	<b>\$30,130,306</b>	<b>\$27,922,380</b>	<b>\$2,207,926</b>	<b>\$1,507,926</b>	<b>(\$700,000)</b>
Lawrence Trust Reserve <sup>5</sup>	\$1,507,926	\$1,507,926	\$0	\$1,507,926	\$1,507,926	\$0
Repair and Replacement Reserve <sup>6</sup>	700,000	700,000	0	700,000	0	(700,000)
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>\$27,922,380</b>	<b>\$27,922,380</b>	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>

1) Other revenue reflects easements, donations, monopole revenue, and proffer revenue.

2) In FY 2021, an amount of \$1,500,000 is transferred from Fund 40300, Housing Trust Fund, to Fund 80300, Park Improvement Fund. This funding will support the construction of a park at the North Hill redevelopment in Project PR-0000141, North Hill Park.

3) Capital Projects are budgeted based on total project cost. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year and ending balances fluctuate, reflecting the carryover of these funds.

4) Capital Projects are budgeted based on total project cost. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year and ending balances fluctuate, reflecting the carryover of these funds.

5) This Reserve separately accounts for the Ellanor C. Lawrence monies received for maintenance and renovation to this site. In accordance with the Fairfax County Park Authority Board, the principal amount of \$1,507,926 received from the donation will remain intact, and any interest earned will be used according to the terms of the Trust.

6) The Golf Revenue Bond Indenture requires that a repair and replacement security reserve be maintained in the Park Improvement Fund for repairs to park facilities. This loan matured in FY2021 so this reserve is no longer needed. The Park Authority is recommending that these funds be moved to the Park Revenue and Operating Fund (80000) to rebuild the Park Revenue Stabilization Fund.

Board Agenda Item  
July 14, 2021

## **ACTION-6**

### Park Authority Award Recipients for 2021

#### ISSUE:

Approval of the 2021 selectees for the Elly Doyle Park Service Awards, the Harold Strickland Collaboration and Partnership Award, the Sally Ormsby Environmental Stewardship Award and the Mayo Stuntz Cultural Stewardship Award.

#### RECOMMENDATION:

The Park Authority Acting Executive Director recommends approval of the nominees for the awards outlined in this item to include the slate of nominees forwarded by Dr. Cynthia Carter, Chairman of the Awards Committee. The slate was developed via individual discussion and collaboration with fellow Board members.

#### TIMING:

Board action is requested on July 28, 2021, to proceed with preparations for the virtual awards program slated for November 2021.

#### BACKGROUND:

The Park Authority Board provides a host of annual awards to recognize the contributions of individuals and organizations which benefit the park system and ultimately, the residents of Fairfax County. Elly Doyle Park Service Awards recognize volunteer service with the Elly Awards, Special Recognition Awards, and a Youth Award.

The Park Board has also established other award categories that exemplify the attributes and qualities of individuals and organizations that help the Fairfax County Park system thrive in more tangible or specific ways. Each award recognizes a distinct set of standards and characteristics vital to the health and well-being of the system and ultimately the residents who benefit from our park amenities and programs.

The Harold Strickland Collaboration and Partnership Award recognizes those who create and nurture partnerships and collaborative efforts that result in tangible improvements to the park system which minimize the need for taxpayer or park bond funding.

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The Mayo Stuntz Cultural Stewardship Award, created in 2013, honors the late, longtime historian, author and chairman of the Sully Foundation and celebrates outstanding service through the stewardship of historic resources. The award ultimately honors significant contributions toward the understanding, preservation, and education of history in Fairfax County.

The Sally Ormsby Environmental Stewardship Award recognizes those whose efforts make our community stronger through environmental stewardship. The Ormsby Award honors citizen stewards and those who spread the ethos of resource conservation and protection.

The Chairman's Choice Awards are nominated by the Park Board Chairman, but subject to Board approval. These newly established awards are reflective of significant multi-year contributions of service, support, and advocacy on behalf of the Park Authority.

FISCAL IMPACT:

The cost of the Elly Doyle Park Services Award program is split equally between the Park Authority and Fairfax County Park Foundation. Expenses will be lower than in past years since the awards ceremony will be limited to a virtual presentation. Staff expenses may rise as we develop the virtual production, and award costs will be like past expenditures.

ENCLOSED DOCUMENTS:

None.

STAFF:

Sara Baldwin, Acting Executive Director  
Aimee L. Vosper, Deputy Director/CBD  
Judy Pedersen, Public Information Officer



Board Agenda Item  
July 28, 2021

## **ACTION - 7**

### Endorsement – Dog Park Study Report

#### ISSUE:

Endorsement of the final Dog Park Study Report.

#### RECOMMENDATION:

The Park Authority Acting Executive Director recommends endorsement of the Final Dog Park Study Report.

#### TIMING:

Board endorsement of the Dog Park Study Report is requested on July 28, 2021, in order to publish the results of the study for public reference and as a resource to FCPA staff for future dog park planning, development, and operation.

#### BACKGROUND:

In 2019, Park Authority staff launched a comprehensive study into dog parks to guide the planning, development, and operation of FCPA dog parks within the county. A cross-agency project team comprised of various FCPA functional areas such as planning and development, operations and maintenance, park services, and the Fairfax County Park Foundation was assembled. The study incorporated comparative research, data analysis, and engaged the public with an end goal of providing recommendations around six key themes pertaining to FCPA dog parks:

- Planning
- Design
- Operations and Maintenance
- Volunteering
- Funding Sources, Partnerships and Donation Opportunities
- Rules and Enforcement

The draft study report's findings and recommendations were presented to the Park Authority Board at its regular meeting on January 13, 2021. Following this meeting, the draft report was made available on the Dog Park Study webpage for public review and comment. Draft findings and recommendations were also presented at a well-attended virtual public meeting on March 23, 2021. The draft study report public comment period was open from March 3, 2021, to April 23, 2021. Comments received included concerns

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July 28, 2021

about surfacing for Chandon dog park, recommended improvements for existing dog parks, and questions surrounding benchmark comparison data. Staff reviewed and considered all public comments received as staff conducted revisions to produce the Final Dog Park Study Report.

The purpose of this Board Item is to request endorsement of the Final Dog Park Study Report. The Final Dog Park Study Report establishes revised dog park siting criteria, design guidelines, and new dog park establishment standards. It provides recommendations and identifies action items pertaining to FCPA dog park planning and construction, design, operations, maintenance and operations, funding and donations, and rules and enforcement. It also identifies four key implementation strategies to support and sustain the recommendations put forth in the report. Upon approval, the report will be published on the Dog Park Study website (<https://www.fairfaxcounty.gov/parks/planning-development/dog-park-study>) and will serve as a guiding document for agency dog park planning, development, and operation.

Enclosed for information is the complete Final Dog Park Study Report (Attachment 1), which includes an executive summary to quickly reference recommendations and key takeaways of the study.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1: Dog Park Study

STAFF:

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# FAIRFAX COUNTY PARK AUTHORITY 2020 DOG PARK STUDY

## FINAL REPORT



FAIRFAX COUNTY PARK AUTHORITY

FINAL REPORT JULY, 2021



# ACKNOWLEDGEMENTS

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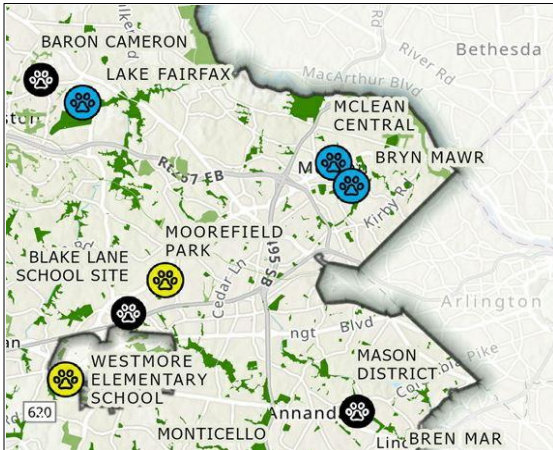
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## EXECUTIVE SUMMARY

The Fairfax County Park Authority (FCPA) has received an abundance of questions and commentary over the past years related to the operation and expansion of dog parks within the County. The perceived demand for more dog parks coupled with the operational challenges of the County's existing dog parks formed the backbone of this study. The intent of the study was to address these questions and challenges through comprehensive analysis, research, and public outreach to better inform the planning, design, and operation of existing and future dog parks. The study developed recommendations to address these questions and challenges. In addition to developing recommendations, updated guidance and a number of tools were developed as part of this study, such as revised dog park siting and design guidelines, a revised dog park monitor checklist, and a dog park incident report form. These items are included in Appendix 1 of this report.

The study was conducted by a team consisting of subject matter experts across many FCPA functional areas, including the Planning & Development, Park Operations, and Park Services Divisions; Public Information Office; Community Connections Program, and the Financial Management Branch. The Fairfax County Park Foundation (FCPF) was also instrumental in the preparation of the analysis and recommendations provided in this report. The team identified the following focus areas to be addressed by the study:

- Evaluate countywide dog park need and update dog park countywide planning approach and site placement guidelines
- Review and revise dog park design standards
- Review and develop operations and maintenance best practices for dog parks
- Recommend potential design and operational improvements to FCPA existing dog parks
- Evaluate dog park volunteering opportunities and identify appropriate responsibilities
- Research and recommend funding sources, partnerships, and donation opportunities
- Analyze rules, enforcement, and etiquette

These focus areas have been organized into six themes which each have a dedicated section within the report. The six themes are: ***Planning; Design; Operations & Maintenance; Volunteering; Funding Sources; Partnerships and Donation Opportunities; and Rules & Enforcement.*** Each section of this report provides recommendations and supporting analysis. The *Key Takeaways* part of each section provides an overview of the primary recommendations with a brief description of the analysis that informed the specific recommendation. Below is a composite of those Key Takeaways for each section.

## KEY TAKEAWAYS

### PLANNING

- FCPA should construct at least one new dog park by 2025, using the list of master planned but unbuilt dog parks for potential locations. The selection of the dog park should be based on community support and prioritization utilizing the planning criteria established in this report and described below. This will satisfy the estimated service level need based on the projected population for 2025 as well as the substantial community interest expressed through the dog park study survey.
- Following the selection and construction of one planned dog park, establish a schedule for the construction of the remaining six dog parks that are master planned but not yet built, and identify funding sources for the construction of these parks. Construction of these parks should be prioritized utilizing the planning criteria established in this report and described below. Building and establishing these planned dog parks will exceed the number of dog parks required to satisfy the County's estimated service level need over the next 20+ years, close dog park gaps in planning districts and help better meet community demand as indicated by both the location and quantity of licensed dogs and the community survey.
- FCPA should explore options for planning a new dog park in the Baileys and Jefferson Planning Districts, as well as the Bull Run Planning District, and/or identify and convey information about the privately owned publicly accessible dog parks in these districts. These districts currently do not have existing or planned FCPA dog parks. These actions would help close these gaps.
- In the future, FCPA should employ the following planning criteria (in addition to Needs Assessment standards) when planning for dog parks:
  - Geographic distribution - Planning Districts
  - The recommended access-based service areas for dog parks; 20-minute drive access (countywide) and consideration of 10-minute walk access in densely populated neighborhoods. Note that these access-based service areas were developed based on public input received from the dog park study survey.
  - Density of licensed dogs in the County
- The total number and location of privately owned and publicly accessible dog parks in the county is currently unknown. FCPA should conduct an inventory of these facilities in the County. This effort should be prioritized in the Baileys and Jefferson Districts as well as the more dense Special Planning Areas (as defined in Figure 18) in the County where these types of dog parks are more likely to be constructed, to better understand how access and need is being met in these areas. These dog parks and dog runs located within private developments should continue to be encouraged through the development review process, where appropriate.
- FCPA should consider hosting additional dog-related events, building on what has been offered in the past, and following examples from other similar jurisdictions, to meet public need and interest.



- To provide more robust information about dog parks and dog park events, as requested by the public, FCPA should consolidate all information related to dog parks, dog classes and events hosted by FCPA, dog park volunteer information, donation opportunities, and dog-owner related requirements (vaccination, rabies clinics, etc.) into a single webpage.
- FCPA should adopt the newly revised dog park siting criteria, which were developed as part of this study to better accommodate the evolving County landscape.
- Going forward, FCPA should utilize the newly prepared dog park siting tools. These siting tools factor in the revised siting criteria as well as feedback received from the public on dog park preferences. These tools will standardize, streamline, and enhance the dog park site planning process.
- FCPA should adopt the updated process for establishing a new dog park. This process, developed as part of this study, more fully captures current planning procedures and the public participation process.
- FCPA should continue to coordinate with the Fairfax County Department of Public Works and Environmental Services (DPWES) stormwater department on annual dog park inspections so that FCPA can readily address any areas in need of improvement as it relates to site level stormwater compliance.

## DESIGN

- The standards and guidelines for dog park planning, siting, placement, and design have evolved since the establishment of FCPA's first dog park. As part of this study, industry trends, best design practices, public feedback, and County policy were analyzed. This study report puts forth a revised and refreshed set of standards and guidelines to be consistently referenced for the planning and development of new FCPA dog parks. The standards and guidelines may also be used as an optional resource for design guidance by private communities such as homeowner's associations (HOAs) or by developers of privately owned publicly accessible dog parks (which are typically created through rezoning applications and proffers). To emphasize, the guidelines and standards presented in this report apply to new FCPA dog parks; private communities and developers may utilize them as a resource as needed, however, there is no requirement to do so.
- Review of other jurisdictions' dog park design guidelines has proved that there is no universal consensus on the best type of surfacing. All surfacing types, such as natural turf, washed stone dust, wood mulch, and synthetic turf have pros and cons related to use, maintenance, and cost to be considered. Washed stone dust should continue to be FCPA's surfacing of choice, due to its minimal maintenance need and high durability. For newly developed FCPA dog parks, natural turf can be considered if the enclosed dog area is larger than 3 acres.
- All FCPA dog parks have crusher fines/washed stone dust surfacing with the exception of Westgrove, Chandon and Blake Lane dog parks. The survey results indicated dissatisfaction with the condition of the surfacing in some of these parks. It was found that excessive slope and the absence of a containment edge within these dog parks was a contributing factor to

the surface condition. Reducing the slope and adding a concrete or timber curb in these dog parks would help improve the surfacing condition by limiting the migration of the surface material.

- Designated areas for large dogs and smaller, younger, or older dogs were expressed as a need through survey responses, comments, and emails. Additionally, nearly all guidelines reviewed as part of this study recommended some variation of separated areas. Designated areas are recommended as part of the design guidelines for new dog parks.

## OPERATIONS & MAINTENANCE

- Overall, research found that FCPA's dog park maintenance standards and practices are largely consistent with the practices employed by other jurisdictions. However, research also identified a gap in some maintenance task frequencies due to a corresponding gap in funding for labor and material resources. Increasing the frequency of these tasks would address many of the concerns expressed within the survey, although would require additional funding for resources. Revised maintenance task frequencies have been provided within the Recommendations portion of the Operations & Maintenance Section.
- The survey indicated that dog waste bag stations were often empty, due to heavy use of the dog park and visitors taking bags for non-park use. The study recommends setting a standard of restocking pet waste bags once per week and installing signage discouraging visitors from taking more bags than needed while at the dog park. Signage at the dog park should prominently display contact information to report any maintenance issues that need to be addressed.
- Locations of trash receptacles are currently inconsistent throughout FCPA dog parks. This study recommends placing trash receptacles within the entry corral area or immediately adjacent to the outside of the dog park fence in all FCPA dog parks. Consistently placing trash receptacles in these locations will encourage visitors to dispose of dog waste and allow maintenance staff to empty the receptacles without entering the dog area(s).
- As part of this study, visitors' satisfaction levels with different aspects of the operation and design of FCPA dog parks were assessed as part of a countywide dog park survey. Survey results indicated the key improvements that users would like to see in dog parks are surface condition, a water source, rule enforcement, and shade. Suggested key improvements to the operation and design of each dog park are provided as part of this report. New features and maintenance frequency of existing dog parks are limited by current funding. This report puts forth recommendations for exploring additional funding sources, volunteering opportunities, and partnerships to improve the conditions of dog parks and increase the maintenance frequency across all dog parks.

## VOLUNTEERING

- FCPA should leverage the interest conveyed by the public in volunteering in FCPA's dog parks.
- FCPA can and should support formation of park volunteer teams (PVT) in dog parks via the existing PVT program. To support their formation, as well as the formation of Dog Park

Friends Groups, FCPA should provide more robust information about dog park PVT and Friends Group opportunities on the dog park webpage.

- There are three volunteering paths that can be taken in FCPA dog parks: individual volunteers/dog park monitors, PVTs, and Friends Groups. An ambassador program could be explored in the future, though this would require additional staff support to develop guidelines and manage the program.
- FCPA should utilize the dog park monitor checklist for volunteers (which was refined as part of this study) and explore options for digitizing it in the future.
- FCPA should utilize the incident report form for volunteers, developed as part of this study.

### FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

- The planning analysis identified that construction of at least one new dog park will be needed by 2025 to meet service level standards adopted in the 2016 Needs Assessment. It is recommended that park bond funding be utilized to fund the construction of one new dog park by this time.
- The study does not recommend charging membership and/or user fees for access to dog parks. Dog park membership and user fees do not exist at any nearby local jurisdictions and charging fees would likely discourage dog park visitation.
- The study recommends discussing options with the Department of Tax Administration (DTA) to use a portion of the dog license fee to fund a portion of the operational costs associated with maintaining FCPA dog parks, both now and in the future.
- It is recommended that FCPA staff coordinate with Fairfax County Park Foundation (FCPF) to develop new and promote existing dog park donation opportunities that can be marketed to prospective individuals and organizations.
- Maintenance agreements with HOAs or other private organizations should continue to be considered and encouraged when establishing a new dog park on FCPA-owned property during the development review process for new residential and commercial developments within applicable areas of the county.
- Friends Groups are the primary dog park partnership opportunity recommended as part of this study. FCPA should work with interested community members to encourage these partnerships which form the basis for mutual support for dog parks.

### RULES AND ENFORCEMENT

- No changes to FCPA's existing dog park rules or operating hours are recommended. The survey results, paired with staff observations, determined that many issues related to rules within FCPA dog parks are due to a need for additional enforcement, as opposed to the rules themselves. This study report recommends advocating for additional volunteers, partnerships, and clear reporting procedures to help curb any undesired dog park use or etiquette.
- Conduct a signage audit at each FCPA dog park to ensure that rules, regulations, and FCPA contact information are clear and consistent. Signage should state that there could be fines

or penalties that can be ticketed by law enforcement officers. Signs should also provide a non-emergency police number for reporting any issues. Having clear and consistent signage at the dog parks is critical for visitors, volunteers and FCPA staff alike.

- FCPA's [Dog Park Webpage](#) should be reviewed and updated to ensure that rules, reporting procedures, contact information and operating hours are prominently displayed.
- On FCPA's dog park webpage, future informational brochures, and signage, include the following statement to provide clearer language on the requirement for owners to pick up their dog's waste, "Dog owners are required to pick up all waste from their dog (County Code 26-04-41.1.). Violators may be subject to penalties and fines."
- FCPA should develop a dog handling and behavior brochure to further promote safe and enjoyable use of dog parks for all.

### **IMPLEMENTATION STRATEGIES**

Four implementation strategies centered around coordination and communication have been formulated as part of this report to help address many of the recommendations provided within each of the themed sections. These strategies include:

- Enhance FCPA's dog park webpage
- Create a "Dogs in Public Spaces/Dog Park Information" brochure
- Provide a single point of coordination for all dog park-related matters across the agency
- Adopt a project schedule for construction of one planned dog park

# INTRODUCTION

## STUDY BACKGROUND AND PURPOSE

Since the first municipal dog park was founded in 1979 in Berkeley, California, dog parks have become an increasingly desired public amenity in communities throughout the United States. To many, dogs are considered beloved family members and collectively, American communities have shifted their views; dog parks are no longer seen as specialty auxiliary facilities, but rather public spaces necessary for dog socialization and exercise.

While the exact number of dogs in the United States is unknown, the American Veterinary Medical Association reported in 2016 that there are an estimated 77 million dogs in the United States, with this figure increasing annually<sup>1</sup>. The development of new dog parks in the United States has risen over 40 percent in the last decade<sup>2</sup>. According to Fairfax County's dog license data, in 2019 there were a total of 81,007 dogs registered in the County. Fairfax County, like many jurisdictions across the United States, has seen an increase in its dog population. The number of licensed dogs in the County increased by approximately 10% between 2009 and 2019.

Fairfax County is a large and populous county; it contains almost 400 square miles and is home to more than one million people. As of the 2010 Census, Fairfax County was the most populous jurisdiction in the Washington D.C. metropolitan region<sup>3</sup>. As of 2019, it is estimated that 19.3% of households in the County own a dog. Fairfax County is also a diverse and growing county; as the County continues to grow, so will its dog population.

Over the years, the public has shared numerous inquiries and ideas pertaining to both existing and future dog parks with FCPA. At present, there are 13 public dog parks in Fairfax County, 11 of which are owned and operated by the Fairfax County Park Authority (FCPA). While these parks meet the County's 2020 need<sup>4</sup> (as calculated by total population) for dog parks, the public's interest in dog parks continues to grow.

In addition, the County is comprised of a complex combination of both suburban and urban land uses and lifestyles. This variation in geography has influenced the size, design, and operation of existing dog parks, and will continue to have implications for future dog parks in the County.

Moreover, the planning, operations, and maintenance standards for public dog parks in the County have evolved significantly since the first dog park was constructed in 2000. To capture these changes, as well as to ensure FCPA's procedures are aligned with current best practices, updates to guidance surrounding how dog parks are planned, designed, and maintained both now and in the future are needed.

Recognizing the County's ever-growing population distributed across a mix of suburban and urban land uses, the many voices and interests conveyed by the public, and need for updated

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<sup>1</sup> [www.washingtonpost.com/science/2019/01/31/how-many-americans-have-pets-an-investigation-into-fuzzy-statistics/](http://www.washingtonpost.com/science/2019/01/31/how-many-americans-have-pets-an-investigation-into-fuzzy-statistics/)

<sup>2</sup> [www.bloomberg.com/news/articles/2019-02-28/not-everyone-loves-your-new-dog-park-this-is-why](http://www.bloomberg.com/news/articles/2019-02-28/not-everyone-loves-your-new-dog-park-this-is-why)

<sup>3</sup> Fairfax County Comprehensive Plan, Policy Plan, Preface and Introduction p.1

<sup>4</sup> Established by the 2016 FCPA Needs Assessment,







<https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/plandev/parkscount/needs-assessment-plan-050616.pdf>

standards and guidance, the 2019-2020 dog park study was undertaken by FCPA to achieve the following:

- Evaluate countywide dog park need and update dog park planning and siting processes
- Review and revise site placement guidelines and design standards
- Recommend potential design and operational improvements to existing dog parks
- Review and develop operations and maintenance best practices
- Evaluate dog park volunteering opportunities and identify appropriate responsibilities
- Research membership, sponsoring, and fundraising opportunities
- Analyze rules, enforcement and etiquette

## REPORT ORGANIZATION

The 2020 Dog Park Study is organized around six themes, shown below. The themes, which are underpinned by the study scope, guided research, and analysis, are also reflected in study recommendations. A report section is dedicated to each theme and the sections are color-coded for ease of use. The six themes are:

 PLANNING	 VOLUNTEERING
 DESIGN	 FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES
 OPERATIONS & MAINTENANCE	 RULES AND ENFORCEMENT

Each themed section is organized into three key parts:

### KEY TAKEAWAYS

The *Key Takeaways* part of each section provides an overview of the primary recommendations with a brief description of the analysis that informed the specific recommendation.

### ANALYSIS & FINDINGS

The *Analysis & Findings* part of each section presents the information collected and analyzed for each themed section. Data sources used include public input, benchmarking, Geographic Information System (GIS) analysis, and research, including a review of historical documentation, industry literature, and regulatory and policy guidance documents.

### RECOMMENDATIONS

The *Recommendations* part of each section builds upon the analysis and findings determined for each theme by providing suggestions that address the key questions or areas identified for potential improvement. Following the themed sections, the report concludes with implementation strategies, followed by appendices.

## IMPLEMENTATION STRATEGIES

The report includes an *Implementation Strategies* section that provides action items that support and sustain the implementation of the theme's recommendations. These strategies are centered around coordination and communication and span all six research themes.

## APPENDICES

The report includes four appendices that provide more detailed information to support the report. These appendices are referenced in several of the themed sections and should be used as supplemental material in conjunction with the report. Appendices include:

- APPENDIX 1 – DOG PARK STANDARDS & GUIDELINES
- APPENDIX 2 – FULL SURVEY RESULTS
- APPENDIX 3 – INVENTORY OF FCPA'S EXISTING DOG PARKS
- APPENDIX 4 – DEFINITIONS



## STUDY SCOPE

At the beginning of the study, 20 questions were proposed to be addressed through research and analysis. These questions formed the study scope, which was heavily informed by public inquiries received by FCPA over the past few years, as well as by existing conditions and current dog park operations practices. The study questions were organized into six key themes: planning, design, operations and maintenance, volunteering, funding sources/partnerships/donation opportunities, and rules and enforcement. These themes also form the organizational structure of this report. The themes and study questions are presented below:

### STUDY SCOPE QUESTIONS

THEMES	STUDY SCOPE QUESTIONS
THEMES	<b>Planning</b> <ul style="list-style-type: none"> <li>How many dog parks should Fairfax County have?</li> <li>How far should citizens be expected to travel to visit a dog park?</li> <li>Where should they be located?</li> </ul>
	<b>Design</b> <ul style="list-style-type: none"> <li>What are the most important design features and amenities for dog parks?</li> <li>What are the optimal design guidelines and criteria for new dog parks?</li> <li>What improvements can be made to existing dog parks?</li> </ul>
	<b>Operations &amp; Maintenance</b> <ul style="list-style-type: none"> <li>What are the most important features or amenities to upkeep in dog parks?</li> <li>What should the optimal maintenance procedures and standards be for dog parks?</li> <li>What maintenance issues vary depending on dog park features, design and intensity of use?</li> <li>What factors of dog park operation warrant oversight and at what frequency?</li> <li>Should FCPA provide off-leash unfenced areas for dogs in other public parks?</li> </ul>
	<b>Volunteering</b> <ul style="list-style-type: none"> <li>Should FCPA encourage citizens to get involved with volunteer teams to care for dog parks?</li> <li>What duties are appropriate for dog park volunteers to perform?</li> </ul>
	<b>Funding Sources, Partnerships and Donation Opportunities</b> <ul style="list-style-type: none"> <li>Should FCPA establish a dog park membership program?</li> <li>Should the County provide a portion of revenues from dog license fees to support FCPA dog parks?</li> <li>Should revenue-generating programs be provided/permitted in dog parks?</li> <li>What opportunities exist for successful partnerships for dog parks?</li> <li>What types of donations would be feasible for dog parks?</li> </ul>
	<b>Rules &amp; Enforcement</b> <ul style="list-style-type: none"> <li>Should current rules for the age of children permitted in dog parks be revised?</li> <li>Should current regulations for dog park hours, closures for routine maintenance or other events be revised?</li> </ul>



## STUDY APPROACH & METHODOLOGY

With the dog park study scope established, FCPA formed a cross-agency project team. This cross-agency team brought diverse perspectives and expertise from a variety of FCPA functional areas, which were critical to addressing the wide range of subjects included in the study scope. The team was comprised of representatives from functional areas such as planning and development, operations and maintenance, park services, and the Fairfax County Park Foundation, among others.

The approach to the dog park study was two-fold: first, the project team conducted research and analysis and employed data-driven methods; second, the project team engaged the public to gain insights, ideas, and a deeper understanding of the public's needs, priorities, and preferences when it comes to dog parks. Combined, these methods formed the basis for the recommendations in this report.

## RESEARCH AND ANALYSIS

The project team conducted extensive research on industry best practices and employed benchmarking to peer jurisdictions. The team also inventoried and analyzed existing and planned dog parks, and conducted data analysis, using tools such as GIS and examining datasets such as Fairfax County dog license data. Past and present policies and procedures were also analyzed. The appendices of this report contain a variety of outputs prepared as a part of the research conducted for this study (such as recommended design guidelines), as well as a complete inventory of FCPA's existing dog parks.

## PUBLIC ENGAGEMENT

Public input played a critical role in the dog park study. The community provided feedback during two key stages in the project; the project initiation phase (Fall/Winter 2019) and the draft report stage (Spring 2021).

### PROJECT INITIATION (FALL/WINTER 2019)

In the project initiation stage, the public was invited to provide feedback to FCPA on the County's dog parks through two primary methods: through a 30-day online survey and through submission of comments to FCPA via the project website. Over 4,600 responses and 2,500 unique comments were received through the survey. Eleven electronic comments were received via the project website.

#### *Dog Park Study Survey Summary*

The public was invited to participate and provide responses to the survey during a 30-day period, from November 15, 2019 to December 15, 2019. The survey was hosted on FCPA's dog park study webpage using PublicInput.com, a public engagement platform and survey software tool. Information from the survey helped FCPA to better understand current dog park use, concerns, and future needs. Over 4,600 responses to the survey were received. An overview of the survey and results

is provided in the section below, and the complete survey results are provided in Appendix 2.

#### Dog Park Study Project Initiation Comments

During the Fall/Winter 2019 timeframe, the public was also invited to share their comments with FCPA, both electronically via the survey as well as through FCPA's project website. As described above, the survey was available for a 30-day period, from November 15, 2019 to December 15, 2019. The window for comments through FCPA's project website was open from November 2019 to February 2020. Over 2,500 unique comments through the public survey and eleven electronic comments submitted via the project website were received and evaluated. These comments supplemented the quantitative portions of the survey by providing FCPA with qualitative insight and additional detail on the public's preferences. The ideas and insights garnered from these comments were incorporated into the various sections of this report and helped to inform the recommendations.

#### DRAFT REPORT (SPRING 2021)

Following the survey and public comment period for the project initiation stage, the Park Authority compiled all public input received, analyzed the survey results, and prepared a draft report of the dog park study. A draft of the report was published on the dog park study webpage and made available to the public on March 3, 2021.

#### Draft Dog Park Study Report Public Comments

The draft report was made available on the dog park study webpage, where the public could review the report and share their comments. The draft report comment period was open from March 3, 2021 to April 23, 2021, and approximately 120 comments were received. FCPA reviewed and considered all comments received as revisions were made to the draft report. This feedback was critical and helped to inform key revisions to the report.

#### Draft Report Public Meeting

On March 23, 2021, the Park Authority hosted a virtual public meeting through the Public Input platform to share the study's findings and recommendations and to create an open forum for the public to ask questions and share feedback on the draft report. The public shared a variety of comments, questions and feedback with the Park Authority during the meeting. Over 60 people were in attendance.

## **SURVEY OVERVIEW AND RESULTS**

This section shares a selection of key insights, obtained from the dog park study survey, on how existing dog parks are utilized and experienced in Fairfax County.

Note that other responses obtained from the survey have been incorporated throughout this report as relates to a specific topic. For example, the interest expressed by respondents in volunteering at dog parks is included in the Analysis and

Findings portion of the Volunteering section. In addition, as described in the public engagement summary above, there were several opportunities throughout the survey where the public was invited to provide comments and share opinions. These comments have helped to inform the recommendations provided throughout this report.

#### Survey Overview

The public survey was available from November 15, 2019 to December 15, 2019. Survey outreach was conducted through three primary channels:

- Postcards inviting participation in the dog park survey were sent to 10,000 Fairfax County dog owners who were selected from the Fairfax County registered dog license database. The sample was selected at random and was stratified by zip code to ensure the sample accurately reflected the geographic distribution of dog license holders in the County.
- An email inviting survey participation was sent to over 250 residents who had previously attended dog-related events hosted by FCPA and had indicated their interest in receiving dog-park related updates.
- The survey was posted to FCPA's dog park study project website and was publicized through a public information release from the FCPA Public Information Office.

Media coverage by news outlets such as WTOP and Greater Alexandria Patch helped to further spread awareness about the survey, following the information release. The public survey was also shared and circulated by citizens through several other digital platforms such as Nextdoor and Facebook. In fact, when asked how respondents learned about the survey, "other" was the channel most cited by respondents, as shown in Figure 1. And, as Figure 2 illustrates, Nextdoor and Facebook were the most popular platforms cited among these respondents. Over 4,600 individual responses to the survey were received.

The survey solicited input from dog owners and dog walkers as well as those who do not own dogs but were interested in dog park issues. Most survey respondents were dog owners (90%), and a variety of age groups from ages 18 and older participated. See Figures 3 and 4 for a complete breakdown of respondents.

INTRODUCTION

**How Did You Find Out About this Survey?**

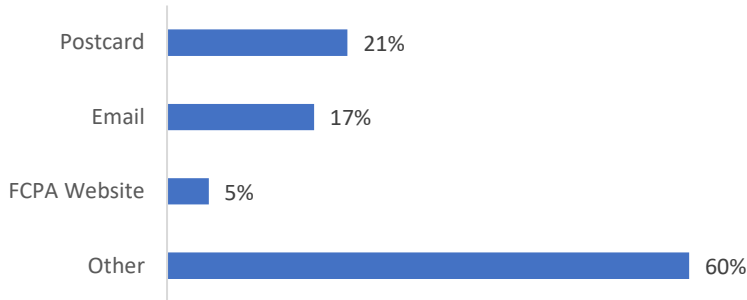


Figure 1: How Did Respondents Find Out About the Survey  
 Note: Percentages add up to more than 100% since multiple selections were allowed.

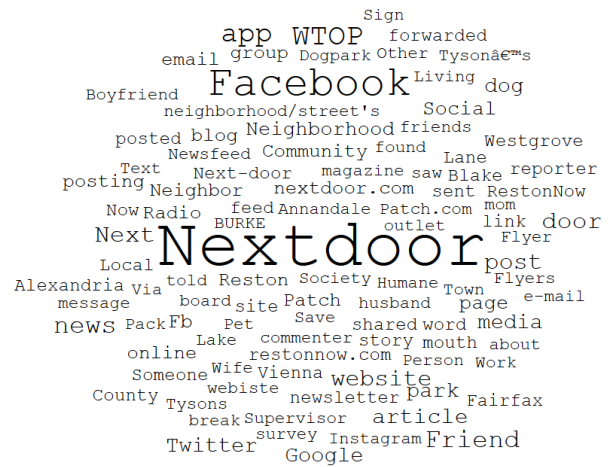


Figure 2: Survey Discovery Word Cloud  
 Responses shared by those who selected "Other" to the question: "How did you find out about this survey?"

**Which of the following best describes you?**

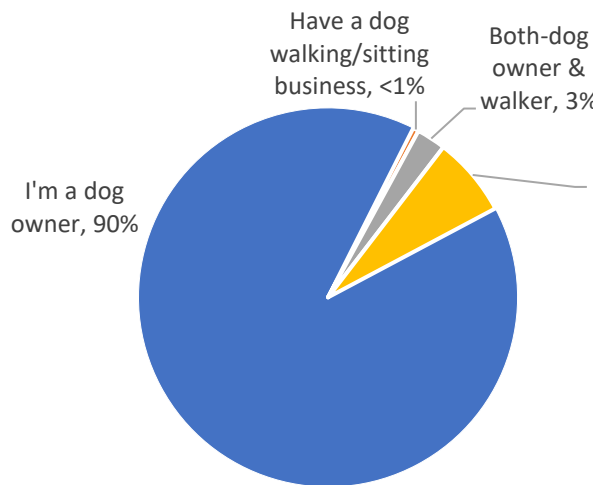


Figure 3: Survey Respondent Type

**What is your age?**

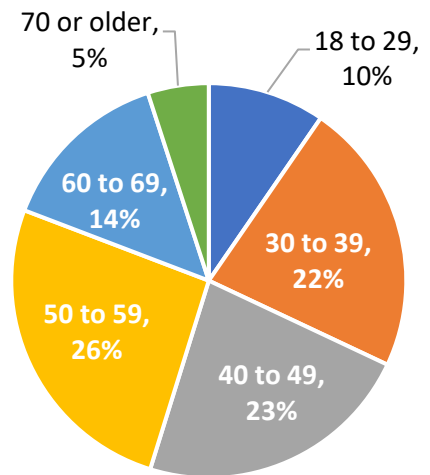
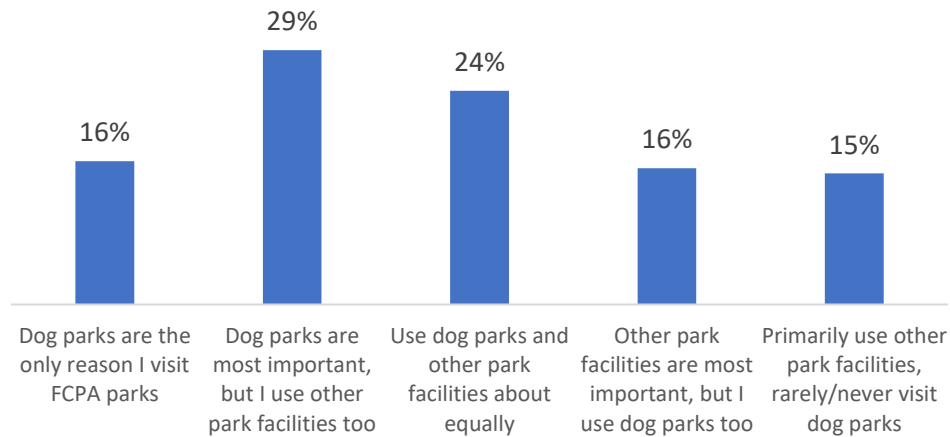


Figure 4: Survey Respondent Age

Survey Results

Dog owners and dog walkers surveyed were asked to indicate how important they felt dog parks were compared to other FCPA facilities using the range of answer choices shown in Figure 5. Almost half (45%) indicated that dog parks were either the sole FCPA facility they used or that dog parks were the most important FCPA facility they used. More than half (56%) of those who had visited an FCPA dog park within the last year (i.e. recent dog park visitors<sup>5</sup>) felt similarly. Overall, this demonstrates how well-loved dog parks are among dog owners and walkers in Fairfax County. It also demonstrates how for many, dog parks are considered a primary FCPA facility, and may be one of the only facilities in the entire park system that these visitors utilize.

*Compared to other services provided by the Park Authority, how important are dog parks to you?*



*Figure 5: Compared to other services provided by the Park Authority, how important are dog parks to you?*

45%

of all dog owners and walkers

Shared that dog parks are the “only reason” or are the “most important” facility provided by FCPA.

56%

of recent FCPA dog park visitors

Shared that dog parks are the “only reason” or are the “most important” facility provided by FCPA.

<sup>5</sup> “Recent dog park visitors” refers to respondents who identified as dog owners, dog walkers/have a dog walking business, or both, and had visited an FCPA dog park within the last year.

As shown in Figure 6, the majority of recent dog park visitors indicated that within the last year, they frequented one FCPA dog park. When asked how often they visit their favorite dog park, nearly two-thirds (65%) of recent dog park visitors reported that they typically visit a few times per month or less (Figure 7).

**How Many FCPA Dog Parks Have You Visited in the Past 12 Months?**

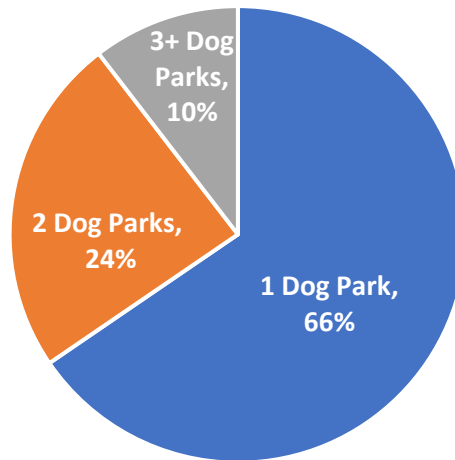


Figure 6: How many FCPA Dog Parks Have You Visited in the Past 12 Months?

**How Often Do You Visit This Dog Park?**

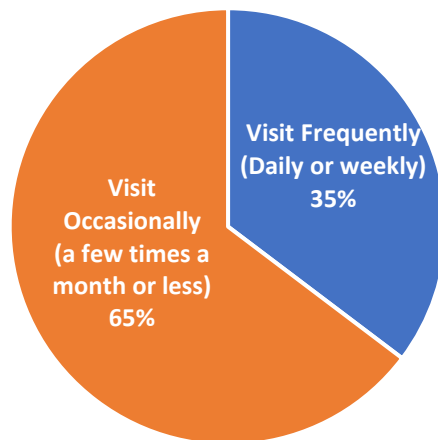


Figure 7: How Often Do You Visit This Dog Park?

*Note: Results based on respondents who had indicated they had visited one or more FCPA dog parks in the past 12 months. This was a follow up question to “Of the FCPA dog parks you have visited in the past 12 months, which one do you visit most often?”*

When asked how important different features of a dog park were to dog owners and dog walkers when deciding to take their dog to a new dog park, respondents indicated the following elements were of greatest importance:

- Room for their dog to run
- Trash cans
- Pet waste bag stations
- Shade
- Water (drinking fountain for dogs and visitors)
- Parking

**How important are each of these features when deciding whether to take your dog to a new dog park?**

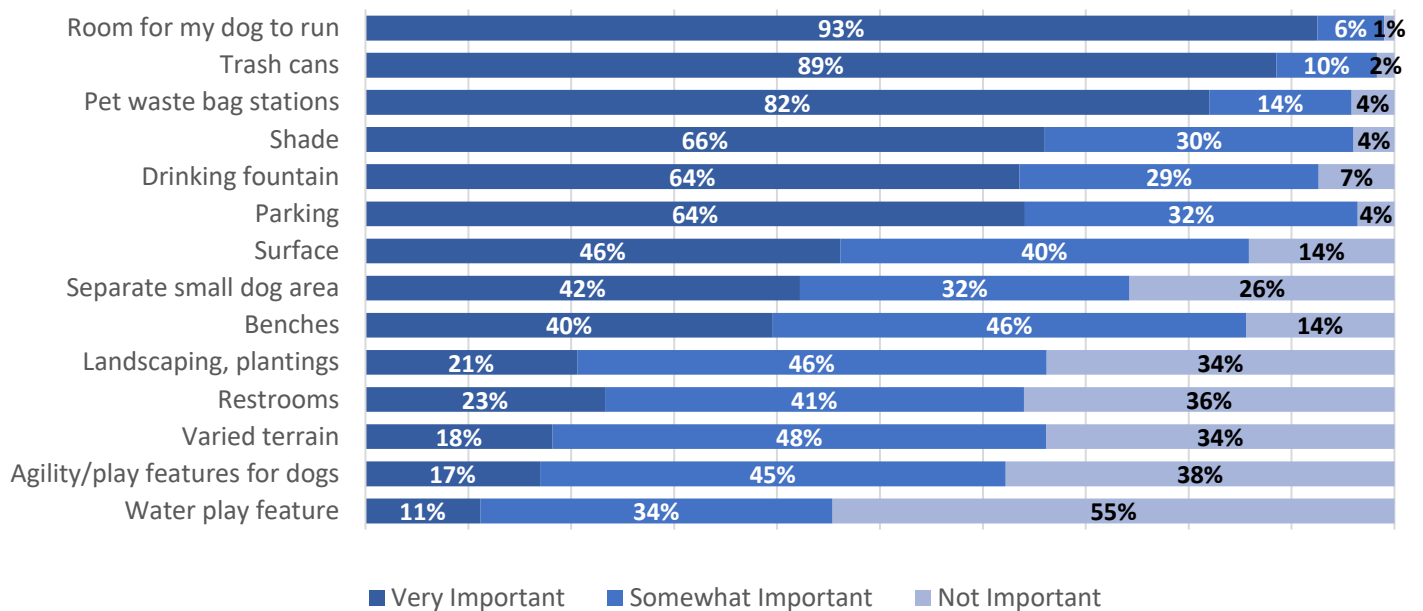


Figure 8: How important are each of these features when deciding whether to take your dog to a new dog park?  
 Note: Percentages for some features in the above chart may not add to 100% due to rounding error.

Survey responses also indicated that cleanliness and surface condition play an important role in the satisfaction of a dog park visitor’s experience. Surface conditions, inattentive owners, and lack of water fountains are among the chief concerns for visitors at their favorite dog park.

**Dog Park Satisfaction - Key Driver Analysis**

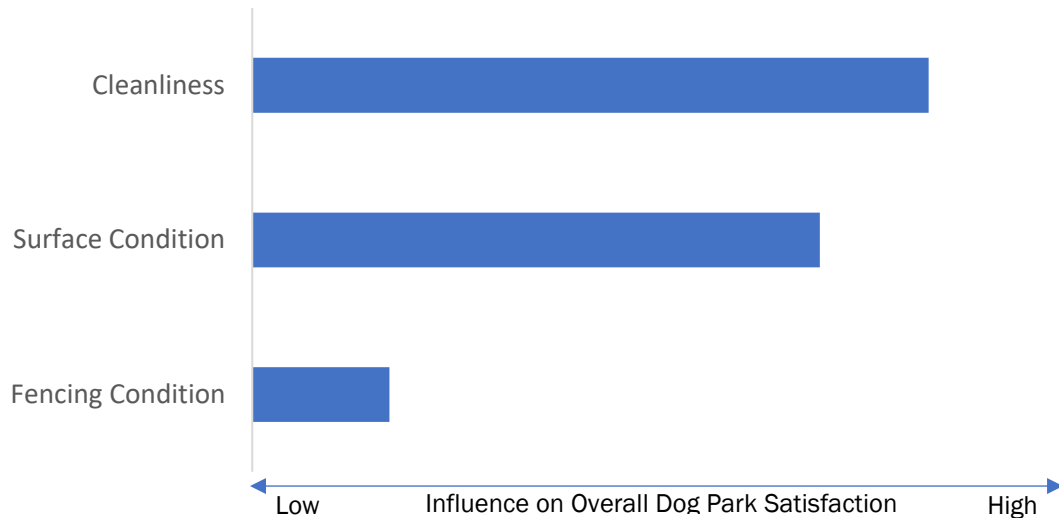


Figure 9: Dog Park Satisfaction – Key Driver Analysis

**Are There Issues At This Dog Park That Concern You?**

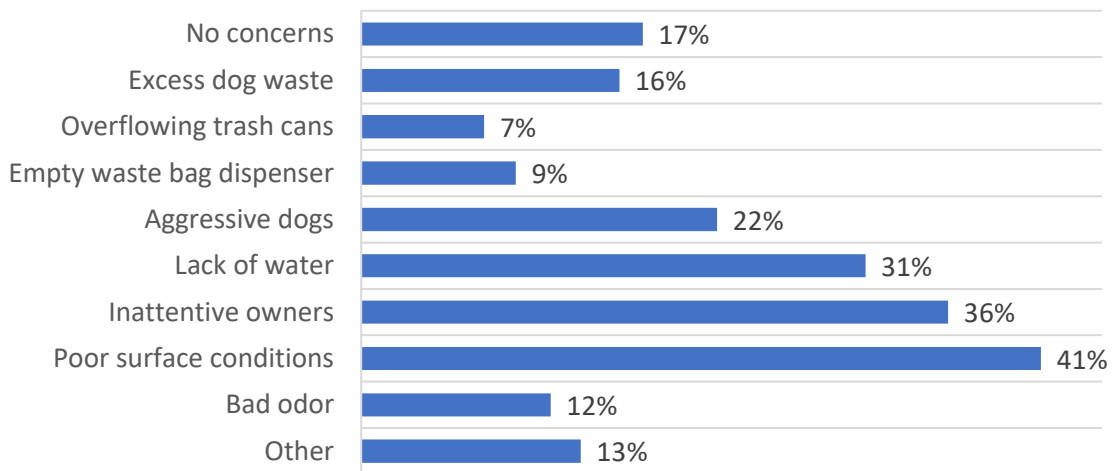


Figure 10: Are There Issues At This Dog Park That Concern You? Note: For the above figure, the results correspond to concerns that dog park users identified at their most frequently visited FCPA dog park. Percentages add to more than 100 since multiple selections were allowed.



## PLANNING

### KEY TAKEAWAYS – COUNTYWIDE PLANNING

- FCPA should construct at least one new dog park by 2025 and use the list of master planned but unbuilt dog parks for potential locations. The selection of the dog park should be based on community support and prioritization utilizing the planning criteria established in this report and described below. This will satisfy the estimated service level need based on the projected population for 2025 as well as the substantial community interest expressed through the dog park study survey.
- Following the selection and construction of one planned dog park, establish a schedule for the construction of the remaining six dog parks that are master planned but not yet built, and identify funding sources for the construction of these parks. Construction of these parks should be prioritized utilizing the criteria established in this report and described below. Building and establishing these planned dog parks will exceed the number of dog parks required to satisfy the County's estimated service level need over the next 20+ years, close dog park gaps in planning districts and help better meet community demand as indicated by both licensed dogs and community survey.
- FCPA should explore options for planning a new dog park in the Baileys and Jefferson Planning Districts, as well as the Bull Run Planning District, and/or identify and convey information about the privately owned publicly accessible dog parks in these districts. These districts currently do not have existing or planned FCPA dog parks. These actions would help close these gaps.
- In the future, FCPA should employ the following planning criteria (in addition to Needs Assessment standards) when planning for new dog parks (beyond those that are master planned):
  - Geographic distribution – (Planning Districts)
  - The recommended access-based service areas for dog parks: 20-minute drive access (countywide) and consideration of 10-minute walk access in densely populated neighborhoods. Note that these access-based service areas were developed based on public input received from the dog park study survey
  - Density of licensed dogs in the County
- The total number and location of privately owned and publicly accessible dog parks in the county is currently unknown. FCPA should conduct an inventory of these facilities in the County and prioritize this effort in the Baileys and Jefferson Planning Districts as well as the more dense Special Planning Areas (as defined in Figure 18) where these types of dog parks are more likely to be constructed, to better understand how access and need is being met in these areas. These dog

parcs and dog runs located within private developments should continue to be encouraged through the development review process, where appropriate.

- FCPA should consider hosting additional dog-related events, building on what has been offered in the past, and following examples from other similar jurisdictions, to meet public need and interest.
- To provide more robust information about dog parks and dog park events, FCPA should consolidate all information related to dog parks, dog classes and events hosted by FCPA, dog park volunteer information, donation opportunities, and dog-owner related requirements (vaccination, rabies clinics, etc.) into a single webpage.

## ANALYSIS & FINDINGS

When planning for dog parks in Fairfax County, there were three main questions that this study was tasked with answering: how many dog parks does Fairfax County have, how many should it have, and how far should people travel to get to them?

The study sought to answer these questions to determine dog park need and to establish a baseline of where Fairfax County is today. By knowing where we are today, FCPA can better plan for dog parks in the future. This section presents the study’s findings to these questions.

### HOW MANY DOG PARKS DOES FAIRFAX COUNTY HAVE?

There are 11 public dog parks in Fairfax County that are owned and/or operated by FCPA. Also, there are two public dog parks owned and operated by other jurisdictions (the City of Fairfax, and the Town of Vienna) bringing the total number of publicly owned and publicly accessible dog parks in Fairfax County to 13, as detailed in the table (Figure 11).

#	FCPA Dog Park Name	Year Constructed
1	Blake Lane Dog Park	2000
2	Baron Cameron Dog Park	2001
3	South Run Dog Park	2001
4	Mason District Dog Park	2002
5	Chandon Dog Park	2003
6	Grist Mill Dog Park	2006
7	Rock Hill District Dog Park	2006
8	Westgrove Dog Park	2012
9	Lenclair/Blackjack Dog Park	2014
10	Dulles Station Community Dog Park	2017
11	Monticello Dog Park	2018
<b>Other publicly owned and accessible dog parks in Fairfax County (not owned or operated by FCPA)</b>		
12	Moorefield Dog Park Town of Vienna	2002
13	Westmore Dog Park City of Fairfax	2019

Figure 11: Publicly Owned Dog Parks in Fairfax County

**Data Sources** Personal Communication via e-mail between Town of Vienna Parks and Recreation and FCPA regarding the year of construction of the Moorefield dog park, August 28, 2019. Personal Communication via e-mail between City of Fairfax Parks and Recreation and FCPA regarding dog parks in the City of Fairfax, May 2, 2019.

Figures 12-14 below compare the number of public dog parks in Fairfax County to peer municipalities. In looking at these charts, it can be observed that Fairfax County is a leader among similarly sized (both square miles of land area and population) municipalities, as well as among municipalities in the Washington D.C. metropolitan area. Fairfax County has the second highest amount of dog parks in all three comparison charts.

However, in comparing to other municipalities in the Washington D.C. region, when the City of Alexandria’s unfenced off-leash dog areas are accounted for, this puts Alexandria ahead of both Washington D.C. and Fairfax County in total number of public dog parks, with Fairfax County ranking third in this comparison.

### Dog Park Quantity Comparison by Similar Land Area

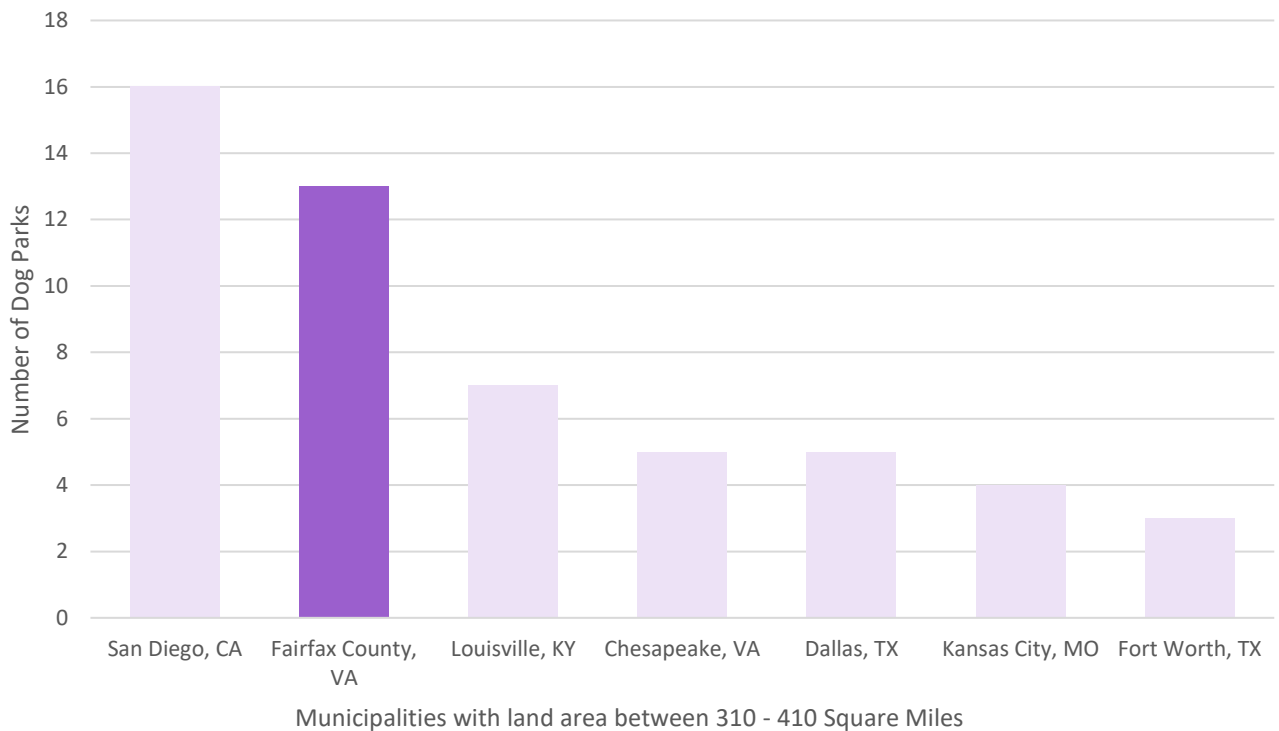


Figure 12: Dog park quantity comparison among similarly sized municipalities

**Notes:** Land area shown above is inclusive of water area measurements for each municipality. Municipalities shown above limited in part to data available from the Trust for Public Land’s Dog Park Rankings for the 100 largest U.S. cities, 2019. Fairfax County dog park totals are inclusive of two publicly accessible non-FCPA owned dog parks (Moorefield Park and Westmore Dog Park). The total number shown above does not reflect planned (unbuilt) or privately owned dog parks.

**Data Sources**

U.S. Census Bureau. 2010 decennial Census. Table GCT-PH1. Population, Housing Units, Area, and Density: 2010 - United States -- Metropolitan and Micropolitan Statistical Area, in Principal City, Not in Principal City, and County; and for Puerto Rico. American Fact Finder (now data.census.gov). Available at: [https://data.census.gov/cedsci/The Trust for Public Land.2019. Dog park rankings for the 100 largest U.S. cities, 2019. Available at: https://www.tpl.org/sites/default/files/City%20Park%20Facts%20Dog%20Parks%202019\\_R5\\_0.pdf](https://data.census.gov/cedsci/The Trust for Public Land.2019. Dog park rankings for the 100 largest U.S. cities, 2019. Available at: https://www.tpl.org/sites/default/files/City%20Park%20Facts%20Dog%20Parks%202019_R5_0.pdf)

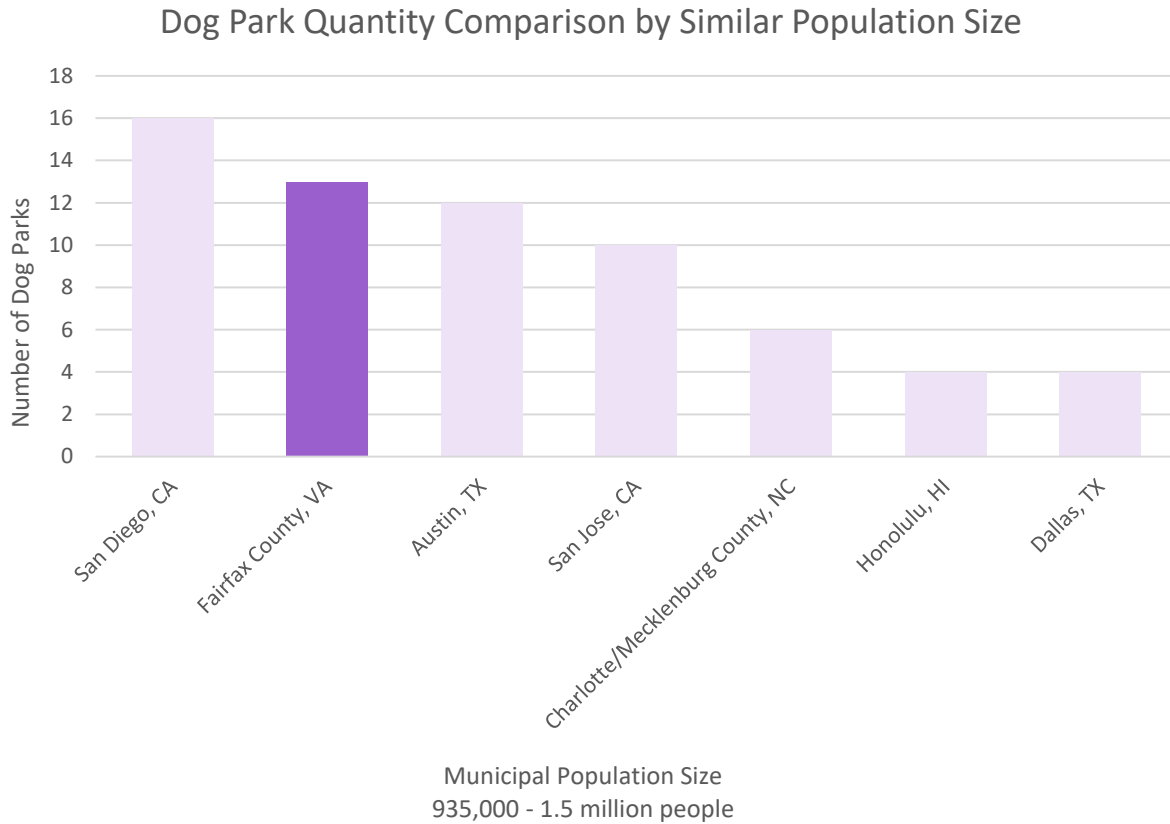


Figure 13: Dog park quantity comparison among municipalities with similar residential population sizes to Fairfax County

**Notes**

Population data for Fairfax County derived from Fairfax County Economic, Demographic and Statistical Research, 2019. Population data for all other municipalities obtained from the Trust for Public Land’s Dog Park Rankings for the 100 largest U.S. cities, 2019.

Municipalities shown above limited in part to data available from the Trust for Public Land’s Dog Park Rankings for the 100 largest U.S. cities, 2019.

Fairfax County dog park totals are inclusive of two publicly accessible non-FCPA owned dog parks (Moorefield Park and Westmore Dog Park). The total number shown above does not reflect planned or privately owned dog parks.

**Data Sources**

County of Fairfax, Virginia. Demographic Reports. 2019. Available at <https://www.fairfaxcounty.gov/demographics/sites/demographics/files/assets/demographicreports/fullrpt2019.pdf>  
 The Trust for Public Land. 2018. Dog park rankings for the 100 largest U.S. cities, 2018. Available at: [https://www.tpl.org/sites/default/files/City%20Park%20Facts%20Dog%20Parks%202019\\_R5\\_0.pdf](https://www.tpl.org/sites/default/files/City%20Park%20Facts%20Dog%20Parks%202019_R5_0.pdf)

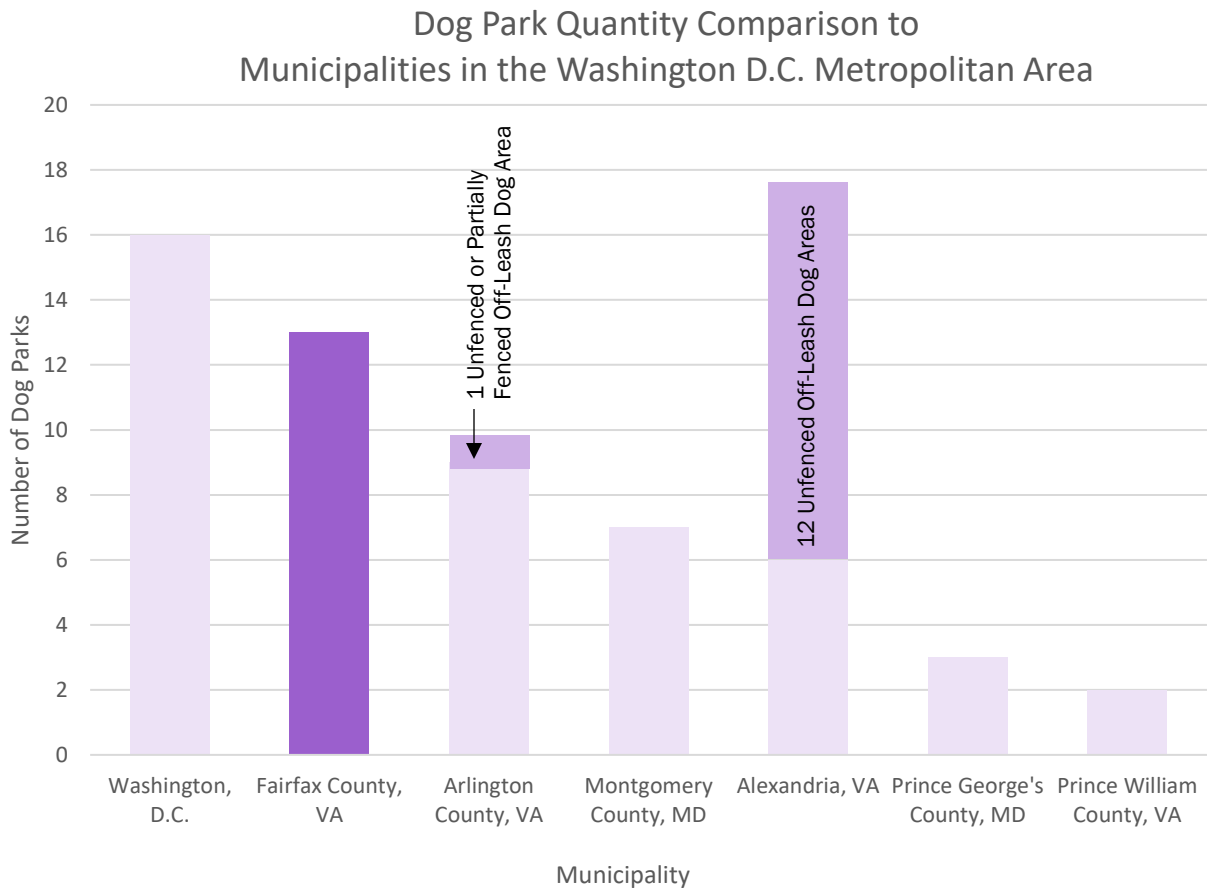


Figure 14: Dog park quantity comparison among other municipalities in the region.

#### Notes

Fairfax County dog park totals are inclusive of two publicly accessible non-FCPA owned dog parks (Moorefield Park and Westmore Dog Park). The number shown above does not reflect planned or privately owned dog parks. All dog parks are fenced unless otherwise noted.

Arlington County has a total of 10 dog parks when including the 1 dog park that is unfenced or partially fenced. The City of Alexandria has a total of 18 dog parks when including the 12 unfenced off leash dog areas. One dog park in Prince William County is temporarily closed due to construction. Data compiled in August 2019, updated in June 2021.

#### Data Sources

- <https://dpr.dc.gov/page/dog-parks-00>
- <https://parks.arlingtonva.us/parksfacilities/dog-parks/>
- <https://www.montgomeryparks.org/about/rules-and-regulations/dog-parks/>
- <https://www.alexandriava.gov/Dogs>
- <https://www.mncppc.org/4496/Dog-Parks>
- <https://www.pwcva.gov/department/parks-recreation-tourism/dog-park>
- <https://www.pwcva.gov/department/animal-control/dog-park>

In addition to the 13 dog parks that are on the ground today, there are planned, but unbuilt dog parks included in the master plans for seven existing FCPA-owned parks. Combining the number of both existing and planned dog parks brings the total number of dog parks in Fairfax County to 20, exceeding all the peer municipalities examined above. The FCPA parks where dog parks are master planned but not yet built are listed below and shown in *Figure 15: Existing and Planned FCPA Dog Parks*.

- Franconia Park
- Lake Fairfax Park
- McLean Central Park
- Bryn Mawr Park
- Bren Mar Park
- Olander and Margaret Banks Sr. Park
- Laurel Hill Park

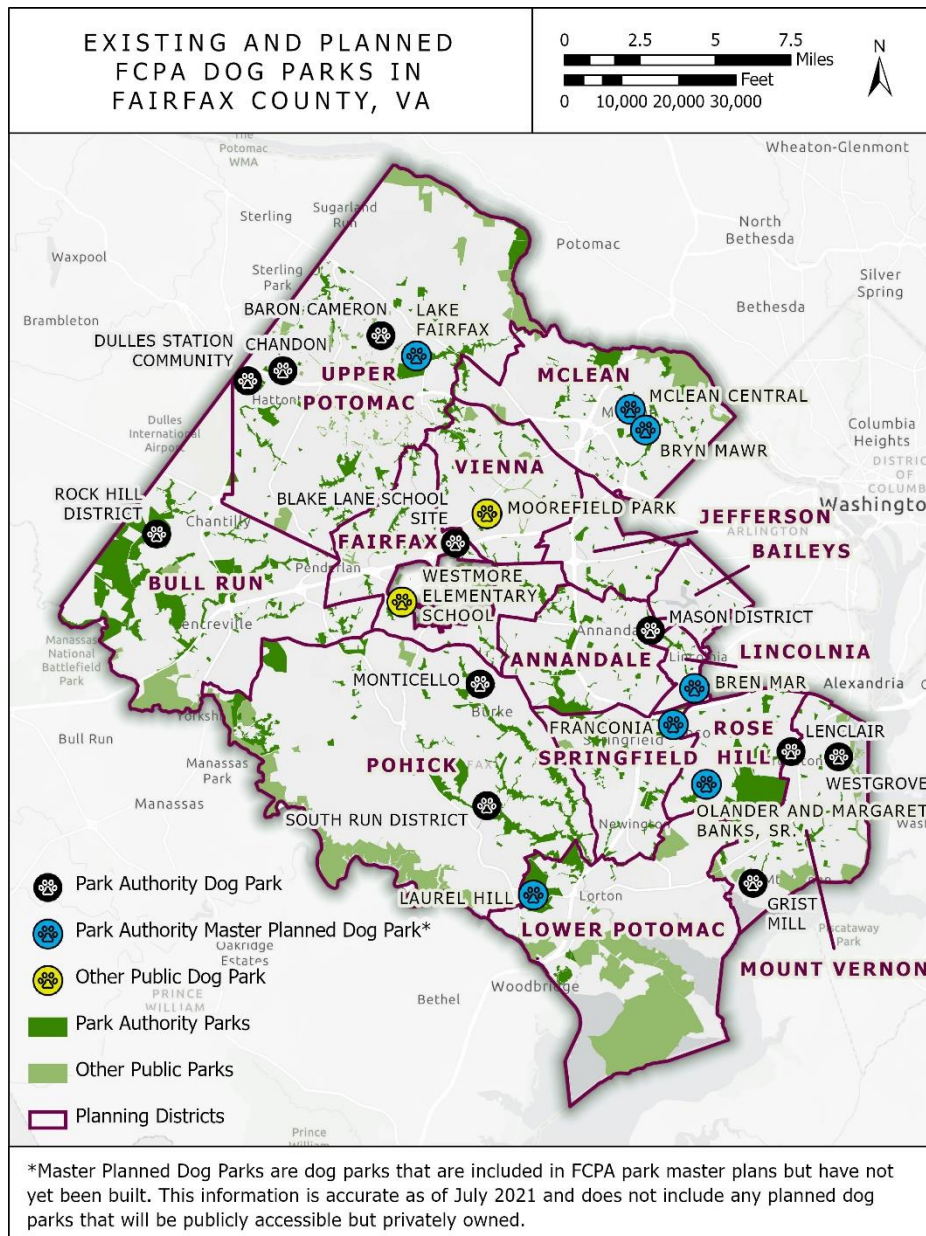


Figure 15: Existing and Planned FCPA Dog Parks Map



Beyond the 13 existing FCPA dog parks and seven that are planned, there are additional, publicly accessible but privately owned dog parks and dog runs<sup>6</sup> in the County, such as The Mile Dog Park in Tysons Corner, which are typically constructed by private developers. The Mile Dog Park is a 0.5-acre dog park located in Tysons Urban Center and is nestled amongst mixed-use residential development, and part of a planned urban neighborhood. It features artificial turf for surfacing, a variety of benches, shade trees, and a water fountain for visitors and their dogs. These privately developed dog parks and runs play an important role in filling the County need for dog parks, particularly in densely populated settings, such as Tysons Urban Center. The total number and location of these types of facilities at this time is not known<sup>7</sup>.

### **HOW MANY DOG PARKS SHOULD FAIRFAX COUNTY HAVE, AND HOW FAR SHOULD RESIDENTS TRAVEL TO GET TO THEM?**

This study examined four main criteria when answering this question:

- Service level analysis - Needs Assessment standards
- Geographic distribution – Planning Districts
- Walk and drive access
- Density of licensed dogs in the County

These criteria help to determine the County's need for dog parks. In addition, the study drew from public input and, as a best practice, the study undertook research to better understand how other localities have answered these questions as well when planning their dog parks.

#### *Needs Assessment Standards*

One of the tools that FCPA utilizes for park planning are service level standards, which are generated by FCPA's decennial Needs Assessment and are published in FCPA's Comprehensive Park System Plan, *Great Parks Great Communities 2010-2020* (2011). These population-based standards are also published in the Parks and Recreation section in the Policy element of the County's Comprehensive Plan (2017).

The adopted service level standard for neighborhood dog parks (which are typically less than three acres)<sup>8</sup> is one dog park per 86,000 residents. According to the 2011 Comprehensive Park System plan, the number of neighborhood dog parks needed in 2020 to meet this standard is 13 (Fairfax County Comprehensive Plan, Policy Plan,

<sup>6</sup> Runs are often less than 0.25 acres, and may have less amenities

<sup>7</sup> This report focused on publicly owned and accessible dog parks. More data on privately owned publicly accessible dog parks is needed in order to conduct a complete analysis, thus, the Mile Dog Park located in the Tysons Urban Center was not included in this report's evaluations. Upon the compilation of a more complete inventory, The Mile Dog Park, and other dog parks like it, should be considered and incorporated into future analyses.

<sup>8</sup> All 13 of Fairfax County's existing dog parks are less than two acres and are all considered neighborhood dog parks. For the purposes of this report, all references to dog parks, unless otherwise noted, are considered neighborhood dog parks.

Parks and Recreation, 2017, p. 22; Great Parks Great Communities 2010-2020 Park System Plan, 2011, Countywide Chapter, p. 23). Currently, Fairfax County is meeting the need for neighborhood dog parks.

The most recent Needs Assessment study (2016) also recommended that the service level standard for a countywide dog park be removed. Note that a countywide dog park (also referred to as a regional dog park) is distinct from a neighborhood dog park; a countywide dog park is typically greater than eight acres and has special amenities and event features (Fairfax County Comprehensive Plan, Parks and Recreation, 2017, p. 22). Because a countywide dog park would likely need to be established through corporate sponsorship and/or a public-private partnership and would require market feasibility research, through the Needs Assessment it was determined that the population-based standard was not the appropriate planning tool for this type of dog park. Note that the removal of the population-based service level standard for a countywide dog park does not preclude the construction of one in the County, rather, this administrative change informs how this type of dog park should be planned for in the future. Currently, there are no countywide dog parks in Fairfax County.

#### Geographic Distribution – Planning Districts

The study examined geographic distribution of dog parks by planning district<sup>9</sup>; as shown in *Figure 15* and detailed below, there are seven planning districts that do not have a dog park<sup>10</sup>:

- Baileys\*
- Jefferson\*
- Rose Hill
- Springfield
- McLean
- Lincolnia
- Lower Potomac

Except for the Baileys and Jefferson planning districts (\*), planning districts listed above have unbuilt master planned dog parks, as shown in *Figure 15* above. This gap is addressed in the Recommendations section below.

#### Walk and Drive Access

In the dog park survey, FCPA asked the public how far (in terms of time, i.e. minutes) they are willing to travel to dog parks by different travel modes. Walking a maximum distance of 6-10 minutes to a dog park was the most popular selection among respondents who were willing to walk to a dog park and driving a maximum distance between 11-20 minutes was the most popular selection among respondents who were willing to drive to a dog park, as shown in *Figures 16* and *17*.

<sup>9</sup> The early planning of Fairfax County's first dog parks sought to establish one dog park for each of the nine Supervisory districts, which was successfully accomplished. As part of this study however, FCPA has employed the lens of the county planning districts as a means for evaluation, to align with the Comprehensive Plan and other county planning efforts.

<sup>10</sup> Publicly owned, publicly accessible dog park (e.g., an FCPA dog park). Note that there may be privately owned dog parks in these districts.



**How far are you willing to walk to go to a dog park? (Respondents willing to walk)**

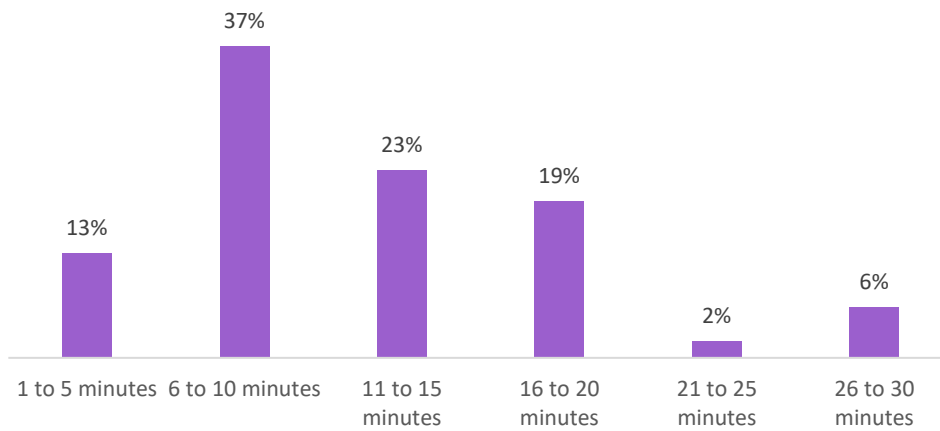


Figure 16: How far are you willing to walk to go to a dog park?  
 Note: Those who were not willing to walk excluded from above chart.

**How far are you willing to drive to go to a dog park? (Respondents willing to drive)**

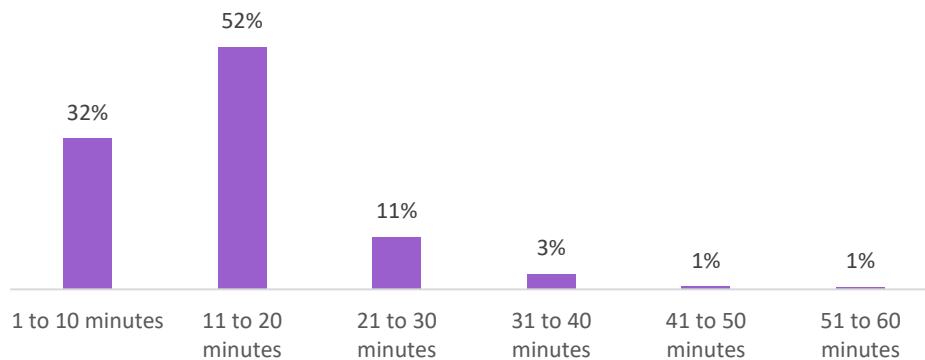


Figure 17: How far are you willing to drive to go to a dog park?  
 Note: Those who were not willing to drive excluded from above chart.

Approximately 90% of dog owners and walkers indicated they are willing to walk some distance to dog parks, and approximately 94% of dog owners and walkers indicated they are willing to drive some distance to dog parks. In addition, 87% of dog owners and walkers indicated they are willing to both walk and drive to dog parks.

This information was used to establish recommended access-based dog park service areas for consideration in the planning of future dog parks which is presented here and included in the Recommendations section below.

Acknowledging the largely suburban landscape of Fairfax County and the willingness of residents to drive to dog parks as indicated in the survey, it is recommended that at a minimum, Fairfax County aim to provide access to a dog park that is within a 20-minute

drive of most residents<sup>11</sup>. This can be referred to as the countywide service area standard. It is also recommended that in the future where practicable, in the densely populated areas of the County, access to a dog park or dog run that is within a 10-minute walk for residents be considered.

The densely populated areas of the County are shown below in Figure 18 and are representative of several of the County's Special Planning Areas, which are designated by the Comprehensive Plan. Special Planning Areas are areas in the County where walkable, mixed use neighborhood planning is especially encouraged and emphasized, and access to open space and automobiles is likely to be lower when compared to the county at large. Dog parks and dog runs in these areas are also more likely to be established through new construction, where they are integrated into new residential and mixed-use developments<sup>12</sup>. These dog parks and dog runs located within private developments should continue to be encouraged through the development review process, where appropriate.

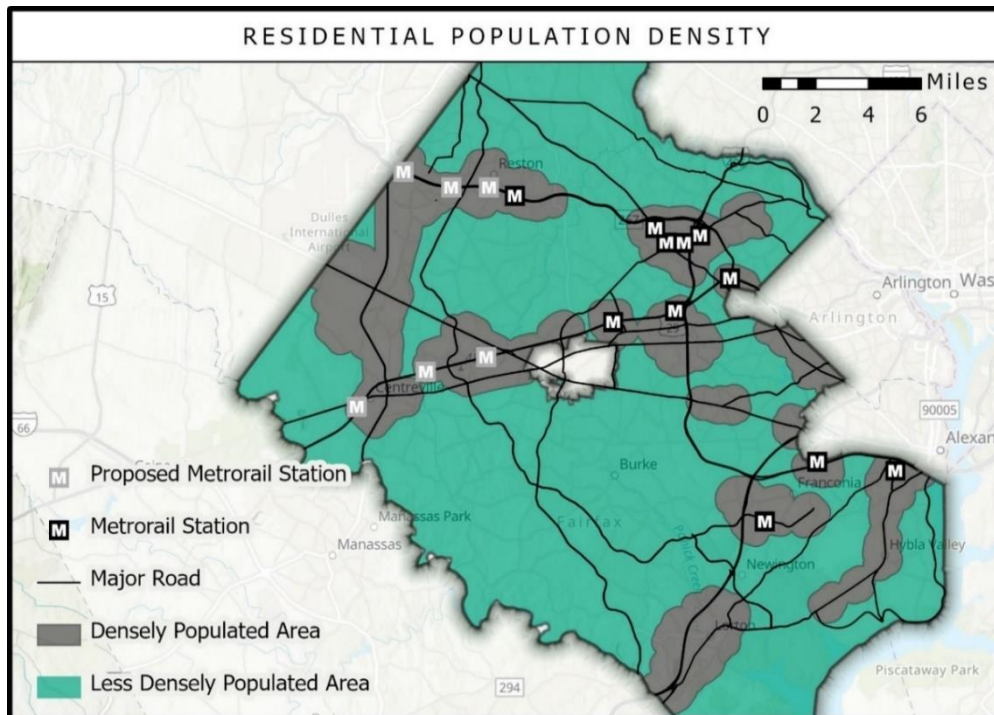


Figure 18: Residential Population Density in Fairfax County

Note: Several Special Planning Areas as defined in the County Comprehensive Plan (2017) were used as a proxy for population density. The densely populated areas shown above are reflective of select Special Planning Areas in Fairfax County and include a half mile buffer around these areas. The Special Planning Areas included are: Urban Centers, Suburban Centers, Community Business Centers, and Transit Station Areas. Industrial Areas and Large Institutional Land Areas were excluded.

<sup>11</sup> After careful consideration, the countywide drive access standard to dog parks was determined to be the most appropriate and feasible at this time.

<sup>12</sup> Because FCPA does not have complete data on privately-owned, publicly accessible dog parks, and because this report focused on publicly owned and accessible dog parks, a complete walk analysis in the more dense areas of the county was not conducted. Once all data is readily available, it is recommended that a walk analysis in these areas be conducted.

In applying the recommended countywide service area standard (20-minute drive), as *Figure 19* demonstrates, most of the County has suitable driving access to Fairfax County's 13 dog parks (approximately 98.4% of County residents). However, there are some gaps in dog park access based on the driving access threshold; as can be seen in *Figure 19*, a portion of the McLean Planning District does not have complete access. As shown in *Figure 20*, construction of either of the master planned dog parks in this planning district would close these access gaps, thereby providing 20-minute driving access to an estimated additional 1.3%<sup>13</sup> of County residents. This gap is addressed in the Recommendations section below.

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<sup>13</sup> Approximately 15,371-15,635 residents, depending on which park.

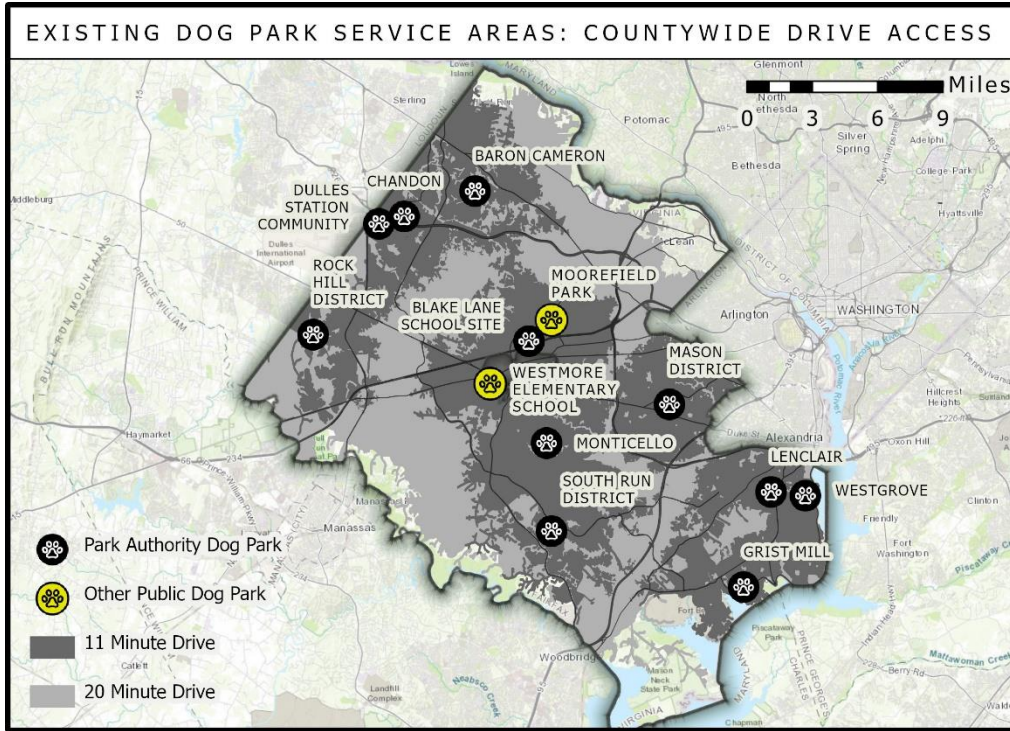


Figure 19: Application of countywide service area (20-minute drive) to existing dog parks in Fairfax County.

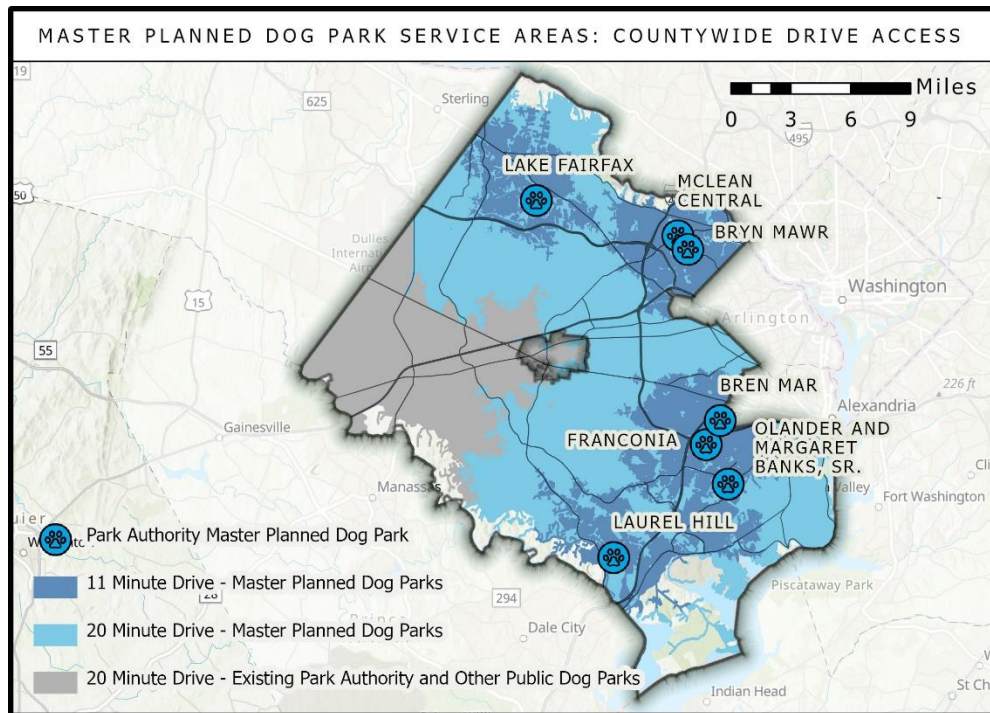


Figure 20: Application of countywide service area (20-minute drive) to master planned dog parks.  
 Note: For both figures, drive times have been generated using ArcGIS Business Analyst. This models the movement of cars and other similar small automobiles, such as pickup trucks, and finds solutions that optimize travel time. Travel obeys one-way roads, avoids illegal turns, and follows other rules that are specific to cars. Dynamic travel speeds based on traffic are used where it is available. A 5:00pm start time was included to account for rush-hour traffic.



### Density of Licensed Dogs in the County

Using dog license registration data from 2019, FCPA generated a map, shown below in Figure 21 which indicates the density of the registered dog population in Fairfax County. This datapoint helps to further illustrate demand and can be used to inform future planning of dog parks.

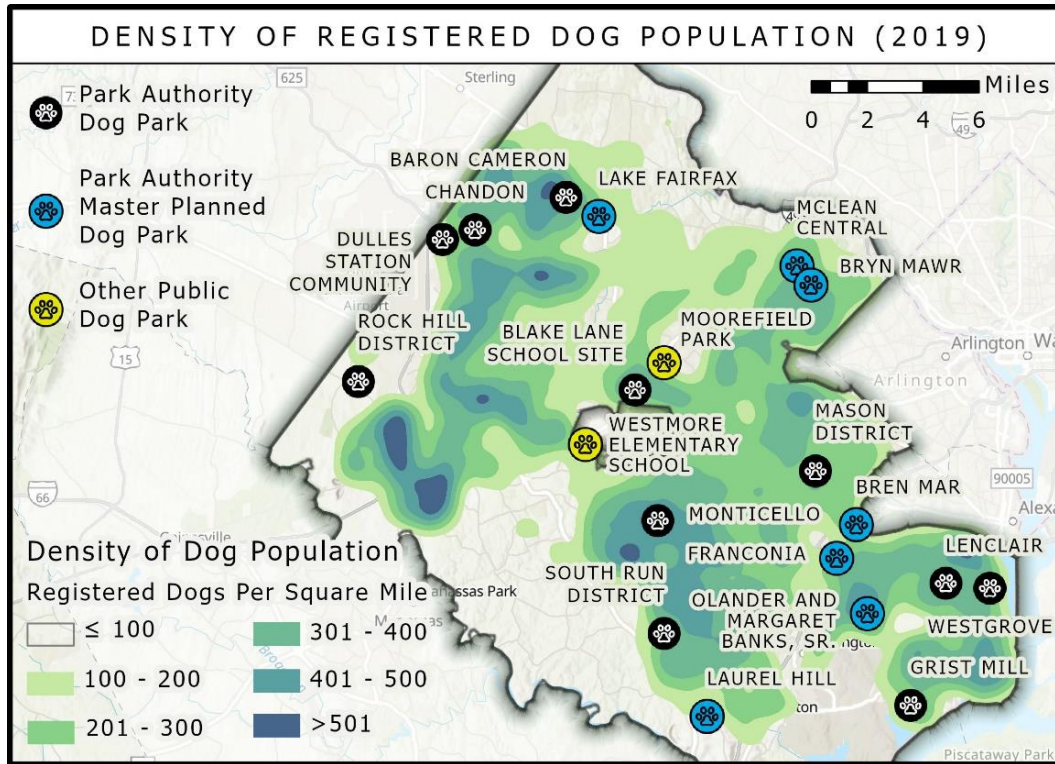


Figure 21: Density of Registered Dog Population (2019) Map

Note: This data is from the Fairfax County Department of Tax Administration. The total number of registered dogs in Fairfax County in 2019 was 81,007.

The dog license registration data from 2019 indicates that existing and master planned dog parks generally provide sufficient coverage to these pockets of demand. However, there may be potential gaps in the western portion of the County (Bull Run Planning District). This gap is addressed in the Recommendations section below.

### What We Also Heard

Several respondents inquired through the survey about the maintenance and ownership status of a dog park located within a private development located along Archstone Way, in the Alexandria area of Fairfax County. This dog park is part of a recreation area that also includes a small field and a tot lot. This recreation area, inclusive of the dog park, is owned by the Fairfax County Board of Supervisors (BOS) and is both privately and publicly maintained; public maintenance is provided by Fairfax County's Facilities Management Department (FMD). This park (and dog park) is not owned, operated, or maintained by FCPA. Due to its unique ownership, maintenance arrangement, and siting location, this dog park was excluded from the analyses in this report.

In the survey, FCPA asked the public where in the County a new dog park is most needed. As shown in Figure 22, Upper Potomac and Bull Run were the top two most voted planning districts.

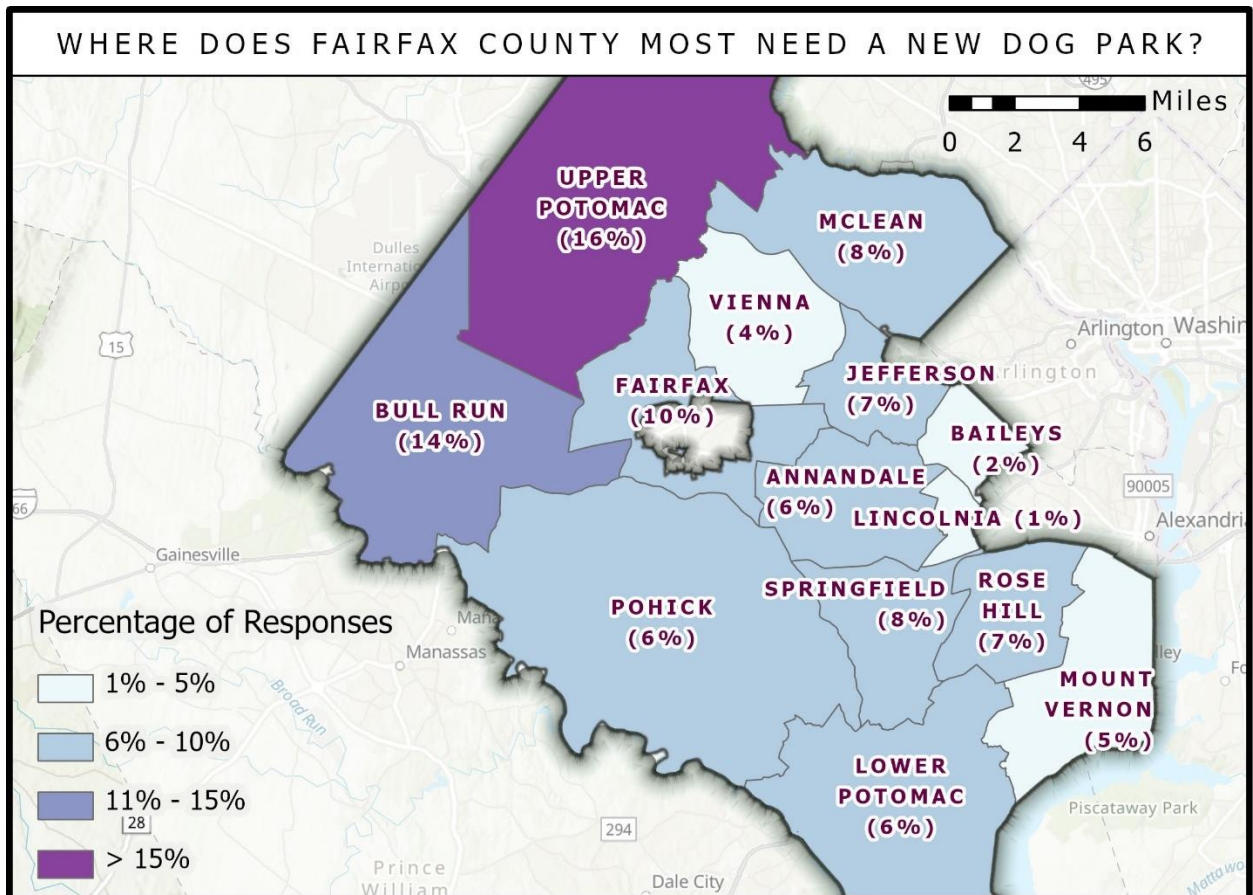


Figure 22: Where Does Fairfax County Most Need a New Dog Park? Survey Map

In addition, in the open comment portion of the public survey, commenters expressed high interest in accessing other FCPA parks (non-dog parks) and/or trails with their dogs off-leash, and suggested scheduling certain times of the year when visitors would be permitted to do so. Commenters also shared that they really enjoy special dog events, such as the annual Dog Days of Summer event, and suggested that FCPA host more of these types of events and other classes and activities.

Commenters shared that they would like to see additional and improved public information about dog parks and dog related events. Commenters also shared that some of the Google Map listings of FCPA's dog parks (e.g., names of dog parks) are inconsistent with the information shown on FCPA's dog park webpage.

## RECOMMENDATIONS

### FUTURE DOG PARK CONSTRUCTION

- Construct at least one new dog park by 2025. This will satisfy the estimated service level need based on the projected population for 2025. Please see Figure 23 below.

Year	Projected population	Total number of dog parks needed (1/86,000)
2025	1,207,752	14.04
2035	1,311,996	15.25
2045	1,405,920	16.34

*Figure 23: Estimated total number of dog parks needed in Fairfax County to satisfy FCPA's service level standard. Fairfax County General Overview, 2020. Fairfax County VA Overview: Demographic Characteristics. Population data retrieved from <https://www.fairfaxcounty.gov/demographics/fairfax-county-general-overview>*

- Utilize the list of master planned but unbuilt dog parks for selection of the next dog park and prioritize based on community support and the following planning criteria:
  - Geographic Distribution (planning districts),
  - Dog Park Access (20-minute drive access), and
  - Density of dogs in the County
- Construction of either of the dog parks that are master planned in McLean (Bryn Mawr or McLean Central) would provide residents in this area 20-minute drive access to a dog park, closing driving access gaps in the county. It would also provide a dog park for this planning district, where there is currently none. Construction of the dog park that is master planned at Lake Fairfax would satisfy the high interest expressed by residents in the Upper Potomac Planning District (the survey's most-voted area for a dog park) and address demand indicated by the high concentration of dogs in this area of the County. It should be emphasized that continued community support and funding would be needed prior to developing any of the master planned but unbuilt dog parks where a significant amount of time has passed since the master plan's adoption.
- Following the selection and construction of one planned dog park, establish a schedule for the construction of the remaining six dog parks that are master planned but not yet built, and identify funding sources for the construction of these parks. Construction of these parks should be prioritized utilizing the criteria described above. Building and establishing these planned dog parks will exceed the number of dog parks required to satisfy the County's estimated service level need over the next 20+ years, close dog park gaps in planning districts and help better

meet community demand as indicated by both licensed dogs and community survey.

- Explore options for planning a new dog park in the Baileys and Jefferson Planning Districts and/or identify and convey information about the privately owned publicly accessible dog parks in these districts, both of which currently do not have any existing or planned FCPA dog parks. These actions would help close these gaps.
- Explore options for planning another dog park in the Bull Run Planning District and/or identify and convey information about the privately owned publicly accessible dog parks in this district to better address demand in this area. There is a high concentration of licensed dogs in this area of the County and Bull Run was the 2<sup>nd</sup> most voted area for where respondents felt that Fairfax County most needs a dog park.

### **FUTURE DOG PARK PLANNING**

- In the future, prioritize the development of new dog parks (beyond those that are master planned) based on:
  - Expressed community interest
  - Planning criteria:
    - Needs Assessment Standards
    - Geographic distribution - Planning Districts
    - Dog park access-based service areas; 20-minute drive access (countywide) and consideration of 10-minute walk access in more densely populated neighborhoods
    - Density of licensed dogs in the County
  - Suitability of prospective sites based on siting criteria described in the Site Planning section below
- Conduct an inventory of all privately owned, publicly accessible dog parks in the County. Prioritize this effort in the Baileys and Jefferson Districts as well as the more dense areas in the County (*Figure 18 Residential Population Density*) where these types of dog parks are more likely to be constructed, to better understand how access and need is being met in these areas. This effort could be incorporated into a future comprehensive countywide park planning effort.
- Due to its unique ownership, maintenance arrangement, and siting location, evaluate the dog park located on Archstone Way when conducting the future inventory of privately owned, publicly accessible dog parks discussed above and identify how to best characterize this dog park going forward.
- Per the recommendation of the 2016 Needs Assessment, eliminate the service level standards for a countywide dog park from the County Comprehensive Plan



Parks and Recreation section in the Policy Plan (2017), and in the next update to FCPA's Comprehensive Park System Plan. Note that the removal of the population-based service level standard of this park type does not preclude the construction of one in the County, rather, this administrative change more accurately reflects how this type of park should be planned for (e.g., market feasibility research and exploration of a public-private partnership).

### **ADDITIONAL RECOMMENDATIONS**

- Consider hosting additional dog-related events, building on what has been offered in the past, and following examples from other similar jurisdictions, to meet public need and interest.
- In the future, work with the Fairfax County Department of Planning and Development to establish suggested siting and design guidelines for dog runs for use by the development community.
- Consolidate all information related to dog parks, dog classes and events hosted by FCPA, dog park volunteer information, donation opportunities, and dog-owner related requirements (vaccination, rabies clinics, etc.) into a single webpage. This will greatly enhance FCPA's dog park webpage and will aid in providing more robust information about dog parks and dog park events, as requested by the public. In addition, on the dog park webpage, improve FCPA's existing dog park map to be more user-friendly. As part of this effort, the Google Map listings of dog parks should be corrected to ensure listings of FCPA's dog parks (e.g., names of dog parks) are accurate.
- FCPA has historically referred to publicly accessible fenced recreational facilities for dogs as Off Leash Dog Exercise Areas or Off-Leash Dog Areas (OLDAs). However, the term "dog park" is commonly used by other jurisdictions in the Washington D.C. metropolitan area, as well as elsewhere within the County, such as on local dog advocacy websites, to describe these facilities. This study recommends that FCPA adopt an informal reference to OLDA facilities as "dog parks" which can be utilized in FCPA's communication and planning materials, with the understanding that the rules surrounding how these facilities are regulated will remain as Off Leash Dog Exercise Areas or Off-Leash Dog Areas according to Fairfax County Code. The adoption of the term "dog park" for communication purposes would allow for consistency with language used by other jurisdictions, minimize confusion when searching for these facilities, enhance marketing, programming, and planning materials, and overall make reference to these facilities more clear.

## KEY TAKEAWAYS – SITE PLANNING

- FCPA should adopt the newly revised dog park siting criteria, which were developed as part of this study to better accommodate the evolving County landscape.
- Going forward, FCPA should utilize the newly prepared dog park siting tools included in this report. These siting tools factor in the revised siting criteria as well as feedback received from the public on dog park preferences. These tools will standardize, streamline, and enhance the dog park site planning process.
- FCPA should adopt the updated process for establishing a new dog park developed as part of this study, which more fully captures current planning procedures and the public participation process.
- In the future, FCPA should continue to coordinate with the Fairfax County Department of Public Works and Environmental Services (DPWES) stormwater department on annual dog park inspections so that FCPA can readily address any areas in need of improvement.

## ANALYSIS & FINDINGS

In addition to examining countywide planning, the study also took a deeper dive into researching site planning for dog parks. The study was tasked with answering: how should dog parks in the County be sited?

The study sought to answer this question to establish updated dog park site planning criteria, as well as to provide updated and clarifying language on the required process for establishing a new dog park. Updated and clear criteria and information about this process will better equip the County and the community in the future when considering establishing a new dog park. This section presents the study's finding to this question.

### HOW SHOULD DOG PARKS IN THE COUNTY BE SITED?

While there are seven dog parks that are master planned but unbuilt (e.g. sites have already been selected through previous master planning processes), siting criteria is needed for the future siting and development of dog parks outside of those seven locations. The siting criteria can also be applied on a site-level basis to determine the portions within the site that are most optimal for dog park development.

As part of this study, FCPA planners reviewed FCPA's existing siting criteria, reviewed previous studies, county ordinances and policies, examined peer localities and best management practices, and met with DPWES. Drawing from the key findings detailed below, in combination with public feedback and additional research, FCPA compiled revised and updated dog park siting criteria and developed siting analysis tools. The criteria and tools are detailed in the Recommendations section below.

Examination of site planning for dog parks yielded the following findings:

- More specific siting criteria is needed to accommodate the evolving County landscape. For example, FCPA's previous siting criteria did not provide a specified distance for siting dog parks away from floodplains, employ a population density framework for the size of dog parks, or specify how far a new dog park should be from an existing one. The need for revised criteria to address these aspects of site planning was recommended in a previous FCPA dog park study (2011) but was not formally adopted.
- FCPA does not have consolidated guidance on dog park siting in a digital or hard copy document that is readily available to the public. Previous siting criteria (1999 OLDA Standards and 2015 OLDA Locational Criteria) had been published in the form of digital memos and/or webpages, which have since been retired. Currently, this information is not posted online. In addition, a previous FCPA dog park study (2011) recommended that FCPA consolidate all dog park related guidelines, siting criteria, and rules in one easy to find place. It is crucial that this information be readily available for FCPA staff and the public.
- As staff reviewed site planning criteria, a need to document the process for establishing a new dog park was identified. While the process to establish a new dog park is the same as it is for any desired park use or feature, due to the many inquiries FCPA received related to dog parks, staff found that documentation and publication of this process was necessary. In addition, staff identified that the documentation needed to be updated to reflect current planning procedures, and, similar to the siting guidance described above, staff determined that information about this process should be made available online.
- The Fairfax County DPWES conducts dog park site inspections annually to satisfy MS4<sup>14</sup> permit compliance. To date, these site inspections, which are primarily concerned with runoff and impacts to stormwater, have been satisfactory. Continued coordination with DPWES on these inspections at existing dog parks will strengthen County partnerships and compliance. Also, additional stormwater best management practices undertaken by FCPA in the siting and design of new dog parks will further enhance environmental stewardship. Staff has recommended these additional stormwater best management practices in the revised dog park siting criteria detailed in this section.

### **WHAT WE ALSO HEARD**

In the dog park survey and as described elsewhere in this report, respondents shared that shade and drinking fountains for visitors and dogs were among some of the most important features to be included within a dog park. Commenters also shared their preference for designated areas for large and small dogs within a dog park.

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<sup>14</sup> Municipal Separate Storm Sewer System

## RECOMMENDATIONS

The top recommendation related to dog park site planning is to adopt the proposed revised dog park siting criteria presented in this report. The revisions represent minor updates to FCPA's existing dog park siting criteria. Key additions to the dog park siting criteria include:

- Where appropriate, specified distances, such as proximity from residential dwellings, floodplains, and other dog parks, were provided
- Population density considerations were incorporated
- Consideration of marine clay soils and park/visitor use conflicts were accounted for
- Stormwater best management practices have been added
- Dog park carrying capacity was modified to allow for more flexibility and consistency with peer jurisdictions

As described above, these revised criteria are based on research, combined with an examination of peer localities and best management practices, a review of the County's Zoning Ordinance, as well as a review of relevant policies put forth by the County and/or FCPA. The siting criteria can be considered the minimum requirements a site must meet for a future dog park to be considered at that site. The revised recommended siting criteria for the construction of future dog parks on FCPA property is presented below on the following page.

The study also developed several tools to accompany the recommended revised siting criteria, to be used in the siting and planning process of future dog parks. The tools developed incorporate the feedback FCPA heard from the public survey about desired features in a dog park. These tools are also detailed in this section.

The second key recommendation is for FCPA to adopt the proposed updated process for establishing a new dog park, prepared as part of this study. This process has been revised to reflect current FCPA practices and provides updated and clarifying language. An infographic of the process is detailed below, and the updated language can be found in Appendix 1.

In addition, heeding recommendations from a previous dog park study, the revised siting criteria, along with siting tools, the revised process for establishing a new dog park, and other relevant reference material (e.g., design guidelines, maintenance standards, etc.) has been compiled into one cohesive document. That compiled document is Appendix 1 of this report and is made available online on FCPA's dog park webpage.

Finally, it is recommended that FCPA continue to coordinate with the DPWES stormwater department on annual dog park inspections for site compliance so that FCPA can readily address any areas in need of improvement.

**RECOMMENDED SITING CRITERIA<sup>15</sup>**

- 1. Location.** The establishment of new FCPA dog parks requires review by the FCPA Planning and Development Division, and approval from the Park Authority Board. A Public Use Determination also must be approved by the Planning Commission (this process is often referred to as a 2232 Review). The feasibility of establishing a new dog park within a FCPA park should be evaluated and vetted during the park master planning phase along with any other potential new facilities, with input from the public. The siting of a new dog park is also subject to the County site plan provisions as administered by Fairfax County Land Development Services (LDS). FCPA will evaluate all prospective locations within the park against established criteria and will use the GIS dog park siting model and site criteria checklist. If the location is deemed suitable, funding sources for construction would need to be identified and a public engagement process would be required. A maintenance plan would also need to be established. Similarly, if the location of a planned but unbuilt dog park is revisited, a public engagement process would ensue if a significant period of time has passed since the master plan was approved, and funding sources would need to be identified and a maintenance plan established.
- 2. Size.** The size of an FCPA dog park is dependent on the population density of the area. In more densely populated areas, the minimum size for a dog park is  $\frac{1}{4}$  acre. In less densely populated areas, the minimum size for a dog park is  $\frac{1}{2}$  acre. Note that these criteria apply to dog parks, not dog runs, which are typically sited in more dense areas and are often smaller than  $\frac{1}{4}$  acre and may be privately owned and operated. A dog park should have separate areas for large dogs and small dogs when the size of the dog park permits. Dog park carrying capacity, or dog park maximum occupancy, is the total number of dogs a fenced-in dog area can safely accommodate. The carrying capacity for FCPA dog parks should be determined using a metric of between 500 to 700 square feet per dog within fenced-in dog areas. The dog park carrying capacity will be determined during the master planning or site design phase and will be responsive to the specific site conditions of the park. Signs should be posted at or near the respective entrances for each designated dog area stating the carrying capacity.
- 3. Buffer from residential areas.** Consider proximity of the potential dog park location to nearby neighbors. It is recommended that dog parks be sited at a minimum distance of 100 feet from the exterior of nearby existing residential dwellings. When siting a dog park near a residential area, screening (e.g., engineered barrier, vegetation) should be considered. The need for screening will be identified during the park master planning phase, and screening specifications will be determined at the time of site plan review.
- 4. Land suitability.** A new dog park should be constructed on well-drained soils. The site should be relatively flat (between 1.5%-4.5% slope); excessive slopes and marine clay soils should be avoided. If a desirable site has excessive slopes, it should be designed

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<sup>15</sup> The general framework of the siting criteria was modeled after the City of Ann Arbor's Recommendations and Guidelines for Dog Park Site Selection, Design, Operations and Maintenance. Retrieved from: <https://www.a2gov.org/departments/Parks-Recreation/play/Documents/Recommendations%20and%20Guidelines%20for%20Dog%20Park%20Site%20Selection%20updated%204-10-15.pdf>

such that erosion does not become an issue. Additional health and safety protocols will be required should construction occur in soils containing naturally occurring asbestos.

5. **Natural and cultural resource protection.** Dog parks cannot be placed in locations where there is abundant native vegetation, nor within Resource Protection Areas (RPAs), Floodplains, Environmental Quality Corridors (EQCs), on sites with cultural resources, or within most easements. New dog parks should be sited at least 50 feet from floodplains<sup>16</sup>. In addition, park design should consider utilizing the following best practices to minimize the impacts of dog parks to stormwater and waterways:
  - Install a curb around the outside perimeter of the dog park to contain surface runoff, or a vegetated buffer to minimize runoff; and
  - Install pet waste stations/bags near dog park entrances, at intersections of walking paths, and near parking lots that serve the dog park
6. **Park/visitor use conflicts.** A new dog park should not conflict with or displace other desired recreation activities in the park. The location of the proposed dog park should work in harmony with the overall park design and adjacent facilities. Planning a dog park in concert with other park facilities adds to the potential for shared amenities, such as a water supply or shade opportunities. Locations directly adjacent to sport fields and other high use areas should be avoided.
7. **Proximity to other dog parks.** Consider the proximity of a potential site to existing dog parks. In less dense areas of the County, consider 20-minute drive access and in more dense areas of the County, consider 10-minute walk access (10-minute walk = ½ mile).
8. **Pedestrian connectivity and parking.** Connections to nearby trails and footpaths should be considered and the site should be evaluated for its ability to support safe, comfortable, and convenient pedestrian connectivity. If the site is in a less densely populated area, the site should provide sufficient parking (a minimum of 10-20 spaces). In more densely populated areas, a dedicated parking lot may not be necessary. Regardless of setting (e.g., more/less dense areas in the county), all parking provided should be convenient and designed to minimize impacts to the surrounding neighborhood.

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<sup>16</sup> The Fairfax County RPA is defined as 100 feet distant from any perennial stream unless a detailed analysis trumps its delineation. The floodplain refers to, “those land areas in and adjacent to streams and watercourses subject to continuous or periodic inundation from flood events with a one (1) percent chance of occurrence in any given year (i.e., the 100-year flood frequency event also known as the base flood) and having a drainage area greater than seventy (70) acres, and include all areas of the County which are designated as a floodplain by the Federal Emergency Management Agency (FEMA), by the United States Geological Survey, or by Fairfax County.” (ZO 20-300). The Fairfax County EQC is typically designated during a zoning application and contained within a resource-based park. EQCs “include 100-year floodplains, areas of 15% or greater slope adjacent to floodplains, or 50 feet from all streams, all wetlands connected to stream valleys, and all and measured from the stream bank 50 feet plus four feet per percent slope.”



### RECOMMENDED SITING CRITERIA TOOLS

The study developed two primary tools to assist in siting future dog parks. The first tool developed was a checklist, which factors in the minimum siting criteria detailed above, as well as dog park visitor preferences for shade, water, and designated areas for dogs. The second tool developed was a GIS model to help screen for suitable sites using siting criteria that have a spatial component. The checklist is shown in Figure 24.

Preliminary Dog Park Site Feasibility Checklist <sup>1</sup>		
Required Criteria		
Criteria	YES	NO
<b>Size</b> Less densely populated area – site is a minimum of 0.50 acres More densely populated area – site is a minimum of 0.25 acres	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential Buffer</b> Site is at least 100 feet from nearby residential dwellings. Screening and/or a vegetated buffer is strongly preferred.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land Suitability</b> Site is located on well-drained soils and can support drainage design that minimizes erosion potential; site is between 1.5-4.5% slope; proposed space within the site does not contain an existing facility.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Natural and Cultural Resource Protection</b> Site is not located in an RPA, Floodplain, EQC, on a site with cultural resources, a location where there is heavy native vegetation, or within an easement, and is at least 50' from adjacent floodplains.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Park/Visitor Use Conflicts</b> Site does not conflict with nor displace other desired park uses.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proximity to other dog parks</b> The proximity of existing, nearby dog parks has been considered (20-minute drive access in less dense areas and 10-minute walk or half mile in more dense areas).	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian Connectivity and Parking</b> The site can support safe, comfortable, and convenient pedestrian connectivity and connections to nearby trails have been considered. If the site is in a less densely populated area, the site can support 10-20 spaces. If the site is in a more densely populated area, dedicated parking may not be necessary. Where applicable, parking that is convenient, with minimal impact on the surrounding neighborhood, can be supported.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Preferred criteria, but not required.</b>		
If a site does not have these elements, they should be considered as part of the dog park's design.		
<b>Designated Areas – strongly preferred</b> Site can support separate areas for small and large dogs.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shade- strongly preferred</b> Site has mature trees and a good mix of shade and open space.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water- strongly preferred</b> Site has a water line connection that can support a drinking fountain for visitors and a water source for dogs.	<input type="checkbox"/>	<input type="checkbox"/>

**About this checklist.**  
 This checklist was created to establish a standardized site evaluation process for prospective dog parks within existing FCPA parks. All required criteria need to be met for a site to be considered.

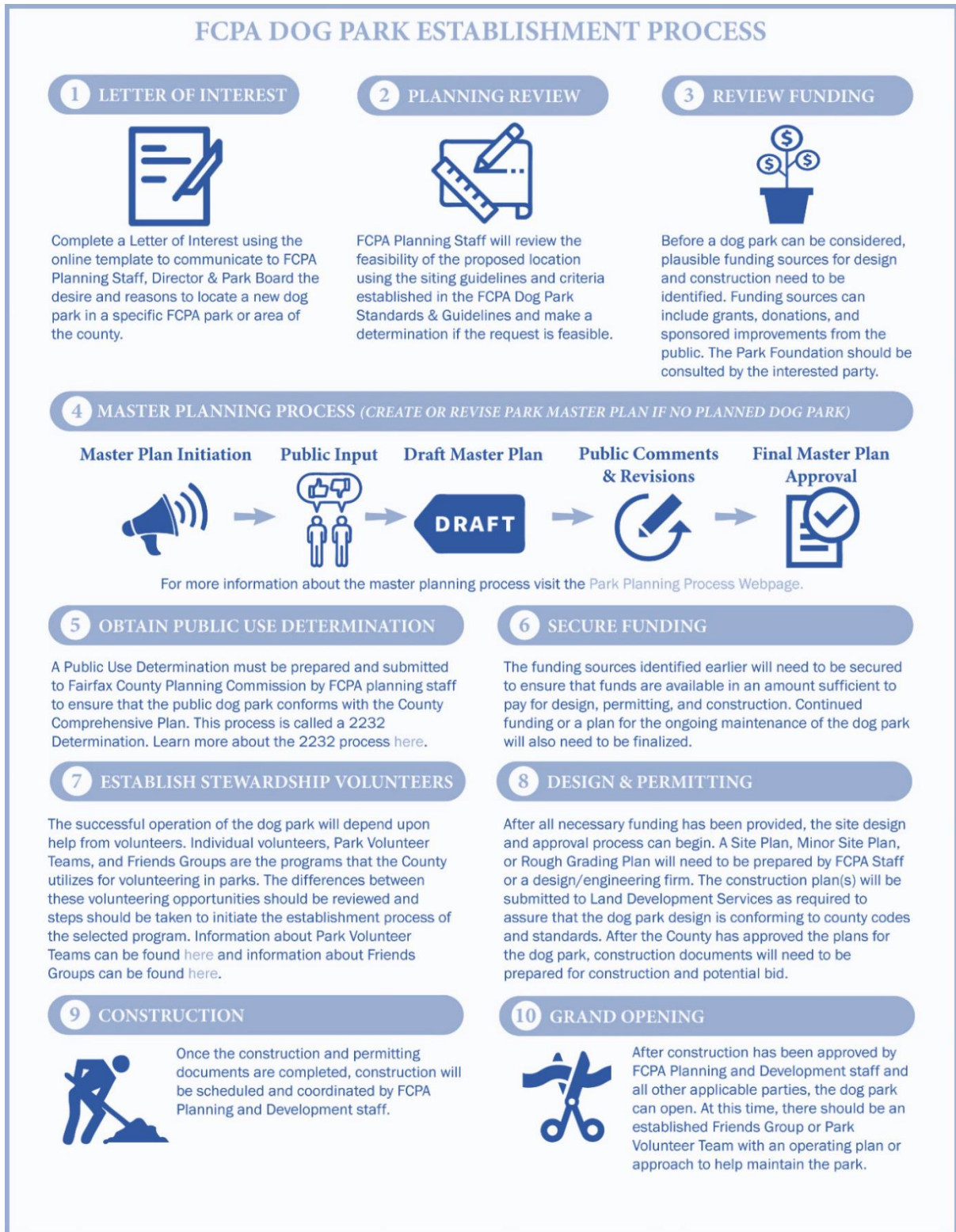
This checklist should be used by FCPA Park Planning staff to gauge the feasibility of a site for a prospective FCPA dog park and should be used in conjunction with the GIS dog-park site feasibility model, which was also completed as part of the 2019-2020 dog park study. The checklist can be used to assess one site as part of the master planning process, or to compare the feasibility of multiple prospective sites. Some of the required criteria are directly tied to physical site constraints, other criteria require consideration.

<sup>1</sup> The general framework of the above siting criteria was modeled after Ann Arbor's Recommendations and Guidelines for Dog Park Site Selection, Design, Operations and Maintenance. Retrieved from: <https://www.a2gov.org/departments/Parks-Recreation/play/Documents/Recommendations%20and%20Guidelines%20for%20Dog%20Park%20Site%20Selection%20Updated%204-10-15.pdf>

Figure 24: Preliminary Dog Park Site Feasibility Checklist

## RECOMMENDED DOG PARK ESTABLISHMENT PROCESS

The study revised and streamlined the process for parties interested in taking the steps to initiate the development of a new FCPA dog park in the county.





## DOG PARK DESIGN

### KEY TAKEAWAYS

- Review of other jurisdiction dog park design guidelines has proved that there is no universal consensus on the best type of surfacing. All surfacing types, such as natural turf, washed stone dust, wood mulch, and synthetic turf have positive and negative aspects related to use, maintenance, and cost to be considered. However, washed stone dust surfacing was determined to be FCPA's surfacing of choice, due to its minimal maintenance and high durability. For newly developed FCPA dog parks, natural turf can be considered if the enclosed dog area is larger than 3 acres.
- All FCPA dog parks have crusher fines/washed stone dust surfacing with the exception of Westgrove, Chandon and Blake Lane dog parks. The survey results indicated dissatisfaction with the condition of the surfacing in some of these parks. It was found that excessive slope and the absence of a containment edge within these dog parks was a contributing factor to the surface condition. Reducing the slope and adding a concrete or timber curb in these dog parks would help improve the surfacing condition by limiting the migration of the surface material.
- The standards and guidelines for dog park planning, siting, placement, and design have evolved since the construction of FCPA's first dog park. This study examined and analyzed industry trends, best design practices, public feedback, and County policy. This study report puts forth a revised and refreshed set of standards and guidelines to be consistently referenced for the planning of new FCPA dog parks. The report can also be used as a guide for privately owned publicly accessible dog parks, which are typically developed through rezoning applications and proffers.
- Designated areas for large dogs and smaller, younger, or older dogs were expressed as a need through public comments. Additionally, nearly all guidelines reviewed as part of this study recommended some variation of these separated areas. Designated areas are recommended as part of the design guidelines for new dog parks and should be included when the size of the park can accommodate.

### ANALYSIS & FINDINGS

The design of a dog park has implications that affect user experience, safety, and long-term maintenance costs. The study evaluated survey response data, researched design best practices, and documented existing issues to determine a framework for both improving existing dog parks as well as guiding the design of future dog parks.

## DESIGN BEST PRACTICES

The study reviewed other jurisdictions' guidelines, survey data, and accepted industry standards<sup>17</sup> and identified the following design best practices:

### Surfacing Type Comparison

A thorough review of other jurisdictions' practices found that there is no universal agreement on the best type of surfacing. Each type of surfacing has positive and negative implications related to use, maintenance, and cost. Ultimately, the surface type selected should be responsive to the planned size of the dog park, anticipated amount of usage, available construction budget, and frequency of maintenance intended. A summary table presenting the pros, cons, and typical use for each surface type is provided below in Figure 25.

SURFACING	PROS	CONS	COST	TYPICAL USE
Natural Turf (e.g. grass)	Soft/clean	Wears quickly/high maintenance	Medium	Dog parks larger than 3 acres
Crusher Fines <sup>18</sup> / Washed Stone Dust	Drains well/ longevity	Can erode if not on level surface	Medium	Preferred choice for all dog parks
Wood Mulch	Easy to replace	Holds dog waste/poor drainage	Low	Not recommended for use in dog parks
Synthetic Turf	Less maintenance	Requires frequent cleaning/high cost to replace every couple of years	High	Smaller dog parks and dog runs if coupled with an irrigation system

Figure 25: Dog Park Surfacing Types Comparison Table

All existing FCPA dog parks are smaller than three acres and crusher fines/washed stone dust has been the surfacing type primarily used due to the material's longevity and modest replacement cost. The exceptions are Westgrove, Chandon, and Blake Lane dog parks which have either natural or turf surfacing. The grass has been worn down to the dirt surface in many areas of these dog parks due to the high volume of use. FCPA is working with the Westgrove PACK<sup>19</sup> Friends Group to evaluate a surface maintenance regime to help restore the grass. Chandon Dog Park should remain as natural surfacing for the foreseeable future but can be considered for crusher

<sup>17</sup> Guidelines and publications reviewed include:

American Kennel Club Dog Park Guidelines

Recommendations and Guidelines for Dog Park Site Selection, Design, Operations and Maintenance, City of Ann Arbor Parks & Recreation

The Anatomy of a Great Dog Park, Citylab, John Metcalfe, April 14, 2017

Dog Parks Design Standards and Process, DC Department of Parks and Recreation

Dog Parks 101, The Trust for Public Land – Center for City Park Excellence, 2019

<sup>18</sup> Crusher fines is a finely-crushed stone mix that is often the byproduct of gravel operations.

<sup>19</sup> Pumphouse Association for Canine Kindness

fines/washed stone dust surfacing should the existing surfacing cause maintainability or usability issues. Conversion of the natural surface to crusher fines/washed stone dust is recommended Blake Lane Dog Park.

### Natural Turf

Studies and experience have indicated that natural turf (e.g., grass) requires a fair amount of maintenance and a large area (3 acres or larger) to not wear quickly. Complete or partial closures of a dog park would need to occur periodically to re-establish worn turf areas.

### Crusher Fines/Washed Stone Dust

Crusher fines or washed stone dust are an appropriate surface choice for dog parks, as it has a moderate replacement cost, drains well, and holds up to heavy use. One of the negative aspects of crusher fines/washed stone dust is that it can create dust during heavy use and can migrate if the surfacing is not graded properly.

### Synthetic Turf

Synthetic turf holds up to wear and tear but requires a subsurface drainage system with irrigation or a hose bib to wash off accumulated dog urine and waste. Additionally, synthetic turf is the most expensive of all the options and is most suitable for smaller dog parks or privately owned dog runs in urban or dense communities.

### Wood Mulch Surfacing

Wood mulch surfacing is a relatively inexpensive surfacing type but poses several maintenance issues. The composition and color of wood mulch makes dog waste difficult to detect and remove. Additionally, wood mulch does not drain as well as the other surface types and holds odors.

### Fencing

Design guidelines for other jurisdictions reviewed as part of this study recommended using galvanized or vinyl coated chain link fence between 4 and 6 feet in height around the perimeter of the dog park and separating designated dog areas when applicable. Additionally, a double-gated entry with a foyer area is a standard feature that allows for safe entry and exit so that dogs can be taken on or off their leash in a contained environment. This helps prevent unplanned escapes and allows for visitors to shift into and out of the dog park.

### Designated Areas

Separate areas for large dogs and smaller, younger, or older dogs are consistently recommended in most of the guidelines reviewed. Designated areas separated by fencing reduce conflicts and give visitors an option for their dog to acclimate to the behavioral climate of the dog park.

### Trash Receptacles and Waste Bag Dispensers

Trash receptacles and waste bag dispensers are a necessity in any dog park to facilitate the disposal of dog waste or general trash. The survey results showed that both features are considered critical elements for visitors when visiting a dog park. The placement of trash receptacles varied, with some jurisdictions placing them inside the dog area, while others placed them outside the fenced area. It should be noted that the placement of trash receptacles and dispensers inside the dog area increases the likelihood of users disposing of waste but also creates challenges for maintenance employees to empty the trash or restock the bags. Many of the dog parks that were researched also provide recycling bins, as bottled water or drinks are often brought to dog parks.

Most of the studies reviewed recommend the provision of waste bag dispensers. Dog park visitors do not always pack their own waste bags and providing a dispenser reduces the possibility of a visitor leaving dog waste. Waste bag dispensers are typically placed near the entrance inside the dog park for ease of access. If the dog park has designated areas, separate dispensers are typically located within each area.

### Site Furniture & Amenities

Research of site furniture and amenities found that most guidelines recommend seating options, a drinking water source, shade structures or trees, and an informational kiosk. Additionally, the survey results indicated that water and shade were of high importance for visitors visiting FCPA dog parks. Dog agility equipment or play amenities were recommended in some guidelines and were typically observed only in smaller private dog parks.

### Parking & Pedestrian Connectivity

In the studies and guidelines reviewed, parking recommendations varied depending upon the locational context of the dog park. Dog parks located in more densely populated or urban areas do not always have dedicated parking areas, as these areas are typically much more walkable and often have public transportation options<sup>20</sup>. Dog parks located in less dense or rural areas typically have parking spaces in an amount sufficient to accommodate dog park visitors so that they are less inclined to park in surrounding neighborhoods.

Nearly all guidelines reviewed recommended providing an ADA (American Disabilities Act) accessible route from reserved spaces in the parking area and/or public walkways to the dog park. Several studies recommended bike racks to support additional means of accessing the park.

### Signage

Most guidelines suggested the provision of signage with clearly displayed rules and hours, which should be placed at dog park entrances. Additionally, it was found that

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<sup>20</sup> Fairfax Connector Buses only permit service animals and small animals if transported in a secure container.

informational kiosks were typically placed outside of the dog area to post volunteer opportunities, dog related events, and/or local dog-oriented businesses. While examining other jurisdictions’ dog parks, it was found that signs were most effective when placed in highly visible areas with clear and consistent language. Dog parks that had a variety of sign types and locations placed sporadically throughout the park were found to be less effective in communicating critical information.

**Cost Considerations**

The construction of a new dog park can cost between \$50,000 and \$500,000 depending upon the size, complexity, and amenities offered within the park. Costs typically include construction procurement, permitting/site plan review fees, and administrative work. Ongoing costs for the maintenance and operation of the dog park should also be considered and these are discussed.

**WHAT WE ALSO HEARD**

The survey results indicate the relative importance of design elements to dog park users (see Figure 26). Pet waste bag stations, trash receptacles, and the availability of space for dogs ranked as primary importance to users. Shade, drinking fountains, and the availability of parking were also considered important design elements.

**How important are each of these features when deciding whether to take your dog to a new dog park?**

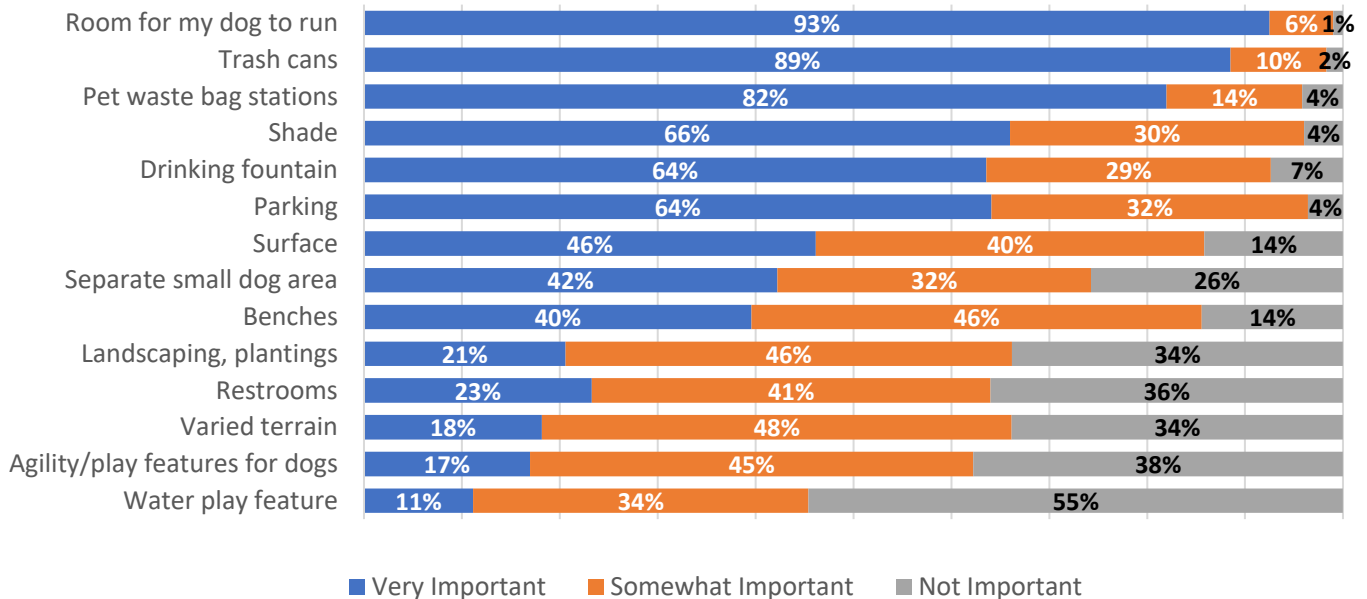


Figure 26: Survey: How important are each of these features when deciding whether to take your dog to a new dog park?  
 Note: Percentages for some features in the above chart may not add to 100% due to rounding error.

The survey showed that visitors were least satisfied with the surface condition at Blake Lane (38% satisfied), Chandon (44% satisfied), and Dulles Station Community dog parks (44% satisfied), as displayed in Figure 27. Similar levels of satisfaction with the surfacing conditions at Baron Cameron, Rock Hill, and South Run dog parks were observed as well; in each of these parks, only 45% of visitors were satisfied. Frequency of use, maintenance regime, and the original design all attribute to the condition of the surface. In many existing FCPA dog parks, including Blake Lane, Chandon, and Dulles Station Community parks, it was found that excessive slope and the absence of a containment edge within the dog park was a contributing factor to the surface condition.

### **% Satisfied - Dog Park Surface Condition**

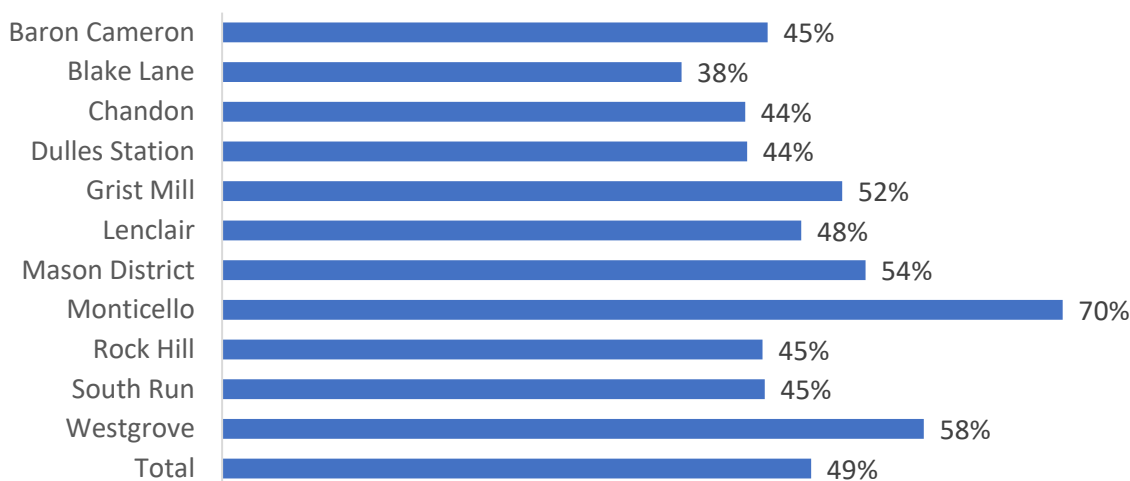


Figure 27: Survey: Percent Satisfied with Dog Park Surface Condition

Note: Respondents were asked to evaluate their satisfaction with FCPA dog park surface conditions on a 5-point scale, ranging from 1 “very unsatisfied” to 5 or “very satisfied”. The percentages shown here reflect the percentage of who indicated they were either “somewhat satisfied” or “very satisfied” with surface conditions.

## **RECOMMENDATIONS**

The following FCPA dog park design guidelines are recommended and were informed by the previous analysis and findings of best practices conducted as part of this study. These design guideline recommendations are intended for the design of future FCPA dog parks and as a resource for the development of privately owned publicly accessible dog parks in the County.

### **SIZE AND LOCATION**

The dog park size and location should adhere to the siting standards put forth in the planning section of this report.

### **DESIGNATED AREAS**

Separate areas for large and small dogs (designated areas) should be provided when space and funding permit. These designated areas can accommodate smaller dogs that

are uncomfortable in the larger portion of the park. Designated areas also provide opportunity for maintenance and operations tasks in one area of the dog park while keeping the other area(s) open.

### **PARKING AND PEDESTRIAN CONNECTIVITY**

Sufficient parking, convenient to the site, should be provided such that the dog park visitor parking does not overflow onto surrounding neighborhood streets. In lower density neighborhoods (as shown on Figure 18), 10 to 20 parking spaces should be dedicated to dog park use. In higher density neighborhoods, which are generally more walkable and may have on-street parking spaces, a dedicated parking lot may not be necessary. The parking need for all dog parks in both lower and higher density neighborhoods should be determined and provided as part of the park master planning process.

Accessible pathways that comply with ADA regulations should connect the dog park to parking areas and any existing public sidewalks if possible. Pedestrian connections should be made to existing trail networks wherever possible. In addition, while pedestrian connections to FCPA parks are typically provided by FCDOT (Fairfax County Department of Transportation)/VDOT (Virginia Department of Transportation), FCPA should work with these agencies when establishing new dog parks to ensure that there are safe, comfortable, and convenient crossings for pedestrians.

### **SURFACING MATERIAL**

The type of surfacing to be used within a dog park is very much dependent upon the size, context, budget, and maintenance regime of the dog park as described in the Analysis and Findings Section. Each type of surfacing has advantages and disadvantages depending on the context of its use. Below are the surfacing recommendations for FCPA dog parks.

#### **Natural Turf**

Given the maintenance demands and size requirements, natural turf is not recommended as the primary surface within FCPA dog parks. Natural turf can be considered for newly proposed dog parks if the area is larger than three acres and if an appropriate maintenance regime is shown as feasible.

#### **Crusher Fines/Washed Stone Dust**

This type of surfacing is the preferred choice for FCPA dog parks. The composition of stone for the crusher fines or washed stone dust should be between #4 and #200 as shown in the construction specifications table.

CRUSHER FINES/WASHED STONE DUST COMPOSITION	
SIEVE SIZE	% PASSING
No. 4	95-100
No. 8	75-80
No. 16	55-65
No. 30	40-50
No. 50	25-35
No. 100	20-25
No. 200	5-15

*Figure 28: Crusher Fines/Washed Stone Dust Composition*



### Synthetic Turf

Synthetic turf is only appropriate for privately owned smaller dog parks or dog runs in urban or dense communities. Synthetic turf can be considered for partial sections of a new FCPA dog park but is not recommended as the primary surfacing for the entire dog park.

### Wood Mulch Surfacing

This type of surfacing is not recommended for FCPA dog parks due to the maintenance issues it poses.

## **SURFACING DESIGN**

The design of the dog areas, entryways, and pathways have a direct correlation with the longevity of the chosen surface material and the overall accessibility of the dog park. The following surface design elements are recommended.

### Entrance Surfacing

The surface within and directly outside double gated entryways should be concrete for ease of maintenance, dog safety, and ADA accessibility. A 10'x 10' minimum entry corral with two gates is recommended. If amenities are located within the entry corral the size should be large enough to accommodate ADA accessibility standards and space for dogs and people to maneuver. An ADA accessible pathway should lead to the entrance and connect to a public sidewalk and/or ADA parking spaces.

### Pathways and Alternative Surfaces within Dog Parks

A concrete, asphalt, or poured-in-place rubber pathway that forms a loop or multiple loops within a dog park provides enhanced accessibility, allows owners to interact with and monitor their dogs more closely. It also adds additional interest to the park. Pathways and walking loops should be provided if there is sufficient space and funding.

### Surfacing Edge and Containment

A concrete or timber curb that is a minimum of 6 inches in height from finished grade inside the dog park and a minimum of 8 inches in width should encompass the surfacing of the dog park to minimize material migration. Weeps (drainage holes) incorporated within the curb should be placed where appropriate to facilitate surface drainage.

## **FENCING**

Dog parks should be fully enclosed with a 6-foot height black vinyl 6-gauge chain-link fence except where existing features of the site provide the same level of enclosure as that provided by a fence. Posts should be embedded in footings securely to frost depth and the chain link portions adequately anchored to ensure that no dog may escape.



The dog park should be equipped with a minimum 10' x 10' double-gated entry corral to keep dogs from escaping and to facilitate access for individuals with disabilities. If the dog park has separate designated areas, entrances to these separate areas should be located within the entry corral. Placing gates in the corners of the fenced area is not recommended, as this allows new dogs entering the park to easily be cornered by other dogs as they rush to greet each other. Gates should be equipped with a page latch and lock for durability. A separate lockable 8-foot-wide gate is recommended for maintenance access in designated dog areas.

Other types of fencing and barriers may be considered on a case-by-case basis. Other types of barriers include walls, transparent polycarbonate sound-reducing panels, and architectural welded wire mesh fencing.

### **PERIMETER LANDSCAPING/BUFFERS**

If the budget and site permit, and if it is necessary to buffer the dog park, vegetation should be planted on the outside of the fence to enhance the aesthetic quality of the site and to assist in mitigating noise associated with the dog park. Plant material that is native, low maintenance, and not dangerous (low toxicity, no thorns, etc.) to dogs is recommended. Small rain gardens, bio-swales, or curbs surrounding the perimeter of the dog park are encouraged for capturing and treating runoff whenever feasible.

### **SHADE**

Shade is critical for the wellbeing of dogs and visitors within a dog park. Dog parks should offer shaded areas using trees and/or shade structures to allow visitors and dogs to retreat from the sun. A maintenance regime should be established for shade shelters, if present. Rigid shade structures, such as pergolas and arbors, require less maintenance and upkeep than shade sail structures.

### **DRINKING FOUNTAIN**

A source of drinking water for dogs and visitors is highly desirable within or adjacent to the dog park area and is recommended if a connection to a water line is possible. The drinking fountain should be ADA compliant and frost free. A hose bib is also recommended for maintenance needs. Both the hose bib and the fountain should be placed on an accessible concrete pad that freely drains.

### **TRASH RECEPTACLES AND WASTE BAG DISPENSERS**

Trash receptacles should be located within the entry corral area or immediately adjacent to the outside of the dog park fence near the entrance to encourage waste disposal and to facilitate ease of emptying. Receptacles should have self-closing lids to prevent insects, rodents, and odor. Pet waste bag dispensers mounted at ADA height should be located within each designated dog area in close proximity to the entrance(s). Pet waste stations/bags should also be placed near the primary dog park entrance, at the intersections of walking paths, and near parking lots that serve the dog park.

### **SITE FURNISHINGS**

Dog parks should incorporate several benches and/or tables located in accessible areas for people to rest or socialize. Benches should be strategically located within the dog park and outside the fenced perimeter of the dog park to allow for a comfortable visitor experience. Selected benches and/or tables should be treated or powder coated metal to limit deterioration. Benches and tables should be surface-mounted to a concrete pad whenever possible.

### **RESTROOMS**

Permanent restroom facilities should be considered during the planning and design of a new dog park if the inclusion of the restroom is found to support other park uses. A dog park alone does not warrant a permanent restroom as most dog park visitors utilize the facility for a short period of time and the development and maintenance costs of such a facility are considerable.

### **AGILITY EQUIPMENT**

Agility equipment provides dogs with engaging activities, opportunities for physical fitness, and enhanced communication with the owner. These amenities may be included if desired by the community and there is a maintenance plan that details care and replacement costs.

### **SIGNAGE**

FCPA Dog Park Rules, including codes of behavior, hours, and requirements for entry, should be posted in clear view and near the entry. A community kiosk and bulletin board should be provided outside of the fenced dog area to provide a place to post local community information related to pet services, meetups, and events as permitted.

## OPERATIONS & MAINTENANCE

### KEY TAKEAWAYS

- Overall, research found that FCPA's dog park maintenance standards and practices are consistent with the practices employed by other jurisdictions; however, research also identified a gap in some maintenance task frequency due to a corresponding gap in funding for labor and material resources. Increasing the frequency of these tasks would address many of the concerns expressed within the survey, although would require additional funding for resources and potentially two additional full-time maintenance employees. Revised maintenance task frequencies have been provided within the Recommendations portion of this section.
- The survey indicated that dog waste bag stations were often empty, due to heavy use of the dog park and visitors taking bags for non-park use. The study recommends setting a standard of restocking pet waste bags once per week and installing signage discouraging visitors from taking more bags than needed while at the dog park. Signage at the dog park should prominently display contact information to report any maintenance issues that need to be addressed.
- Trash receptacles are currently placed inconsistently throughout FCPA dog parks. This study recommends placing trash receptacles within the entry corral area or immediately adjacent to the outside of the dog park fence in all FCPA dog parks. Consistently placing trash receptacles in these locations will encourage visitors to dispose of dog waste and allow maintenance staff to empty the receptacles without entering the dog area.

### ANALYSIS & FINDINGS

Dog parks require oversight and routine maintenance to function properly and ensure a safe environment for visitors. The study evaluated existing dog park operations, reviewed maintenance costs, and analyzed best practices utilized by other jurisdictions.

The intent of the analysis and benchmarking of other jurisdiction's maintenance regimes was to determine if FCPA's current practices and frequency of maintenance is sufficient and meets the expectation of park visitors.

### EXISTING DOG PARKS OPERATIONS AND MAINTENANCE

FCPA has maintenance procedures for dog parks to ensure safe use by both humans and dogs. These maintenance standards were developed to provide sufficient service levels with current funding. Routine maintenance activity includes the following procedures:

#### Current FCPA Maintenance and Operations Tasks

- Routinely inspect gates, fencing, and site furniture for integrity and cleanliness.
- Annually inspect water sources and repair as needed.
- Regularly inspect surface materials within dog park area to ensure the proper depth. Add new materials at least once a year if needed. Maintain a desired edge around the surfacing where applicable.
- Repair paved walkways leading to the dog park and the entry coral as needed.
- Remove all garbage, debris, weeds, and dog waste from use area as needed.
- Inspect and maintain trees within dog park use area.
- Empty trash receptacles two times per week.
- Check dog waste bag stations two times per week and replenish as needed.
- Work with volunteers to oversee proper usage, rule enforcement, and posting of information on kiosks.
- Inspect and repair shade shelters annually.
- Maintain and ensure proper visibility of rule and safety signage as required.
- Report any incidents such as vandalism, safety issues, or misuse of the dog park.

#### Current FCPA Dog Park Volunteer Maintenance and Operations Tasks

- Empty dog waste bins (e.g., buckets) daily (if applicable).
- Report any dog park violations or observed issues.
- Maintain and replace any authorized volunteer-provided dog agility equipment.

#### Annual Average Maintenance Costs Per Dog Park

The study examined FCPA's current dog park maintenance costs and compared them with other jurisdictions around the country. Research showed that FCPA's annual maintenance costs for dog parks are within the typical range of what other jurisdictions spend. *Figure 29* below provides a breakdown of FCPA tasks per dog park on an annual basis.

ANNUAL AVERAGE MAINTENANCE COSTS PER FCPA DOG PARK			
Task	Labor Cost	Materials/ Equipment Cost	Total Cost
Trash Removal	\$1,500	\$300	\$1,800
Inspections	\$100	\$0	\$100
Dog Waste Bag Restocking	\$300	\$1,200	\$1,500
Landscape Maintenance	\$1,000	\$100	\$1,100
Surface Maintenance	\$1,300	\$500	\$1,800
Fence/Gate Repair	\$300	\$300	\$600
Tree Trimming	\$200	\$0	\$200
Site Furniture Maintenance	\$100	\$0	\$100
Water Source Fees & Maintenance	\$900	\$500	\$1,400
Sign Maintenance	\$200	\$100	\$300
Trash Receptacle & Waste Bag Station Maintenance	\$400	\$100	\$500
<b>Totals</b>	<b>\$6,300</b>	<b>\$3,100</b>	<b>\$9,400</b>

Figure 29: Annual Average Maintenance Costs Per FCPA Dog Park

## MAINTENANCE AND OPERATIONS BENCHMARKING & ANALYSIS

The study analyzed FCPA's current dog park conditions and maintenance procedures to identify avenues for potential improvement. The following resources and tools were utilized to acquire insight:

- Site visits and online research of dog parks in neighboring jurisdictions, including Arlington, Alexandria, Montgomery County and Prince George's County.
- Telephone interviews conducted with staff in other agencies with direct responsibility for dog park maintenance.
- Documented complaints and comments received over the years related to dog parks.
- Industry literature, webinars, and prior dog park studies (internal and external).
- Multiple team members' experience with managing public dog parks.
- FCPA dog park survey analysis and results.

Overall, research found that FCPA's dog park maintenance standards and practices are consistent with the practices employed by other jurisdictions. However, research also

identified a gap in some maintenance task frequency due to a corresponding gap in funding for labor and material resources. The following are documented challenges in FCPA's dog parks that could be addressed with increased maintenance frequency:

- The primary surfacing type used within FCPA dog parks is crusher fines/washed stone dust. The survey results indicated that the surfacing condition is a concern for many park visitors. Several FCPA dog parks have slopes over two percent and lack a containment edge around the dog use area. These two conditions can cause crusher fines/washed stone dust to migrate. These two factors coupled with a high volume of use can contribute to less than ideal surface conditions.
- Trash receptacles often become full quickly and require more frequent emptying than the current practice of two times per week.
- Dog waste bins (e.g., buckets) that are inside the dog areas of some FCPA dog parks are not consistently emptied by volunteers. These waste bins were added by volunteers in some FCPA dog parks for the added convenience of avoiding exiting the dog area to deposit waste in the trash receptacles, which are currently outside the dog area.
- Keeping the dog waste bag stations stocked can be a challenge due to visitors taking bags for use outside of FCPA dog parks.
- Gates often need repair due to becoming misaligned from frequent use.
- Water sources can break from use or cold weather. In addition, water tends to pool around the base of water sources due to the current drainage configuration. The addition of insulation around the plumbing for these fixtures is needed to reduce the possibility of breaking.

FCPA's Park Operations Division (POD) is allocated a finite amount of financial and labor resources each fiscal year and those resources are spread amongst all FCPA facilities and amenities. The available budget detailed in *Figure 29* allows for maintenance procedures to be performed only at the current frequency referenced earlier (under "Current FCPA Procedures"). An increase in maintenance frequency would require additional funding to be identified.

Research showed that many jurisdictions close their dog parks at specific times each week or for a full day per month to perform more in-depth maintenance tasks. To add an additional day per week or month to perform the above tasks at additional frequencies, such as increased trash removal or more frequently addressing surfacing conditions, at least two additional full-time maintenance employees as well as additional financial resources to go towards purchase of additional materials would be required.

## RECOMMENDATIONS

FPCA's maintenance standards are consistent with nearby jurisdictions, although additional maintenance frequency would address many of the issues identified within the Analysis and Findings section above. An increase in maintenance tasks would require identifying additional funding to support additional maintenance staff and/or working with individual volunteers, Volunteer Teams, and/or Friends Groups to facilitate additional volunteering duties and donation opportunities.

## MAINTENANCE TASKS & FREQUENCY RECOMMENDATIONS

The findings and analysis done as part of this study have informed the following recommendations for maintenance tasks and frequency for FCPA Dog Parks.

### Landscaping & Mowing

This study recommends increasing the mowing frequency to manage weeds and invasive species within the dog park and along the fence perimeter to once every two weeks. Previously, mowing was done on an as-needed basis but based on survey feedback and research, the study is recommending this new standard. Note that larger issues of invasive species removal are managed by the Natural Resources Branch and should be coordinated between departments.

### Pet Waste Bags Replacement

The study recommends setting a standard of restocking pet waste bags once per week. FCPA recognizes that some visitors may take several bags at a time for use outside of FCPA dog parks. This is a difficult practice to prevent but could be addressed through appropriate signage and volunteering oversight.

### Surfacing

The survey results identified surfacing conditions as a primary concern expressed by park visitors. This study recommends reducing the surfacing slope and installing containment edges in specific dog parks as detailed in the *Suggested Alterations to Existing Dog Parks Table* below. Additionally, the current practice of routinely inspecting the surfacing and replenishing as needed should continue.

### Trash Receptacles

The placement of trash receptacles is currently inconsistent throughout FCPA dog parks. Some trash receptacles are placed inside the dog area while other parks have the trash receptacle located outside the dog area. This study recommends placing trash receptacles within the entry corral area or immediately adjacent to the outside of the dog park fence in all FCPA dog parks. Consistently placing trash receptacles in these locations will encourage visitors to dispose of dog waste and allow maintenance staff to empty the receptacles without entering the dog area.

The study also recommends increasing the frequency of emptying trash receptacles from the current frequency of two times per week to a frequency of three times per week in select dog parks that receive heavy use. This will require identifying additional funding to support the additional labor.



## SUGGESTED ALTERATIONS TO EXISTING DOG PARKS

The survey results, paired with in-house assessments of FCPA existing dog parks, have identified several alterations and improvements that can be made in each of the existing dog parks, as shown in the Figure 30. These improvements would require additional funding. Funding potentially could be acquired from several sources, including park bonds, membership programs/user fees, partnerships, dog license revenue, and sponsored improvements/donation opportunities. Potential funding is discussed in greater detail in the Funding Sources, Partnerships and Donation Opportunities section of this report.

### SUGGESTED ALTERATIONS TO EXISTING DOG PARKS

Dog Park Name	Primary Improvement Recommendations
Baron Cameron	<ul style="list-style-type: none"> <li>Regrade surface and install edge containment</li> <li>More frequent maintenance of surfacing due to high use</li> <li>Convert hose bib to dog/visitor drinking fountain</li> </ul>
Blake Lane	<ul style="list-style-type: none"> <li>Regrade surface and install edge containment</li> <li>Install crusher fines/washed stone dust surfacing after regraded</li> <li>Install dog/visitor drinking fountain</li> <li>Install a shade structure and/or protected trees to provide a shade source</li> </ul>
Chandon	<ul style="list-style-type: none"> <li>Install edge containment and maintain grass/natural surface. Crusher Fines/Washed Stone Dust can be considered in the future if it is determined that the grass/natural surfacing causes maintenance or usability issues</li> <li>Improve accessibility from parking area to dog park entrance</li> <li>Reduce stormwater runoff from other park features into dog park</li> <li>Convert hose bib to dog/visitor drinking fountain</li> </ul>
Dulles Station Community Park	<ul style="list-style-type: none"> <li>Install edge containment and improve drainage</li> </ul>
Grist Mill	<ul style="list-style-type: none"> <li>Convert areas of existing trees into protected beds with incorporated seating</li> <li>Redesign a portion of the park to be separated for smaller/older dogs</li> </ul>
Lenclair/Blackjack	<ul style="list-style-type: none"> <li>Install edge containment and improve drainage</li> <li>Install a shade structure and/or protected trees to provide a shade source</li> </ul>
Mason District	<ul style="list-style-type: none"> <li>Convert areas of turf to stone dust and install edge containment</li> </ul>

	<ul style="list-style-type: none"> <li>• More frequent maintenance of surfacing due to high use</li> <li>• Convert areas of existing trees into protected beds with incorporated seating</li> <li>• Redesign a portion of the park to be separated for smaller/older dogs</li> </ul>
<b>Monticello</b>	<ul style="list-style-type: none"> <li>• Install edge containment</li> <li>• Install dog/visitor drinking fountain</li> <li>• Install benches within the perimeter of the park</li> <li>• More frequent maintenance of surfacing due to high use</li> <li>• Install a shade structure and/or convert areas around existing trees into protected beds with seating</li> </ul>
<b>Rock Hill District</b>	<ul style="list-style-type: none"> <li>• Install edge containment and improve drainage</li> <li>• More frequent maintenance of surfacing due to high use</li> <li>• Install dog/visitor drinking fountain</li> <li>• Install a shade structure and/or convert areas around existing trees into protected beds with seating</li> </ul>
<b>South Run District</b>	<ul style="list-style-type: none"> <li>• Install edge containment and improve drainage</li> <li>• Install dog/visitor drinking fountain</li> </ul>
<b>Westgrove</b>	<ul style="list-style-type: none"> <li>• Improve turf surface through partitioning sections of the park with fencing and rotating usable sections for reestablishment of turf</li> <li>• Install dog/visitor drinking fountain</li> <li>• Install dog park wayfinding signs</li> <li>• Improve accessibility of dog park entry</li> </ul>

Figure 30: Existing Dog Park Improvement Recommendations

## VOLUNTEERING

### KEY TAKEAWAYS

- FCPA should leverage the interest conveyed by the public in volunteering in FCPA's dog parks.
- FCPA can and should support formation of park volunteer teams (PVT) in dog parks via the existing PVT program. To support their formation, as well as the formation of Dog Park Friends Groups, FCPA should provide more robust information about dog park PVT and Friends Group opportunities on the dog park webpage.
- There are 3 volunteering paths that can be taken in FCPA dog parks: individual volunteers/dog park monitors, park volunteer teams (PVTs) and Friends Groups. An ambassador program could be explored in the future, though this would require additional staff support to develop guidelines and manage the program.
- FCPA should utilize the dog park monitor checklist for volunteers which was refined as part of this study and explore options for digitizing it in the future.
- FCPA should utilize the incident report form for volunteers, developed as part of this study.

### ANALYSIS & FINDINGS

Through the dog park survey, as well as a review of best practices for public dog parks nationwide, it was found that dog parks operate most effectively and are most positively received when oversight by staff is supplemented by organized community support, e.g., in the form of volunteering. There are currently three pathways for volunteering in FCPA's dog parks: Individual volunteers (dog park monitors), Park Volunteer Teams (PVTs), and Friends Groups.

There were two main questions that the study sought to answer as it relates to volunteering: should FCPA encourage citizens to get involved with volunteer teams to care for existing and future dog parks and if so, what strategies should FCPA employ? And, what duties are appropriate for dog park volunteers to perform? This section presents FCPA's findings to these questions.

#### **Should FCPA encourage citizens to get involved with volunteer teams to care for existing and future dog parks? If so, what strategies should FCPA employ?**

Benchmarking of volunteer practices related to groups and teams across other jurisdictions throughout the country revealed a strong reliance on sponsor groups<sup>21</sup> to support the operations and maintenance of dog parks. Most sponsor groups engage in

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<sup>21</sup> A group of volunteers interested in a specific facility such as dog parks, who are committed to a high level of involvement, up to and including managing the facility, volunteering, fundraising, recruiting, and managing volunteers, hosting special events, and forging partnerships with businesses and other community partners.

fundraising and other revenue-generating activities to sustain dog parks. In addition, they typically organize the volunteer support needed for dog park maintenance, operations, and improvements.

While FCPA no longer uses the sponsor group model, it has developed numerous partnerships with volunteers for park facilities through Friends Groups, which serve a similar purpose<sup>22</sup>. These groups have come together in common interest around a specific park or program and provide invaluable support to FCPA. Currently, Westgrove PACK is the only dog park-focused Friends Group working with FCPA. FCPA has also established a Park Volunteer Team<sup>23</sup> (PVT) program, though there are no dog park-focused PVTs that are currently active. Volunteers who are part of a dog park-related Friends Group or a PVT have the same roles and responsibilities as individual volunteers (e.g., dog park monitors) but these types of affiliation have different requirements. For example, the formation of a dog park PVT would not require insurance on the part of the PVT, as PVTs are considered FCPA volunteers, and as such are protected under the County's insurance provisions. Formation of a dog park Friends Group, however, would require insurance and liability coverage separate from the County. These requirements are illustrated in further detail in *Figure 32* at the end of this section.

Through the provision of more robust information by FCPA surrounding these existing group volunteering pathways, community involvement in these programs at dog parks could strengthen.

In addition, research done as part of this study provided many successful examples of jurisdictions employing individual volunteers as ambassadors<sup>24</sup> to actively promote positive dog park visitor etiquette. It was found that such roles require extensive volunteer screening, training, and oversight. FCPA currently does not offer a dog park ambassador volunteering opportunity, but individuals interested in volunteering at dog parks can sign up with FCPA to volunteer as a dog park monitor. The roles and responsibilities of a dog park monitor are detailed below.

### **What duties are appropriate for dog park volunteers to perform?**

Research of industry literature regarding dog parks and feedback received from the public through the survey, suggest volunteers can best assist FCPA by supporting some

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<sup>22</sup> More on FCPA's Friends Group program, including the Friends Group Handbook, can be found here: <https://www.fairfaxcounty.gov/parks/friends>

<sup>23</sup> More on FCPA's Park Volunteer Team program, including the PVT Handbook, can be found here: <https://www.fairfaxcounty.gov/parks/park-volunteer-team>

<sup>24</sup> A dog park ambassador possesses excellent interpersonal skills and is knowledgeable about canine behavior and skilled in reading dog social cues. For example, an ambassador would be able to distinguish between dog aggression vs. dog play and then be able to address skillfully with handlers. This volunteer role also provides education (e.g., friendly reminders) about dog park rules as well as dog park etiquette. In terms of required training or experience, ambassadors would be required to have advanced knowledge of canine behavior. They would have the ability to read canine signals and understand communication and play-behavior differences across breeds and would have American Kennel Club (AKC) or similar certification.

operations and maintenance tasks, monitoring dog park use and activity by other visitors, documenting observations, and reporting issues to staff. This applies to both new and existing FCPA dog parks.

With volunteers serving as the eyes and ears of park staff, staff can then identify messaging improvements around rules or etiquette through a combination of signage, social media, website updates, etc., and can respond to maintenance needs in a more targeted fashion. Furthermore, ongoing, systematic reporting of maintenance needs by dog park volunteers could also assist FCPA staff by speeding up identification and staff response to unsafe or unappealing situations.

The specific duties that volunteers can assist with, regardless of volunteer type (individual volunteers/dog park monitors, PVTs, Friends Groups), include:

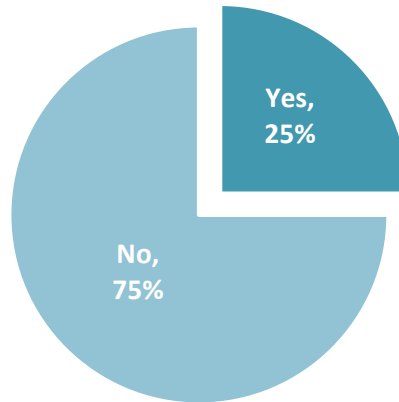
- Inspecting the dog park facility
- Filling pet waste bag dispensers
- Checking trash receptacles
- Checking for missing or improper signage; post authorized FCPA notices and flyers
- Documenting violations of dog park rules
- Communicating issues to FCPA staff
- Reporting incidents as needed

These duties, along with the requirements of each volunteer type, are detailed in the recommendations section below.

### **WHAT WE ALSO HEARD**

In the survey, 25% of respondents (over 700 respondents) indicated that they would be interested in obtaining more information about volunteering opportunities with FCPA dog parks and provided their contact information to FCPA. This indicates there is high interest in volunteering and suggests there could be potential for formation of dog park volunteer teams.

### ***Interested in finding out about volunteer opportunities with dog parks?***



*Figure 31: Survey: Percent interested in finding out about volunteer opportunities with dog parks*  
**Notes:** Based on responses from dog owners and dog walkers. Contact information was received from 719 survey respondents who were interested in finding out about volunteer opportunities with FCPA dog parks.

In addition, the survey revealed that inattentive owners in FCPA dog parks rank second as a key concern among respondents, surpassed only by surface conditions.

More generally, issues related to rules and enforcement were among the top list of subjects that commenters in the survey cited as the one thing that would most improve the dog park they primarily visited.

Combined, these expressed concerns underscore the importance of volunteerism in FCPA's dog parks, which helps to promote visitor etiquette and actively supports rule enforcement.

## **RECOMMENDATIONS**

### **VOLUNTEER TEAMS**

As evidenced by the work done by existing FCPA dog park volunteers, as well as FCPA's research and input from the survey, it is clear that volunteers and volunteer groups play a critical role in supporting FCPA's operations and maintenance of dog parks.

First, based on the high interest in volunteering in FCPA dog parks as indicated in the survey, it is recommended that FCPA continue to leverage this invaluable resource and wealth of community support.

In addition, it is recommended that FCPA promote, cultivate, and provide support to volunteer teams as a means of caring for future and existing dog parks. This can be accomplished through FCPA's existing Park Volunteer Team (PVT) program. A PVT can support a specific park, program, or facility. The duties of a dog park PVT would be the same as that of the individual volunteer/dog park monitor, as detailed in the next section.

The development of a PVT is an organic process; it is envisioned that volunteers who sign up individually as dog park monitors may over time network to form PVTs for specific dog parks. Formation of a PVT would require a volunteer to serve as the key point of contact (i.e., PVT Lead) between those interested in the PVT and FCPA, who would then reach out to FCPA's Park Operations Division Volunteer Coordinator to coordinate. From there, FCPA would guide the PVT Lead and interested volunteers through the team formation process.

Also, as discussed in the *Sponsored Improvements and Donation Opportunities* findings section, research found that sponsor groups were another form of group volunteerism that were strongly relied upon by other jurisdictions. FCPA's Friends Group model serves a similar purpose, and it is recommended that this model remain in place for those interested in this volunteer pathway that offers a higher level of volunteer involvement at dog parks. Friends Groups can perform volunteer duties like those of individual volunteers/dog park monitors and PVTs but also have the ability to fundraise for improvements and host events, if included in the Friends Group's Memorandum of Understanding (MOU). As mentioned previously, Friends Groups are required to provide their own insurance and liability coverage separate from Fairfax County, whereas individual volunteers and PVTs are considered FCPA volunteers and are not subject to this requirement.

To further support the formation of dog park PVTs and/or Friends Groups, it is recommended that FCPA provide more information about these opportunities on the dog park webpage.

## **DOG PARK VOLUNTEER DUTIES**

As part of this study, FCPA refined a dog park monitor checklist to ensure clarity around specific volunteer duties (as identified in the Analysis and Findings section). It is recommended that FCPA promote the use of this checklist to allow dog park volunteers to document their observations. The volunteer duties outlined in the checklist directly address the concern expressed by the public regarding visitor etiquette and issues surrounding rules and enforcement. The purpose of the checklist is to provide FCPA's Park Operations Division (POD) with documented dog park violations, as well as maintenance and operational conditions. The reporting received from multiple volunteer monitoring shifts over time at each dog park will enable staff to adjust specific resources and operation practices accordingly, although POD's response time to issues indicated



on the checklist will vary according to staff availability and prioritization of the issues reported.

As the volunteer program expands, it is recommended that this checklist be digitized. This could be established in the form of a mobile phone application, so that volunteers could seamlessly submit their observational data. The mobile application utilized by FCPA's Park Monitor program in response to COVID-19-related park closures in the spring of 2020 could serve as a model for a Dog Park Volunteer/Monitor mobile application.

In addition, a dog park incident report form patterned after the general FCPA Incident Report form has been created to allow for improved documentation and tracking of dog park incidents. It is recommended that this incident report form be made available to dog park volunteers and its use covered during volunteer training.

Combined, these two tools (dog park monitor checklist and incident report form) can be utilized to further strengthen FCPA's dog park volunteering program.

As presented in the Analysis and Findings section above, individual volunteers who serve as dog park ambassadors are a popular and successful model employed by some jurisdictions. Based on the especially high concern expressed by respondents in the survey regarding dog park visitor etiquette, it is recommended that FCPA explore an ambassador program in the future.

The role and core duties of an ambassador would be the same as an individual volunteer/monitor. However, the ambassador would have more involvement and discretion to address dog behavior within dog parks. Because ambassadors are required to have more advanced knowledge of canine behavior and their duties put them at a greater risk, an ambassador program would require more extensive volunteer screening, training, and oversight strategies than FCPA has developed to date. The development of this program would require additional dedicated staff resources to develop standards and procedures, publicize the program, manage communications, monitor volunteer activities, and provide additional logistical support.

A table summarizing the different responsibilities and requirements of dog park volunteering options (both existing and recommended) is presented below.

	Individual Volunteer Opportunities		Group Volunteer Opportunities	
	Individual Volunteer (Dog Park Monitor)	Dog Park Ambassador (Does not exist but recommended to explore in future)	Volunteer Team	Friends Group
Observe conditions and violations in park and note on checklist. Familiar with dog park rules. Fills out incident report as needed. Encourage compliance but does not take enforcement measures.	X	X	X	X
Fill pet waste bag dispensers, check trash receptacles, and pick up pet waste as needed.	X	X	X	X
Post FCPA authorized notices and flyers at the direction of FCPA staff and remove outdated and unapproved notices such as unauthorized business cards or literature.	X	X	X	X
Can donate to the Park Foundation for improvements to dog park	X	X	X	X
Volunteer activity covered under County insurance	X	X	X	
Expertise in canine behavior. Provide friendly reminders about dog park rules and dog park etiquette. Requires AKC certification.		X		
Volunteer activity requires insurance independent from Fairfax County				X
Requires establishing a 501 (c)(3) and an MOU				X
Can raise funds for improvements, conduct business on parkland and/or advertise, if defined in MOU				X
Can run events in coordination with FCPA, if defined in MOU				X

Figure 32: Dog Park Volunteering Options Table

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

### KEY TAKEAWAYS

- The construction of at least one new dog park will be needed by 2025 to meet service level standards identified in the Needs Assessment. It is recommended that park bond funding be utilized to fund the construction of one new dog park by this time.
- The study does not recommend charging membership and/or user fees for access to dog parks. Dog membership and user fees do not exist at any nearby local jurisdictions and charging fees would likely discourage dog park visitation.
- The study recommends discussing options with the Department of Tax Administration (DTA). One opportunity includes the solicitation of voluntary contributions through Fairfax County Park Foundation (FCPF) as part of the registration process. Another option is the dedication of a portion of the dog license fee to fund a portion of the operational costs associated with maintaining dog parks, both now and in the future.
- It is recommended that FCPA staff coordinate with Fairfax County Park Foundation (FCPF) to develop new and market existing dog park donation opportunities to prospective individuals and organizations.
- Maintenance agreements with HOAs or other private organizations should continue to be considered and encouraged when establishing a new dog park on FCPA-owned property during the development review process for new residential and commercial developments within applicable areas of the County. Friends Groups are the primary dog park partnership opportunity recommended as part of this study. FCPA should work with interested community members to encourage these partnerships which form the basis for mutual support for dog parks.

### ANALYSIS & FINDINGS

Funding is critical for financing the ongoing costs of operations, maintenance, and associated improvements within FCPA dog parks. As such, this study reviewed funding strategies undertaken by other jurisdictions and reviewed potential funding sources within the County. The funding sources reviewed as part of this study include park bonds, membership programs/user fees, partnerships, dog license revenue, and supplemental support via sponsored improvements/donation opportunities.

### PARK BOND PROGRAM

The funding from Park Bonds to FCPA is spread throughout the County for the purposes of land acquisition, new park/facility development and renovations of FCPA parks to meet the open space and recreation needs of residents.

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

A needs assessment is completed decennially to determine if FCPA facilities are meeting service level standards. The needs assessment informs prioritization of Park Bond funding, as capital investment needs typically exceed the available funding. The analysis completed in the planning section of this report demonstrates that the current need for dog parks is being met, but that one new dog park by 2025 is needed. The allocation of Park Bond funding for the construction of one new dog park to meet projected service levels would be appropriate and consistent with past bond funding use.

**MAINTENANCE AND OPERATIONS FUNDING**

FCPA currently maintains nine of the 13 County dog parks and spends an estimated average of \$84,600 per year for these operations across all nine dog parks. The specific dog parks that FCPA maintains are referenced in Appendix 3 – Inventory & Evaluation of Existing Dog Parks. These operations and maintenance costs are funded by the County’s General Fund.

**MAINTENANCE AGREEMENTS**

When establishing a new dog park on FCPA, in some instances, it may be more appropriate for an HOA or other private organization to maintain the new FCPA dog park facility through a maintenance agreement or MOU with FCPA. This type of arrangement typically occurs through the development review process for new developments in certain parts of the County. Maintenance agreements for these types of developments enable the possibility of new facilities within the County and directly benefit the immediate community.

For example, a maintenance agreement to maintain Dulles Station Community Park, which includes a public FCPA dog park, was required as a proffer condition for the development of the park as part of a rezoning application in 2016. The maintenance agreement between FCPA and the Dulles Station HOA outlines the maintenance and operational responsibilities of the HOA as well as the terms and conditions.

**MEMBERSHIP PROGRAMS AND USER FEES**

FCPA currently does not require the public to pay fees for use or membership at dog parks. The current rules do require dogs to be licensed and vaccinated for visitors to access the park. The study reviewed how other jurisdictions both nationally and locally employ membership programs and user fees to support their jurisdiction’s operations, maintenance, and improvement costs.

Research found many examples of localities across the country that employ an annual membership fee with varying amounts and discounts as shown in *Figure 33*. Research of such programs found that annual fees range anywhere from \$10 - \$78 and that some localities provide discount rates to residents and seniors while others have a standard rate for all users. Aside from annual fees, other fee structures include daily admission fees, VIP passes which work at multiple locations, and discounted rates for visitors with multiple dogs. Some jurisdictions employ a single annual permit fee for

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

one dog park, while other dog parks throughout the jurisdiction remain free to the public.

Membership and user registration for dog parks can occur online, email/mail, phone, and in-person. The most common methods offered are the email/mail and in-person options. One jurisdiction that the study researched employs self-pay kiosks where users can purchase passes at an unstaffed gate. Generally, gate control access restrictions are in place to prevent access without payment. Fines are assessed if entry is gained without payment. In all cases, including non-fee-based parks, proof of vaccinations and/or dog licensing are required to use facilities.

In examining the surrounding northern Virginia jurisdictions, the study identified that membership and user fees for dog park use or amenities are non-existent. Research has also indicated that the administrative and

operational costs associated with charging fees in an amount realistic for the northern Virginia area far outweigh the revenue potential. Costs are inclusive of but not limited to administrative fees, increased maintenance, and access controls.

## PARTNERSHIPS

In the past, the construction and operation of new dog parks were largely funded by self-organized sponsor groups that desired a dog park. In 2002, the sponsorship group model was disbanded due to a loss of liability insurance coverage that was previously provided under the volunteer provisions of the County's insurance program. Since the

Other Jurisdictions' User Fees		
Location	# of Sites	Fees
Chesapeake, VA	4	\$10/Yr
Town of Leesburg, VA	1	\$0
Prince William County, VA	1	\$0
Arlington County, VA	8	\$0
City of Alexandria, VA	18	\$0
New Orleans, LA	1	\$55/Yr for one dog; \$5 per additional dog
Nashville, TN (Private Partnership)	1	\$48/month; \$78/Yr 50% off for additional dogs
Kalamazoo, MI	2	\$5/day; \$25/Yr \$20 Senior Pass
Branson, MO	1	(Residents) \$25/Yr \$5 per additional dog (Non-Residents) \$30/Yr \$10 per additional dog
Iowa City, IO	2	(Residents) \$52/Yr (Non-Residents) \$57/Yr \$5 discount if spayed or neutered
Virginia Beach, VA	3	\$0
Columbia, MD (Private Association)	1	(Residents) \$35/Yr (Non-Residents) \$70/Yr
Three Rivers Park District, MN (multiple Counties)	9	\$45/Yr
Durham, NC	4	(Residents) \$17/Yr \$15 per additional dog (Non-Residents) \$22/Yr \$20 per additional dog
Glenview Park District, IL	1	(Residents) \$60/Yr \$35 per additional dog (Non-Residents) \$138/Yr \$75 per additional dog
Indianapolis, IN	4	\$125/Yr for all parks \$75/Yr for one park 50% discount for up to 2 additional dogs

Figure 33: Other Jurisdictions' User Fees Table

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

disbandment of the sponsor group model, partnerships with Friends Groups remains the preferred method for partnering with the community to help FCPA both fund and maintain dog parks. The Friends Group model and program is expanded upon below.

Note that volunteering in the form of park volunteer teams and individual volunteering are additional pathways for the community to support and be involved in the operations and maintenance of FCPA dog parks. However, unlike Friends Groups, these pathways of involvement do not include the option to fundraise. More information on these forms of community support and their distinctions are expanded upon in the Volunteering section of this report.

### Friends Groups

Friends Groups are individuals who come together to provide ongoing operations, programmatic, maintenance and/or fundraising support at a park, facility, or specified program, and work closely with a FCPA staff liaison to develop projects and plans. The structure and responsibilities of each Friends Group are unique and defined within an MOU between the Friends Group and FCPA.

Each Friends Group has a site-specific Staff Liaison within FCPA who serves as their primary point of contact for working on projects and events. FPCA also has a Central Outreach Friends Group Coordinator to assist with new Friends Group formation and ongoing coordination efforts. It should be noted that Friends Groups must obtain their own insurance to provide maintenance and operational volunteer support at any park facility, including dog parks. FCPA may grant Friends Groups permission to use park names, provide services, and conduct business on parkland. More information about Friends Groups can be found in the Volunteer Section of this report.

In 2019, Westgrove PACK obtained their own insurance coverage, entered into an agreement with FCPA, and became a Friends Group. The Westgrove PACK Friends Group maintains its own webpage and accepts public donations for planned improvements to the dog park through their website and through various fundraisers. This Friends Group serves as a successful example of a partnership between FCPA and the community in the development and operations of a public dog park.

### **DOG LICENSE REVENUE**

The research done as part of this study has found that many jurisdictions utilize a portion of dog licensing or permitting revenue to fund the operation of dog parks. Dog license fees generate approximately \$830,000 in revenue for Fairfax County annually. The annual revenue from dog license fees is combined with annual tax revenue which is allocated to the General Fund which supports the operations of all county agencies. The allocation of general funding for each agency is managed through the County's annual budgeting process.

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

Typically, FCPA receives less than 1% of the budget for Fairfax County's general fund.<sup>25</sup> In addition, no portion of the annual dog license fee revenue is earmarked specifically for the operations and maintenance of dog parks.

**SPONSORED IMPROVEMENTS AND DONATION OPPORTUNITIES**

Sponsored improvements and donation opportunities to support new dog park construction and ongoing operational costs were researched as part of this study. Sponsored improvements and donation opportunities that other local jurisdictions employ include websites and/or brochures that provide information for donating or sponsoring specific improvements to dog parks. For example, the City of Fairfax has a website dedicated to their sole dog park that provides information about sponsoring specific dog park amenities and improvements, with sponsorship levels listed for each.

Currently, FCPA does not have marketing material, or a website dedicated to sponsored improvements or donation opportunities for existing dog parks. However, donations are accepted for FCPA's Westgrove Dog Park through the Westgrove PACK website, as they jointly operate this dog park in partnership with FCPA through a MOU agreement.

The Fairfax County Park Foundation (FCPF) is a nonprofit 501(C)(3) organization that supports FCPA by raising private funds, obtaining grants, and creating partnerships that supplement tax dollars needed to meet the County's need for parkland, facilities, and services. FCPF accepts some contributions for dog parks and events. FCPF can facilitate a campaign to encourage donations and sponsored improvements for dog parks, although the opportunity to donate towards FCPA dog parks is largely unknown to the public due to the absence of a formal project with marketing material and targeted outreach campaigns.

FCPA currently offers a variety of dog classes and events. Classes include obedience training, competitive agility, and non-competitive agility. Dog-focused events include "Dog Daze" at The Water Mine in Lake Fairfax Park and "The Ides of Bark" at Grist Mill Park. These events and classes are generally offered at larger staffed parks throughout the County and are not hosted at dog parks to avoid potential conflicts with regular use of the park. Classes are held for a fee paid to FCPA.

FCPF accepts monetary and in-kind contributions from charitable sponsors to help offset costs of these dog events in addition to accepting voluntary donations at the event. In addition, vendors can have an on-site presence during an event for a fee. The donations and fees associated with these events are used for the operational costs of the event and any net revenue is typically donated to a charitable organization such as the Park Foundation and/or canine organization.

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<sup>25</sup> <https://fairfaxparkfoundation.org/>



## RECOMMENDATIONS

FCPA requires additional funding to support any increased maintenance or improvements in existing dog parks or the construction of any new dog parks in the County. This study puts forth recommendations for a variety of funding sources to be considered.

### PARK BOND PROGRAM

As determined in the needs analysis done as part of this study, construction of at least one new dog park will be needed by 2025 to meet service level standards. It is recommended that park bond funding be utilized to fund the construction of one new dog park by this time.

### MAINTENANCE AND OPERATIONS FUNDING

Additionally, this study identified that the current level of maintenance for FCPA dog parks provided by staff is bound by the available funding appropriated through the County's General Fund. The study identified that increased maintenance frequency and oversight by staff or volunteers would alleviate many of the issues identified by visitors in the survey. Additional funding from the County's General Fund would be needed to provide the additional level of maintenance and oversight by FCPA staff.

### MAINTENANCE AGREEMENTS

Maintenance agreements created in conjunction with the establishment of new FCPA dog parks on FCPA or other county-owned property, help expand services where there is increased development and subsequently additional recreational demands in the County. These types of agreements with HOAs or other private organizations should continue to be considered and encouraged where appropriate when evaluating new construction of an FCPA dog park during the development review process for new residential and commercial developments within applicable areas of the County.

### MEMBERSHIP PROGRAMS AND USER FEES

The study does not recommend charging membership and/or user fees for access to dog parks. Dog membership and user fees do not exist at any nearby local jurisdictions and charging fees would likely discourage dog park visitation. Additionally, research has indicated that the administrative and operational costs associated with charging fees reasonable for this area far outweigh the investment return. Costs are inclusive of but not limited to administrative fees, increased maintenance costs, and access controls.

### PARTNERSHIPS

FCPA should work with interested community members and encourage partnerships which form the basis for mutual support for dog parks. Friends Groups are the primary partnership opportunity recommended as part of this study.

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

Individual volunteers and park volunteer teams remain as other options for the community to be involved in and support FCPA dog parks, however these forms of community involvement differ from Friends Groups because they do not have the ability to fundraise for dog park improvements. The different volunteering options are expanded on further in the Volunteering section of this report.

### Friends Groups

Friends Groups can be established at the planning stage of a new dog park to help fund and guide the development. They can also be established for an existing dog park to help facilitate additional improvements and operational needs. The relationship between FCPA and the Friends Group is defined through the establishment of a MOU agreement and may include ongoing operational support, programming, maintenance, and fundraising support for the dog park. The establishment of a Friends Group is a formal process undertaken with FCPA's Friends Group Coordinator and requires establishment of a non-profit entity registered with the IRS. It also requires insurance independent from Fairfax County. It should be noted that volunteering is only one facet of a Friends Group; the formation of a PVT may be more appropriate if providing maintenance and operational oversight within a dog park is a primary interest. Additional information about volunteering can be found in the Volunteer section of this report.

Westgrove Dog Park is the only FCPA dog park that has an established Friends Group partnership with FCPA as defined by an MOU between the Westgrove PACK Friends Group and FCPA. This study recommends exploring the potential community interest in forming Friends Groups for the other remaining dog parks. This level of outreach would require ongoing coordination and would require a dedicated staff resources, as described in the Implementation section of this report.

Friends Groups should also be encouraged during the establishment phase of a new dog park as detailed in "Process for Establishing New FCPA Off Leash Dog Areas" section of this report. The interested group should consult with FCPA's Central Outreach Friends Group Coordinator to determine if the establishment of Friends Group is appropriate for the group's needs. The following should be considered when forming a Dog Park Friends Group:

- How organized and established does the group intend to be?
- What level of involvement does the group want in the management of the dog park?
- Does the group wish to fundraise for improvements or operations of the dog park?
- Does the group intend to provide services and conduct business on parkland?

### DOG LICENSE REVENUE

As the population of dogs grows within the County, so too should the funding to support the dog parks that they may frequent. Dog park funding appropriated through dog license revenue is an effective method of ensuring funding for this expected increase

## FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

in recreational demand over the years. As such, the study recommends soliciting a portion of the dog license fee collected by the Department of Tax Administration (DTA) to fund a portion of the operational costs associated with maintaining dog parks, both now and in the future. Additionally, earmarked funding from the dog license fee would allow for an increased maintenance regime as detailed above and supported by the public.

**SPONSORED IMPROVEMENTS AND DONATION OPPORTUNITIES**

FCPF is equipped to facilitate donations and sponsored improvements at dog parks. This study identified that marketing material and outreach campaigns that focus on dog parks are needed. It is recommended that FCPA staff coordinate with FCPF to create a formal project and to market existing dog park donation opportunities with recognition benefits for prospective donors. Recommended marketing efforts are detailed below.

**Marketing Recommendations**

- It is recommended that FCPA staff coordinate with Fairfax County Park Foundation (FCPF) to develop new and market existing dog park donation opportunities from individuals and organizations.
- An FCPF mailing insert depicting existing donation opportunities that can support FCPA dog parks should be prepared and marketed. The mailing insert should be included with the dog license annual renewal mailing. Another development opportunity is conducting dog-focused direct mail campaigns.
- A dedicated FCPF webpage that accepts donations or sponsored improvements for individual dog parks should be established. The page should provide estimated sponsorship levels for potential improvements, such as the addition of a drinking fountain or a shade canopy. The webpage should link to FCPA's dog park webpage, other County dog-related webpages as appropriate, and may be promoted through relevant social media outlets.
- Signage, flyers, or brochures that inform visitors of dog park sponsorship and donation opportunities may be posted at dog parks, distributed at dog events or classes, and provided to local dog related businesses.

**SPONSORED IMPROVEMENTS RECOMMENDATIONS**

Research of other jurisdictions showed that many improvements and amenities within dog parks are provided through sponsoring. This study recommends pursuing and establishing the following dog and dog park-related sponsoring opportunities in Fairfax County:

- Sponsored dog park amenities, such as benches, shade structures, etc.

FUNDING SOURCES, PARTNERSHIPS AND DONATION OPPORTUNITIES

- Dog-related community events hosted by a sponsor, such as low-cost vaccines, micro-chipping, and special merchandise sales where a portion of the proceeds could be donated to FCPF to be used specifically for dog park improvements.

In return for sponsoring improvements, amenities, or events, the sponsor could receive recognition through donation plaques, social media, and ParkTakes.

## RULES & ENFORCEMENT

### KEY TAKEAWAYS

- No changes to FCPA's existing dog park rules or operating hours are recommended. The survey results, paired with staff observations, determined that most issues related to rules within FCPA dog parks are due to a need for additional enforcement, as opposed to the rules themselves.
- Having clear and consistent signage at the dog parks is critical for visitors, volunteers, and FCPA staff alike. A signage audit at each FCPA dog park to ensure that rules, regulations, and FCPA contact information are clear and consistent is recommended.
- On FCPA's dog park webpage, future informational brochures, and signage, include the following statement to provide clearer language on the requirement for owners to pick up their dog's waste, "Dog owners are required to pick up all waste from their dog (County Code 26-04-41.1.). Violators may be subject to penalties and fines."
- FCPA's dog park webpage should be reviewed and updated to ensure that rules, reporting procedures, and operating hours are prominently displayed.
- FCPA should develop a dog handling and behavior brochure to further promote safe and enjoyable use of dog parks for all.

### ANALYSIS & FINDINGS

As part of this study, the current rules and enforcement procedures for FCPA dog parks were examined to determine what, if any, modifications might be needed. FCPA benchmarked existing rules, enforcement, and etiquette procedures against other nearby jurisdictions. In addition, some rules and enforcement procedures were vetted through the public survey. Below are the current FCPA dog park rules.

## EXISTING FCPA DOG PARK RULES

### OLDA Hours of Operation

7 a.m. to one half-hour after sunset Monday through Friday. On weekends and federal holidays, the hours are 8 a.m. to one half-hour after sunset (County Code 108.1-5-1 (s)).

### The following are prohibited in FCPA off-leash dog areas:

1. Dogs barking incessantly.
2. Food (includes treats, bones and edible toys) and glass containers.
3. Dogs under four months of age.
4. Female dogs in heat.
5. Animals other than dogs.
6. Children under the age of nine.
7. Professional training of dogs.

### Other rules that apply to dog parks:

1. Users of the facility do so at their own risk. Neither Fairfax County nor the Park Authority shall be liable for any injury or damage caused by any dog in the off-leash area. Handlers are legally responsible for their dogs, and any injury or damage to facilities caused by them.
2. Aggressive dogs (defined as dogs posing a threat to human beings or other dogs) are not allowed at any time. Dogs must be removed from the off-leash dog area at the first sign of aggression.
3. All dogs must be legally licensed and vaccinated and shall wear a visible dog license and have vaccination documents available upon request.
4. The off-leash dog area is for dogs, their handlers, and those accompanying them only.
5. Dogs must be on leash when entering and exiting the off-leash dog area.
6. Dogs must be under the control of their handler and in view of their handler at all times.
7. Handlers must be 16 years or older. Children ages 9 -15 years must be accompanied by a chaperone, 16 years or older.
8. Handlers must have possession of the dog leash at all times.
9. Handlers are limited to a maximum of two dogs.
10. Handlers are responsible for removal and disposal of waste.
11. Handlers must prevent dogs from digging holes and are responsible for filling them.

### OLDA Hours of Operation

7 a.m. to one half-hour after sunset Monday through Friday. On weekends and federal holidays, the hours are 8 a.m. to one half-hour after sunset (County Code 108.1-5-1 (s)).

## DOG PARK RULES BENCHMARK COMPARISON

In examining nearby jurisdiction's dog park rules, the study found that current FCPA dog park rules are similar, with some minor variations in the number of dogs permitted per handler and the age of children permitted in a dog park. Dog park hours of operation for the other jurisdictions studied showed that dawn to dusk is typical. Nearby jurisdictions that were analyzed for comparison to FCPA's current rules include:

- Prince William County
- Arlington County
- City of Alexandria
- Washington, D.C.
- Leesburg

Some of these jurisdictions permitted children of all ages to enter a dog park if they were accompanied by an adult, while other jurisdictions had age limit rules similar to FCPA's rule that states handlers must be 16 years or older and children ages 9 -15 years must be accompanied by a chaperone. Some of the local jurisdictions researched permitted three dogs, while others have a limit of two dogs. Currently, FCPA limits handlers to two dogs maximum within dog parks, which is supported by 66% of the respondents that completed the survey as shown in *Figure 34* below. FCPA established these rules as a safety precaution, as it may be difficult to supervise multiple dogs or properly look after a dog and young children at the same time.

### **DOG PARK RULE ENFORCEMENT**

Regarding enforcement, FCPA posts dog park rules on signage at each dog park as well as on FCPA's dog park website. FCPA staff enforce dog park rules when they are on-site performing maintenance tasks, but staff's presence at each of the dog parks is largely limited to performing maintenance tasks. FCPA encourages visitors to call the Fairfax County Police Non-Emergency phone number that is displayed within the park to deal with violations of rules and regulations if they are unable to resolve the situation civilly in person. Dog park users are also reminded that dog parks are public, shared resources and that appropriate, responsible, and cooperative behavior is expected from users at all times.

Because dog parks are unstaffed facilities, dog park volunteers play an important role when it comes to supporting rule enforcement and visitor etiquette. While volunteers do not take specific enforcement actions, as monitors, they serve as the eyes and ears of the dog park and can help expedite and relay information about violations and unsafe or unappealing situations to FCPA.

FCPA expects that by reinvigorating volunteering in dog parks and helping to establish volunteer teams and/or Friends Groups in FCPA's existing dog parks, a direct and positive impact on rule enforcement will result. Recommendations on how volunteers can best support FCPA in dog park rule enforcement are detailed further in the Volunteer section of this report.

### **WHAT WE ALSO HEARD**

Rule enforcement was on the top six list of subjects that commenters in the dog park survey cited as the one thing that would most improve the dog park they primarily visited. Concerns relating to rule enforcement included the following:

- Aggressive dogs
- Unvaccinated dogs
- Inattentive owners
- Dog waste pickup by owners
- Clearly displayed rules
- Clearly displayed reporting procedures for violators
- Dog park etiquette/behavior educational signage



The survey results showed that the majority of respondents either somewhat or strongly agreed (67%) with the existing FCPA rule of handlers being limited to a maximum of two dogs, as shown in Figure 34 below.

***Currently, handlers may not bring more than 2 dogs into a Park Authority dog park at one time. How much do you agree or disagree with this rule?***

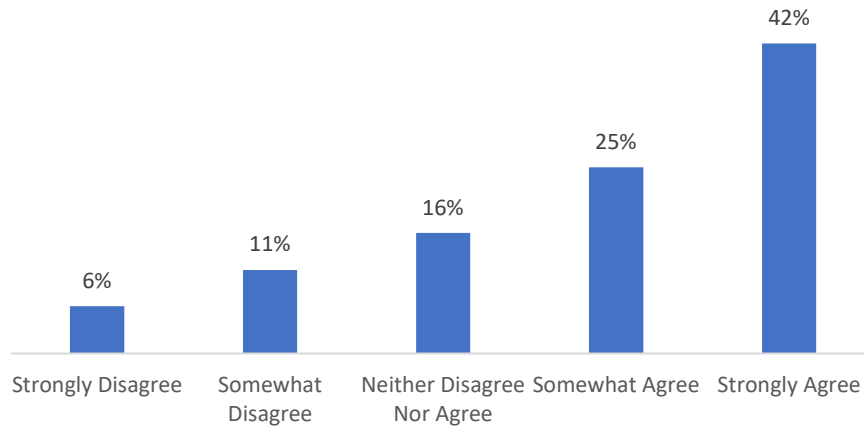


Figure 34: Percent that agree or disagree with 2 dogs per handler FCPA dog park rule

## RECOMMENDATIONS

No changes to FCPA's existing dog park rules or operating hours are recommended. The survey results, paired with staff observations, determined that most issues related to rules within FCPA dog parks is due to a need for additional enforcement, as opposed to the rules themselves. The study puts forth the following recommendations for reducing issues related to rules and enforcement:

- Conduct a signage audit at each FCPA dog park to ensure that rules, regulations, and FCPA contact information are clear and consistent. Signage should state that there could be fines or penalties that can be ticketed by law enforcement officers. Signs should also provide a non-emergency police number for reporting any issues. Having clear and consistent signage at the dog parks is critical for visitors, volunteers and FCPA staff alike.
- FCPA's dog park webpage should be reviewed and updated to ensure that rules, reporting procedures, and operating hours are prominently displayed. Other County dog-related webpages should be reviewed to ensure that there is a link to FCPA's current dog park page.
- On FCPA's dog park webpage, future informational brochures, and signage, include the following statement to provide clearer language on the requirement for owners to pick up their dog's waste, "Dog owners are required to pick up all waste from their dog (County Code 26-04-41.1.). Violators may be subject to penalties and fines."

- Encourage and publicize information about dog park volunteering opportunities. The assistance of these volunteers is needed for monitoring and reporting any misconduct issues. The monitoring checklist and reporting procedures provided as part of this study will support these efforts.
- Staff should be resourced to provide a single point coordination for all dog park-related matters across the agency. Such responsibilities include managing volunteers, advocating for additional amenities, and liaising between volunteers and maintenance staff to address issues at specific locations.
- FCPA should develop a dog handling and behavior brochure to further promote safe and enjoyable use of dog parks for all.

## IMPLEMENTATION STRATEGIES

This section presents four implementation strategies. Recognizing the wide-reaching areas of cross-agency research that this study explored, these strategies are centered around coordination and communication. These strategies span all six research themes (*Planning, Design, Operations & Maintenance, Volunteering, Funding Sources/Partnerships/Donation Opportunities, and Rules & Enforcement*) explored throughout this study and will support and sustain the implementation of the recommendations put forth in this dog park study.

### **STRATEGY #1**

#### **Enhance FCPA's Dog Park Webpage**

Through cross-agency collaboration among the dog park study team as well as from public input as part of this study, a variety of insights were yielded on ways the existing dog park webpage could be enhanced to better streamline information. This update would consolidate a wide variety of dog park and dog activity related information and provide more robust resources for navigating to existing dog parks.

The website refresh would consolidate all dog park and dog activity related information in one easy to find place. This would include information related to rules and regulations, volunteer opportunities, license and vaccine information, dog-related events, dog training classes, dog park planning and design guidance, donation opportunities, and of course, this dog park study report. Consolidating the wide range of information related to dog parks and countywide dog activities into a single easy to use webpage will allow for more efficient navigation of resources, for both the public and County staff users alike.

The website refresh would also entail a revision to the existing dog park map on the current webpage to allow for easier location of FCPA's existing dog parks. A revision to the Google map nomenclature of FCPA's dog parks would be included as part of this update. Combined, these revisions will significantly improve locating and navigating to FCPA's dog parks.

### **STRATEGY #2**

#### **Create a "Dogs in Public Spaces/Dog Park Information" Brochure**

Like the update to FCPA's website described above under Strategy #1, this brochure would serve to consolidate key pieces of information surrounding FCPA dog parks, as well as key pieces of information surrounding vaccination, licensing, rules and regulations, and health and safety best practices. This brochure will help to provide community members with additional county resources and will serve as a printed paper option to complement FCPA's dog park webpage. This will greatly enhance and expand public information about FCPA dog parks and dog handling in the County.

### **STRATEGY #3**

#### **Centralize Dog Park Coordination**

FCPA dog parks are a park amenity that has significant community interest; this can be demonstrated both by this study (over 4,000 survey responses and over 2,500 individual comments) as well as historic community input received by FCPA. In addition, FCPA's dog parks require a great deal of community partnership; from Friends Groups to volunteers and donors, FCPA's dog parks flourish from these forms of continued community investment. This high level of community interest and forms of community involvement help FCPA's dog parks thrive and are critical to their success.

Recognizing that these partnerships and forms of community involvement require consistent and sustainable coordination, FCPA should explore dedicating a key staff person to serve as the primary point of contact to help facilitate dog park development, operational needs, volunteer coordination, and community relations.

FCPA's dog parks are like FCPA's farmer's markets (10 sites) and garden plots (9 sites) in that they all require a great deal of coordination across multiple county departments, volunteer groups and the community. FCPA farmer's markets and garden plots both have dedicated staff resources to help facilitate the complex coordination that is required for these types of facilities that rely on help from volunteers.

A staff person dedicated to centralized coordination could serve as an inter-agency liaison, who would be responsible for coordinating the many facets of dog park activity and requests related to FCPA's 11 dog parks. This individual would work collaboratively with FCPA's Planning and Development Division, Park Operations, Park Services, and the FCPF, and serve as a primary point of contact for the community, such as Friends Groups, volunteers, and animal-related businesses. This enhanced coordination would ensure timely updates to the dog park website, prompt responses to community inquiries, and would help to provide more information to the community about dog park related resources and dog related activities. The recommendations and strategies presented as part of this study could serve as a guide and by dedicating staff resources to these unique county facilities, community involvement in FCPA's dog parks would be bolstered.

### **STRATEGY #4**

#### **Adopt a Project Schedule for Construction of One Planned Dog Park**

As described in both the Executive Summary and Planning sections of this report, it is recommended that FCPA construct at least one new dog park by 2025 and utilize the list of master planned dog parks to do so. This will not only satisfy the estimated service level need, but also the substantial community interest expressed through the dog park study survey.

While constructing a dog park that is already planned significantly expedites the process for establishing a new dog park, there are still several additional steps required such as securing funding, construction permits, and community outreach if a significant period of time has passed since the master plan was approved. Should the

process for establishing this new dog park begin in 2021, it is estimated that ribbon cutting for this dog park would likely occur between 2023/2024.

Recognizing the number of steps required as part of this process, it is recommended that FCPA adopt a formal project schedule and initiate this process in 2021 to ensure that this recommendation is realized within this time frame (2025).

## APPENDIX 1 – FCPA DOG PARK STANDARDS & GUIDELINES

### PURPOSE OF STANDARDS & GUIDELINES

The standards and guidelines are intended to be used as resource for the public establishment process, planning and design of FCPA dog parks. These guidelines can also be referenced for the development of privately owned publicly accessible dog parks in the County. The standards and processes provided shall be considered a living document and are subject to change by way of alterations, additions, and deletions at any time. Any member of the Board of Supervisors, the FCPA Board or citizen may recommend changes or exceptions to these Standards; however, all changes and exceptions must be approved by the FCPA Board.

### DOG PARK ESTABLISHMENT

The Fairfax County Park Authority 2020 Dog Park Study has provided several ways new dog parks can become established, including through a community process to propose specific sites within FCPA parks. To ensure that new dog parks are developed that adhere to environmental, community, regulatory, and operational perspectives, FCPA has developed a review process for new dog park proposals.

### PROCESS FOR ESTABLISHING NEW FCPA DOG PARKS

1. **Letter of Interest:** The interested party first submits a Letter of Interest using the provided template to communicate to FCPA Planning Staff, Director, and Park Authority Board the desire and reason to locate a new dog park in a specific FCPA park or area of the County. It is recommended that the interested party review and reference the siting guidelines and criteria in the [Preliminary Dog Park Site Feasibility Checklist](#) to ensure that the minimum requirements for a dog park can be achieved. The letter of interest must be accompanied by additional information showing community support, including signatures of support or opposition from households (owners or renters) and businesses that immediately adjoin the parcel or area of interest.
2. **Planning Review:** FCPA Planning Staff reviews the feasibility of the proposed location(s) using the siting guidelines and criteria established in the [FCPA Dog Park Standards and Guidelines](#) and determines if the request is feasible. FCPA Planning Staff should respond within 30 to 45 days and follow up with any questions or additional information needed.
3. **Review Funding:** The ability to fund the construction and operation is considered and funding sources are identified before moving forward with planning, design, and construction of a dog park. Funding sources can include grants, donations, and sponsored improvements from the public. Additionally, the interested party should determine if establishing a Friends Group or Volunteer Team is desired as a means of support should the dog park be developed. The [Fairfax County Park Foundation](#)

should be consulted by the interested party to discuss possibilities. A Mastenbrook Grant may be available from FCPA to help contribute towards the required funding. More information about the Mastenbrook Grant can be found [here](#).

- 4. Master Planning Process:** Park planning staff review the approved master plan and/or conceptual development plan for the park and determine whether a proposed dog park is an acceptable planned facility. If a dog park is not shown as a planned improvement within the master plan or the park does not have an approved master plan in place, then a master planning process, with public input, must be completed by FCPA park planning staff, and the resulting master plan approved by the FCPA Board.

The process to develop or update a master plan involves a detailed review of the park with opportunities for public input to comment on any newly proposed or changed facilities, including dog parks. The master planning process is complete when the master plan is approved by the FCPA Board and the process can take 6 to 12 months, or longer depending on the complexity of the site and proposed changes. It should be noted that the master planning process may yield that a dog park is not desirable if public commentary and/or site analysis supports this conclusion. The siting guidelines and criteria established in the [FCPA Dog Park Standards and Guidelines](#) will once again be referenced to determine the ultimate planned size, location, and design in the master plan. More information on FCPA's Park Master Planning Process can be found [here](#).

- 5. Obtain Public Use Determination:** Once the park master plan is approved, the Fairfax County Planning Commission determines whether the planned public improvements conform to the County's Comprehensive Plan regarding their location, character, and extent, as required by Virginia Code §15.2-2232. This formal process, known as a Public Use or "2232" Determination is initiated by FCPA planning staff and is coordinated with the County's Department of Planning and Development. The timeline from initiation to receiving a determination from the Planning Commission can take six to eight months. Learn more about the 2232 process [here](#).
- 6. Secure Funding:** After the Public Use Determination has been approved, the funding sources identified earlier are secured to ensure that funds are available in an amount sufficient to pay for design, permitting, and construction. Continued funding or a plan for the ongoing maintenance of the dog park is finalized.
- 7. Establish Stewardship Volunteers:** The successful operation of a dog park depends upon sustainable help from volunteers. Individual volunteers, Park Volunteer Teams, and Friends Groups are the programs that the County utilizes for volunteering in parks. The suitability of each program for the proposed dog park is reviewed and the process to establish the selected program is initiated. Information



about Park Volunteer Teams can be found [here](#) and information about Friends Groups can be found [here](#).

8. **Design & Permitting:** After all necessary funding has been provided, the site design and approval process can begin. A Site Plan, Minor Site Plan, or Rough Grading Plan is prepared by FCPA Staff or a contracted design/engineering firm. The construction plan(s) are submitted to Land Development Services as required to ensure that the dog park’s design conforms to county codes and standards. These plans are reviewed by applicable county departments for conformance and eventual approval after any reiterations. More information about the County’s site development review process can be found [here](#).

After the County has approved the plans for the dog park, construction documents are prepared to communicate the design and details of the dog park for construction and potential bid. These documents are prepared by a design/engineering firm or FCPA staff. The design and approval process can take three to twelve months depending upon the complexity of the project.

9. **Construction:** Once the construction and permitting documents are completed, construction is scheduled and coordinated by FCPA Planning and Development staff. Construction can take between three to twelve months for completion.
10. **Grand Opening:** Once the construction has been approved by FCPA Planning and Development staff and all other applicable parties, the dog park can open, provided that the established Friends Group or Park Volunteer Team has implemented an approved operating plan and sustainable approach to help maintain the park.

## STEPS TO ESTABLISH A DOG PARK – HANDOUT/WEBSITE INSERT

## FCPA DOG PARK ESTABLISHMENT PROCESS

## 1 LETTER OF INTEREST



Complete a Letter of Interest using the online template to communicate to FCPA Planning Staff, Director & Park Board the desire and reasons to locate a new dog park in a specific FCPA park or area of the county.

## 2 PLANNING REVIEW



FCPA Planning Staff will review the feasibility of the proposed location using the siting guidelines and criteria established in the FCPA Dog Park Standards & Guidelines and make a determination if the request is feasible.

## 3 REVIEW FUNDING



Before a dog park can be considered, plausible funding sources for design and construction need to be identified. Funding sources can include grants, donations, and sponsored improvements from the public. The Park Foundation should be consulted by the interested party.

## 4 MASTER PLANNING PROCESS (CREATE OR REVISE PARK MASTER PLAN IF NO PLANNED DOG PARK)

## Master Plan Initiation



## Public Input



## Draft Master Plan

Public Comments  
& RevisionsFinal Master Plan  
Approval

For more information about the master planning process visit the [Park Planning Process Webpage](#).

## 5 OBTAIN PUBLIC USE DETERMINATION

A Public Use Determination must be prepared and submitted to Fairfax County Planning Commission by FCPA planning staff to ensure that the public dog park conforms with the County Comprehensive Plan. This process is called a 2232 Determination. Learn more about the 2232 process [here](#).

## 6 SECURE FUNDING

The funding sources identified earlier will need to be secured to ensure that funds are available in an amount sufficient to pay for design, permitting, and construction. Continued funding or a plan for the ongoing maintenance of the dog park will also need to be finalized.

## 7 ESTABLISH STEWARDSHIP VOLUNTEERS

The successful operation of the dog park will depend upon help from volunteers. Individual volunteers, Park Volunteer Teams, and Friends Groups are the programs that the County utilizes for volunteering in parks. The differences between these volunteering opportunities should be reviewed and steps should be taken to initiate the establishment process of the selected program. Information about Park Volunteer Teams can be found [here](#) and information about Friends Groups can be found [here](#).

## 8 DESIGN &amp; PERMITTING

After all necessary funding has been provided, the site design and approval process can begin. A Site Plan, Minor Site Plan, or Rough Grading Plan will need to be prepared by FCPA Staff or a design/engineering firm. The construction plan(s) will be submitted to Land Development Services as required to assure that the dog park design is conforming to county codes and standards. After the County has approved the plans for the dog park, construction documents will need to be prepared for construction and potential bid.

## 9 CONSTRUCTION



Once the construction and permitting documents are completed, construction will be scheduled and coordinated by FCPA Planning and Development staff.

## 10 GRAND OPENING



After construction has been approved by FCPA Planning and Development staff and all other applicable parties, the dog park can open. At this time, there should be an established Friends Group or Park Volunteer Team with an operating plan or approach to help maintain the park.

## **NEW FCPA DOG PARK LETTER OF INTEREST TEMPLATE**

The first step for parties interested in establishing a new dog park is submitting a Letter of Interest as outlined in the FCPA Dog Park Establishment Process. The following template can be used to communicate to FCPA Planning Staff, Director, and Park Authority Board the desire and reason to locate a new dog park in a specific FCPA park or area of the County.

### **FCPA Park Name:**

#### **Your name and/or organization information and relationship to the park**

Please provide your name and/or the organization name that is interested in a new dog park within the FCPA park provided above. What is your or the organization's relationship to the park? (neighbors, dog advocacy group, etc.)

#### **Proposed approximate location and size in park**

Please provide the approximate location and size of the proposed dog park within the park. The proposed location can be described verbally or shown graphically on a map.

#### **Preliminary Dog Park Site Feasibility Checklist**

Has the Preliminary Dog Park Site Feasibility Checklist been completed? (Y/N)  
Does the proposed dog park location meet the minimum threshold criteria shown in the checklist? (Y/N)

Please attach the completed checklist as part of this letter.

#### **Statement of Justification for new dog park**

Please provide a brief explanation for the reason(s) you believe a dog park is needed in this park. The justification should include the probable utilization of the dog park and any supporting information.

#### **Signatures and letters of support and opposition**

Please provide signatures and/or letters showing community support or opposition. These should include community interest groups and organizations as well as households (owners or renters) and businesses that immediately adjoin the parcel or area of interest.

#### **Statement of Understanding**

The letter should include a statement that the interested party has read and understood the FCPA DOG PARK STANDARDS & GUIDELINES and accepts responsibility for being the primary party for communication regarding this request.

#### **Planning Review**

FCPA Planning Staff will review the feasibility of the proposed location(s) using the siting criteria established in the FCPA DOG PARK STANDARDS & GUIDELINES and determine if the request is feasible. FCPA Planning Staff will respond within 30 to 45 days and follow up with any questions or additional information needed.

## DOG PARK PLANNING SITING CRITERIA AND CHECKLIST

The dog park siting criteria and the Preliminary Dog Park Site Feasibility Checklist have been provided as part of this appendix and should be referenced in the feasibility and planning stages of a dog park as described in the Process for Establishing New FCPA Dog Parks section. The siting criteria can be considered the minimum requirements a site must meet for a future dog park to be considered at that site. The checklist is intended to be used as a planning tool, which factors in the siting criteria detailed below, as well as dog park visitor preferences for shade, water, and designated areas for dogs.

### SITING CRITERIA

- 1. Location.** The establishment of new FCPA dog parks requires review by the FCPA Planning and Development Division, and approval from the Park Authority Board. A Public Use Determination also must be approved by the Planning Commission (this process is often referred to as a 2232 Review). The feasibility of establishing a new dog park within a FCPA park should be evaluated and vetted during the park master planning phase along with any other potential new facilities, with input from the public. The siting of a new dog park is also subject to the County site plan provisions as administered by Fairfax County Land Development Services (LDS). FCPA will evaluate all prospective locations within the park against established criteria, and will use the GIS dog park siting model and site criteria checklist. If the location is deemed suitable, funding sources for construction would need to be identified and a public engagement process would be required. A maintenance plan would also need to be established. Similarly, if the location of a planned but unbuilt dog park is revisited, a public engagement process would ensue if a significant period of time has passed since the master plan was approved, funding sources would need to be identified and a maintenance plan established.
- 2. Size and capacity.** The size of an FCPA dog park is determined, in part, by the population density of the area. In more densely populated areas, the minimum size for a dog park is  $\frac{1}{4}$  acre. In less densely populated areas, the minimum size for a dog park is  $\frac{1}{2}$  acre. Note that these criteria apply to dog parks, not dog runs, which are typically sited in more dense areas and are often smaller than  $\frac{1}{4}$  acre and may be privately owned and operated. A dog park should have separate areas for large dogs and small dogs when the size of the dog park permits. Dog park carrying capacity, or dog park maximum occupancy, is the total number of dogs a fenced-in dog area can safely accommodate. The carrying capacity for FCPA dog parks should be determined using a metric of between 500 to 700 square feet per dog within fenced-in dog areas. The dog park carrying capacity will be determined during the master planning or site design phase and will be responsive to the specific site conditions of the park. Signs should be posted at or near the respective entrances for each designated dog area stating the carrying capacity.

3. **Buffer from residential areas.** The proximity of the potential dog park location to nearby neighbors should be considered, with a recommended minimum distance of 100 feet from location to the exterior of nearby existing residential dwellings. When siting a dog park near a residential area, screening (e.g., engineered barrier, vegetation) should be considered. The need for screening will be identified during the park master planning phase, and screening specifications will be determined at the time of site plan review.
4. **Land suitability.** A new dog park should be constructed on well-drained soils. The site should be relatively flat (between 1.5%-4.5% slope); excessive slopes and marine clay soils should be avoided. If a desirable site has excessive slopes, it should be designed such that erosion does not become an issue. Additional health and safety protocols will be required should construction occur in soils containing naturally occurring asbestos.
5. **Natural and cultural resource protection.** Due to regulatory controls and the FCPA's mission objectives, dog parks cannot be placed in locations where there is abundant native vegetation, nor within Resource Protection Areas (RPAs), Floodplains, Environmental Quality Corridors (EQCs), on sites with cultural resources, or within most easements. New dog parks should be sited at least 50 feet from floodplains<sup>26</sup>. In addition, park design should consider utilizing the following best practices to minimize the impacts of dog parks to stormwater and waterways:
  - Install a curb around the outside perimeter of the dog park to contain surface runoff, or a vegetated buffer to minimize runoff; and
  - Install pet waste stations/bags near dog park entrances, at intersections of walking paths, and near parking lots that serve the dog park.
6. **Park/visitor use conflicts.** A new dog park should not conflict with, displace, or encroach upon other desired recreation activities in the park. The location of the proposed dog park should work in harmony with the overall park design and adjacent facilities. Planning a dog park in concert with other park facilities adds to the potential for shared amenities, such as a water supply or shade opportunities. Locations directly adjacent to sport fields and other high use areas should be avoided.

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<sup>26</sup> The Fairfax County RPA is defined as 100 feet distant from any perennial stream unless a detailed analysis trumps its delineation. The floodplain refers to, "those land areas in and adjacent to streams and watercourses subject to continuous or periodic inundation from flood events with a one (1) percent chance of occurrence in any given year (i.e., the 100-year flood frequency event also known as the base flood) and having a drainage area greater than seventy (70) acres, and include all areas of the County which are designated as a floodplain by the Federal Emergency Management Agency (FEMA), by the United States Geological Survey, or by Fairfax County." (ZO 20-300). The Fairfax County EQC is typically designated during a zoning application and contained within a resource-based park. EQCs "include 100-year floodplains, areas of 15% or greater slope adjacent to floodplains, or 50 feet from all streams, all wetlands connected to stream valleys, and all and measured from the stream bank 50 feet plus four feet per percent slope."



7. **Proximity to other dog parks.** The proximity of a potential site to existing dog parks should be considered. In less dense areas of the County as displayed in Figure 18, consider 20-minute drive access and in more dense areas of the County, consider 10-minute walk access (10-minute walk = ½ mile).
  
8. **Pedestrian connectivity and parking.** Connections to nearby trails and footpaths should be considered and the site should be evaluated for its ability to support safe, comfortable, and convenient pedestrian connectivity. If the site is in a less densely populated area, the site should provide sufficient parking (a minimum of 10-20 spaces). In more densely populated areas, a dedicated parking lot may not be necessary. Regardless of setting (e.g., more/less dense areas in the county), all parking provided should be convenient and designed to minimize impacts to the surrounding neighborhood.

## PRELIMINARY DOG PARK SITE FEASIBILITY CHECKLIST

Preliminary Dog Park Site Feasibility Checklist <sup>1</sup>		
Required Criteria		
Criteria	YES	NO
<b>Size</b> Less densely populated area – site is a minimum of 0.50 acres More densely populated area – site is a minimum of 0.25 acres	<input type="checkbox"/>	<input type="checkbox"/>
<b>Residential Buffer</b> Site is at least 100 feet from nearby residential dwellings. Screening and/or a vegetated buffer is strongly preferred.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land Suitability</b> Site is located on well-drained soils and can support drainage design that minimizes erosion potential; site is between 1.5-4.5% slope; proposed space within the site does not contain an existing facility.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Natural and Cultural Resource Protection</b> Site is not located in an RPA, Floodplain, EQC, on a site with cultural resources, a location where there is heavy native vegetation, or within an easement, and is at least 50' from adjacent floodplains.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Park/Visitor Use Conflicts</b> Site does not conflict with nor displace other desired park uses.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Proximity to other dog parks</b> The proximity of existing, nearby dog parks has been considered (20-minute drive access in less dense areas and 10-minute walk or half mile in more dense areas).	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian Connectivity and Parking</b> The site can support safe, comfortable, and convenient pedestrian connectivity and connections to nearby trails have been considered. If the site is in a less densely populated area, the site can support 10-20 spaces. If the site is in a more densely populated area, dedicated parking may not be necessary. Where applicable, parking that is convenient, with minimal impact on the surrounding neighborhood, can be supported.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Preferred criteria, but not required.</b>		
If a site does not have these elements, they should be considered as part of the dog park's design.		
<b>Designated Areas – strongly preferred</b> Site can support separate areas for small and large dogs.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shade- strongly preferred</b> Site has mature trees and a good mix of shade and open space.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water- strongly preferred</b> Site has a water line connection that can support a drinking fountain for visitors and a water source for dogs.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> The general framework of the above siting criteria was modeled after Ann Arbor's Recommendations and Guidelines for Dog Park Site Selection, Design, Operations and Maintenance. Retrieved from: <https://www.a2gov.org/departments/Parks-Recreation/play/Documents/Recommendations%20and%20Guidelines%20for%20Dog%20Park%20Site%20Selection%20Updated%204-10-15.pdf>

**About this checklist.** New locations in FCPA-owned parks for dog parks are required to undergo FCPA's formal master planning process and are subject to the County site plan provisions. This checklist was created to establish a standardized site evaluation process for prospective dog parks within existing FCPA parks. All required criteria need to be met for a site to be considered.

This checklist should be used by FCPA Park Planning staff to gauge the feasibility of a site for a prospective FCPA dog park and should be used in conjunction with the GIS dog-park site feasibility model, which was also completed as part of the 2019-2020 dog park study. The checklist can be used to assess one site as part of the master planning process, or to compare the feasibility of multiple prospective sites. Some of the required criteria are directly tied to physical site constraints, other criteria require consideration.



## DESIGN GUIDELINES

The following FCPA dog park design guidelines were informed by the analysis and findings of best practices conducted as part of the 2020 FCPA Dog Park Study. These design guidelines are intended for the design of future FCPA dog parks and as a resource for the development of privately owned publicly accessible dog parks in the County.

### SIZE AND LOCATION

The dog park size and location should adhere to the siting standards provided as part of the Dog Park Planning Siting Criteria and Checklist.

### DESIGNATED AREAS

Separate areas for large and small dogs (designated areas) should be provided when space and funding permit. These designated areas can accommodate smaller dogs that are uncomfortable in the portion of the park designated for larger dogs. Designated areas also provide opportunity for maintenance and operations tasks in one area of the dog park while keeping the other area(s) open.

### PARKING AND PEDESTRIAN CONNECTIVITY

Sufficient parking, convenient to the site, should be provided such that the dog park does not create undue burden on surrounding neighborhood streets. In lower density neighborhoods as displayed in (Figure 18), 10 to 20 parking spaces should be dedicated to dog park use. In higher density neighborhoods, which are generally more walkable and may have on-street parking spaces, a dedicated parking lot may not be necessary. The parking need for all dog parks in both lower and higher density neighborhoods should be determined and provided as part of the park master planning process.

Accessible pathways that comply with ADA (The Americans with Disabilities Act of 1990, Pub. L. No. 101-336, 104 Stat. 328 (1990), as amended) regulations should connect the dog park to parking areas and any existing public sidewalks if possible. Pedestrian connections should be made to existing trail networks wherever possible. In addition, while pedestrian connections to FCPA parks are typically provided by FCDOT (Fairfax County Department of Transportation/VDOT (Virginia Department of Transportation)), FCPA should work with these agencies when establishing new dog parks to ensure that there are safe, comfortable, and convenient crossings for pedestrians.

### SURFACING MATERIAL

The type of surfacing to be used within a dog park is dependent upon the size, context, budget, and maintenance regime of the dog park. Each type of surfacing has advantages and disadvantages depending on the context of its use. Below are the surfacing recommendations for FCPA dog parks.

### Natural Turf

Given the maintenance demands and size requirements, natural turf is not recommended as the primary surface within FCPA dog parks. Natural turf can be considered for newly proposed dog parks if the area is larger than three acres and if an appropriate maintenance regime is shown as feasible.

### Crusher Fines/Washed Stone Dust

This type of surfacing is the preferred choice for FCPA dog parks. The composition of stone for the crusher fines or washed stone dust should be between #4 and #200 as shown in the table below. A construction detail for crusher fines/washed stone dust surfacing is provided in the Design Details section of this appendix.

CRUSHER FINES/WASHED STONE DUST COMPOSITION	
SIEVE SIZE	% PASSING
No. 4	95-100
No. 8	75-80
No. 16	55-65
No. 30	40-50
No. 50	25-35
No. 100	20-25
No. 200	5-15

### Synthetic Turf

Synthetic turf is only appropriate for privately owned smaller dog parks or dog runs in urban or dense communities. Synthetic turf can be considered for partial sections of a new FCPA dog parks but is not recommended as the primary surfacing for the entire dog park.

### Wood Mulch Surfacing

This type of surfacing is not recommended for FCPA dog parks due to the maintenance issues it poses.

## **SURFACING DESIGN**

The design of the dog areas, entryways, and pathways have a direct correlation with the longevity of the chosen surface material and the overall accessibility of the dog park. The following surface design elements are recommended.

### Entrance Surfacing

The surface within and directly outside double gated entryways should be concrete for ease of maintenance, dog safety, and ADA accessibility. A 10'x 10' minimum entry corral

with two gates is recommended. If amenities are located within the entry corral the size should be large enough to accommodate ADA accessibility standards and space for dogs and people to maneuver. An ADA accessible pathway should lead to the entrance and connect to a public sidewalk and/or ADA parking spaces. A construction detail for entry corral layout is provided in the Design Details section of this appendix.

#### Pathways and Alternative Surfaces within Dog Parks

A concrete, asphalt, or poured-in-place rubber pathway that forms a loop or multiple loops within a dog park provides enhanced accessibility and allows owners to interact with and monitor their dogs more closely. It also adds additional interest to the park. Pathways and walking loops should be provided if there is sufficient space and funding.

#### Surfacing Edge and Containment

A concrete or timber curb that is a minimum of 6 inches in height from finished grade inside the dog park and a minimum of 8 inches in width should encompass the surfacing of the dog park to minimize material migration. Weeps (drainage holes) incorporated within the curb should be placed where appropriate to facilitate surface drainage.

### **FENCING**

Dog parks should be fully enclosed with a 6-foot height black vinyl 6-gauge chain-link fence except where existing features of the site provide the same level of enclosure as that provided by a fence. Posts should be embedded in footings securely to frost depth and the chain link portions adequately anchored to ensure that no dog may escape.

The dog park should be equipped with a minimum 10' x 10' double-gated entry corral to deter dogs from escaping and to facilitate access for individuals with disabilities. If the dog park has separate designated areas, entrances to these separate areas should be located within the entry corral. Placing gates in the corners of the fenced area is not recommended, as this allows new dogs entering the park to easily be cornered by other dogs as they rush to greet each other. Gates should be equipped with a page latch and lock for durability. A separate lockable 8-foot-wide gate is recommended for maintenance access in designated dog areas.

Other types of fencing and barriers may be considered on a case-by-case basis. Other types of barriers include walls, transparent polycarbonate sound-reducing panels, and architectural welded wire mesh fencing. Fencing and gate details are provided in the Design Details section of this appendix.

### **PERIMETER LANDSCAPING/BUFFERS**

If the budget and site permit, and if it is necessary to buffer the dog park, vegetation should be planted on the outside of the fence to enhance the aesthetic quality of the site and to assist in mitigating noise associated with the dog park. Plant material that is native, low maintenance, and not dangerous (low toxicity, no thorns, etc.) to dogs is

recommended. Small rain gardens, bio-swales, or curbs surrounding the perimeter of the dog park are encouraged for capturing and treating runoff whenever feasible.

### **SHADE**

Shade is critical for the wellbeing of dogs and visitors within a dog park. Dog parks should offer shaded areas using trees and/or shade structures to allow visitors and dogs to retreat from the sun. A maintenance regime should be established for shade shelters, if present. Rigid shade structures, such as pergolas and arbors, require less maintenance and upkeep than shade sail structures.

### **DRINKING FOUNTAIN**

A source of drinking water for dogs and visitors is highly desirable within or adjacent to the dog park area and is recommended if a connection to a water line is feasible. The drinking fountain should be ADA compliant and frost free. A hose bib is also recommended for maintenance needs. Both the hose bib and the fountain should be placed on an accessible concrete pad that freely drains. A drinking fountain detail is provided in the Design Details section of this appendix.

### **TRASH RECEPTACLES AND WASTE BAG DISPENSERS**

Trash receptacles should be located within the entry corral area or immediately adjacent to the outside of the dog park fence near the entrance to encourage waste disposal and to facilitate ease of emptying. Receptacles should have self-closing lids to prevent insects, rodents, and odor. Pet waste bag dispensers mounted at ADA height should be located within each designated dog area in proximity to the entrance(s). Pet waste stations/bags should also be placed near the primary dog park entrance, at the intersections of walking paths, and near parking lots that serve the dog park.

### **SITE FURNISHINGS**

Dog parks should incorporate several benches and/or tables located in accessible areas for people to rest or socialize. Benches should be strategically located within the dog park and outside the fenced perimeter of the dog park to allow for a comfortable visitor experience. Selected benches and/or tables should be treated or powder coated metal to limit deterioration. Benches and tables should be surface-mounted to a concrete pad whenever possible. A detail exhibiting the surface mounting standards is provided in the Design Details section of this appendix.

### **RESTROOMS**

Permanent restroom facilities should be considered during the planning and design of a new dog park if the inclusion of the restroom is found to support other park uses. A dog park alone does not warrant a permanent restroom as most dog park visitors utilize the facility for a short period of time and the development and maintenance costs of such a facility are considerable.

### **AGILITY EQUIPMENT**

Agility equipment provides dogs with engaging activities, opportunities for physical fitness, and enhanced communication with the owner. If desired by the community, these amenities may be included if there is a maintenance plan that details care and replacement costs.

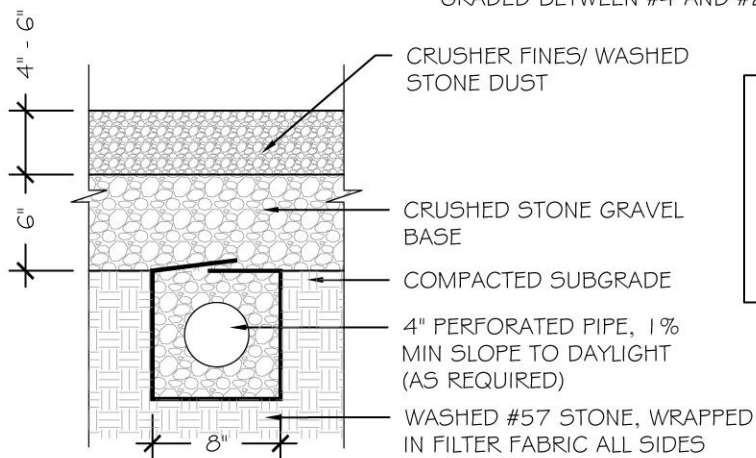
### **SIGNAGE**

FCPA Dog Park Rules, including codes of behavior, hours, and requirements for entry, should be clearly posted in clear view and near the entry. A community kiosk and bulletin board should be provided outside of the fenced dog area to provide a place to post local community information related to pet services, meetups, and events as permitted.

DESIGN DETAILS

NOTES:

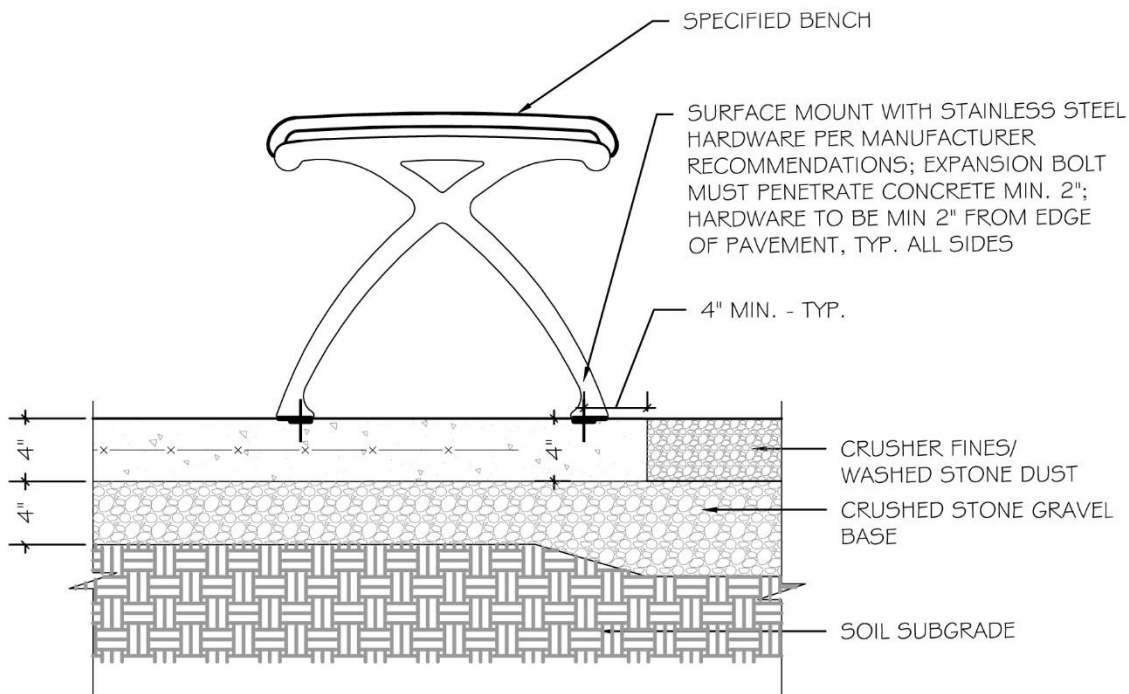
- CONTRACTOR SHALL PROVIDE CRUSHER FINES OR WASHED STONE DUST SAMPLE TO PARK AUTHORITY PROJECT MANAGER FOR APPROVAL, PRIOR TO INSTALLATION. IDEAL COMPOSITION OF CRUSHED ROCK FINES SHOULD BE GRADED BETWEEN #4 AND #200 AS FOLLOWS:



SIEVE SIZE	% PASSING
NO. 4	95-100
NO. 8	75-80
NO. 16	55-65
NO. 30	40-50
NO. 50	25-35
NO. 100	20-25
NO. 200	5-15

**CRUSHER FINES/WASHED STONE DUST SURFACE**

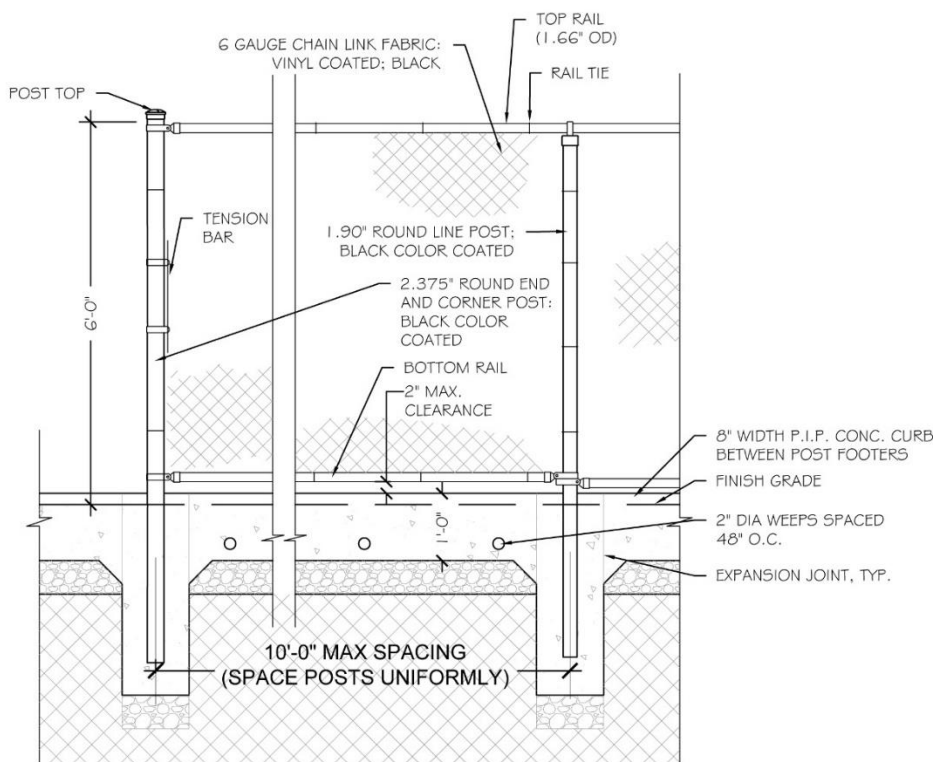
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**BENCH MOUNTED ON CONCRETE SURFACE**

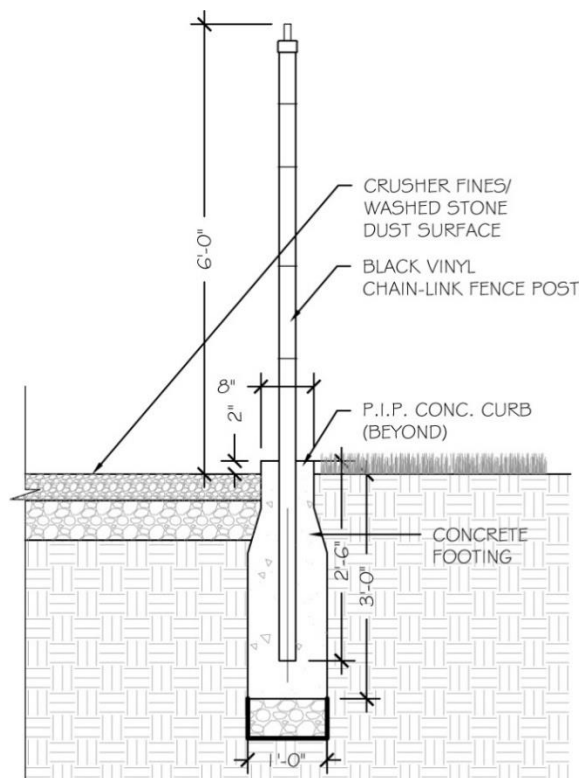
NTS

APPENDIX 1 – FCPA DOG PARK STANDARDS & GUIDELINES



**FENCE WITH INTEGRATED CONCRETE CURB ELEVATION**

NTS

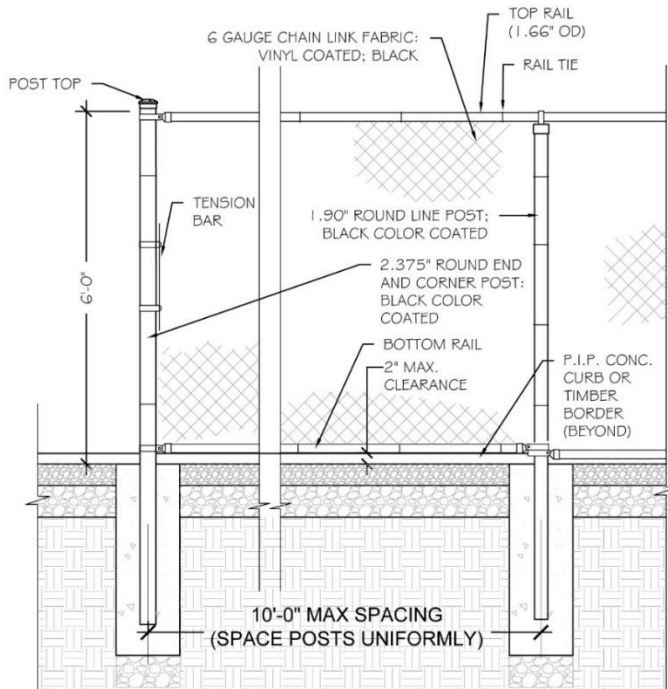


**FENCE WITH INTEGRATED CONCRETE CURB SECTION**

NTS

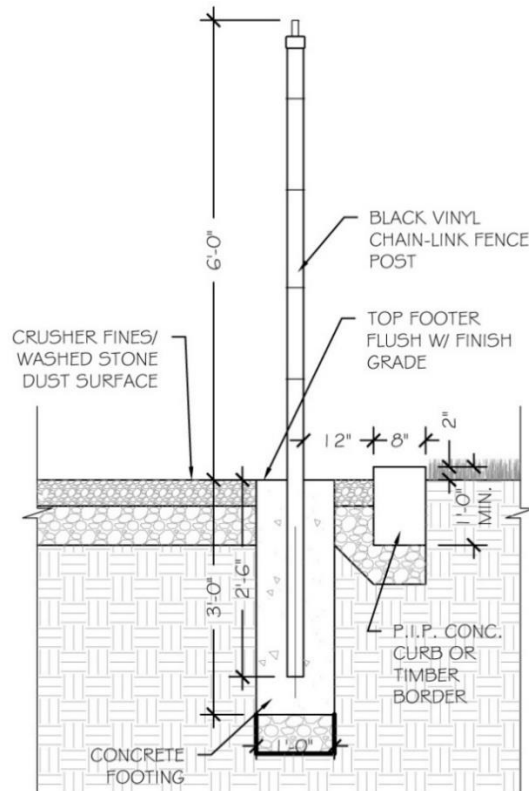


APPENDIX 1 – FCPA DOG PARK STANDARDS & GUIDELINES



**FENCE WITH OFFSET CURB ELEVATION**

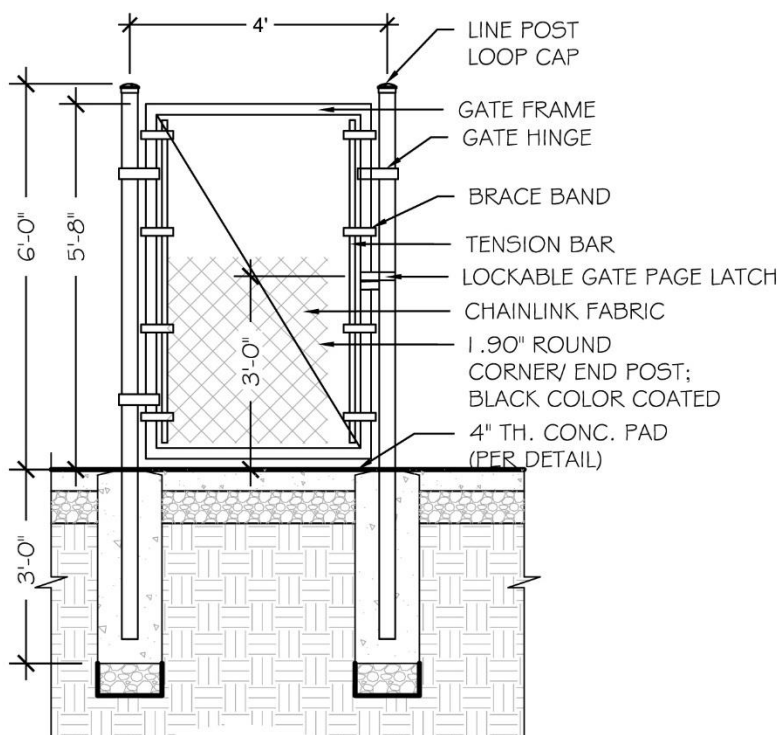
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**FENCE WITH OFFSET CURB SECTION**

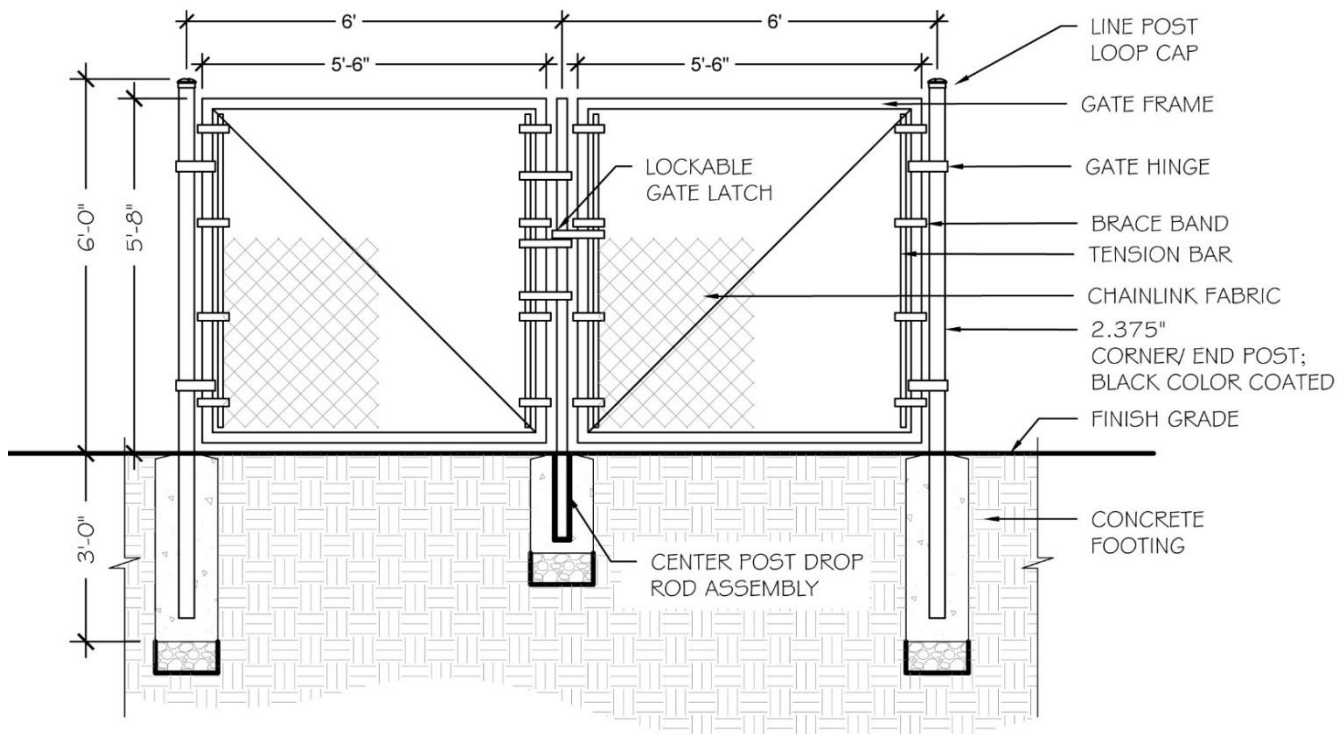
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APPENDIX 1 - FCPA DOG PARK STANDARDS & GUIDELINES



**DOG PARK ENTRY GATE**

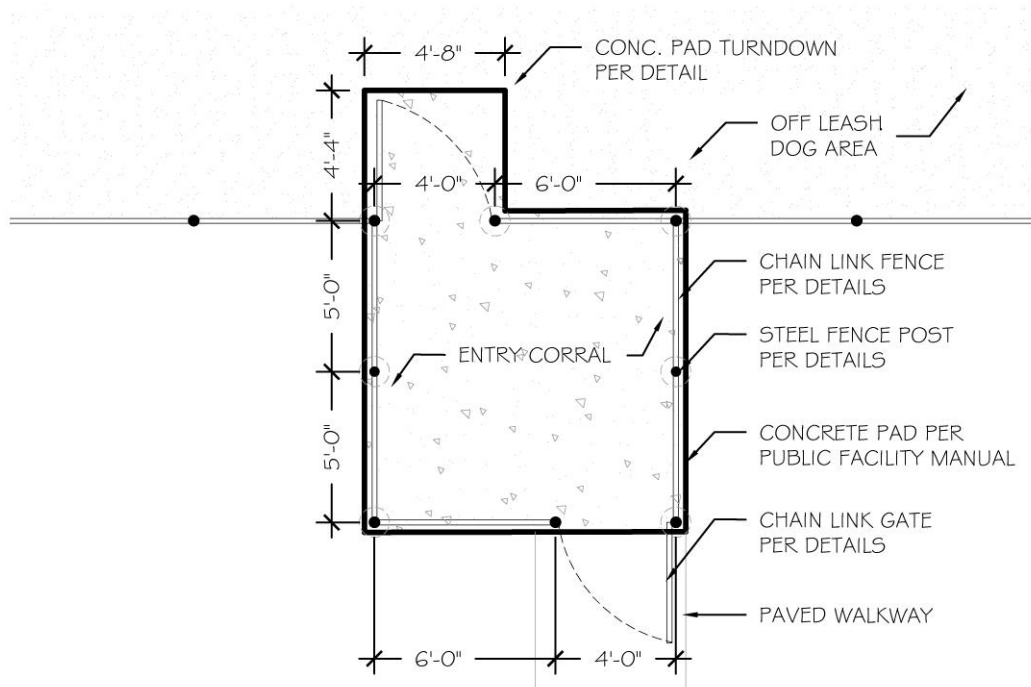
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**DOG PARK MAINTENANCE GATE**

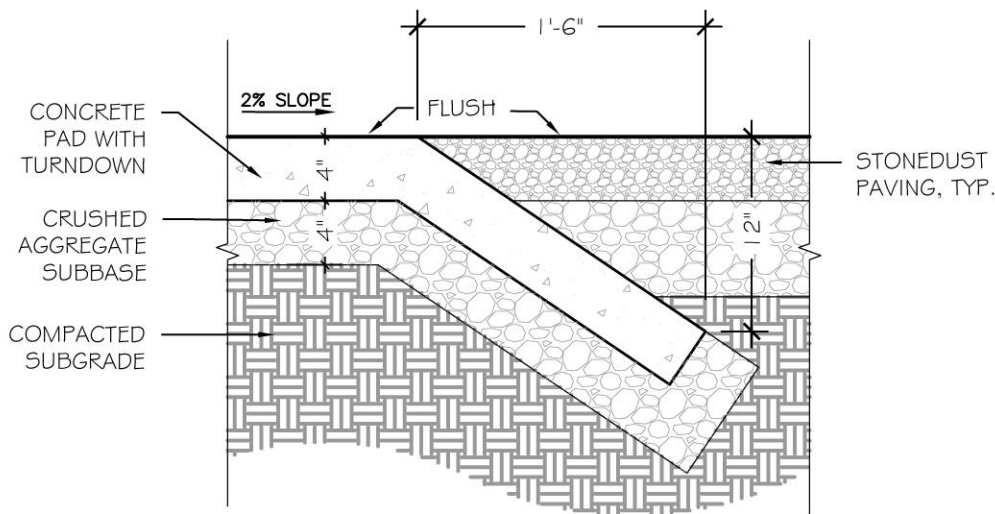
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APPENDIX 1 – FCPA DOG PARK STANDARDS & GUIDELINES



**DOG PARK ENTRY CORRAL LAYOUT**

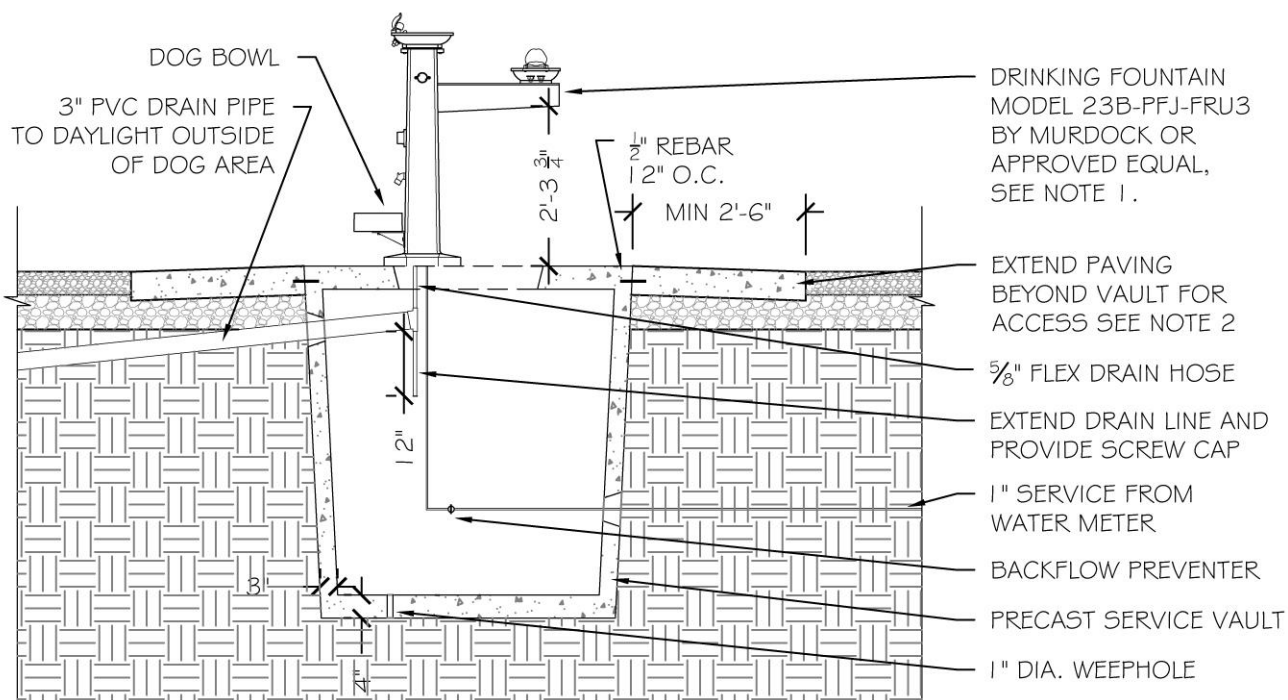
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**ENTRY CORRAL CONCRETE SURFACE TO STONE DUST SURFACE TRANSITION**

NTS

APPENDIX 1 - FCPA DOG PARK STANDARDS & GUIDELINES



NOTES:

1. DRINKING FOUNTAIN MUST MEET ADA REQUIREMENTS AND BE FROST-FREE.
2. PROVIDE MINIMUM 2'6" PAVING AROUND ALL SIDES OF VAULT.

**DOG PARK DRINKING FOUNTAIN**

NTS



# Fairfax County Park Authority

## Dog Park Volunteer Monitor Checklist

*This form is for the use of authorized FCPA Volunteers who have been approved for the Dog Park Monitor volunteer opportunity. Proper completion of the form and timely submission assists the Park Operations Division with awareness of maintenance and operational conditions observed during the day/time noted. The Division's response time to reported issues varies according to staff availability and nature of the issue. This tool is not intended to prompt immediate response. Volunteers are trained on how and when to report urgent issues.*

Complete and submit this checklist to the FCPA Park Operations Division at the end of each volunteer shift. Provide details for any incidents or situations requiring follow up. Email to [parkmaintenance@fairfaxcounty.gov](mailto:parkmaintenance@fairfaxcounty.gov).

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Start/End time:** \_\_\_\_/\_\_\_\_

**Name of Dog Park:** \_\_\_\_\_ **Weather:** \_\_\_\_\_

**Large Dog Area:**      People Count: \_\_\_\_\_      Dog Count: \_\_\_\_\_

**Small Dog Area:**      People Count: \_\_\_\_\_      Dog Count: \_\_\_\_\_

Yes	No	Indicate which of the following tasks you completed.
		Collect and discard any dog waste and trash left on ground – both inside and around the perimeter of the dog park.
		Check trash receptacles. Note condition (full/not full):
		Check waste bag receptacles.
		Make sure water faucet (if any) is completely turned off when not in active use.
		Make sure gates are working properly and signage is not defaced or missing.
		Fill any holes, to the best of your ability, with surrounding dirt.
		Enter hours in VMS (do no less than monthly).
		Other tasks:
Yes	No	Did you observe violations of any of the Dog Park Prohibitions or Rules?
		Number of dogs exceeding posted capacity.
		Dogs barking incessantly.
		Food (includes treats, bones, edible toys)
		Glass containers.
		Dogs under four months of age.
		Female dogs in heat.





## Fairfax County Park Authority Dog Park Incident Report Form

This form is for the use of authorized staff and FCPA Volunteers who have completed training for the Dog Park Monitor volunteer opportunity. The purpose of this form is to facilitate accurate reporting of incidents which were concerning to staff or volunteer monitor. Examples include but are not limited to dog bites, serious injury to canine, injury to human, park property damage, or other incidents of concern.

Please complete and forward to your FCPA staff contact within one day of the incident. If police were called, contact your FCPA staff contact as soon as the incident is resolved or sooner if possible.

Your Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Dog Park Location: \_\_\_\_\_

Date & Time of Incident: \_\_\_\_\_

Whom did you call? (check all that apply)

911

Police/Animal Protection Non-Emergency: 703-691-2131

FCPA Staff Contact

FCPA Staff Name (if contacted): \_\_\_\_\_ Phone Number: \_\_\_\_\_

---

*For Park Operations Division staff use only:*

IF VANDALISM OR PROPERTY LOSS OF COUNTY EQUIPMENT IS OBSERVED, FAIRFAX COUNTY POLICE MUST BE CONTACTED AND A CASE NUMBER PROVIDED.

In most cases this can be done online at <https://www.fairfaxcounty.gov/police/crs/>

Please describe the incident in the page below. Please provide as much detail as possible. State the facts as you observed them. Try to describe the events in chronological order. Describe individuals involved, canines (if any) involved, action taken by you or others, location/scene of incident, witnesses, etc.



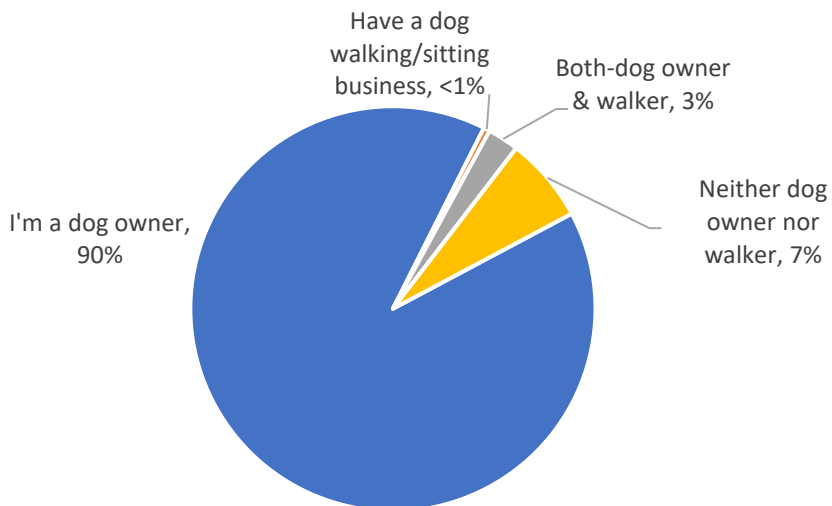


## APPENDIX 2 – COMPLETE SURVEY RESULTS & QUESTIONNAIRE

### SURVEY RESPONSE SUMMARY

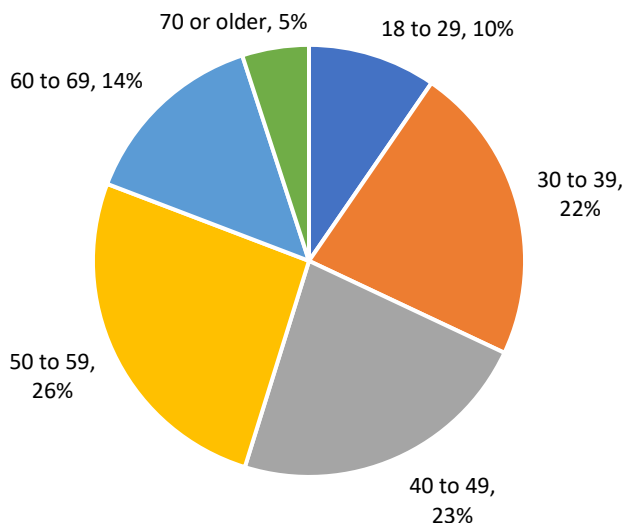
This section summarizes who responded to the survey and how respondents found out about the survey.

#### *Which of the following best describes you?*

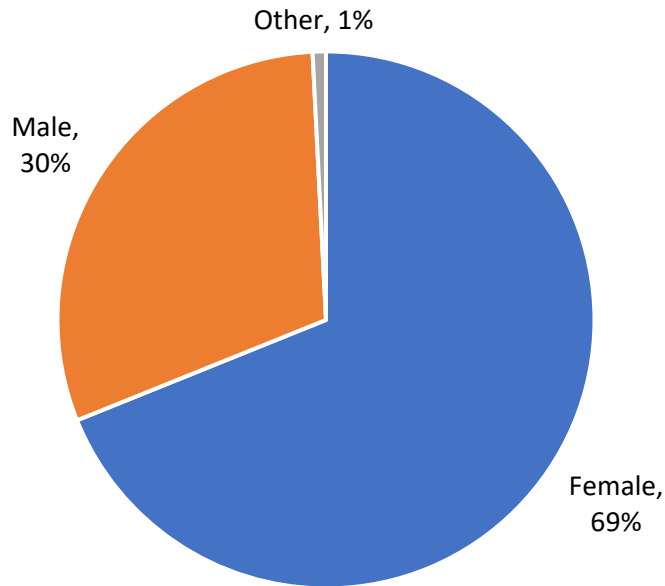


The FCPA dog park survey received a total of 4,645 valid responses.

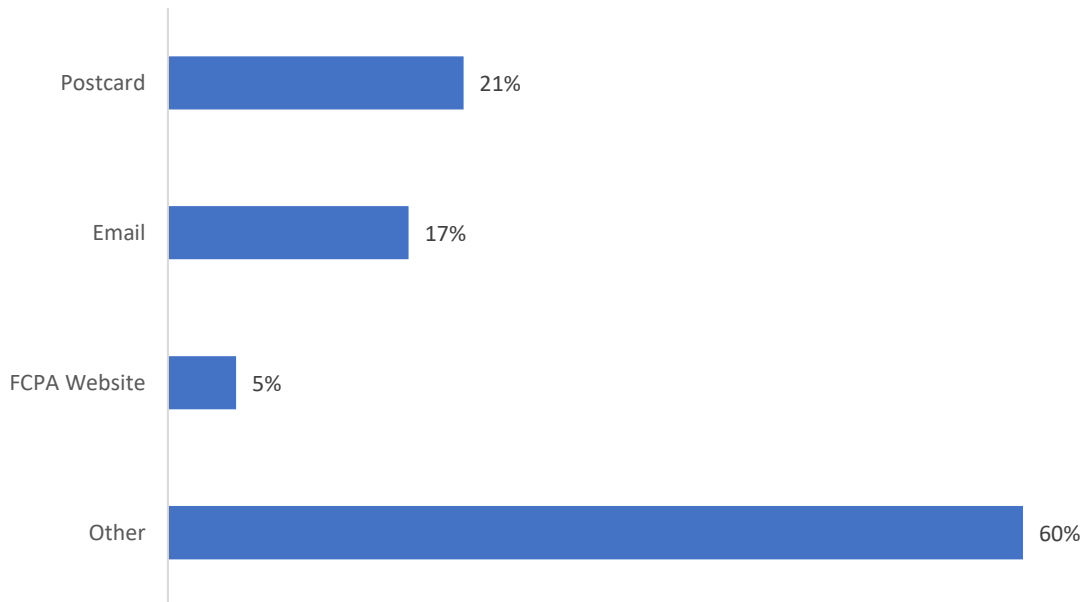
#### *What is your age?*



**What is your sex?**

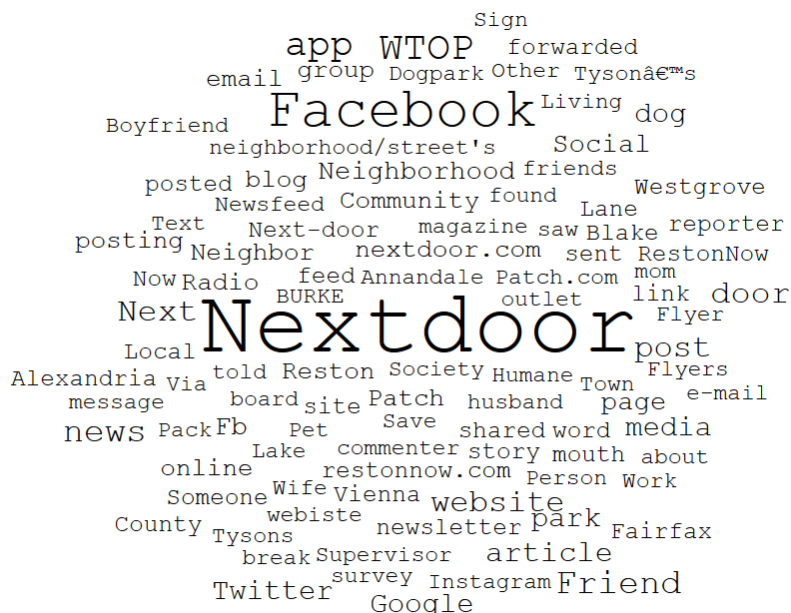


**How Did You Find Out About this Survey?**



Note: Percentages add up to more than 100% since multiple selections were allowed.

### How Did You Find Out About this Survey?

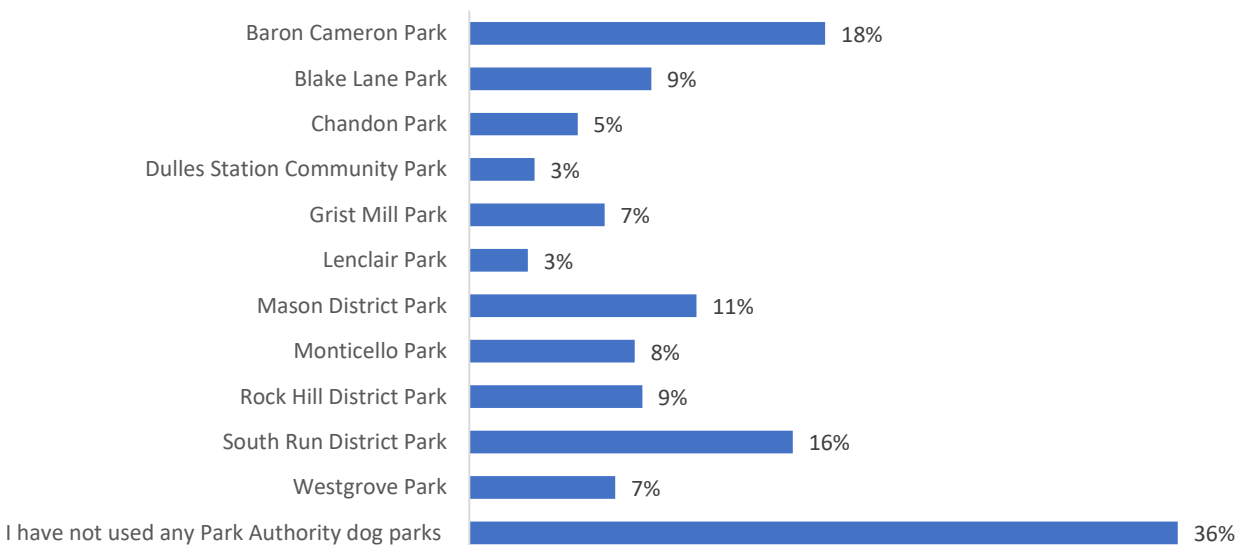


Results based on respondents who selected “other” to the above question.

### FCPA DOG PARK VISITATION

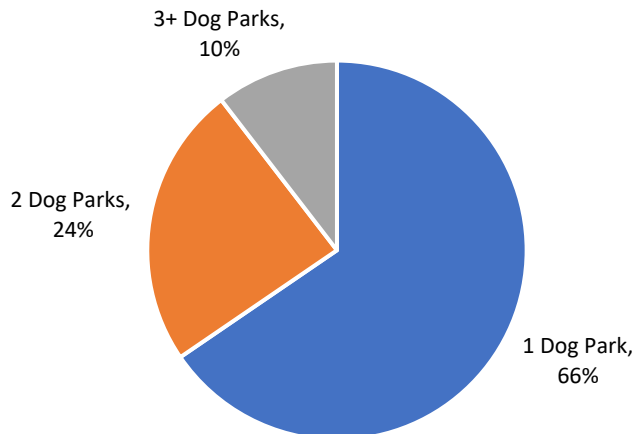
This section presents information about FCPA dog park visitation, such as which FCPA dog parks respondents frequent most often, how often they go there, and other dog parks they may have visited.

#### Which FCPA Dog Parks Have You Visited in the Past 12 Months?



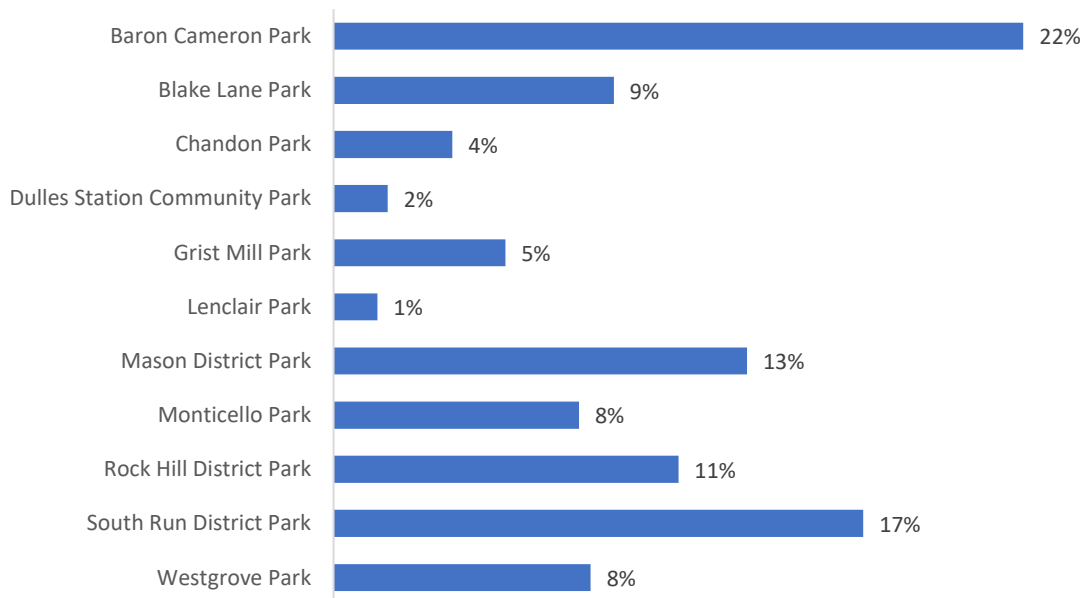
Results based on responses from those who self-identified as either dog owners, dog walkers or both. Percentages add to more than 100% since multiple selections were allowed.

**How Many FCPA Dog Parks Have You Visited in the Past 12 Months?**



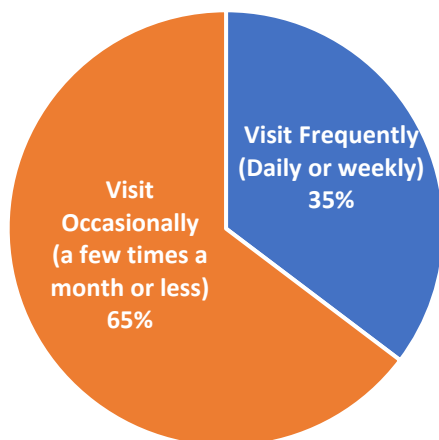
Results based on those who reported visiting one or more FCPA dog parks in the past 12 months.

**Which FCPA Dog Park Do You Visit Most Often?**



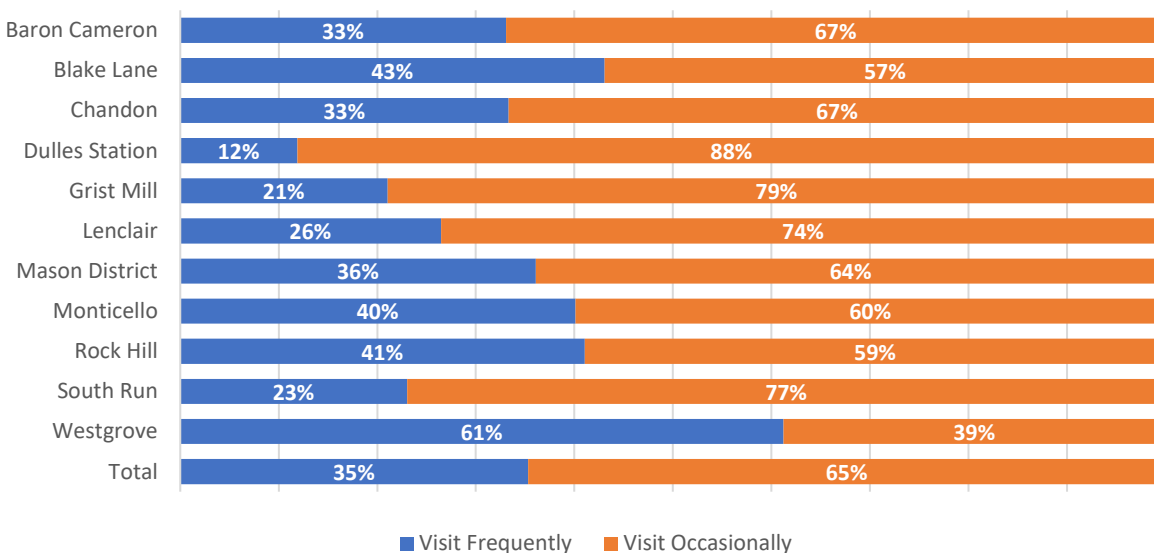
Results based on those who reported visiting one or more FCPA dog parks in the past 12 months.

### How Often Do You Visit This Dog Park?



“Visit frequently” includes all respondents who indicated that they visited “daily” or “weekly.” “Visit occasionally” corresponds to those who indicated they visited either “a few times a month” or “monthly or less.” Results based on those who reported visiting one or more FCPA dog parks in the past 12 months.

### How Often Do You Visit This Dog Park?



“Visit frequently” includes all respondents who indicated that they visited “daily” or “weekly.” “Visit occasionally” corresponds to those who indicated they visited either “a few times a month” or “monthly or less.” Results based on those who reported visiting one or more FCPA dog parks in the past 12 months.

Which of these dog parks have you visited in the past 12 months? Percent (%) of visitors who visited other FCPA dog parks, in addition to their favorite FCPA dog park											
Dog Park	Baron Cameron	Blake Lane	Chandon	Dulles Station Community Park	Grist Mill	Lenclair	Mason District	Monticello	Rock Hill	South Run	Westgrove
Baron Cameron	N/A	27%	67%	46%	8%	15%	16%	7%	19%	11%	6%
Blake Lane	14%	N/A	13%	20%	8%	13%	17%	15%	13%	9%	5%
Chandon	20%	7%	N/A	40%	3%	9%	2%	3%	11%	3%	3%
Dulles Station Community Park	9%	7%	24%	N/A	4%	9%	3%	5%	10%	3%	4%
Grist Mill	3%	6%	4%	8%	N/A	40%	8%	8%	2%	12%	38%
Lenclair	3%	4%	5%	8%	17%	N/A	6%	5%	3%	3%	28%
Mason District	10%	21%	5%	9%	14%	23%	N/A	21%	6%	16%	11%
Monticello	3%	13%	5%	12%	9%	13%	15%	N/A	4%	26%	9%
Rock Hill	9%	12%	17%	27%	3%	9%	4%	5%	N/A	6%	3%
South Run	10%	16%	7%	16%	28%	18%	23%	51%	11%	N/A	13%
Westgrove	2%	4%	5%	9%	41%	69%	7%	8%	3%	6%	N/A

A note for interpreting this chart: each column represents the visitors at one FCPA dog park as noted in the column heading. Read down the column to see what proportion of the visitors of that dog park also visited other FCPA dog parks. For example, 14% of Baron Cameron Dog Park visitors also had visited Blake Lane Dog Park and 20% had visited Chandon Dog Park.

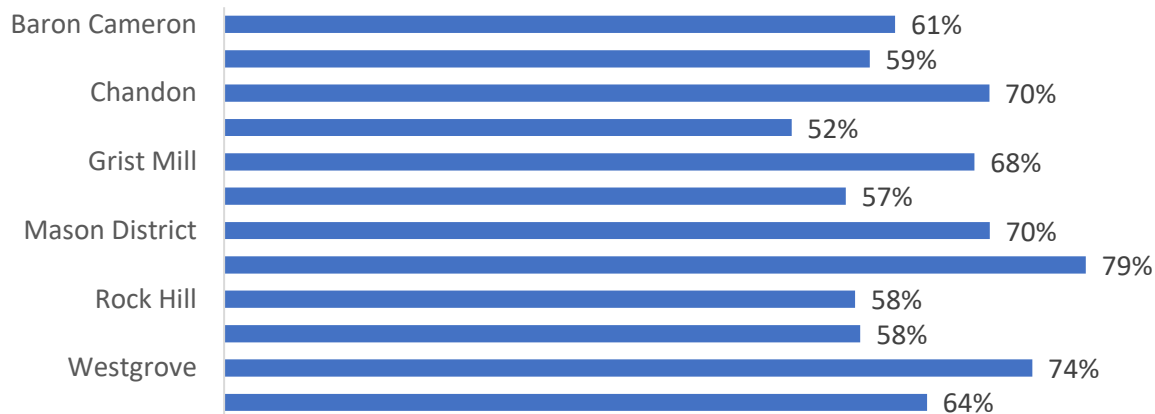


## SATISFACTION RATINGS FOR MOST VISITED FCPA DOG PARK

The following section presents the results for the levels of satisfaction respondents indicated for the FCPA dog park they visit most (i.e. visitors' favorite dog park).

### *Rate your satisfaction with the level of cleanliness of this dog park.*

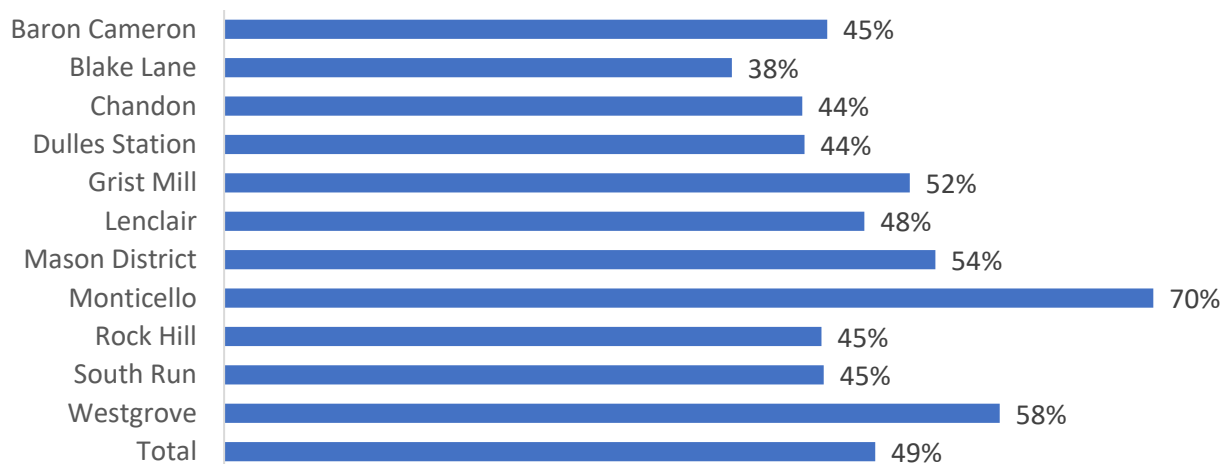
#### *% Satisfied - Dog Park Cleanliness*



Note: Respondents were asked to evaluate their satisfaction with FCPA dog park surface conditions on a 5-point scale, ranging from 1 "very unsatisfied" to 5 or "very satisfied". The percentages shown here reflect the percentage of who indicated they were either "somewhat satisfied" or "very satisfied" with surface conditions.

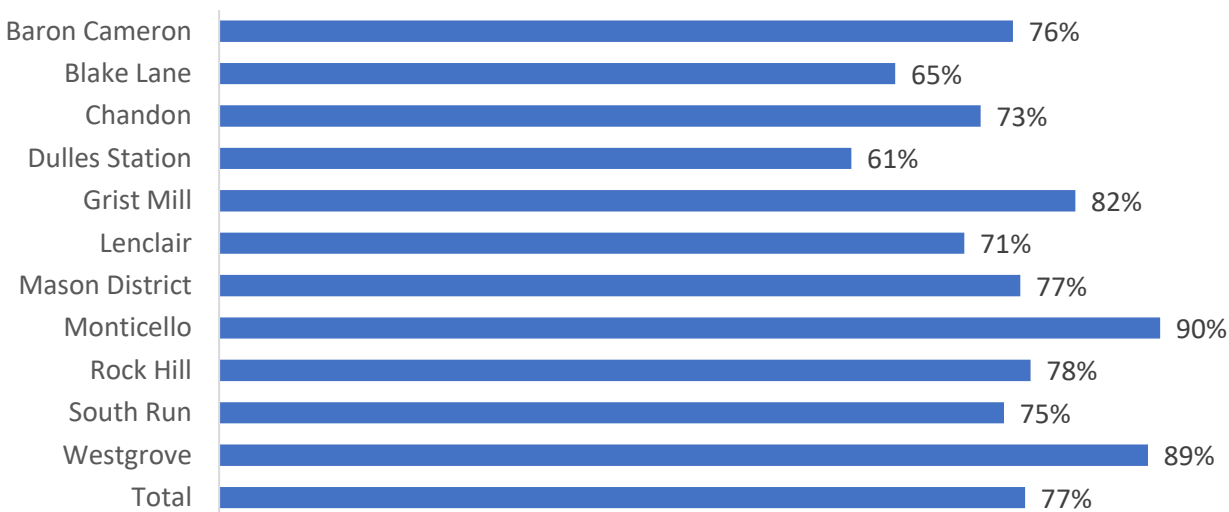
### *Rate your satisfaction with the surface condition of this dog park.*

#### *% Satisfied - Dog Park Surface Condition*



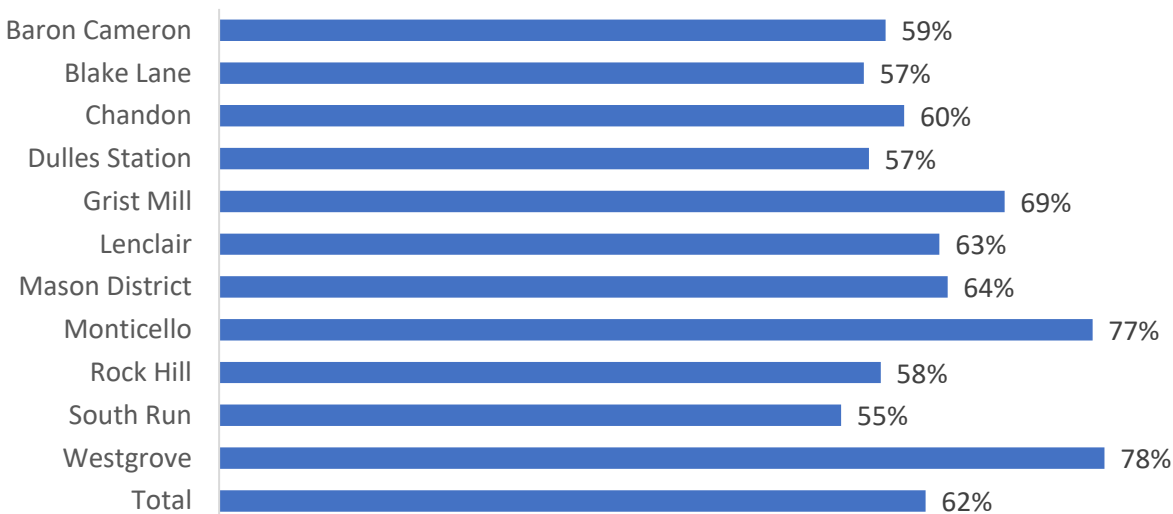
Percent (%) satisfied includes those who indicated they were "very satisfied" or "somewhat satisfied" - the top two rating points on a 5-point rating scale ranging from "very satisfied" to "very unsatisfied."

**Rate your satisfaction with the fencing condition of this dog park.**  
**% Satisfied - Dog Park Fencing Condition**



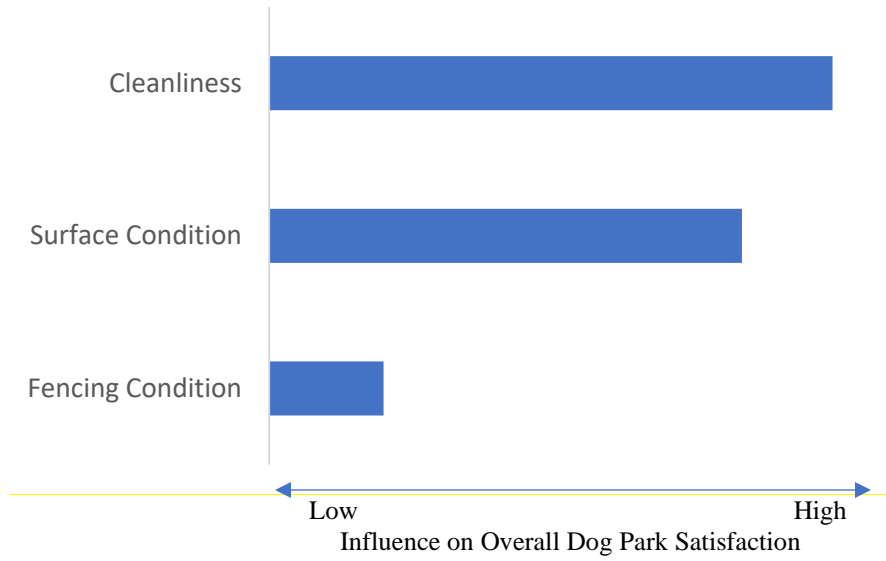
Percent (%) satisfied includes those who indicated they were “very satisfied” or “somewhat satisfied” - the top two rating points on a 5-point rating scale ranging from “very satisfied” to “very unsatisfied.”

**Overall, how satisfied are you with this dog park?**  
**% Satisfied - Overall Dog Park Satisfaction Rating**



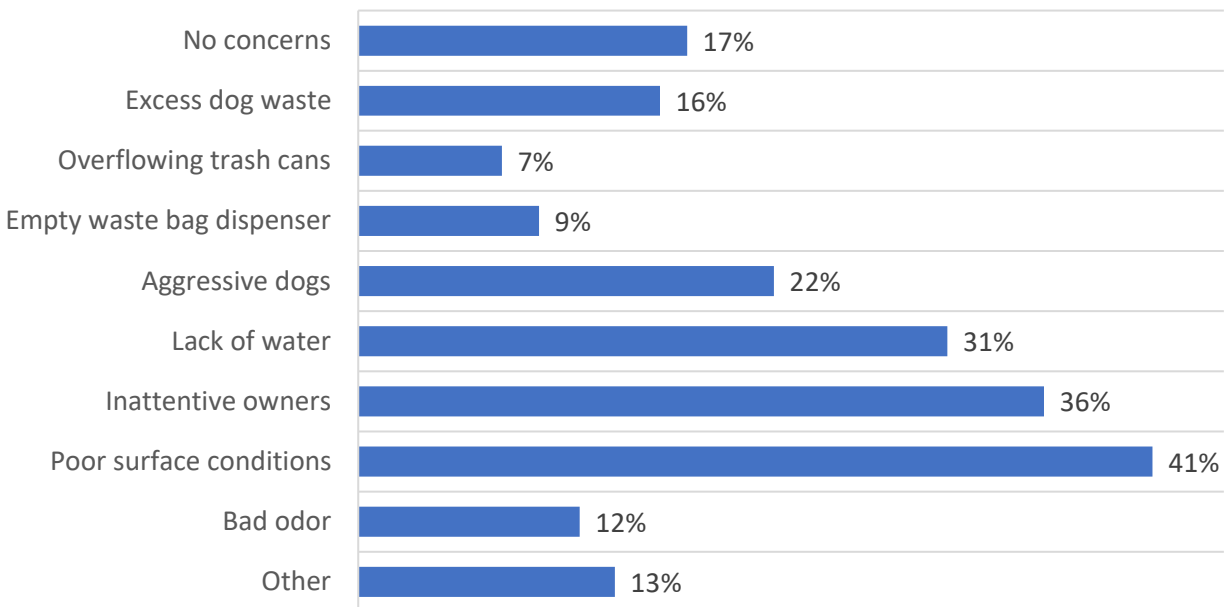
Percent (%) satisfied includes those who indicated they were “very satisfied” or “somewhat satisfied” - the top two rating points on a 5-point rating scale ranging from “very satisfied” to “very unsatisfied.”

**Dog Park Satisfaction- Key Driver Analysis**



**CONCERNS IDENTIFIED AT VISITORS' FAVORITE FCPA DOG PARK**

This section presents the results pertaining to issues identified at the dog park that respondents visit most.

***Are There Issues At This Dog Park That Concern You?***

Results correspond to concerns that dog park users identified at their most frequently visited FCPA dog park. Percentages add up to more than 100% since multiple selections were allowed.

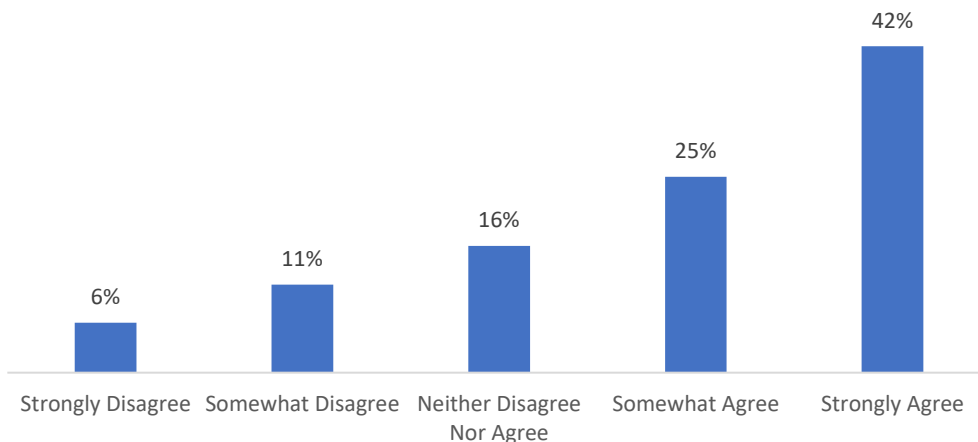
<b>Are There Issues at This Dog Park That Concern You?</b>										
<b>Percent (%) of FCPA dog park visitors indicating a concern about this issue, by most visited dog park</b>										
<b>FCPA Dog Park Visited Most, Last 12 Months</b>	<b>No concerns</b>	<b>Excess dog waste</b>	<b>Overflowing trash cans</b>	<b>Empty waste bag dispenser</b>	<b>Aggressive dogs</b>	<b>Lack of water</b>	<b>Inattentive owners</b>	<b>Poor surface conditions</b>	<b>Bad odor</b>	<b>Other</b>
Baron Cameron	18%	14%	9%	8%	26%	13%	41%	43%	25%	13%
Blake Lane	17%	9%	6%	13%	13%	41%	22%	49%	8%	17%
Chandon	17%	19%	3%	4%	25%	22%	35%	62%	5%	16%
Dulles Station Community Park	15%	18%	18%	9%	21%	30%	27%	33%	12%	12%
Grist Mill	33%	6%	4%	11%	20%	11%	25%	36%	2%	8%
Lenclair	32%	18%	11%	21%	11%	18%	29%	36%	0%	21%
Mason District	18%	14%	5%	10%	20%	52%	31%	32%	7%	11%
Monticello	25%	8%	8%	13%	25%	15%	35%	22%	8%	23%
Rock Hill	11%	30%	7%	9%	19%	57%	37%	43%	12%	12%
South Run	12%	13%	12%	10%	28%	43%	40%	41%	8%	12%
Westgrove	14%	28%	3%	4%	8%	11%	44%	56%	5%	12%
Overall	17%	16%	7%	9%	22%	31%	36%	41%	12%	13%

To interpret this table, please read the rows across. Each row represents those who said they visited a particular dog park the most (i.e., visitors' favorite dog park). Reading across each row, the percentages indicate the proportion of respondents who identified one of nine concerns at that dog park or said they had no concerns. For example, of dog park visitors who said they visited Westgrove Dog Park most frequently, 14% had no concerns, while 56% identified poor surface conditions as a concern.

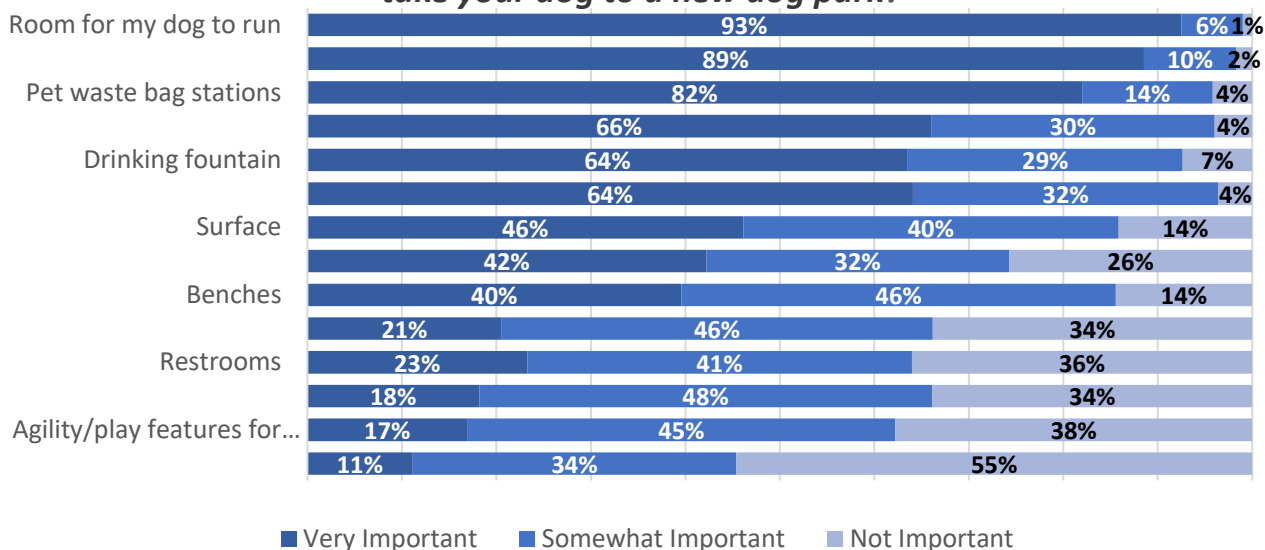
### DOG PARK PREFERENCES

The following section presents respondents’ preferences when it comes to dog parks. Respondents shared their thoughts on FCPA’s two dog rule, features that are most important in a dog park, walking and driving preferences, and where in the county they felt a new dog park was most needed.

**Currently, handlers may not bring more than 2 dogs into a Park Authority dog park at one time. How much do you agree or disagree with this rule?**

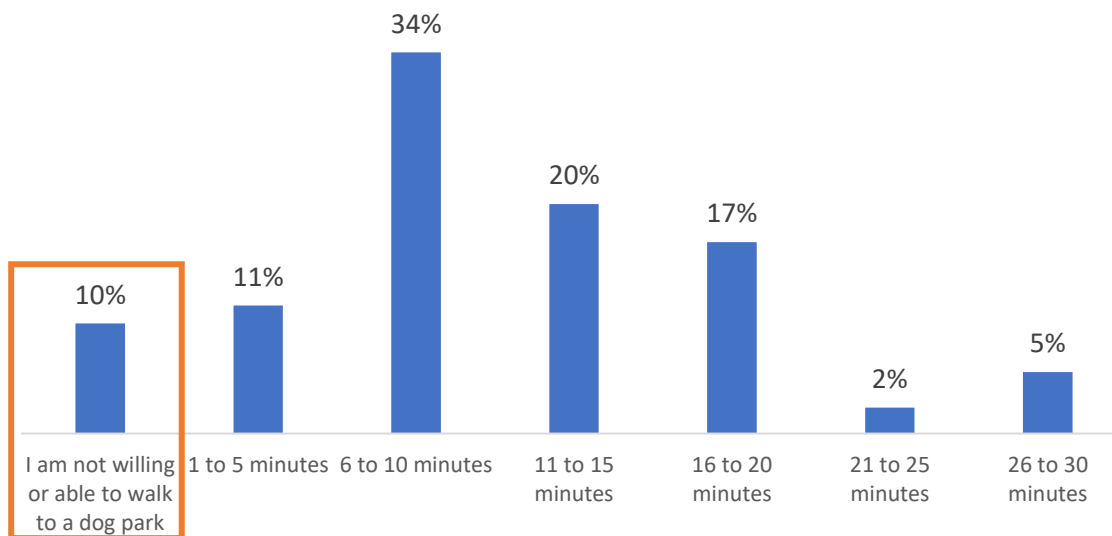


**How important are each of these features when deciding whether to take your dog to a new dog park?**

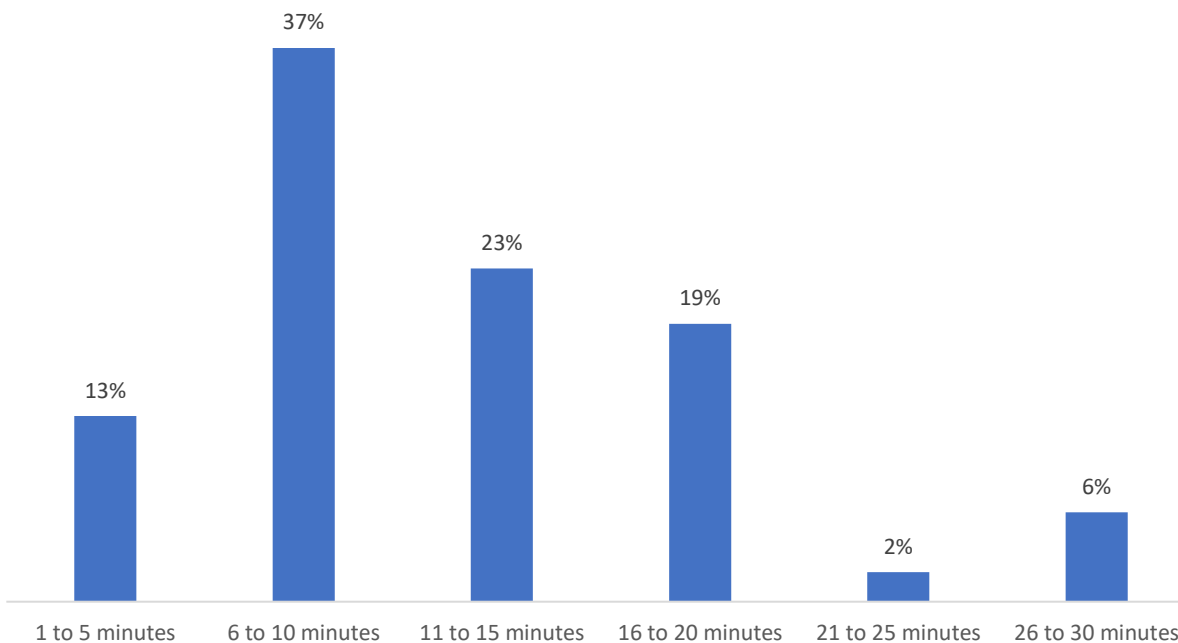


Based on responses from dog owners and dog walkers. Percentages for some features in the above chart may not add to 100% due to rounding error.

**How far are you willing to walk to go to a dog park?  
(All Respondents)**



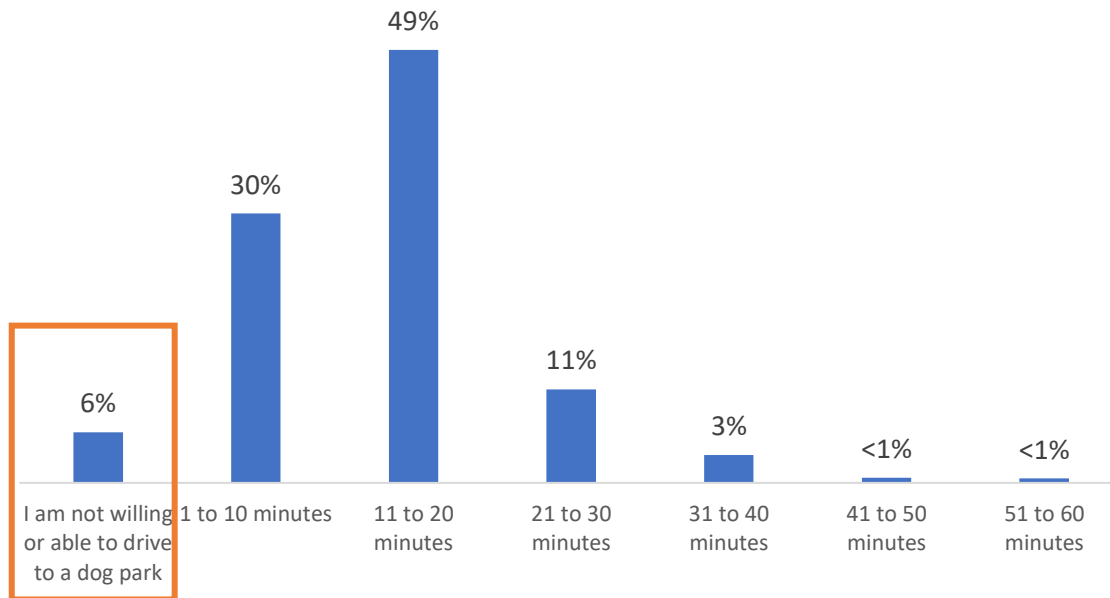
**How far are you willing to walk to go to a dog park?  
(Respondents willing to walk)**



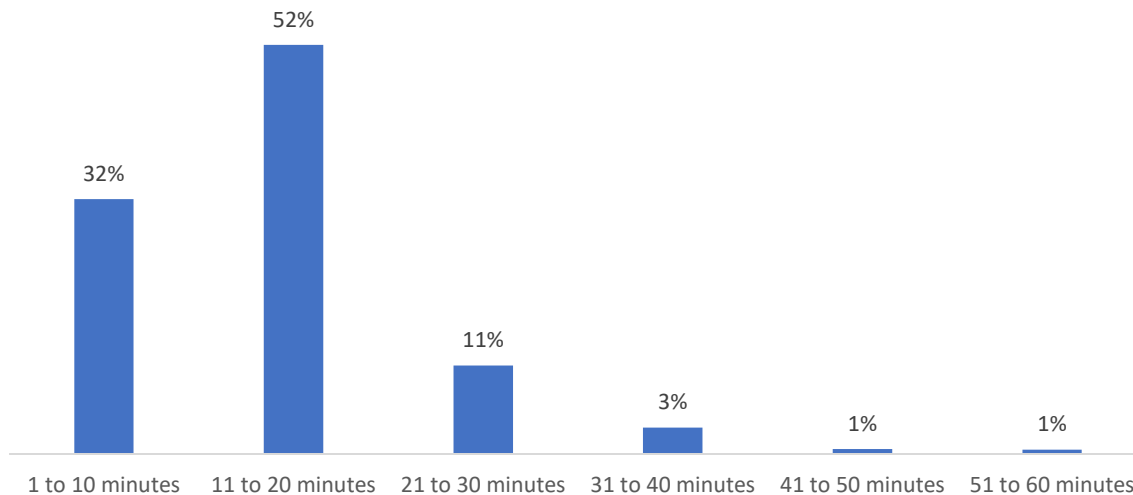
Note: Only those respondents who indicated they were willing to walk are included in the above chart.



**How far are you willing to drive to go to a dog park?  
(All Respondents)**

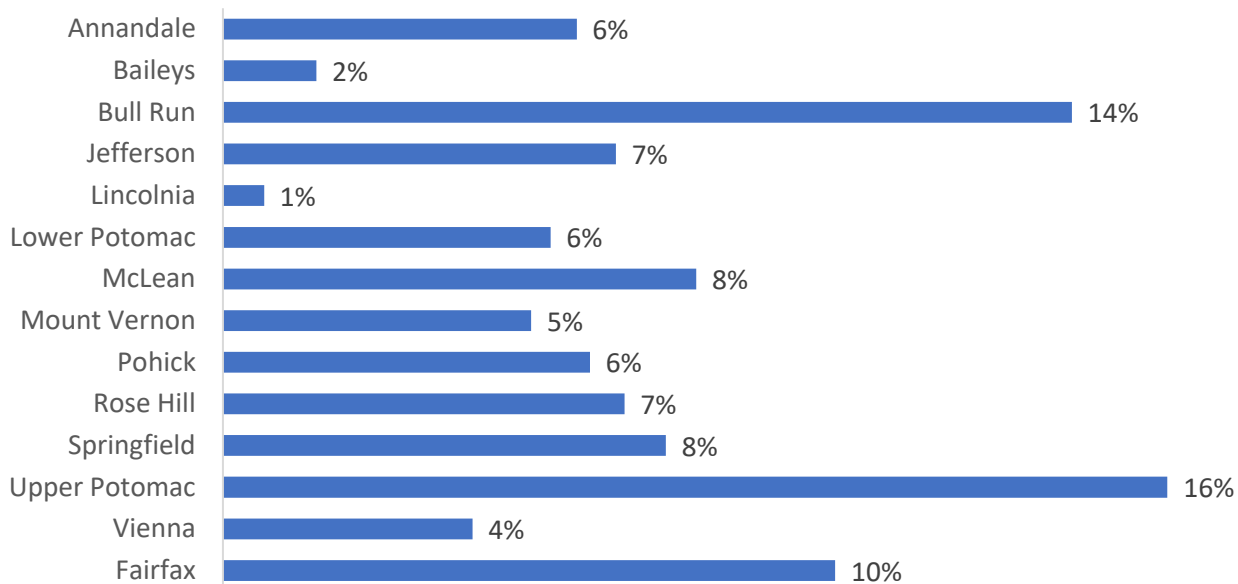


**How far are you willing to drive to go to a dog park?  
(Respondents willing to drive)**

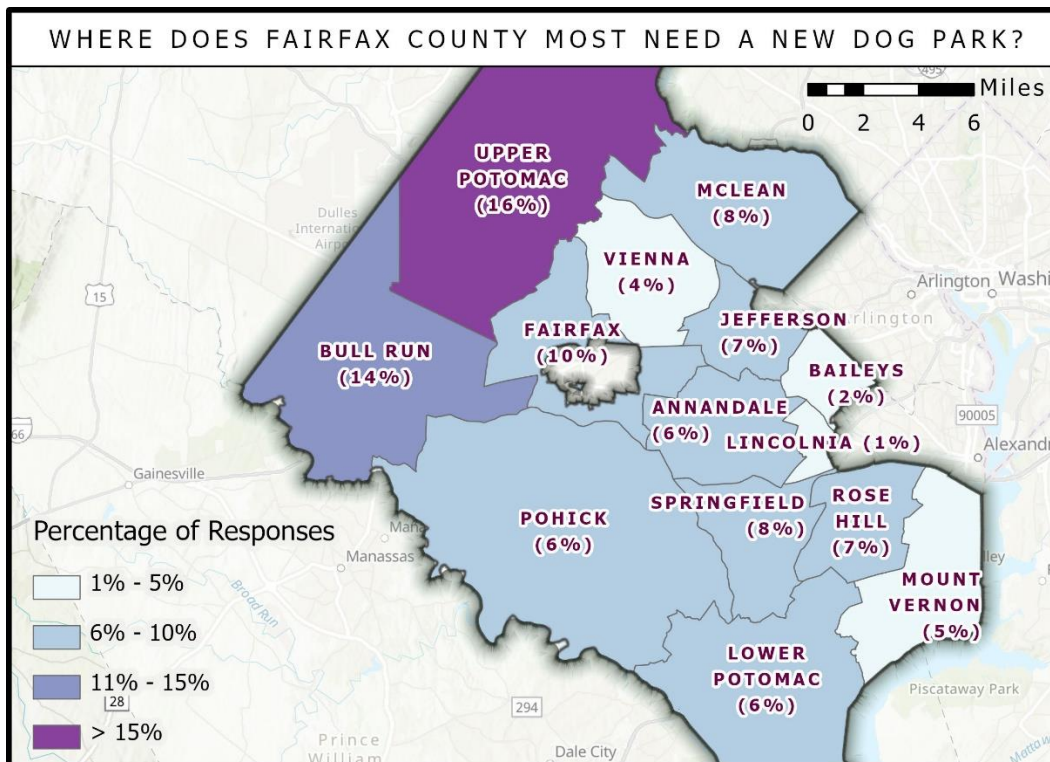


Note: Only those respondents who indicated they were willing to drive are included in the above chart.

**Where Does Fairfax County Most Need A New Dog Park?**



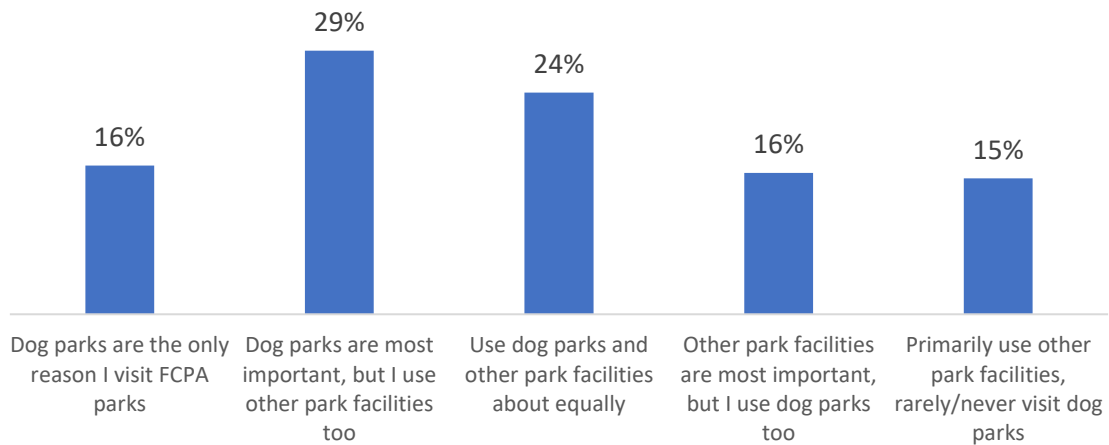
Dog owners and dog walkers were asked to select one of the Fairfax County planning districts from an accompanying map to indicate where they thought Fairfax County most needed a new dog park. The above results are summarized in the map below.



### FCPA DOG PARK INTEREST AND INVOLVEMENT

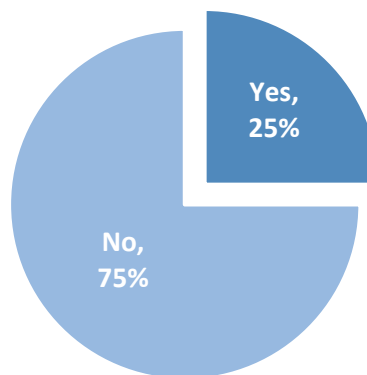
The results shown below provide insight into how respondents feel about dog parks compared to other FCPA services and amenities, as well as respondents' interest in volunteering in FCPA dog parks.

#### ***Compared to other services provided by the Park Authority, how important are dog parks to you?***



Based on responses from dog owners and dog walkers.

#### ***Interested in finding out about volunteer opportunities with dog parks?***

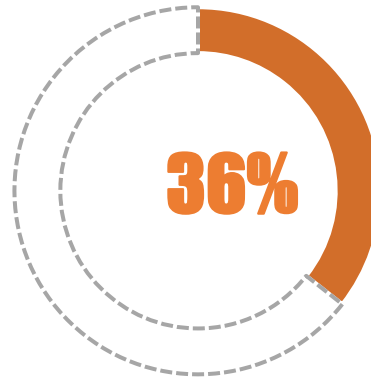


Based on responses from dog owners and dog walkers. Contact information was received from 719 survey respondents who were interested in finding out about volunteer opportunities with FCPA dog parks.

### NON-USE OF FCPA DOG PARKS

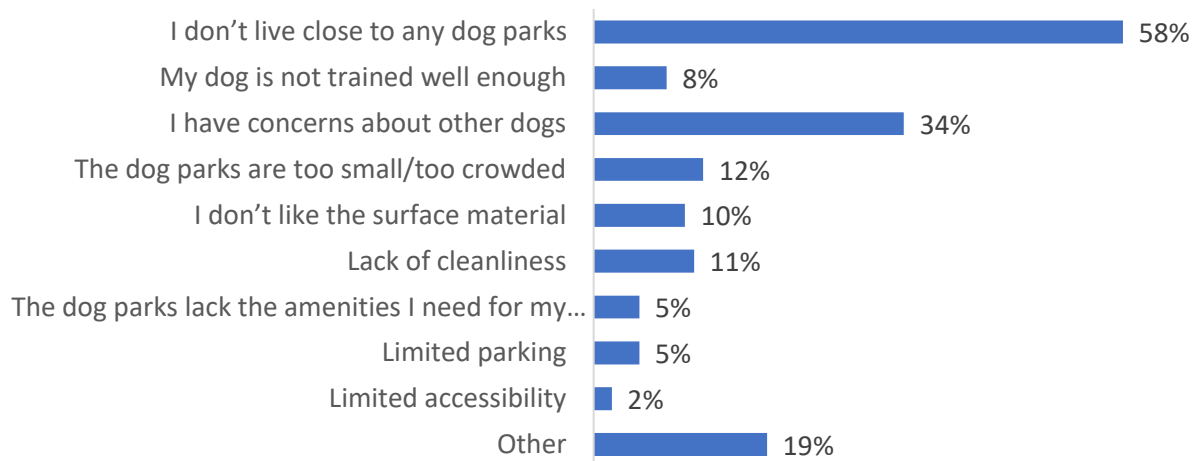
The results shown below share insights from respondents who indicated they have not visited an FCPA dog park in the past year, as well as insights from those who have visited other, non-FCPA dog parks in the region.

***I have not used any Park Authority dog parks in the past 12 months.***



Percentage of dog owners and dog walkers when asked which FCPA dog parks they have used in the past 12 months.

### ***Which of the following are reasons why you don't use Park Authority dog parks?***



Results based on respondents who were dog owners and dog walkers who had not visited an FCPA dog park within the last 12 months. Percentages add up to more than 100% since respondents could select multiple answers.



**FCPA DOG PARK SURVEY QUESTIONNAIRE**

The following is the full questions and provided selections for the dog park survey as it was administered.

Which of the following best describes you? (Select one)

- I'm a DOG OWNER
- I have a DOG WALKING/DOG SITTING business
- BOTH – dog owner and dog walker
- NEITHER a dog owner nor dog walker

There are 11 dog parks located in Fairfax County Park Authority parks (see the map for locations - click it to make it larger). Which of these dog parks have you visited in the past 12 months? (Select all that apply from the list below)

- Baron Cameron Park
- Blake Lane Park
- Chandon Park
- Dulles Station Community Park
- Grist Mill Park
- Lenclair Park
- Mason District Park
- Monticello Park
- Rock Hill District Park
- South Run District Park
- Westgrove Park
- I have not used any Park Authority dog parks

Of the Park Authority dog parks you have visited in the past 12 months, which **\*one\*** do you visit **\*most\*** often? (Select one)

- Baron Cameron Park
- Blake Lane Park
- Chandon Park
- Dulles Station Community Park
- Grist Mill Park
- Lenclair Park
- Mason District Park
- Monticello Park
- Rock Hill District Park
- South Run District Park
- Westgrove Park

The next few questions are about the Park Authority dog park you visit most often...

How often do you typically visit this dog park? (Select one)

- Daily
- Weekly
- A few times a month
- Monthly or less

Rate your satisfaction with the following features of this dog park.

	<b>Very Unsatisfied</b>	<b>Somewhat Unsatisfied</b>	<b>Neither Unsatisfied nor Satisfied</b>	<b>Somewhat Satisfied</b>	<b>Very Satisfied</b>
Level of cleanliness	Very Unsatisfied	Somewhat Unsatisfied	Neither Unsatisfied nor Satisfied	Somewhat Satisfied	Very Satisfied
Surface condition	Very Unsatisfied	Somewhat Unsatisfied	Neither Unsatisfied nor Satisfied	Somewhat Satisfied	Very Satisfied
Condition of the fencing	Very Unsatisfied	Somewhat Unsatisfied	Neither Unsatisfied nor Satisfied	Somewhat Satisfied	Very Satisfied

Overall, how satisfied are you with this dog park? (Select one)

- Very Unsatisfied
- Somewhat Unsatisfied
- Neither Unsatisfied nor Satisfied
- Somewhat Satisfied
- Very Satisfied

Are there issues at this dog park that concern you? (Select all that apply or select 'None' if no issues concern you)

- None – I have no concerns
- Excess dog waste in the dog park
- Overflowing trash cans
- Empty waste bag dispenser
- Aggressive dogs
- Lack of water for dogs
- Inattentive owners
- Poor surface conditions (standing water, holes, dust)
- Bad odor
- Other

What is the one thing we could do to most improve this dog park?

Currently, handlers may not bring more than 2 dogs into a Park Authority dog park at one time. How much do you agree or disagree with this rule?

- Strongly Disagree
- Somewhat Disagree
- Neither Disagree Nor Agree
- Somewhat Agree
- Strongly Agree

Which of the following are reasons why you don't use Park Authority dog parks? (Select all that apply)

- I don't live close to any dog parks
- My dog is not trained well enough
- I have concerns about other dogs
- The dog parks are too small/too crowded
- I don't like the surface material
- Lack of cleanliness
- The dog parks lack the amenities I need for my dog
- Limited parking
- Limited accessibility
- Other

Please list any other dog parks you have visited in or near Fairfax County besides those run by Fairfax County Park Authority.



How far are you willing to **\*walk\*** to go to a dog park? (Select one)

- I am not willing or able to walk to a dog park
- 1 to 5 minutes
- 6 to 10 minutes
- 11 to 15 minutes
- 16 to 20 minutes
- 21 to 25 minutes
- 26 to 30 minutes

How far are you willing to **\*drive\*** to go to a dog park? (Select one)

- I am not willing or able to drive to a dog park
- 1 to 10 minutes
- 11 to 20 minutes
- 21 to 30 minutes
- 31 to 40 minutes
- 41 to 50 minutes
- 51 to 60 minutes

Where does Fairfax County most need a new dog park?

(Click the colored area on the map where you feel a dog park is most needed.

Zoom in and out to see more details on the map using the + and - buttons.)

- Annandale
- Baileys
- Bull Run
- Jefferson
- Lincolnia
- Lower Potomac
- McLean
- Mount Vernon
- Pohick
- Rose Hill
- Springfield
- Upper Potomac
- Vienna
- Fairfax

How important are each of these features when deciding whether to take your dog to a new dog park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
Benches	Not Important	Somewhat Important	Very Important
Shade	Not Important	Somewhat Important	Very Important
Landscaping, plantings	Not Important	Somewhat Important	Very Important
Separate small dog area	Not Important	Somewhat Important	Very Important
Parking	Not Important	Somewhat Important	Very Important
Grass surface	Not Important	Somewhat Important	Very Important
Drinking fountain for dogs and people	Not Important	Somewhat Important	Very Important
Varied terrain	Not Important	Somewhat Important	Very Important
Water play feature	Not Important	Somewhat Important	Very Important
Agility/play features for dogs	Not Important	Somewhat Important	Very Important
Restrooms	Not Important	Somewhat Important	Very Important
Pet waste bag stations	Not Important	Somewhat Important	Very Important
Trash cans	Not Important	Somewhat Important	Very Important
Room for my dog to run	Not Important	Somewhat Important	Very Important

Compared to other services provided by the Park Authority, how important are dog parks to you? (Select one)

- Dog parks are the only reason I visit Fairfax County Park Authority parks
- Dog parks are most important, but I use other park facilities/services too
- I use dog parks and other park facilities/services about equally
- Other park facilities/services are most important, but I also use dog parks
- I primarily use other park facilities/services and rarely or never visit dog parks

Are you interested in finding out about volunteer opportunities with Fairfax County Park Authority dog parks?

- Yes
- No

Thanks for your interest. Please provide your contact information and Park Authority staff will be in touch to discuss volunteer opportunities.

What is your home zip code?

What is your age?

- 18 to 29
- 30 to 39
- 40 to 49
- 50 to 59
- 60 to 69
- 70 or older

What is your sex?

- Female
- Male
- Other

How did you find out about this survey?

- Postcard in the Mail
- Email Invitation
- Park Authority Website
- Other

Please share any comments you have about Park Authority dog parks.

Thanks for participating in the survey. All of your responses have been submitted. Click the Finish Survey button to close-out the survey.

If you would like additional information about the FCPA Dog Park Study, copy and paste the following link into your browser. You can also sign up for email updates at FCPA's Dog Park Study page.

[https://www.fairfaxcounty.gov/parks/planning-development/dog-park-study\\_](https://www.fairfaxcounty.gov/parks/planning-development/dog-park-study_)

## APPENDIX 3 – INVENTORY & EVALUATION OF EXISTING DOG PARKS

There are a total of 13 publicly owned and operated dog parks in Fairfax County. Eleven of these dog parks are owned and/or operated by the Fairfax County Park Authority (FCPA) and are indicated by the black pawprints in Figure 1 below. Two (2) dog parks are owned and operated by other local jurisdictions (the City of Fairfax and the Town of Vienna). These are indicated by the yellow pawprints in Figure 1 below. More information about these two dog parks is provided in the Planning findings section of this report.

This section presents an inventory and overview of the 11 existing FCPA dog parks within Fairfax County. Details on the dates of park construction, existing amenities, and dog capacity are summarized in the table below, which is subsequently followed by a brief overview and history of each individual FCPA dog park.

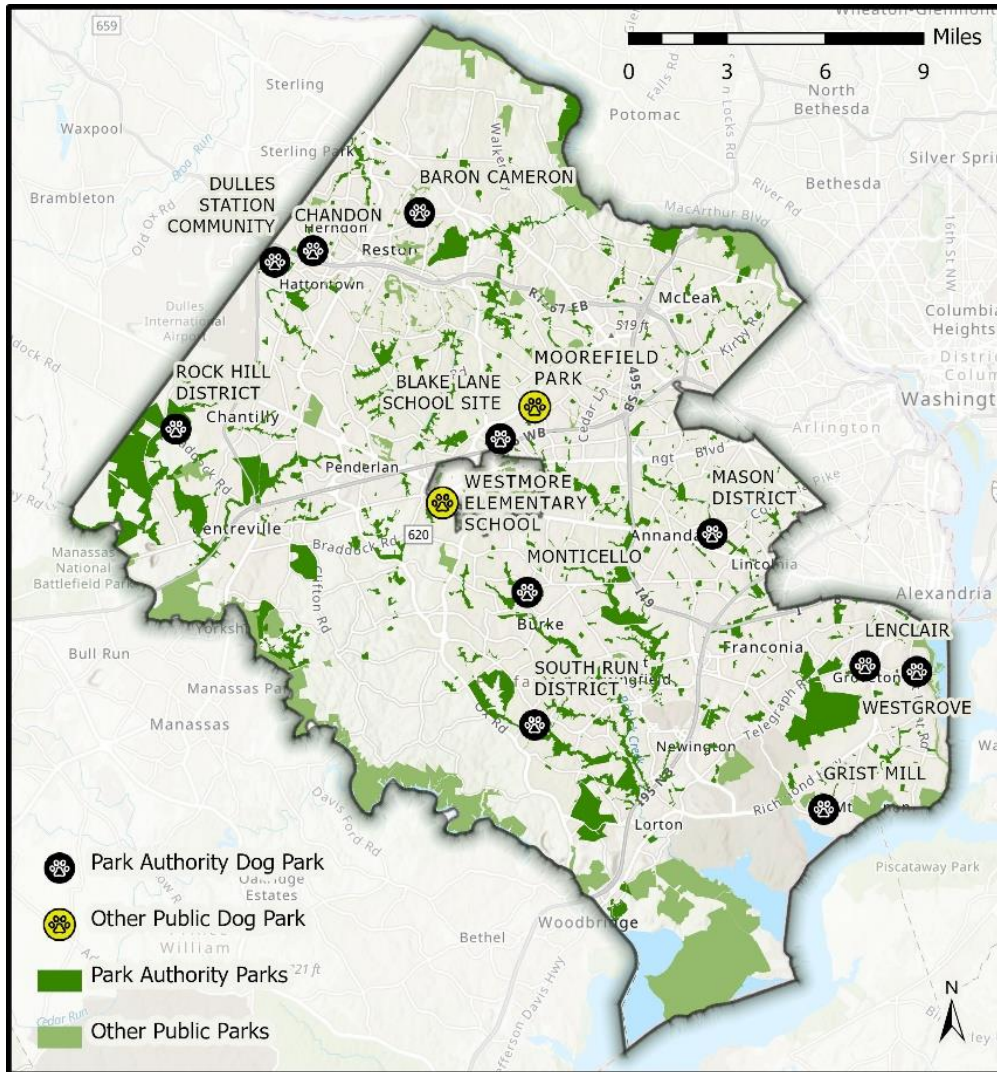


Figure 1: Existing Dog Parks in Fairfax County

## APPENDIX 3 – INVENTORY &amp; EVALUATION OF EXISTING DOG PARKS



## EXISTING FCPA DOG PARK SUMMARY TABLE

Dog Park Name	Address	Size (SF /Acres)	Establishment Date	Surface Type	Amenities	Max Dog Capacity
<b>Baron Cameron</b>	11300 Baron Cameron Ave Reston, VA 20190	24,841 SF /0.57 Ac	1/9/2001	Crushed Stone	Benches, Natural Shading, Parking, Water supply, Portable Restroom (Seasonal)	35*
<b>Blake Lane</b> (Park is owned by Fairfax County Board of Supervisors and maintained by FCPA)	10033 Blake Lane, Oakton, VA 22124	17,166 SF /0.39 Ac	1/6/2000	Grass/Natural Surface	Benches, Parking	25
<b>Chandon</b> (Park is owned by the Town of Herndon and maintained by FCPA)	900 Palmer Drive Herndon, VA, 20169	34,340 SF /0.79 Ac	1/1/2003	Grass/Natural Surface	Benches, Natural Shading, Parking, Water supply, Portable Restroom (Seasonal)	47*
<b>Dulles Station Community</b> (Privately maintained)	13707 Sayward Blvd. Herndon, VA 20171	12,902 SF /0.30 Ac	6/22/2017	Crushed Stone	Benches, Shade Structure, Parking, Water supply	18
<b>Grist Mill</b>	4710 Mt. Vernon Memorial Highway, Alexandria, VA 22309	44,944 SF /1.03 Ac	1/4/2006	Crushed Stone	Benches, Natural Shading, Parking, Water Supply, Portable Restroom (Seasonal)	64
<b>Lenclair/Blackjack</b>	6725 Lenclair Street, Alexandria, VA 22306	32,189 SF /0.74 Ac	1/10/2014	Crushed Stone	Benches, Parking, Water supply	46
<b>Mason District</b>	Intersection of Alpine Drive and Pinecrest Parkway, Annandale, VA 22003	43,679 SF /1.00 Ac	1/6/2002	Crushed Stone	Benches, Natural Shading, Parking	62
<b>Monticello</b>	5315 Guinea Road, Burke, VA. 22032	28,823 SF /0.66 Ac	11/20/2018	Crushed Stone	Benches, Parking	41*
<b>Rock Hill District</b>	15150 Old Lee Road, Chantilly, VA, 20151	63,247 SF /1.45 Ac	1/3/2006	Crushed Stone	Benches, Natural Shading, Parking	90*
<b>South Run</b>	7550 Reservation Drive, Springfield, VA, 22153	59,146 SF /1.36 Ac	1/12/2001	Crushed Stone	Benches, Natural Shading, Parking, Portable Restroom (Year-round)	85
<b>Westgrove</b> (Maintained in partnership w/ Westgrove PACK Friends Group)	6801 Fort Hunt Road, Alexandria, VA 22307	58,085 SF /1.33 Ac	1/11/2012	Grass	Benches, Shade Structure, Parking, Water supply	82*

Figure 2: Existing FCPA Dog Park Summary All parks are owned and maintained by FCPA unless otherwise noted.

\*Indicates there are designated areas within these dog parks based on dog size



APPENDIX 3 – INVENTORY & EVALUATION OF EXISTING DOG PARKS

**BARON CAMERON DOG PARK  
(Established 2001)**

The 0.5-acre dog park was added to the Baron Cameron Park Master Plan in 2001 following a public planning process to amend the master plan. The dog park was subsequently established as a sponsored use with Reston Dog Park Coalition, locally known as “Reston Dogs”, according to the memorandum of understanding (MOU) between FCPA and Reston Dogs. The dog park is served by multiple parking lots that are shared with athletic field users. The dog park is owned and maintained by FCPA.



Figure 3: Baron Cameron Dog Park Map

**BLAKE LANE DOG PARK  
(Established 2000)**

Blake Lane Dog Park is Fairfax County’s first public dog park. The master plan for Blake Lane Park was revised in 1999 to incorporate a small dog park in response to numerous local dog owners expressing the need for this facility. The dog park was subsequently constructed and opened in 2000. The dog park is surrounded by dense residential development and is accessible via a pathway from the parking lot. The parkland is owned by the Fairfax County Board of Supervisors and is maintained by FCPA.

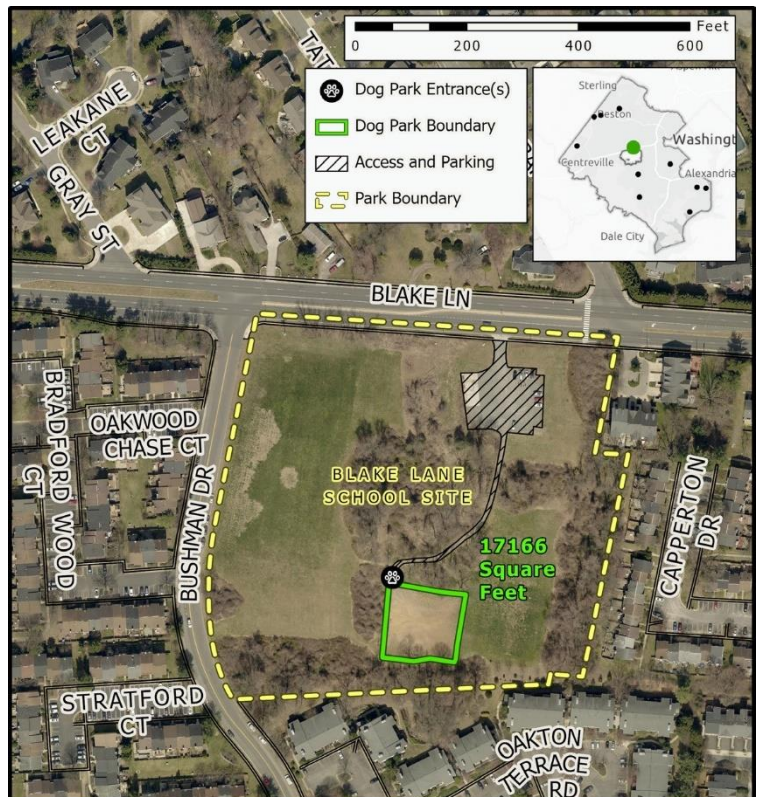


Figure 4: Blake Lane Dog Park Map



## APPENDIX 3 – INVENTORY &amp; EVALUATION OF EXISTING DOG PARKS

**CHANDON DOG PARK****(Established 2003)**

Herndon Dogs, Inc., a dog park advocacy group, petitioned the town of Herndon for a dog park in June 2000. The group spent over a year gathering information and researching potential sites in the Herndon Area. They determined that Chandon Park was the most suitable site for this type of facility based on available land, neighborhood impact, and accessibility. This information was presented to the Town Council in 2001 and the proposal was unanimously supported. FCPA revised the Chandon Park Master Plan in 2002 and included a dog park with a specified location, size, fencing, surfacing, amenities, additional parking, and operational guidelines. In 2003, the dog park was built according to the specifications outlined in the master plan. The dog park is owned by the town of Herndon and maintained by FCPA.

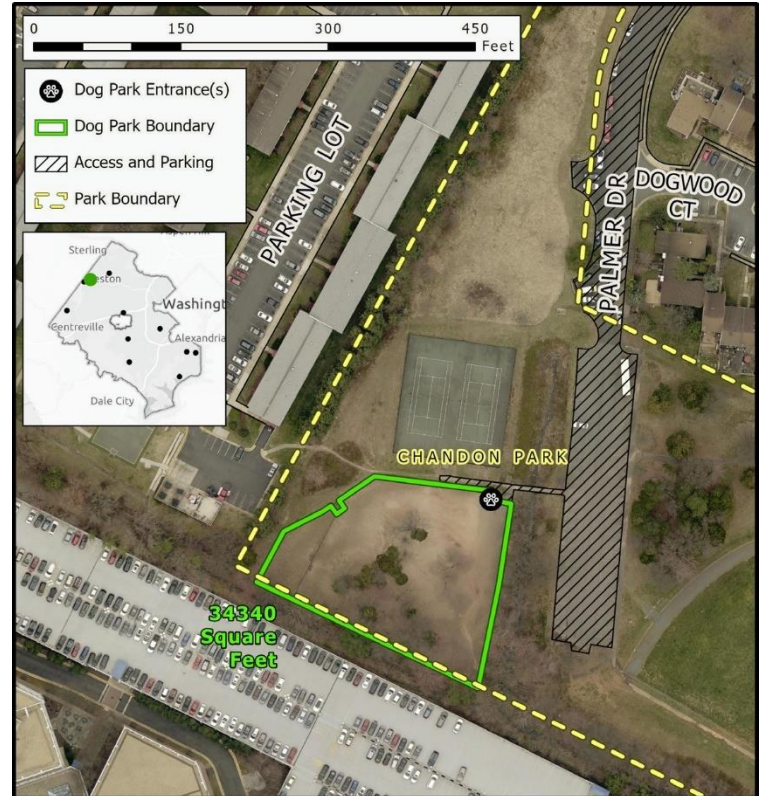


Figure 5: Chandon Dog Park Map

**DULLES STATION  
COMMUNITY DOG PARK  
(Established 2017)**

Dulles Station Community Park was approved in 2013 as part of a proffer agreement associated with the development of Greystar's Station on Silver Apartments. The agreement between the County and Greystar included a park with a playground, seating areas, a multi-use court, a shade pavilion, and a dog park. Construction of the park was completed and opened in 2017. The park, including the dog park, is owned by FCPA but maintained by the development's HOA.

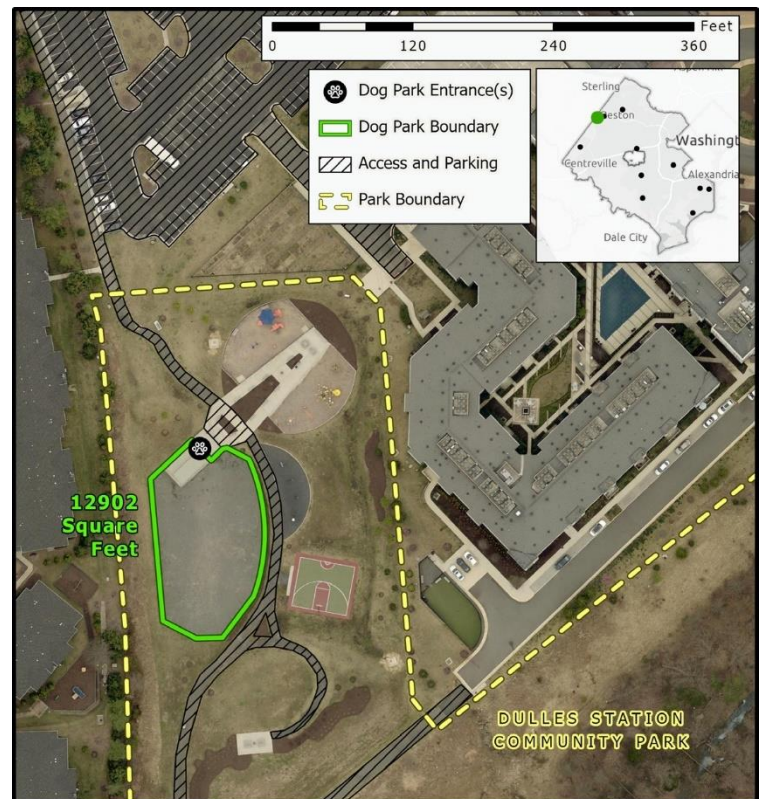


Figure 6: Dulles Station Community Dog Park Map



APPENDIX 3 – INVENTORY & EVALUATION OF EXISTING DOG PARKS

**GRIST MILL DOG PARK**

**(Established 2006)**

FCPA accepted a recommendation to consider a dog park in each County supervisor district. Several possible sites were identified for each district and Grist Mill Park was selected as the preferred site in the Mount Vernon District. The master plan was revised in 2002 to include a dog park slightly under one acre in size. The dog park was constructed and opened in 2006. It is owned and maintained by FCPA.

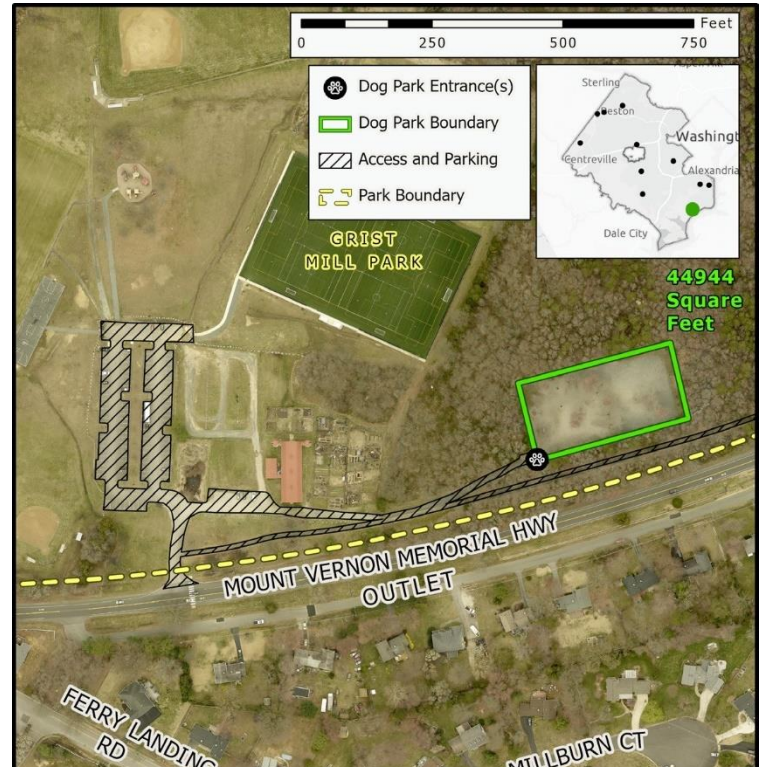


Figure 7: Grist Mill Dog Park Map

**LENCLAIR/BLACKJACK DOG PARK**  
**(Established 2014)**

As part of a rezoning for the Beacon of Groveton Apartments in 2005, a public dog park was proposed as part of the dedicated Lenclair Park. FCPA and local residents collaborated on the design of the dog park and construction began in 2013. The dog park opened in 2014 and is owned and operated by FCPA.

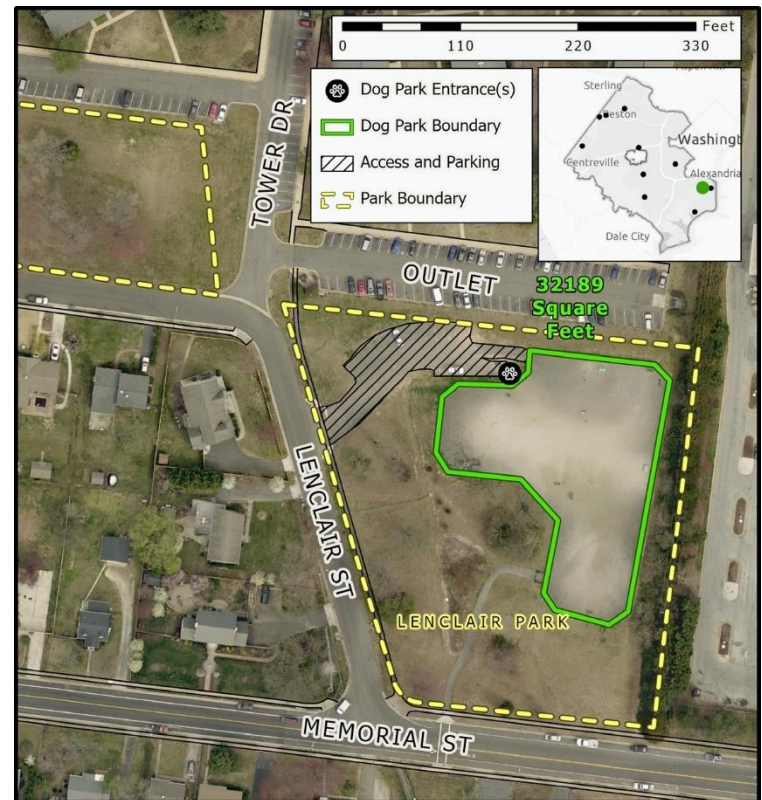


Figure 8: Lenclair/Blackjack Dog Park



APPENDIX 3 – INVENTORY & EVALUATION OF EXISTING DOG PARKS

**MASON DISTRICT DOG PARK  
(Established 2002)**

Prior to 2001, a dog park advocacy group, Dog Opportunity Group, was established by local dog owners. The group sent out a survey to 2,000 registered dog owners in the Mason District to determine the interest in a new dog park. The results favored the development of a new dog park in the area and the Mason District Park Master Plan was amended in 2001 after several public meetings to include a dog park, open play area, and additional parking within the park. The development of the dog park was funded by D.O.G. (Dog Opportunity Group) and was opened in 2002. The dog park is owned and operated by FCPA.

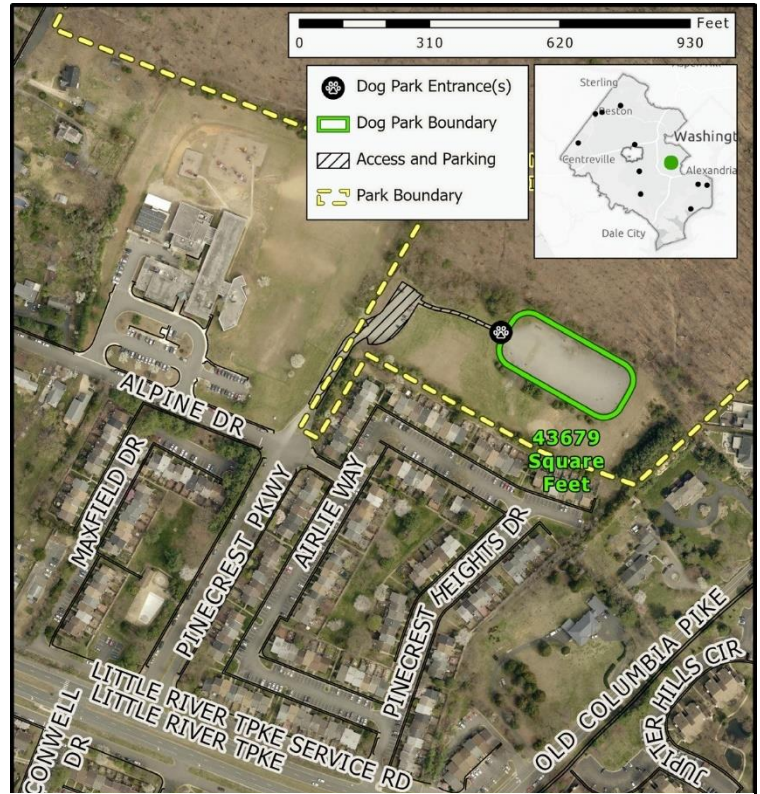


Figure 9: Mason District Dog Park Map

**MONTICELLO DOG PARK  
(Established 2018)**

Braddock Dogs, an organized sponsor group, sought a location within the immediate vicinity of most of its initial members and evaluated 42 potential sites in the Burke and Fairfax areas. Evaluation of these candidate sites indicated that Monticello Park was the optimal park site for the dog park, based on proximity and site suitability. Locating the dog park in the Braddock District also supported FCPA’s objective of having a dog park in each County supervisor district. The Monticello Park Master Plan process began in 2011 and public outreach showed support for a dog park. The master plan was approved in 2012 and the dog park was constructed in 2018. The dog park is owned and operated by FCPA.

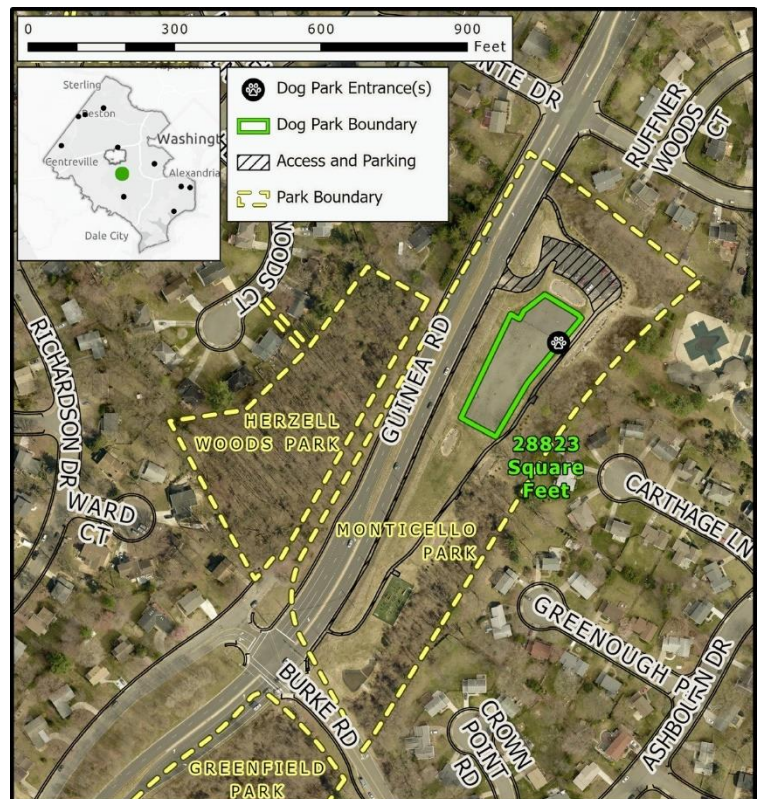


Figure 10: Monticello Dog Park Map



APPENDIX 3 – INVENTORY & EVALUATION OF EXISTING DOG PARKS

**ROCK HILL DISTRICT DOG PARK  
(Established 2006)**

Rock Hill District Dog Park was formed as an interim use at Quinn Farm Park in 2006. The dog park was sponsored by Centerville Dogs, a sponsor group of 350 area residents and businesses. The group raised funding for the construction of the park through donations and a Mastenbrook Grant from the Fairfax County Park Authority. The park was later renamed to Rock Hill District Park. The dog park is owned and operated by FCPA.

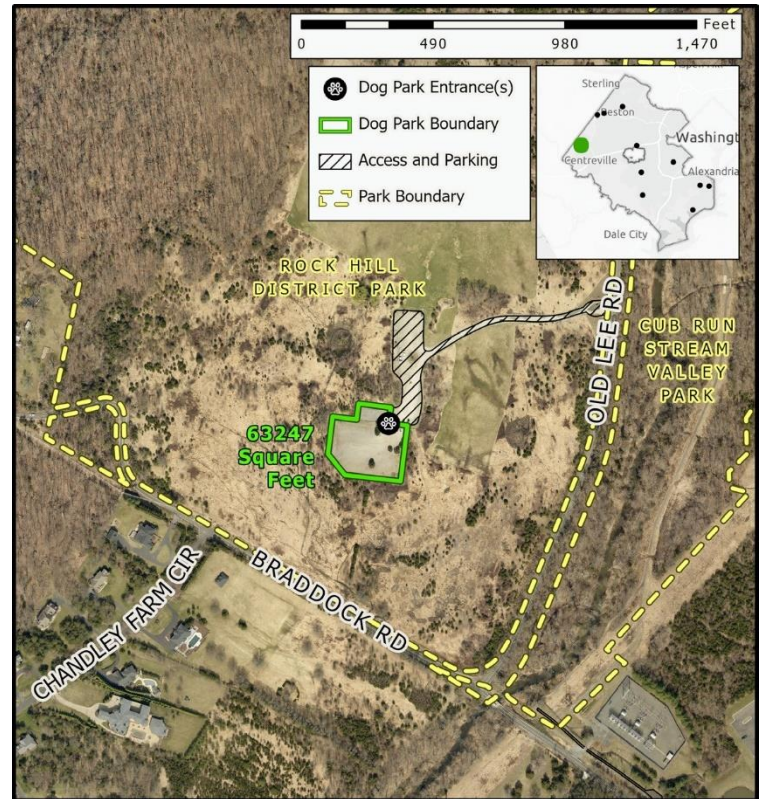


Figure 11: Rock Hill District Dog Park Map

**SOUTH RUN DOG PARK  
(Established 2001)**

Following the development of Blake Lane Park, a dog park advocacy group, formed and recommended a dog park in South Run District Park. The master plan for South Run District Park was amended in 2001 to include an off-leash dog area with a minimum size of one-quarter acre to the west of the park entrance road within the forested area and extending into the open, grassed area of the Dominion Virginia Power utility-line easement. The dog park was constructed and opened in 2001. The dog park is owned and operated by FCPA.

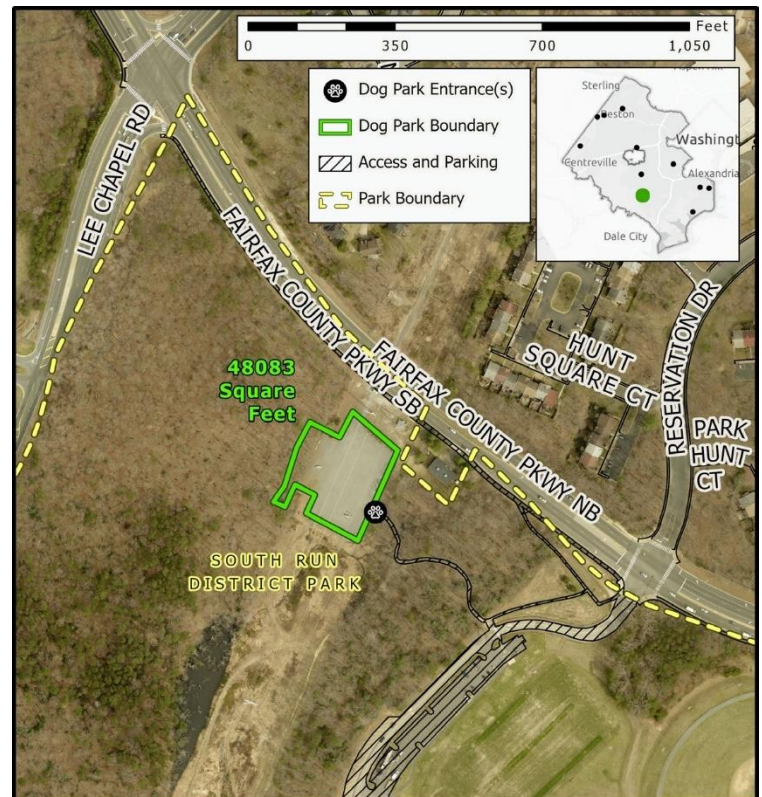


Figure 12: South Run Dog Park Map

## APPENDIX 3 – INVENTORY &amp; EVALUATION OF EXISTING DOG PARKS

### WESTGROVE DOG PARK (Established 2012)

Prior to 2012, a mowed open area at Westgrove Park was regularly used by dog owners from nearby communities. In 2010, the need for this area to become designated as a formal dog park was recognized and a volunteer Friend's Group, known as the Pumphouse Association for Canine Kindness (PACK), was formed. The Westgrove PACK Friends Group obtained approximately 500 signatures on a petition to establish a dog park on an interim basis within the park. At the time, there was documented support from local civic associations and the community. A MOU between FCPA and Westgrove PACK was signed in 2011 that outlined each parties' respective responsibilities for the development of the dog park on an interim basis. The dog park was constructed in 2012 and the park's master plan was amended to include a permanent dog park in 2013. The dog park is owned by FCPA and operated in partnership with the Westgrove PACK Friends Group.



Figure 13: Westgrove Dog Park Map



## APPENDIX 4 – DEFINITIONS

Throughout this study, various terms and acronyms are referenced. The definitions provided below are intended to provide clarification and background for the reader.

### **FAIRFAX COUNTY PARK AUTHORITY (FCPA)**

The Fairfax County Park Authority, also referenced in this report as FCPA or the Park Authority, was created by action of the Board of Supervisors of Fairfax County, Virginia, at its meeting on December 6, 1950, by Resolution, in accordance with the provision of the Park Authorities Act (Sec. 15.1-1228 to 15.1-1238.1, Ch. 27, Code of Virginia. FCPA is governed by a 12-member Board, referenced in this report as the Park Authority Board or FCPA Board, with members appointed by the Board of Supervisors. The Park Authority Mission is to enrich quality of life for all members of the community through an enduring park system that provides a healthy environment, preserves natural and cultural heritage, offers inspiring recreational experiences, and promotes healthy lifestyles.

### **FAIRFAX COUNTY PARK FOUNDATION (FCPF)**

The Fairfax County Park Foundation, Inc. is a nonprofit charitable corporation under Section 501(C)(3) of the Internal Revenue Code. The Foundation is led by a volunteer Board of Directors and staffed by an Executive Director with a lean and efficient staff. The Board is comprised of community and business leaders. The Fairfax County Park Foundation supports the Fairfax County Park Authority by raising private funds, obtaining grants, and creating partnerships that supplement tax dollars to meet the County's needs for parkland, facilities, and services.

### **OFF-LEASH DOG AREAS (OLDAs)**

Off-Leash Dog Areas (OLDAs) are publicly accessible fenced in dog facilities within FCPA parks where dogs are permitted to be off-leash.

### **DOG RUNS**

For the purposes of this report, Dog Runs are typically less than 0.25 acres and may have less amenities than a dog park. They are typically constructed by private developers in densely populated settings.

### **DOG AREA**

For the purposes of this report, the Dog Area is defined as the portion of the dog park that is fenced in specifically for allowing dogs to be let off leash.

### **SPECIAL PLANNING AREAS**

Special Planning Areas are land use planning designations in the County's Comprehensive Plan that include Urban Centers, Suburban Centers, Community Business Centers, and Transit Station Areas. Generally speaking, these Special Planning Areas are areas within the county that have a higher population density compared to other parts of the county and are areas planned for guided growth. These are locations

where walkable, mixed-use neighborhood planning is especially encouraged and emphasized. Note that because the analysis in this report is centered around population density, two Special Planning Areas, Industrial Areas and Large Institutional Land Areas, were excluded from Figure 18.

**RESOURCE PROTECTION AREA (RPA)**

Chesapeake Bay Act Resource Protection Areas (RPAs) are regulated corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways.

**ENVIRONMENTAL QUALITY CORRIDOR (EQC)**

The Environmental Quality Corridor system is an open space system in Fairfax County that is designed to link and preserve natural resource areas. The EQC policy can be found in Objective 9 of the Environmental section of the Policy Plan volume of Fairfax County's Comprehensive Plan.

**CULTURAL RESOURCES**

Cultural resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political or historic heritage of the County or its communities.

**MS4 PERMIT**

MS4 permits authorize cities, counties, or other governmental entities to discharge stormwater collected by their storm sewer systems to waters of the United States.

**FRIENDS GROUP**

Friends Groups are individuals who come together to provide ongoing operations, programmatic, maintenance and/or fundraising support at a park, facility, or specified program, and who work closely with a FCPA staff liaison to develop projects and plans.

**PARK VOLUNTEER TEAM (PVTs)**

Park Volunteer Teams (PVTs) are volunteer-led teams who offer support for a site or program. The PVT volunteers can develop and implement their own services and work in coordination with site plans and programs. PVT volunteer services help advance the mission of the site and embody the Park Authority mission and vision to inspire a passion for parks amongst visitors and the community.

**MEMORANDUM OF UNDERSTANDING (MOU)**

A Memorandum of Understanding (MOU) is a legal agreement between two or more parties outlined in a formal document. For the purposes of the Park Authority's dog parks, an MOU is often between the Park Authority and a nongovernmental community group and outlines the responsibilities of the parties.

PARK AUTHORITY BOARD  
July 28, 2021

**DISCUSSION - 1**

Preparation of General Fund Budget Request Items

The Park Authority has fiduciary responsibility over the Park Revenue and Operating Fund and the Park Improvement Fund, while the County has fiduciary responsibility over the General Fund. Activities supported by the General Fund include general access to parks and park grounds, lake parks, natural, cultural and horticultural sites, stewardship educational programs, maintenance of parks, Rec-PAC programs, management of the community concert series, County archeological functions, Americans with Disabilities Act (ADA) compliance activities, community-based leisure classes and special events, trips and tours, agency wide management, planning, and administrative support, general park planning and support of the County Comprehensive Plan, and project management support for capital projects.

The County begins the FY 2023 Proposed Budget process in September and staff in each division have identified potential General Fund needs to be put forward in the process. The list below represents a selection of those items and are presented for discussion with the Park Authority Board as these items affect park resources. The total of all of these requests is \$9,011,193.

<b>Priority Area</b>	<b>Item</b>
Environmental Sustainability	Natural Resources Management Program
	IMA Program Expansion
	Expanded Forestry Funding for High Risk/High Priority Tree Issues
Social Equity	County-Wide Vouchers and Fee Reductions
	ADA Transition Planning and Implementation
Efficient Management	Time and Attendance System
	Maintenance and Utility Costs for New Land Acquisitions and Major Site Renovations
Safety and Security	Park Ranger Program
Development Process	Increased Planner Capacity for External Development Reviews
Sports Tourism and Coordination	Maintenance and Tournament Management Staffing for Patriot Park North

**ENCLOSED DOCUMENTS:**

None

**STAFF:**

Park Authority Board

July 28, 2021

FY 2023 General Fund Discussion Item

Page 2

Sara Baldwin, Acting Executive Director

Aimee L. Vosper, Deputy Director/CBD

Michael Peter, Director, Administration Division

Jessica Tadlock, Senior Fiscal Administrator

Nicole Varnes, Senior Budget Analyst



Board Agenda Item  
July 28, 2021

## **INFORMATION – 1**

### Introduction of Summer Interns 2021

The Fairfax County Park Authority has had a long history of supporting summer interns. A summary of the interns who are working this summer is attached. The information notes where they are attending school, which division, and site they are working with. And a brief description of their duties.

### ENCLOSED DOCUMENTS:

Attachment 1: Summary of Interns

### STAFF:

Sara Baldwin, Acting Executive Director

Aimee Vosper, Deputy Director/CBD

Michael Peter, Director, Business Administration Division

**2021 Summer Interns  
July 28, 2021**

**Resource Management Division**

Janis Woodward  
Anthropology  
George Mason University

This summer, Janis has been working as the Children's Education Intern at Green Spring Gardens. During this program Janis has worked to further develop her teaching and mentoring skills by working with children during summer camp. She hoped to teach the children about the environment and learn from them.

Sarah Petroff  
History; Public History/Museum Studies/Anthropology  
George Mason University

This summer Sarah has worked at the Historic House at Green Spring Gardens researching the histories of the enslaved people who once lived on the property. During this program Sarah gained more knowledge about the history of the people and the gardens, and the impact on the area.

Angela Pitsakis  
Horticulture  
Northern Virginia Community College

This summer Angela was the Native Plants Intern at Green Spring Gardens and worked with the Virginia Native Plants Society Potowmack Chapter. Angela learned about native plants in our region and how to incorporate them into landscapes that can benefit local ecosystems.

Margot Vanyan  
Government and Environmental Policy  
College of William and Mary

This summer Margot worked as the Urban Agriculture Intern at Green Spring Gardens and helped to manage the community garden plot rental program. Margot provided information to the garden tenants on activities in the demonstration vegetable garden.

John Foong  
Environmental Resource Management  
Virginia Tech University  
and  
Daria Maslyukova  
Environmental Sustainability Studies  
George Mason University

John and Daria worked with the Natural Resources Branch of the Park Authority to help map invasive plant occurrences and intensities throughout our parks.

Colette Combs  
Political Science  
American University

This summer Colette has been assisting with summer camps at Historic Huntley, as well as conducting historical research on the Mason family, Historic Huntley, and the Fairfax area. Colette hopes to conduct research on enslaved lives and the LGBTQ+ community as they relate to Fairfax County. She was responsible for creating a research project at the end of the internship in order to present her work and findings.

Alexandra Wettengel  
Biology with a minor in Natural Resource Management  
Colorado State University

As a Naturalist Intern at Huntley Meadows Park, Alex had looked forward to bringing out the nature-lover in every camper she interacted with. Alex assisted the camp programs throughout the park, she hoped, by informing and mentoring the youth, to inspire a more sustainable generation. In such a beautiful landscape, she was excited to make a lasting impact when it came to both the park and the experiences of every Huntley Meadows Park visitor.

Luis Teran  
Parks and Outdoor Recreation  
George Mason University

Luis was a Naturalist Intern at Huntley Meadows Park. He loved being outside, going on hikes and kayaking with friends and family. After college Luis would love to join the National Parks Service as a Park Ranger or the U.S Forest Service as a Recreational Technician.

Caroline Simonsen  
Environmental Resource Management  
Pennsylvania State University

Caroline was a Naturalist Intern at Huntley Meadows Park. She has always been a lover of hiking, running, and swimming and has participated in these activities for her entire life. Caroline worked as a swim coach for 5 years and was very excited to expand this experience through her internship at Huntley Meadows. She felt lucky to be a part of such a supportive and like-minded group at Huntley Meadows and was excited to learning more about the park and being able to teach children along the way.

Emery Poulsen  
Environmental Informatics with a minor in Geographic Information Science  
Virginia Tech

Emery was the Virginia Native Plant Society Intern at Huntley Meadows Park. Emery worked on completing surveys for rare plants including sedges and purple milkweed. Additionally, she assisted in conducting water quality testing in multiple sites around the park. Emery is a Fairfax County native and a rising junior at Virginia Tech, where she is involved in numerous student organizations across campus.

Victoria Nutt  
Wildlife Conservation  
Virginia Tech

Victoria was the Natural Resource Management intern at Huntley Meadows Park. This summer, Victoria has conducted water quality assessments that focus on identifying macroinvertebrate species within the waterways to be used as indicators of ecosystem health. She has also assisted in various ongoing management projects such as resident Canada Goose surveys, invasive plant management, and rare plant surveys around the park.

### **Planning and Development Division**

Amanda Bassett  
Science and Policy  
Pennsylvania State University

This summer Amanda participated in the development review process, stormwater management practices, and park master planning. In her free time, she enjoys exploring all of the trails FCPA has to offer with her two dogs.

## **Park Services Division**

Gloria Kim  
Therapeutic Recreation  
Longwood University

This year Gloria has been working as a ADA Coordinating intern in Park Services. Gloria has been assisting with organizing summer camp registration and assisting the Leisure Coach in creating new inclusive programs for adolescents with disabilities. Gloria has also been working as the Targeting Inclusion Site Director for Rec-PAC.

Lauren Leithiser  
Therapeutic Recreation  
Longwood University

This year Lauren has been working as a ADA Coordinating intern in Park Services. Lauren has been working as both Leisure Coach and as a Rec-Pac group leader helping to make camp accessible to children with disabilities.

Board Agenda Item  
July 28, 2021

## **INFORMATION - 2**

### Pickleball Study Update

With the growing demand for pickleball opportunities in the County, the Park Authority initiated a formal study to guide its approach and response to multiple requests from the public. This study has three goals: 1) to determine how to address the community's desires; 2) to identify potential sites for pickleball courts; and 3) to develop site selection and design guidelines to aid in decision-making. Park Authority and Department of Neighborhood and Community Services staff contributed to this effort.

Staff will present study findings, draft recommendations, and guidance on where future pickleball facilities should be considered.

After considering and incorporating any comments received from the Park Authority Board, staff will revise and then share a full draft report containing these findings and recommendations with the public in late summer/fall. The report may then be revised again, and then will be brought back to the Board for endorsement in fall.

### ENCLOSED DOCUMENTS:

Attachment 1: Pickleball Study – Findings and Draft Recommendations Slides

### STAFF:

Sara Baldwin, Acting Executive Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
Stephanie Leedom, Director, Planning and Development Division  
Kurt Louis, Director, Park Operations Division  
Cindy Walsh, Director, Park Services Division  
Anna Bentley, Manager, Park Planning Branch  
Ryan Stewart, Chief, Long Range Planning Section

# Pickleball in Fairfax County

**Findings & Draft Recommendations**  
**Park Authority Board**  
**July 28, 2021**



# Pickleball Study Scope and Presentation

## Scope

 Study purpose

## Findings

 Key Findings

 Existing Facilities

 Park Authority Survey and Player Preferences

## Draft

 Site Selection Criteria

 Design & General Recommendations

 Location Guidance

## Recommendations

# SCOPE

# Pickleball Study Scope



**Strategically respond to community requests for pickleball**

**Guide in evaluating and designing suitable pickleball locations**



**Recommend locations for future pickleball courts**

# Key Draft Recommendations

- Include pickleball as a factor in prioritizing court renovation and maintenance.
- Implement a standardized assessment process for courts' potential conversion to shared-use or pickleball-only courts. Evaluate court utilization and site appropriateness prior to investment.
- Consider funding at least one new 6-court pickleball-only facility in 2024 park bond or alternative funding sources.
- Include pickleball in the next Needs Assessment (2026) for further analysis.
- Adopt standards for court design and layout.

# FINDINGS

# Key Findings

- The following were among the top-ranked important factors, according to survey respondents:

- More courts available per site

- Available parking

- Geographic location

- Fees

- Specialized pickleball nets

- Available indoor options

- Pickleball-only courts

- Available evening play

- Players request pickleball-only facilities and more courts available per location.

- Both tennis and pickleball players want a solution that minimizes conflicts between the two sports.

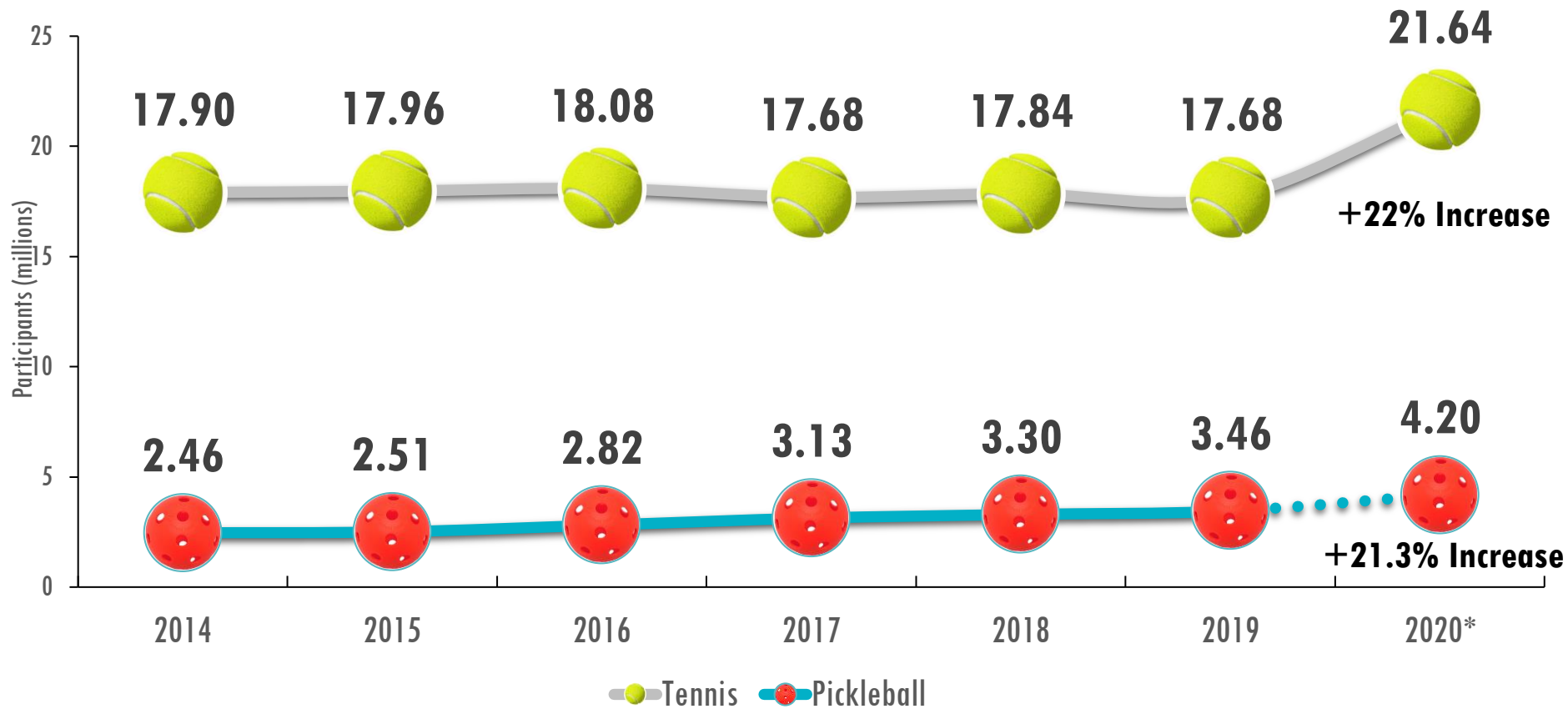
# Key Findings

- Use of outdoor courts is on the rise.
- The Park Authority's pickleball offerings are similar to comparably-sized jurisdictions.
- 19 courts were added to tennis in the past year — a 68% net increase.
- 77.3% of County residents are within a 10-minute drive of FCPA or NCS pickleball venue. 96.5% are within 15 minutes, and 99.8% are within 20 minutes. Current court configurations generally suit small groups (65% of surveyed players) and casual use; but options are limited for large group/club play (35%) and pickleball-only courts. Just putting down lines won't solve this.
- Provision of pickleball-only facilities will require planning, construction and capital funding for courts and supporting amenities.



# National Participation Trends

## National Participation (in millions)



**7.1%**

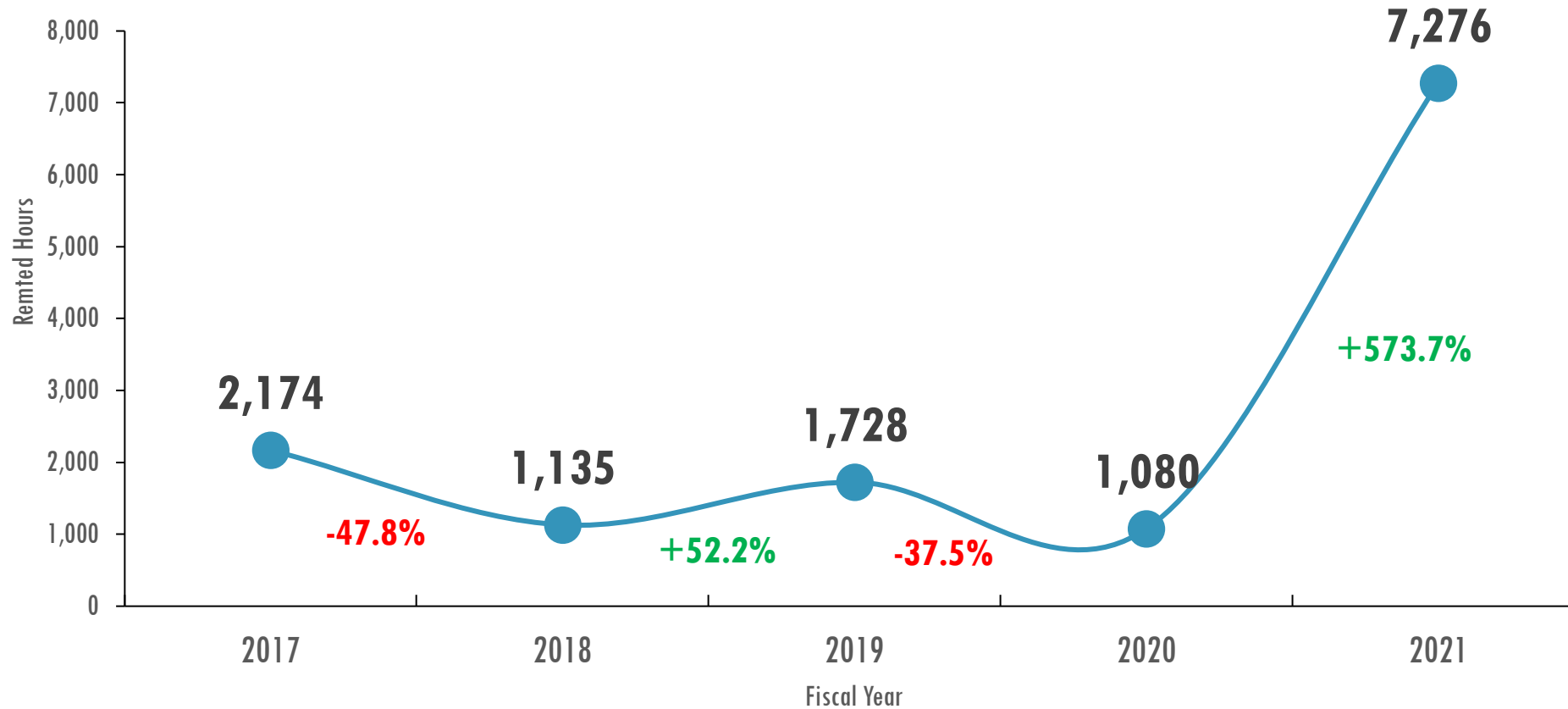
Tennis Participation Rate, 2020

**1.1%**

Pickleball Participation Rate, 2020\*

# Local Participation Trends — Park Services Court Scheduling

## Number of Hours Rented, Park Authority Courts (all sports)

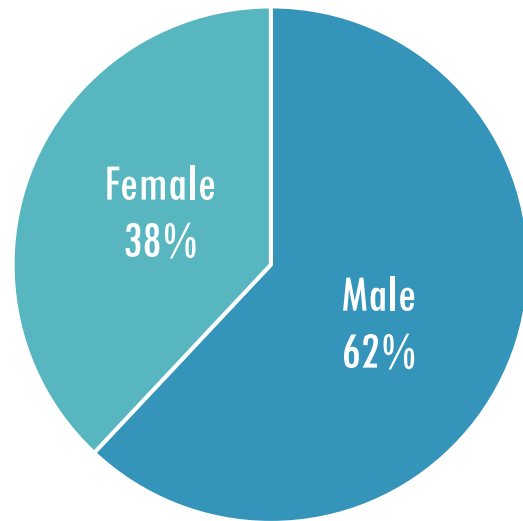


Source: Fairfax County Park Authority, Park Services Division, Central Services, July 2021. Data do not include limited reservations handled by Audrey Moore or Jefferson RECenter, which are reserved on site. Data does not reflect actual sport played and is an indication of general demand only.

# National Participation Trends — Pickleball Demographics

- A majority of pickleball players are male (62%)
- The mean age of core players is 54, while that of casual players is 33.
- Core players — play more than 13 times per year
- Casual players — play less than 13 times per year

Total Pickleball Participants



AGE	TOTAL	CORE	CASUAL
6-17	16.7%	8.1%	22.2%
18-34	28.0%	11.4%	38.5%
35-54	20.2%	16.3%	22.9%
55-64	14.9%	24.6%	8.7%
65+	20.2%	39.6%	7.7%
Average Age	41	54	33

# Pickleball in Fairfax County

- **What does the Park Authority have?**
- **Where are these offerings?**
- **How do they compare to other agencies?**

# Existing Pickleball Facilities — July 2021

## In the County ...

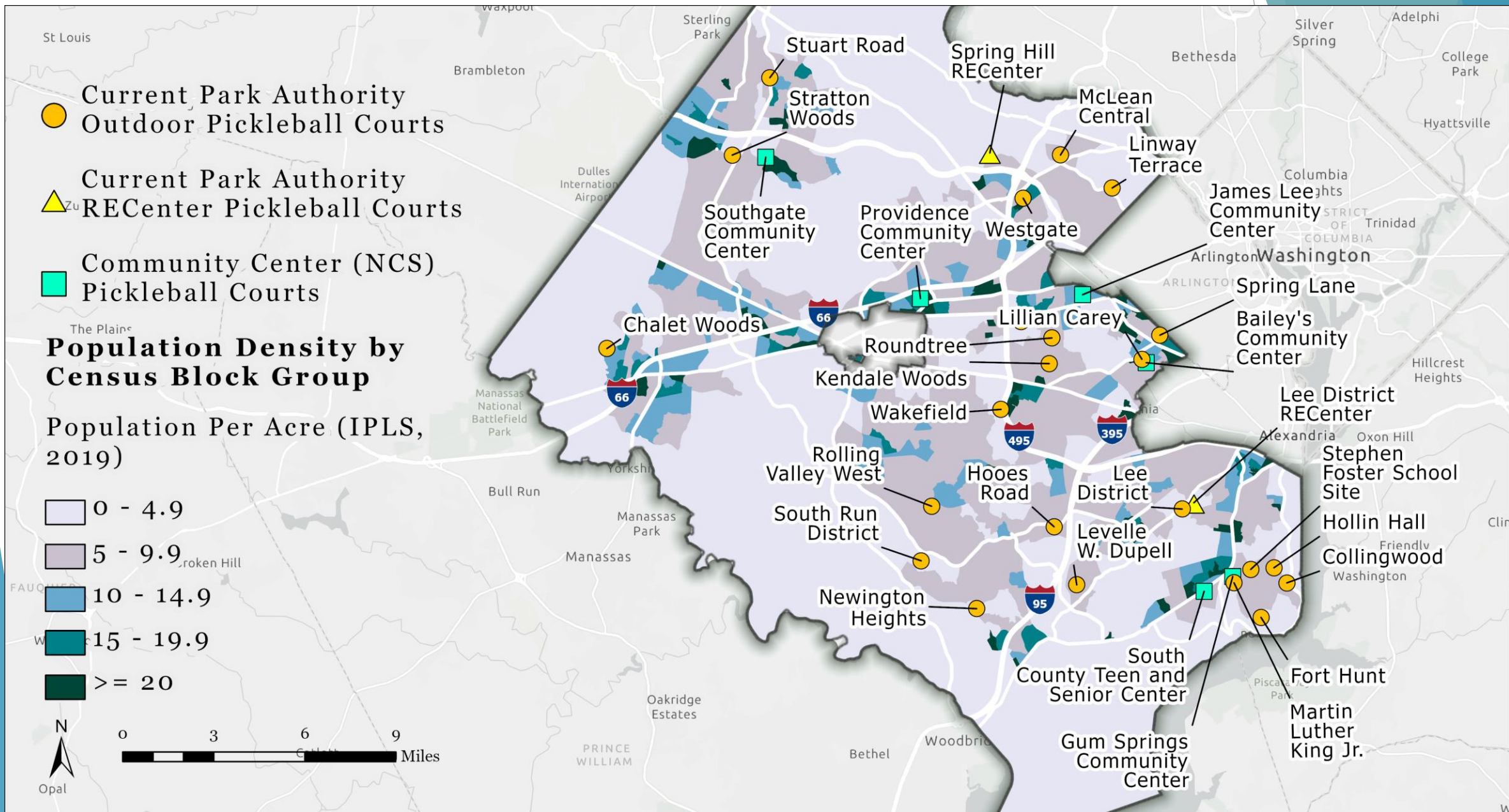
### The Park Authority:

- **46 outdoor courts shared with tennis** across **23** parks or schools
- **6 indoor courts** between Lee District and Spring Hill, Programming at Providence
- **6 dedicated pickleball courts planned for construction** across **3** parks (2 courts/site):  
(Hogge, North Hill, and Wakefield)

### NCS Community Centers:

- **8-10 shared courts** between **5** Community Centers
- **5 shared courts planned** between Gum Springs CC & South County Teen & Senior Center

# Existing Pickleball Facilities and Population Density





# Existing Pickleball Facilities — Outdoor Courts

## 1 Pickleball Court per Site:

- Lee District
- Levelle W. Dupell
- Providence RECenter — outdoors
- Spring Lane
- Stuart Road

## 3 Pickleball Courts per Site:

- Chalet Woods

## 4 Pickleball Courts per Site:

- Collingwood
- Fort Hunt

## 2 Pickleball Courts per Site:

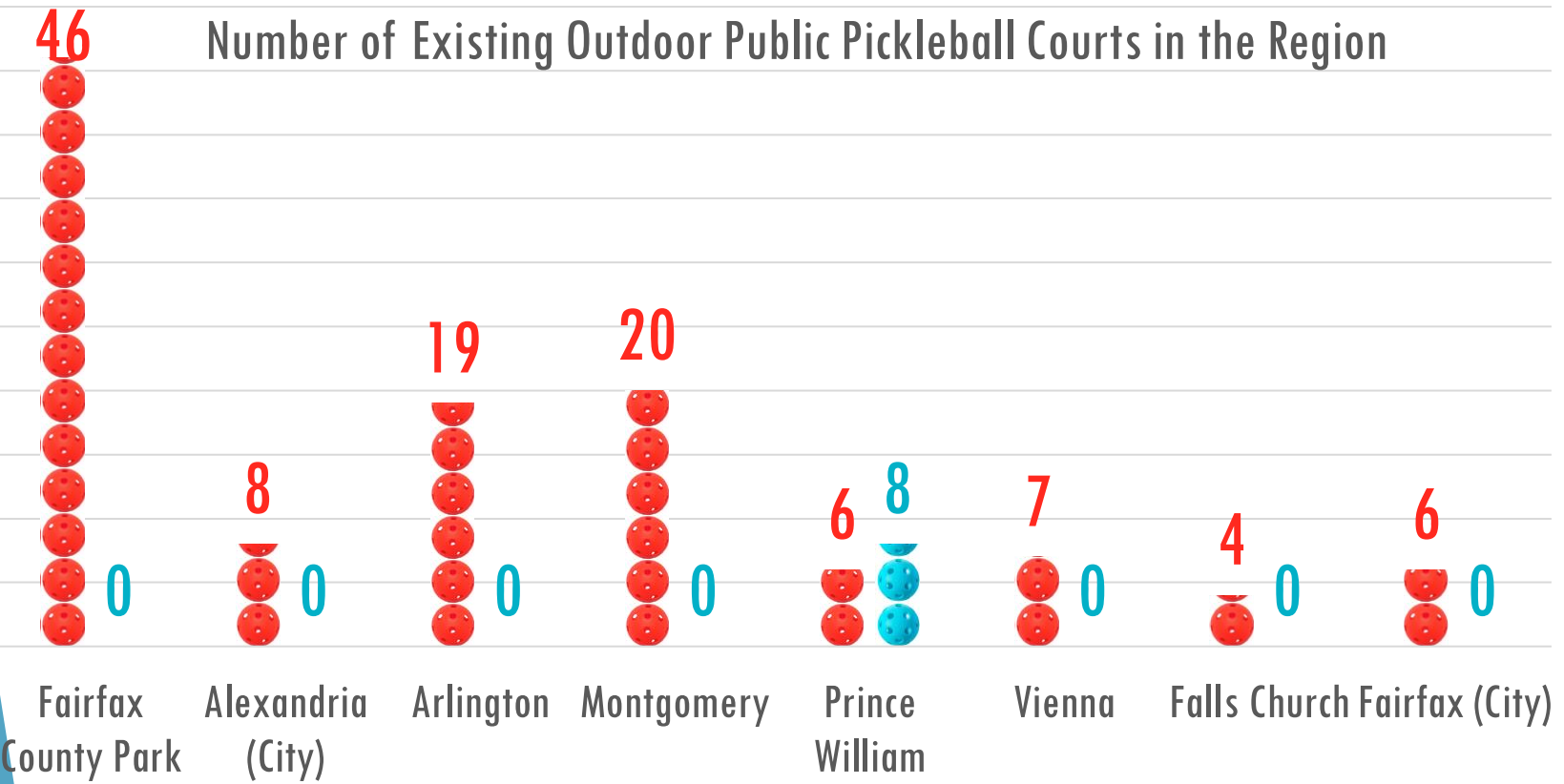
- Hollin Hall
- Hooes Road
- Kendale Woods
- Lillian Carey
- Linway Terrace
- Martin Luther King, Jr.
- McLean Central
- Newington Heights
- Rolling Valley West
- Roundtree
- South Run District
- Stephen Foster School
- Stratton Woods
- Wakefield
- Westgate



# Existing Pickleball Facilities — July 2021

## ... and the Region

Number of Existing Outdoor Public Pickleball Courts in the Region



● Shared Use with Tennis    ● Dedicated Pickleball

## Total Pickleball Courts per Capita:

Arlington	1 per 12,465
Alexandria (City)	1 per 19,928
<u>Fairfax County Park Authority</u>	<u>1 per 24,700</u>
Prince William	1 per 33,595
Montgomery (MD)	1 per 52,550

## Smaller Jurisdictions:

Town of Vienna	1 per 2,355
Falls Church	1 per 3,654
Fairfax (City)	1 per 4,003

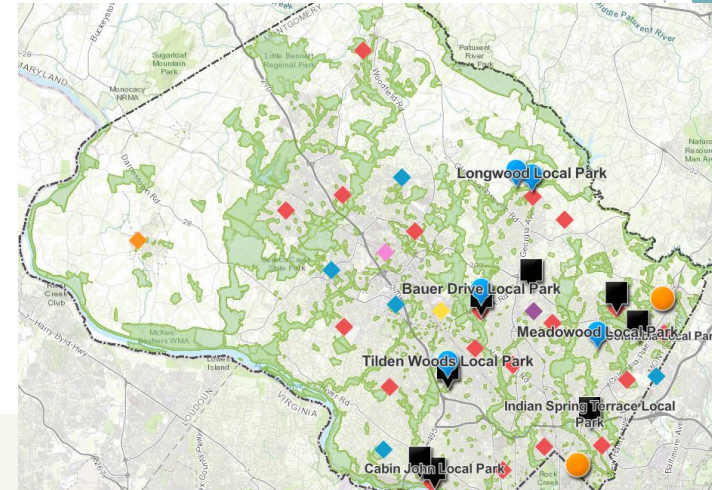
\*\*Montgomery County follows a phased approach to introducing pickleball, discussed later. Some of the 20 courts may be tennis courts temporarily used for pickleball.  
Sources: Fairfax County, USA Pickleball (Places2Play.org), and respective providers as of July 2021.

# Case Study: Montgomery County (MD) Parks, Pickleball Study, 2018-2019

- Existing Conditions
- User Preferences
- Design Research
- Pilot Projects to Test User Demand & Facility Design — Phased Approach
- Stakeholder Engagement
- Site Suitability Study



Images and content courtesy of MontgomeryParks (2021)



## Analysis Criteria: Level I

- **Total number of Tennis Courts:** Does the park have 2 to 4 Tennis Courts?
- **Lights:** Are the Tennis Courts Lighted?

## Analysis Criteria: Level II

- **Parking:** Is enough parking available to accommodate all the existing and proposed facilities in the location?
- **Accessibility:** Are the paths leading to the Courts ADA accessible?
- **Court Surface:** Do the Courts have a good surface condition that wouldn't need any major renovation?

## Analysis Criteria: Level III

- **Renovation Opportunities:** Are the courts scheduled to be renovated?
- **Adjacency:** Are there any issues concerning conflicting uses, or other factors that doesn't make it suitable to have a *Pickleball facility*?
- **Noise:** Are there any issues concerning potential noise to the closest backyards adjacent to the Park?
- **Court Utilization:** Are the courts already well utilized by the Tennis community?

2019 Population (mill.)

1.15



Fairfax County

1.05



Montgomery County

Land Area (mi<sup>2</sup>)

391.2



Fairfax County

491.3



Montgomery County

FINDINGS

# FCPA Public Survey Findings

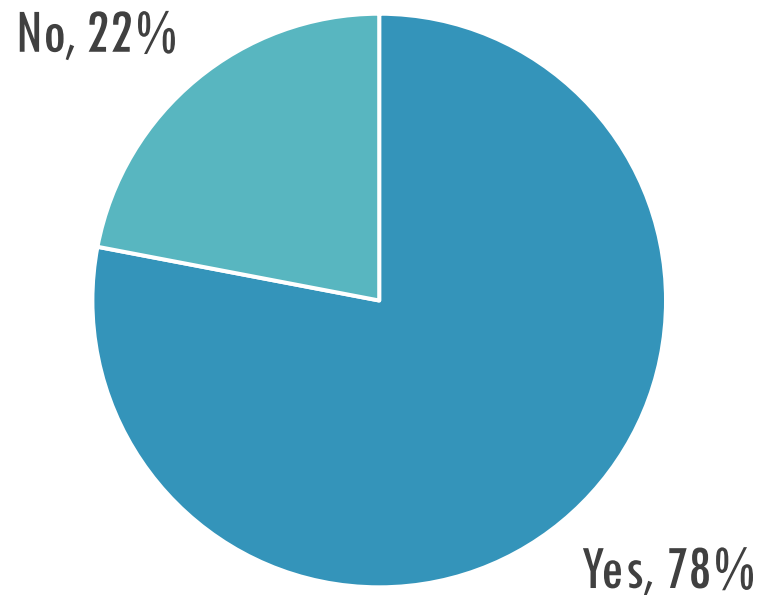
1,803

50,673

Participants

Responses/Data Points

Have you played pickleball in the past year?  
1,700 respondents



## Participant Preferences:

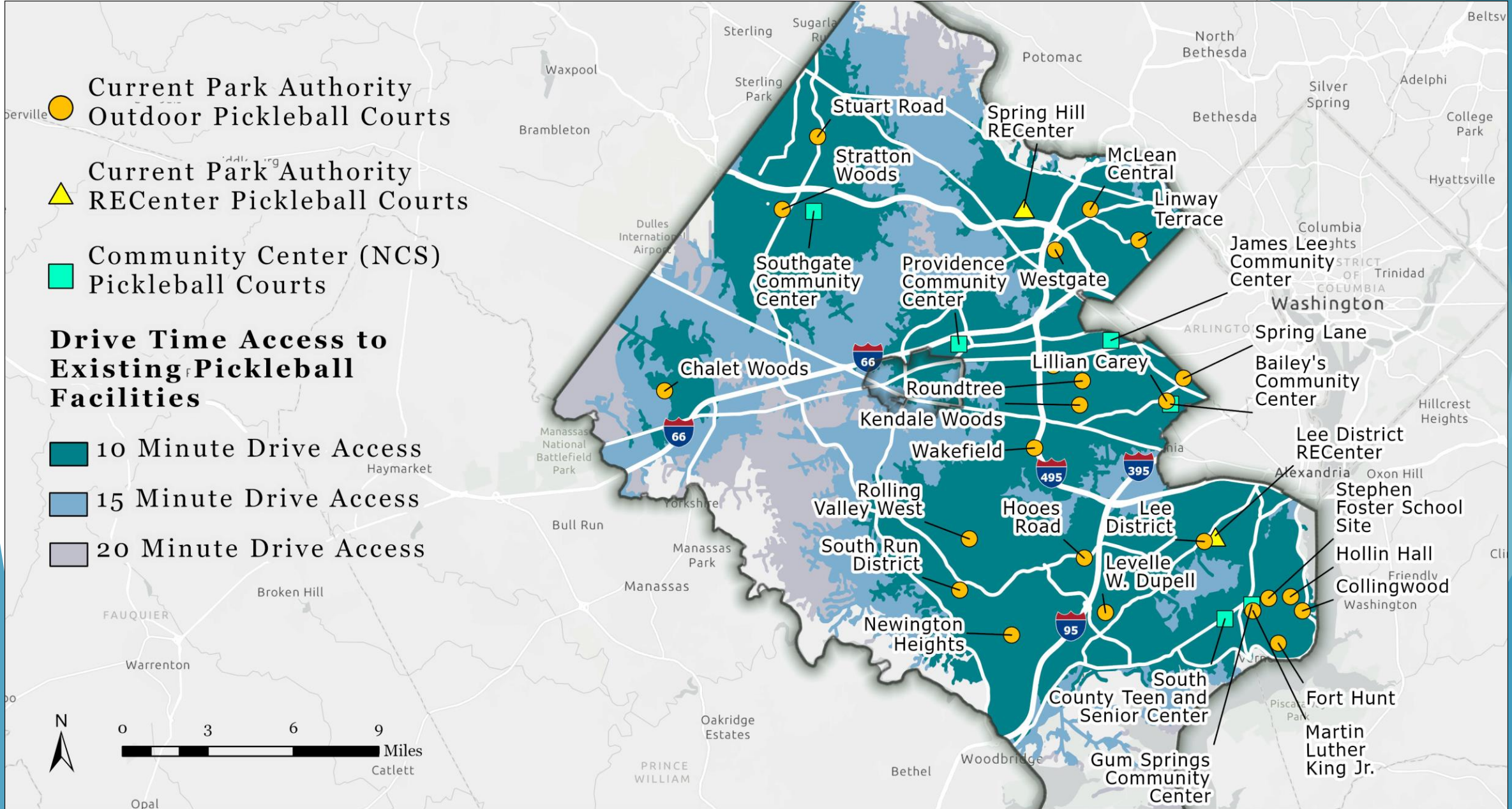
- 83% play pickleball 13+ times/year
- 35% prefer pickleball groups of 4+ (and 28% prefer 16 or more players, thus desiring more courts at a site)
- 64% have experienced conflicts on shared courts
- All playing times popular — day & evening

## Important Factors:

- Number of courts available (87%)
- Parking availability (79%)
- Proximity to home (72%)
- Pickleball nets available (70%)
- Fees (68%)
- Indoor courts (67%)
- Dedicated pickleball-only courts (64%)

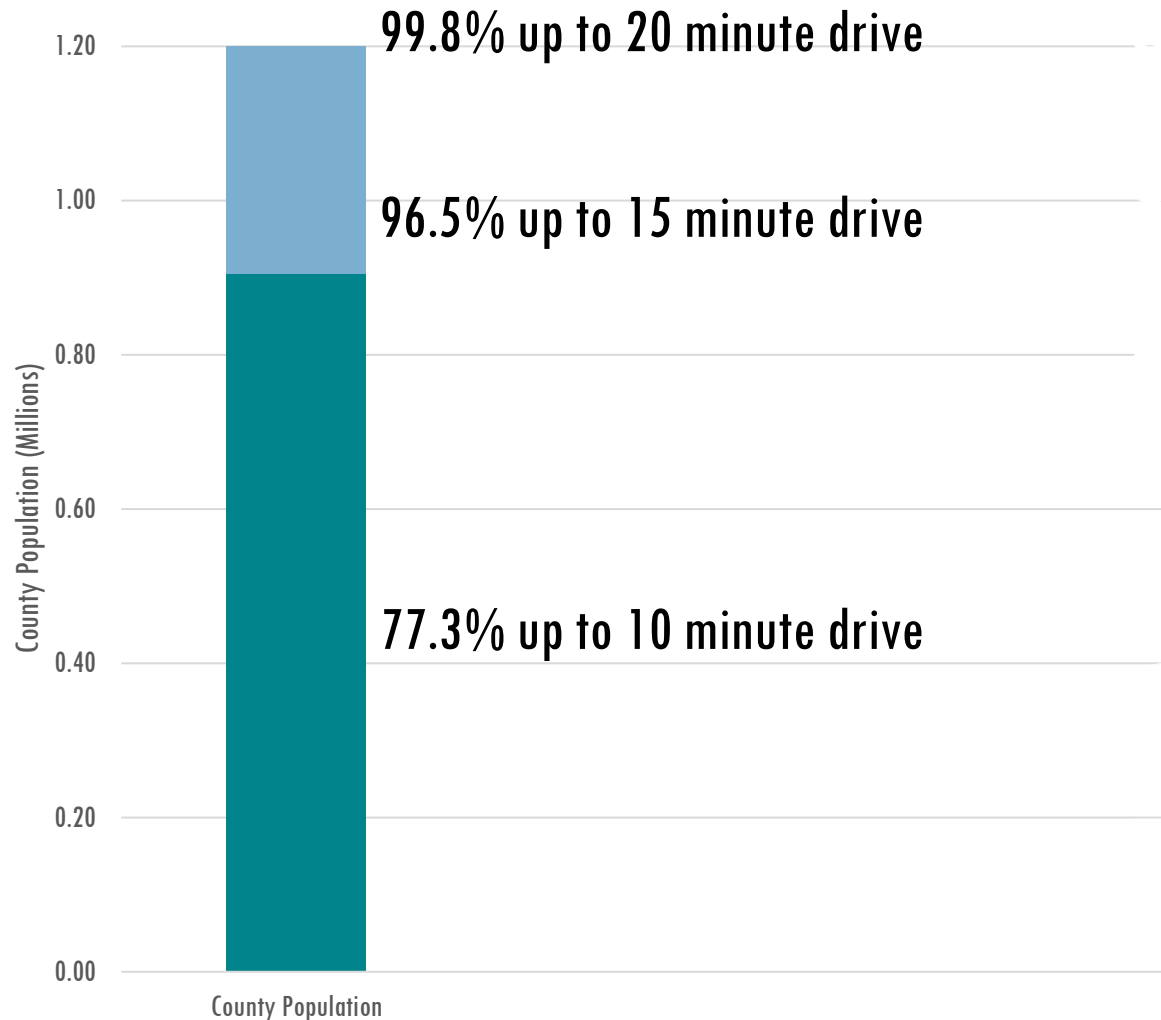


# FCPA Public Survey Findings / Drive Time Access



# FCPA Public Survey Findings / Drive Time Access

Can County Residents Drive to a FCPA or NCS Pickleball Court?



## Key Survey Findings:

- 🌐 88% of surveyed players drive to play
- 🌐 62% are willing to drive 20+ minutes

## The Takeaway:

Nearly all county residents have a pickleball court within a 20-minute drive — but the court may not meet players' preferences, particularly for larger groups and pickleball-only courts.

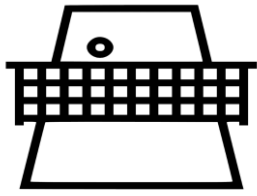
# DRAFT RECOMMENDATIONS

- Site selection criteria
- Design and maintenance guidance
- Locations for further evaluation

# Draft Recommendation - Adopt Site Selection Criteria



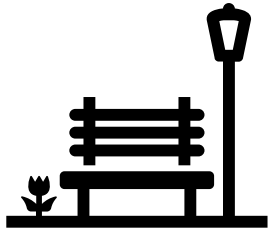
Geography & Access



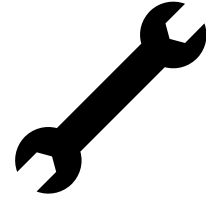
Layout/Spatial Considerations



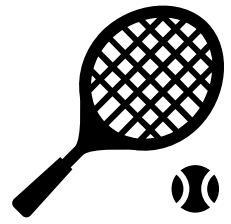
Available Parking



Park Activities



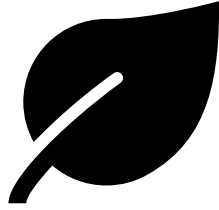
Operations, Cost & Maintenance



Tennis Use & Court Demand



Neighborhood Impacts



Environmental



Lighting Potential



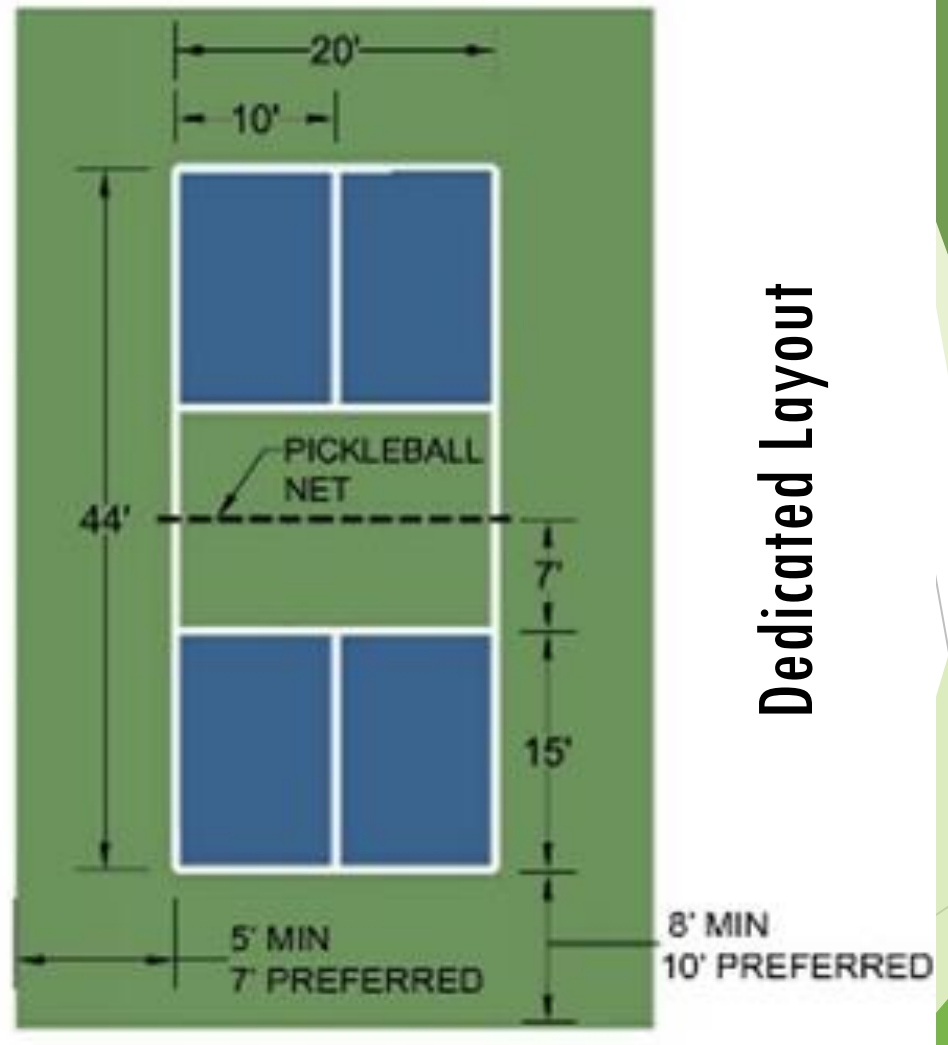
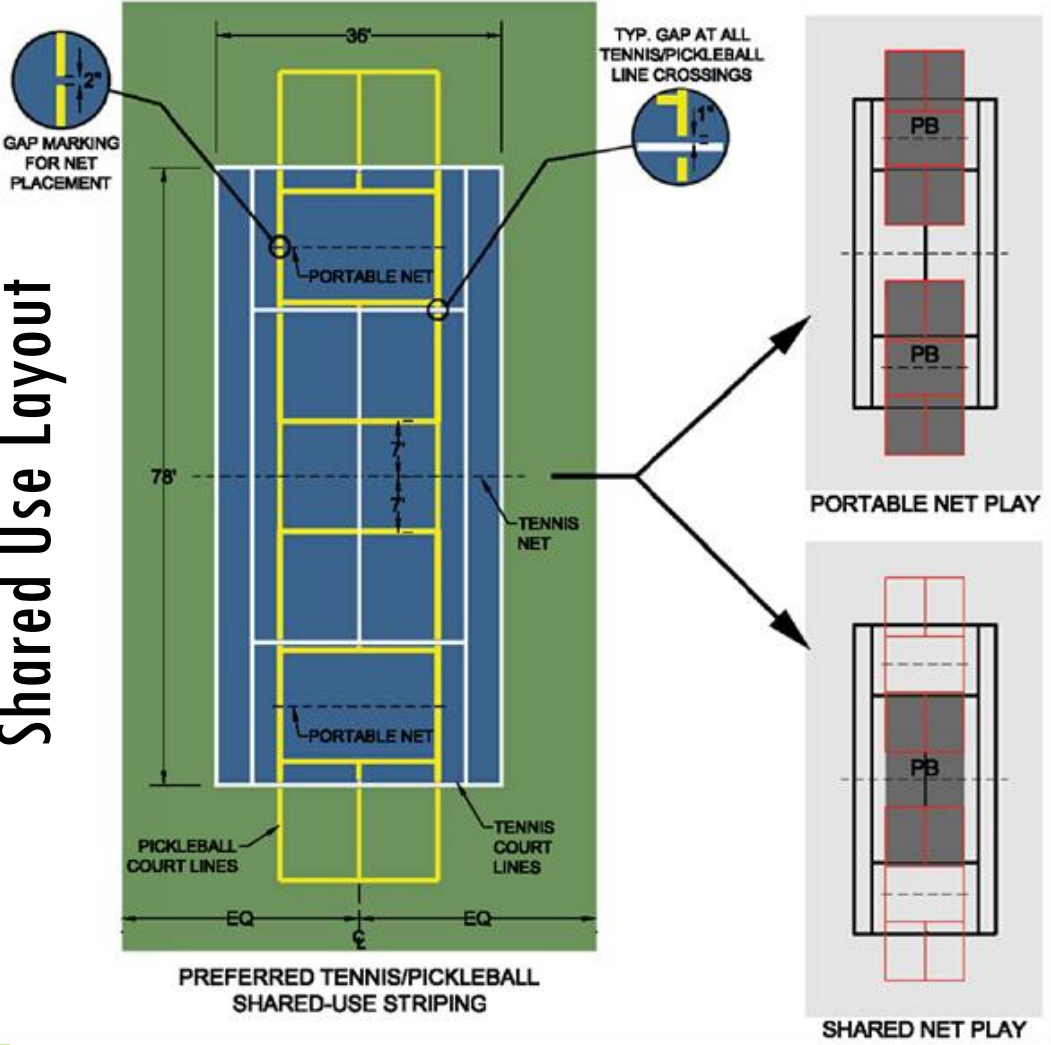
ADA Compliance

- Evaluate compatible sites for pickleball
- Identify any needed improvements/conditions
- Target locations for site-specific analysis



# Draft Recommendation - Adopt Court Layout/Design Specs

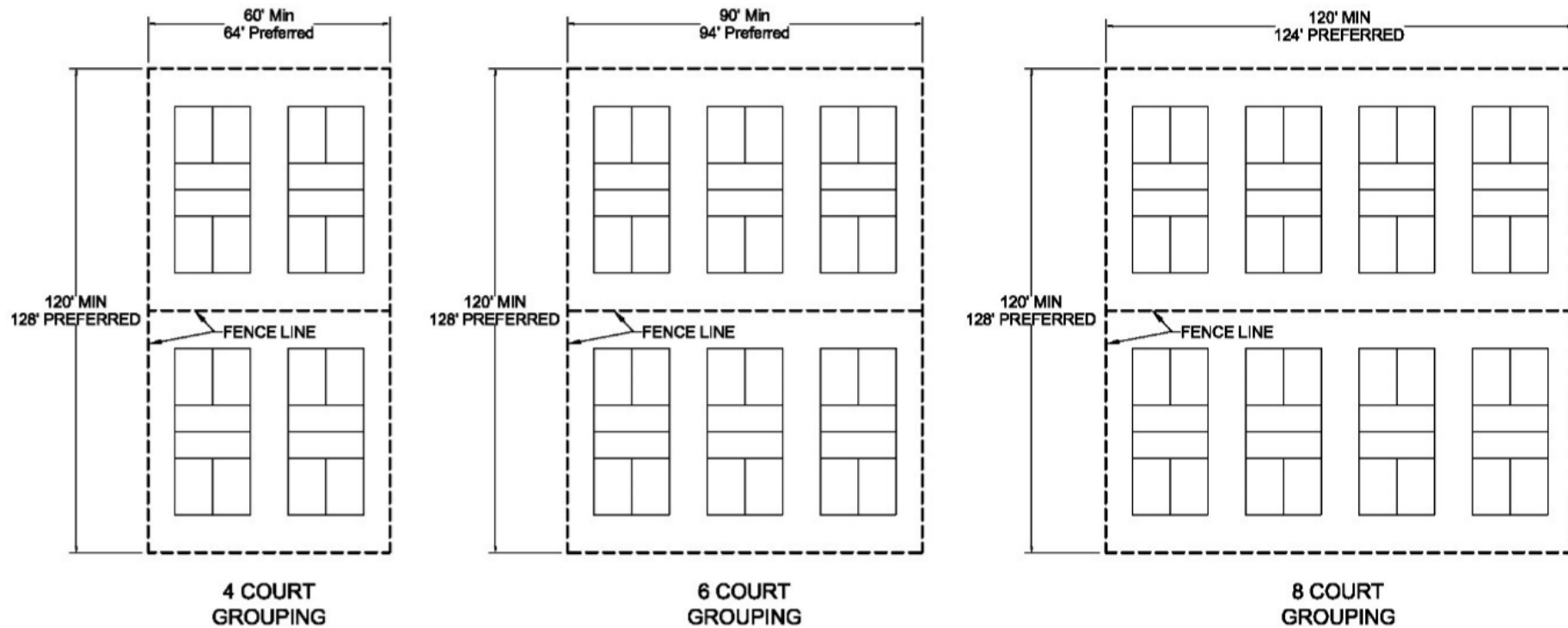
## Shared Use Layout



## Dedicated Layout

# DRAFT RECOMMENDATIONS — DESIGN & MAINTENANCE

# Draft Recommendation - Dedicated Pickleball Court Grouping



- 4 court grouping minimum
- 6-8+ recommended to facilitate group play
- Consider design and supporting elements such as fencing, nets

24

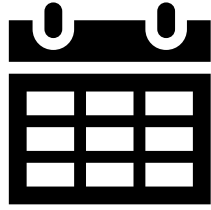
# Draft Recommendation - Design/Construction Considerations

- Portable Nets for Shared Use Courts
- Permanent Nets for Dedicated Pickleball Courts
- Fencing and Gating
- Court Surfacing and Line Striping
- Lighting — prioritized to facilitate evening use
- Site Amenities — shade, benches etc.
- Construction Access

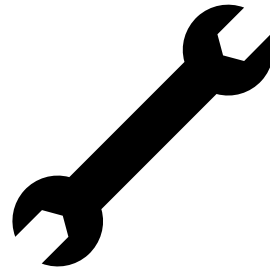


DRAFT RECOMMENDATIONS —  
DESIGN & MAINTENANCE

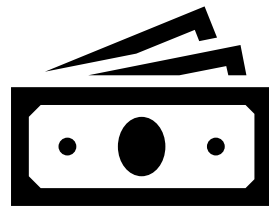
# Draft Recommendation — Operations & Maintenance



Scheduling and  
Hours of Operation



General Maintenance Needs



Cost Considerations

# Draft Recommendation — Location Guidance

- Starting in FY 2022, include potential for pickleball as a factor in prioritizing court maintenance and renovation. Using a defined process, assess courts' potential for conversion from tennis-only or shared-use to pickleball-only, using the site selection criteria.
- In the 2024 park bond or other funding sources, consider the design and construction of at least one pickleball-only facility suitable for large groups and tournaments (6+ courts). FCPA Board will need to determine how many facilities are funded based on all needs throughout the park system.
- In the 2026 Needs Assessment, consider whether a countywide pickleball service level standard, based in demand analysis and statistically valid survey, is justified.

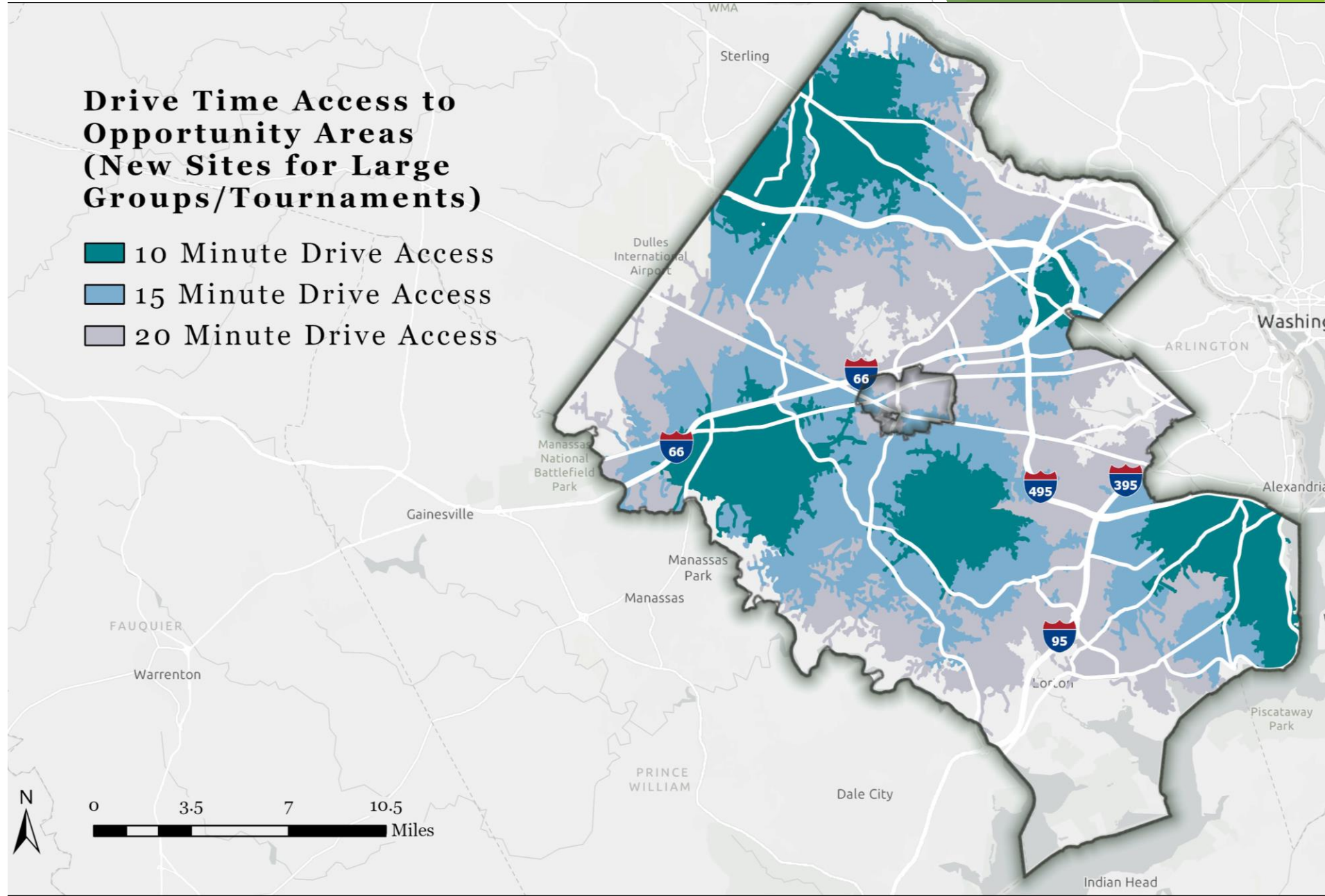


# Draft Recommendation - New Sites for Large Groups/Tournaments

**Overall Goal:** Residents are within a 20-minute drive of a pickleball-only facility [minimum 4, ideally 6+ courts].

This map shows one possible access outcome based on where

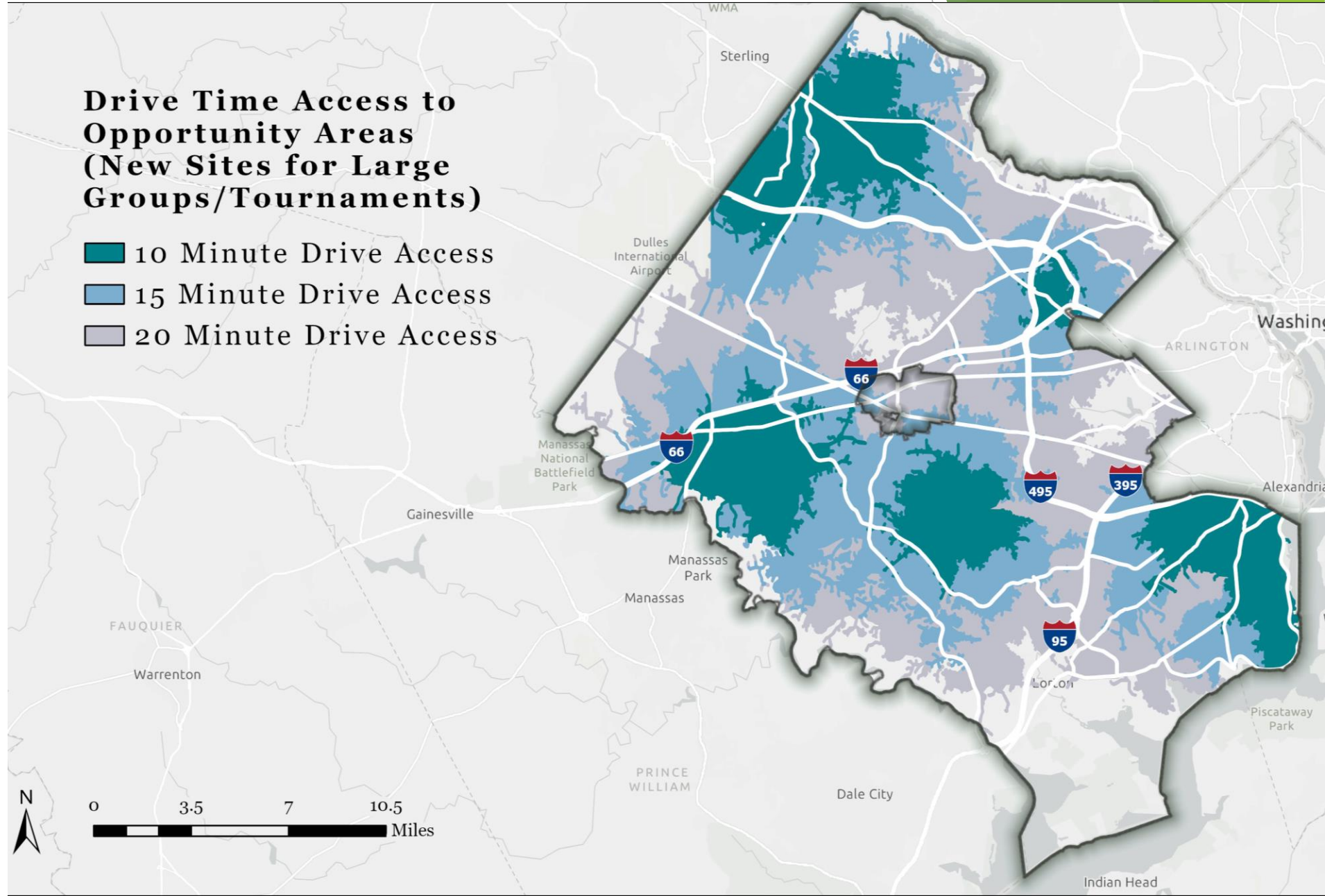
1. Parks are master planned for courts & not yet built and
2. Locations meet pickleball site selection criteria.



# Draft Recommendation - New Sites for Large Groups/Tournaments

## Filling the gaps:

1. Master plan parks to include pickleball
2. Assess existing tennis and shared-use courts for potential conversion to pickleball-only court complexes.





# SUMMARY & NEXT STEPS

# Summary of Key Findings

- Use of outdoor courts is on the rise.
- The Park Authority's pickleball offerings are similar to comparably-sized jurisdictions. 19 courts were added to tennis in the past year — a 68% net increase.
- 77.3% of County residents are within a 10-minute drive of a Park Authority or NCS pickleball venue. 96.5% are within 15 minutes, and 99.8 within 20 minutes. Current court configurations generally suit small groups (65% of surveyed players) and casual use; but options are limited for large group/club play (35%) and pickleball-only courts. Just putting down lines won't solve this.
- Provision of pickleball-only facilities will require planning, construction and capital funding for courts and supporting amenities.

# Summary of Draft Recommendations

- Include pickleball as a factor in prioritizing court renovation and maintenance.
- Implement an assessment process for courts' potential conversion to shared-use or pickleball-only. Evaluate court utilization and site appropriateness prior to investment.
- Consider funding at least one new, 6-court pickleball-only facility in 2024 park bond or alternative funding sources.
- Include pickleball in the next Needs Assessment (2026) for further analysis.

# Next Steps / Schedule

- July 28, 2021 — Park Authority Board discussion of findings/draft recommendations
- August — Finalize draft report based on PAB feedback
- August 30 — Publish draft report, solicit public comment (30 days)
- September (TBD) — Public meeting
- October — Finalize report based on comments received
- November — Final report for PAB endorsement

### **INFORMATION - 3**

#### Braddock Park Master Plan Revision for Public Comment (Springfield District)

As part of the Planning & Development Division's approved workplan, staff have prepared a draft master plan revision for Braddock Park in the Springfield Supervisory District. This item is an informational update on the draft plan prior to staff soliciting public comment on it this fall.

Braddock Park comprises 61 acres adjacent to the Park Authority's Twin Lakes Golf Course and Centreville High School. Classified as a District Park, its amenities provide both active and passive recreation through its six diamond fields, one rectangle field, picnic shelter, batting cages, trails, and other supporting facilities. The park's existing master plan was approved in 1981 and revised in 1997.

Staff held a virtual public information meeting in October 2020 and introduced the planning process. A public survey was launched at the conclusion of the meeting and remained open for 30 days. Participants were asked how they currently used the park and how their park experience might be improved. 980 park users responded, with adult softball, running and walking, and batting practice all ranking high in current activities. Participants placed particular importance on future development such as improved field conditions, a running trail loop, the need for shade, and additional types of recreational facilities.

Staff reviewed the public survey results, conducted additional site and facility analysis, and developed design concept, which was shared with the community for feedback in an April 2021 Public Comment Meeting. Following a public comment period, staff refined the plan, creating a draft master plan document (Attachment 1) and draft revised Conceptual Development Plan (CDP) (Attachment 2). The revised plan retains Braddock Park's character as a primary destination for adult softball, leverages the findings of the 2020 *Study of Sports Tourism Opportunities in Fairfax County*, and plans for new facilities such as concessions/refreshments service, a central plaza to serve as a focal area for the park, a one-mile walking loop, pickleball court complex, and dog park or community gardens to address the preferences of park users. The draft CDP provides new recreational and sports tourism capacity while retaining the environmental stewardship goals and Resource Protection Zones established in prior master plans.

A public draft master plan meeting is planned for September, followed by a 30-day open comment period. The draft Master Plan will be published on the Park Authority website. Consideration for approval by the Park Authority Board is expected in October or November after all public comments are reviewed and the plan is revised accordingly.

Board Agenda Item  
July 28, 2021

FISCAL IMPACT

This master plan revision outlines the opportunity to implement several new facilities and amenities that may provide additional revenue to the Park Authority. Routine maintenance will need to continue. Master Planning and maintenance are typically funded by the General Fund, while park construction is often funded through park bonds. The earliest this project could be allocated capital funding is likely through an approved 2024 park bond; however, additional funding sources should be considered. A rough order-of-magnitude cost estimate is provided in the draft report.

ENCLOSED DOCUMENTS:

Attachment 1: Braddock Park, Draft Master Plan Revision document  
Attachment 2: Draft Conceptual Development Plan

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# BRADDOCK PARK *DRAFT* MASTER PLAN REVISION



**Fairfax County Park Authority**

**APPROVED**  
***XXXX, XX, 2021***



## ACKNOWLEDGEMENTS

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## **I. INTRODUCTION**

Fairfax County, Virginia is a thriving community that is home to more than one million residents and over two hundred million square feet of commercial, industrial, and retail space within the Washington, DC metropolitan region, all of which benefit from the more than thousands of acres of parks, open space, and recreational facilities throughout the county.



The Fairfax County Park Authority (FCPA) was established in 1950 with the intent to preserve and protect natural and cultural resources, while developing and maintaining a system of parks and facilities. The Park Authority's mission is to enrich quality of life for all members of the community through an enduring park system that provides a healthy environment, preserves natural and cultural heritage, offers inspiring recreational experiences, and promotes healthy lifestyles. Today FCPA has over 23,000 acres of parkland and myriad recreational opportunities with over 425 unique parks and facilities ranging from RECenters and golf courses to natural and cultural resource parks.

### **A. PURPOSE & PLAN DESCRIPTION**

The purpose of a Park Master Plan is to create a long-range vision for a park by determining the best uses, facilities, and resource management strategies for a specific site. During the planning process, the park is evaluated in the context of the surrounding community and within the FCPA system as a whole. The approved master plan serves as a decision-making guide to be consulted before the initiation of any detailed site planning, design, construction, resource management activities, or programming are conducted on site. Purposefully, master plans are general in nature, which allows flexibility to accommodate changing park user needs, as well as changing best management practices. Park master plans are updated as necessary to reflect changing community interests over time.

Operational plans and growth projections are carefully considered in the master plan; however, the park master plan is not a park operations guide. The master plan is conceptual, with facilities shown in general locations within a park, as many of the features will require additional and separate fiscal analysis, budgeting and funding over time, to identify scope, programming, design, and engineering for implementation.

This plan is divided into three parts. First, the Park Background provides a basic overview of the historical and organizational context in which the park exists. Second, the Existing Conditions, describes the current physical characteristics, facilities, infrastructure and use areas within the park. The last part, the Conceptual Development Plan (CDP), describes specific land uses, identifying and explaining target areas for future development, their location, and extent within the park. Based on the research, site analysis, and data presented in this document, the Conceptual Development Plan (CDP) is created. CDP is a graphic depiction of the recommended uses and their general locations (Page 41). This is complemented by plan text, which describes future park uses and facilities, and discusses design concerns that will need to be considered when the CDP is implemented. These two parts of the CDP should be used together to understand the full extent of the recommendations.

When all or part of the CDP is funded for implementation, detailed studies, design, and engineering will be conducted as needed to refine the plan. The park master plan is conceptual in nature and so that actual locations of facilities may shift within a general area based on future site design and engineering within the park.

## B. PLANNING PROCESS & PUBLIC INVOLVEMENT

As a decision making guide, the park master plan may go through periodic updates in order to maintain the viability as an effective tool, that accurately reflects the community interests and responds to changes in its surroundings over time. Site development ultimately requires additional study and detailed design and engineering that exceeds the scope of a park master plan; however, it is the framework established through the park master plan process that assures cohesive, efficient, and balanced development of Park Authority assets.

Public engagement is a cornerstone of the development of a park master plan involving outreach, information meetings, surveys, and review of draft plan materials. Accordingly, for the Braddock Park Master Plan, the project team held a virtual *Public Information Meeting* on October 1, 2020. The meeting was an opportunity for members of the public to learn about the planning process, ask questions, and set the stage for an online public survey. The public survey was released at the conclusion of the meeting and remained available to park users for a one-month duration. The input received from the survey influenced the Park Authority's decision-making during the development phase of the draft master plan. A draft conceptual development plan was presented to the public at a virtual *Public Comment Meeting* on April 26, 2021, and gave the public an opportunity to speak directly with the team and to provide specific feedback related to the draft conceptual development plan. Following the public comment meeting, further development occurred and a draft master plan was presented to the Park Authority Board on July 28, 2021. The project team presented to third and final public meeting, the *Draft Master Plan Meeting*, on **September XX, 2021** to share the recommendations in the draft plan. The Park Authority Board approved this revised Master Plan for Braddock Park at its regular meeting on **October XX, 2021**.



Figure 1: Park Master Planning Process



## II. PARK BACKGROUND

### A. LOCATION & GENERAL DESCRIPTION

Braddock Park is located in the Springfield Supervisory District at 13241 Braddock Road, Clifton, VA, and is classified as a District Park in the Fairfax County Comprehensive Plan. The park is located at the westernmost end of Braddock Road, which spans East-West across the county. The park has over 61 acres of land and includes baseball and soccer playing fields, batting cages, parking, trails, and forest. Park visitors access the park via a vehicular entrance along Braddock Road. Pedestrians enter the park at this same location where the Braddock Road shared-use pathway (SUP) connects with the park vehicular entrance.

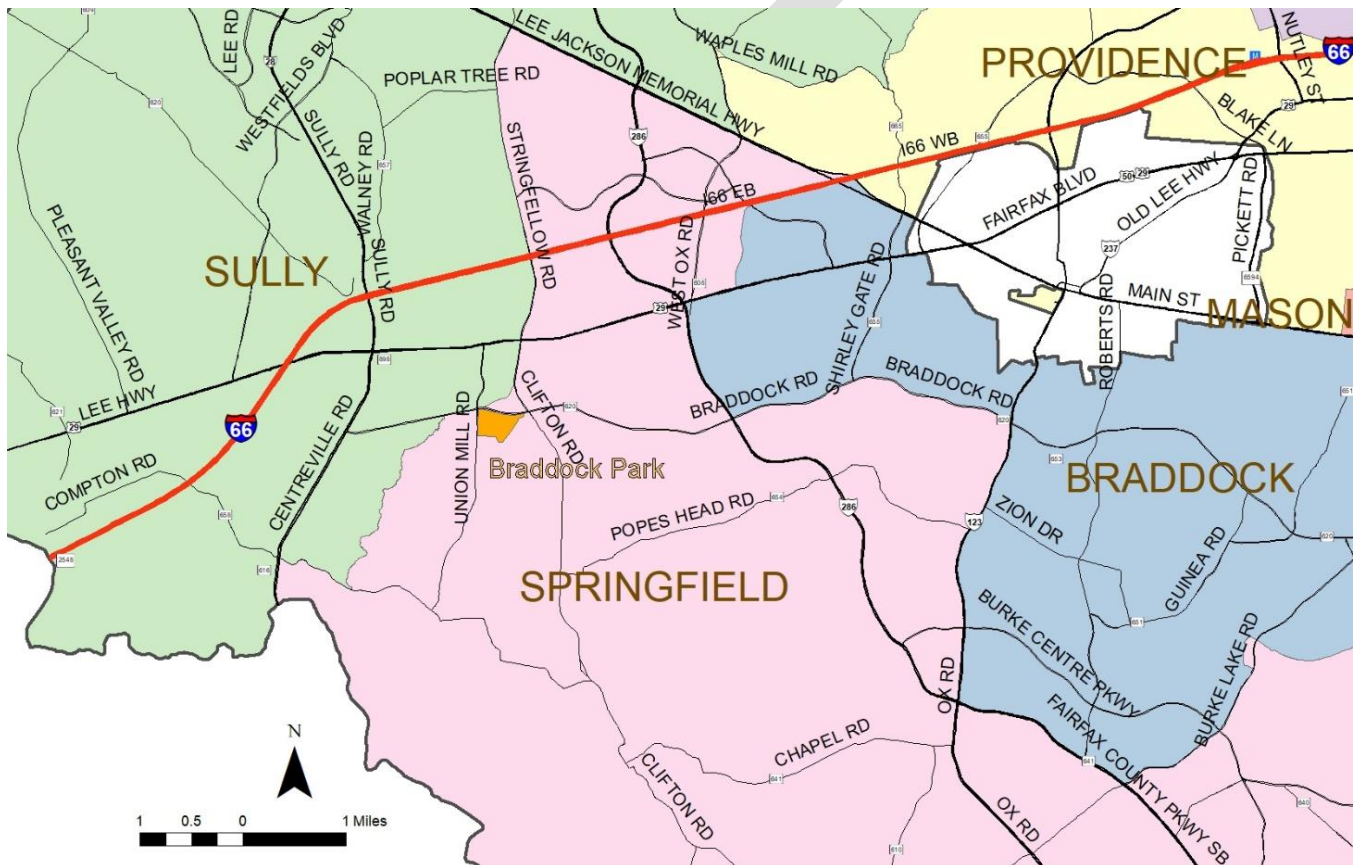


Figure 2: Vicinity Map with Supervisor Districts

### B. CONTEXT

The town of Clifton is located three miles to the south, and the historic town of Centreville is located two miles to the northwest. Braddock Park shares its border with the Park Authority's Twin Lakes Golf Course to the east and Centreville High School to the south. The park is surrounded primarily by single-family residential neighborhoods, the most prominent being the Little Rocky Run subdivision to the west and the Hampton Forest subdivision to the east. Both were built in the 1980's around the same time as Centreville High School. The Colonnade at Union Mill shopping center is located in a commercial district to the northwest. (Figure 2).



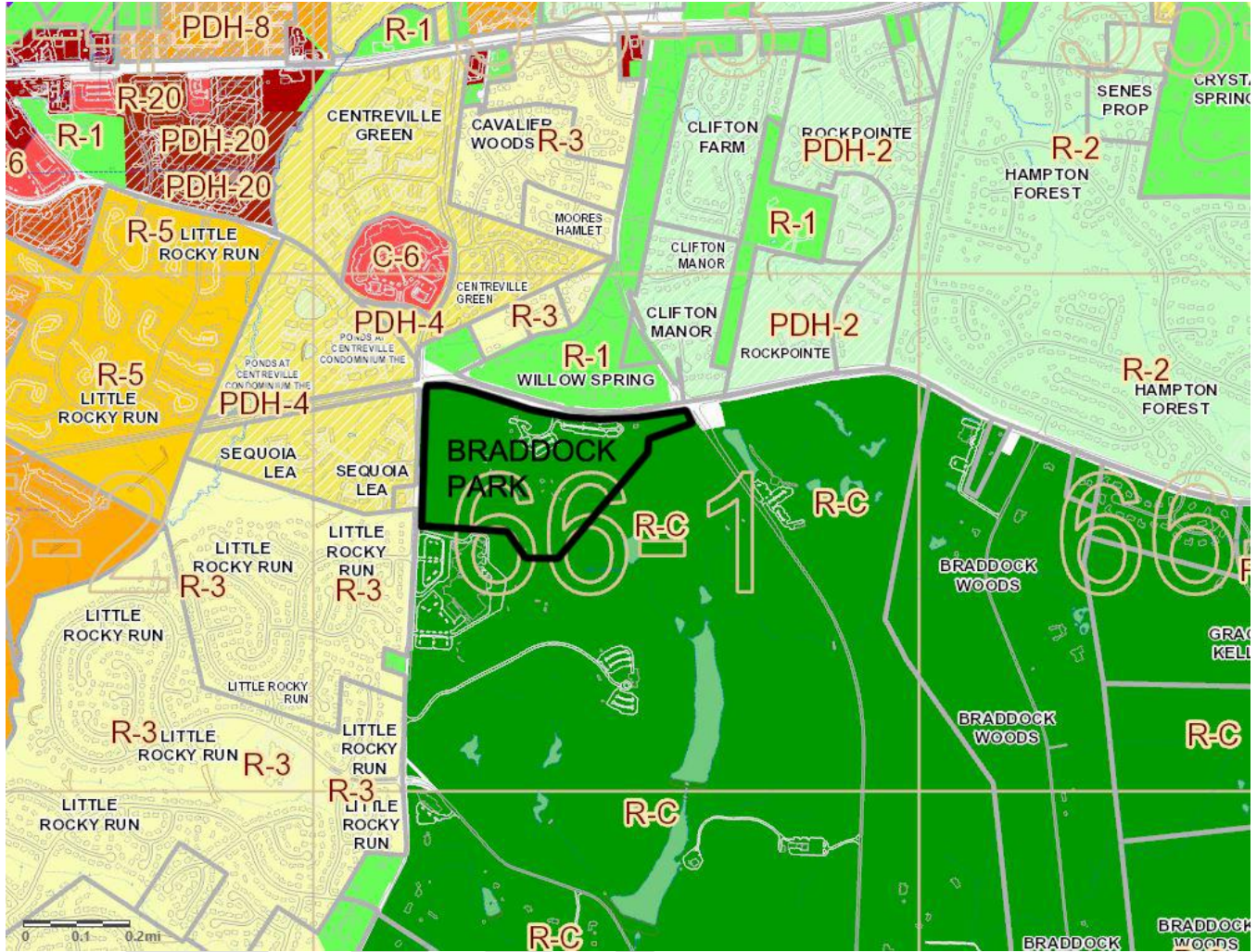


Figure 3: Braddock Park Zoning Context Map

Braddock Park is in the Twin Lakes Community Planning Sector (P1) of the Pohick Planning District as described in the Fairfax County Comprehensive Plan. Surrounding land uses are planned, zoned, and developed with residential uses ranging from one to four units per acre (Figure 3). Braddock Park is in the R-C zoning district that allows residential use at 1 dwelling unit per 2 acres as well as public facilities, such as parks and schools. Within three miles of Braddock Park, there are 15 schools and 26 county parks (Figure 4).





Figure 4: Braddock Park Nearby Facilities

### C. ADMINISTRATIVE HISTORY

Braddock Park occupies part of a series of parcels that FCPA acquired for various public uses in 1974. Braddock Park and the northern portion of Twin Lakes Golf Course, called the “Oaks Course,” are comprised of one large 227-acre parcel identified as Tax Map 0661 01 0012A. In 1988, parcels 0661 01 0012A and 0012B were leased to the Fairfax County School Board by the Park Authority, and the construction of Centreville High School immediately followed on the 35-acre site. Parcel 0661 01 0010 was later acquired by Fairfax County Public Schools to expand athletic facilities. The 187-acre parcel identified as Tax Map 0663 01 0009 lies to the south of the Braddock Park parcel. The parcel was developed as a golf course in the 1960’s and was later acquired by the Park Authority and opened in 1998 as the “Lakes Course,” the original of the two courses that make up Twin Lakes Golf Course today. Figure 5 shows the location of the parcels comprising the Braddock Park/Centreville High School/Twin Lakes assemblage.





Figure 5: Braddock Park Parcel Map

The Park Authority Board (PAB) approved Braddock Park's original master plan in 1981, which established the following emphasis:

- Providing a variety of active and passive recreational activities.
- Prioritizing active sports facilities.
- Preserving the western portion of the site as a Resource Management Area or Resource Protection Zone (RPZ) as it is referred to today.
- Providing a social plaza at the center of the park.
- Providing adequate parking.



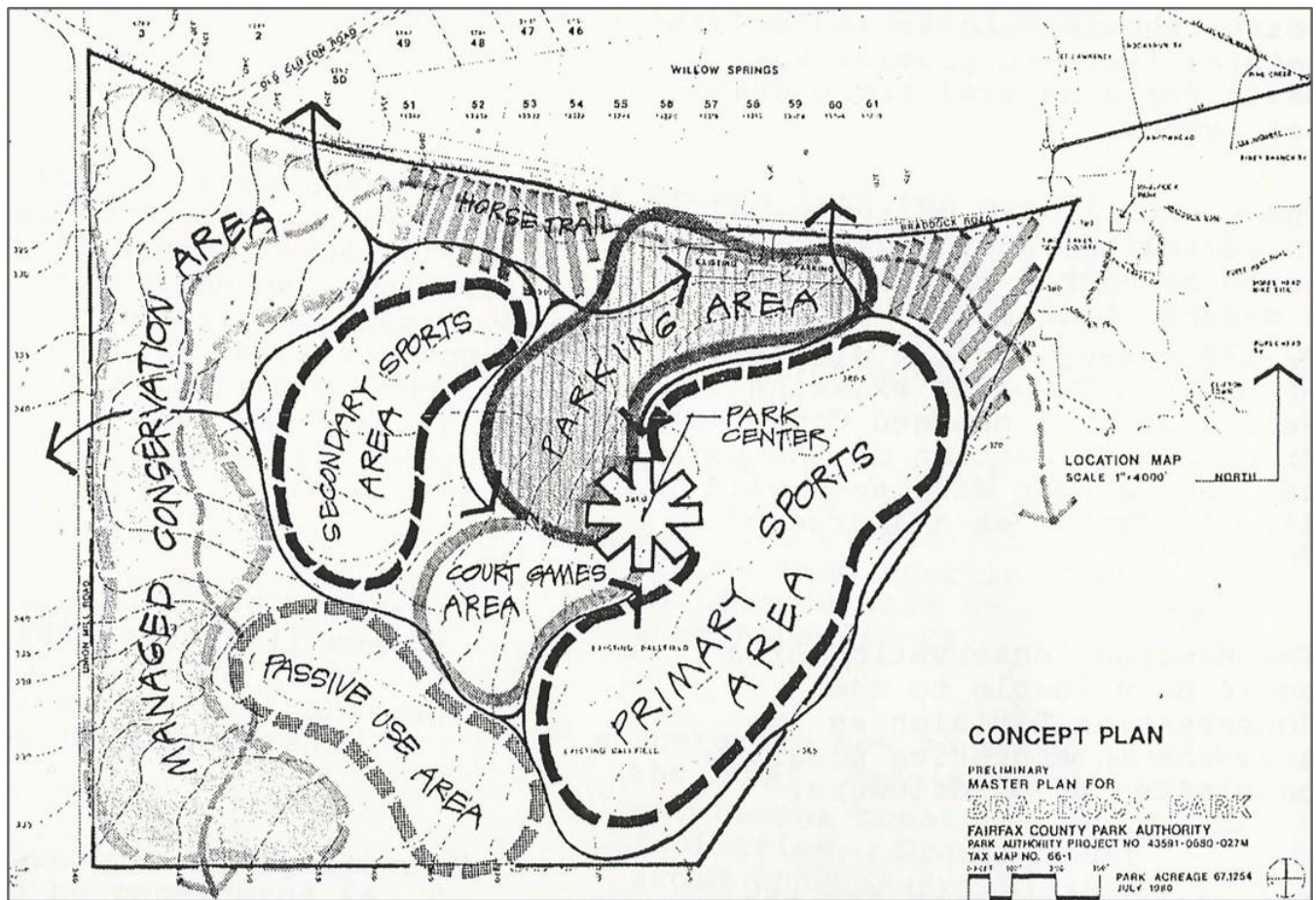


Figure 6: 1981 Master Plan Concept Plan

The final approved concept plan shown in [Figure 6](#) accommodated a variety of uses to meet the goals and objectives summarized above. The document was used to guide the project phasing and development of:

- ✓ Six Softball Diamond Fields
- ✓ Soccer / Football Rectangular Field
- ✓ Batting Cages
- ✓ Picnic Pavilion
- ✓ Tennis Courts
- ✓ Volleyball Courts
- ✓ Multi-use Court
- ✓ Walking and Running Trails
- ✓ Social Plaza
- ✓ Restroom Building
- ✓ Concessions Building
- ✓ Tot Lot/ Playground
- ✓ Games Tables
- ✓ Equestrian area
- ✓ Parking Lots

The original 1981 master plan graphic was amended in 1997 to replace the equestrian area with an open play area and include the addition of a miniature golf course (Figure 10).

Existing facilities to date include:

- Six lighted 70 feet diamond fields, a single lighted rectangular field, and three surface parking lots were all constructed in 1984 when the park was first opened.
- The picnic shelter, batting cages, and restroom building were built in the early 1990's.
- After the master plan was amended in 1997, the equestrian area was converted to an open play area, and a miniature golf course was constructed in 1999. The batting cages and miniature golf course were leased out to a third-party vendor to operate and maintain. Once the lease had expired, the Park Authority decided to remove the miniature golf course in 2018 to reprogram the space via a revised master plan. Facilities present at the time of this master plan revision are discussed in the Existing Infrastructure section (page 27).

Facilities that were proposed in the original master plan but never developed include:

- Concessions building
- Tot lot / Playground
- Game Tables
- Tennis Courts
- Volleyball Courts
- Multi-use Court
- Two parking lots (identified as "D" and "E" on the historic 1981 master plan graphic)



Figure 7: Braddock Park Batting Cages



Figure 8: Braddock Park Dug Out Shelter



Figure 9: Braddock Park Picnic Shelter





Figure 10: 1981 Master Plan Concept Development Plan



## **D. PARK CLASSIFICATION**

Park classifications provide a categorical framework for parks within the FCPA system. In this system, five classifications address land area, available amenities, and the extent of geographic area the park is intended to serve.

Braddock Park is classified as a District Park. As described in the Fairfax County Comprehensive Plan, Policy Plan, Parks & Recreation element, District Parks serve larger geographic areas of the county, providing a diverse variety of recreation facilities as well as park experiences that typically involve an individual or group for a time period of up to a half-day and may attract spectators. District Parks may serve a population across the county, with a service area from a three-to-six-mile radius. The land area of these parks is typically 50 to 150 acres. Parking must be provided, while other support amenities such as lighting and restrooms are also appropriate. Generally, facilities in these parks are larger in number and scale than at Local Parks that serve a local neighborhood population with longer visits. The extent of development depends on actual site conditions, such as topography, amount of developable acreage, and how park visitors access the site. Lighted facilities and extended hours of operation are also typical.

Recreation activities at District Parks may include, but are not limited to golf, skating, skateboarding, picnicking, classes, camps, playgrounds, off-leash dog exercising, cultural events, performing arts, sports play, and activities in RECenters. Additionally, woodlands, open space, trails, and open play areas are highly desirable features. Sensitive environmental areas and cultural resource sites within the parks are typically managed as Resource Protection Zones (RPZs).

## **E. PARK & RECREATION NEEDS**

### **1. Needs Assessment & Service Level Standards**

Within three miles of Braddock Park are 27 Park Authority parks, 18 of which provide recreational facilities such as trails, playgrounds, picnic areas, and athletic fields (as shown in Table 1). Some parks offer distinctive features from golf to cultural resources, such as Ellanor C Lawrence Park, Confederate Fortifications Historic Site, Greenbriar Park, Poplar Tree Park, and Twin Lakes Golf Course.

The need for park and recreation facilities is determined through long-range planning efforts involving a variety of stakeholders. Recreation needs are generally met through the provision of park facilities. A Needs Assessment is conducted every ten years and provides guidance for parkland and facility needs. As part of the Needs Assessment process, the Park Authority tracks its inventory of facilities, examines industry trends, surveys county resident recreation demand, and compares itself with peer jurisdictions to determine park facility needs. The Park Authority Board adopted countywide population-based service level standards for parkland and park facilities, which are also included in the County's Comprehensive Plan. Table 2 reflects projected local serving park facility needs in the Pohick Planning District in which Braddock Park is located.



PARK NAME	Baseball Diamond (90 ft)	Softball Diamond (60-70 ft)	Rectangular Field	Playground	Tot Lot	Basketball	Volleyball	Tennis	Dog Park	Garden Plots	Picnic Shelter	Concessions	Nature Center
Arrowhead			3										
Braddock		6	1								1		
Brentwood				1									
Centre Ridge						1							
Centre Ridge North				1									
Confederate Fortifications Historic Site													
Cub Run Stream Valley				1		1							
Dixie Hill				1							1		
Ellanor C. Lawrence	1	2	4	1	1	2					1	1	1
Greenbriar	1	2	2				1	2				1	
Greenbriar Commons				1									
Historic Centreville				1							1		
Johnny Moore Stream Valley													
Lane's Mill													
Military Railroad													
Old Centreville Road													
Patriot			1										
Patriot North	1	2											
Piney Branch Stream Valley													
Popes Head				1	1	1		6					
Poplar Tree	1	3	3	1							1		
Rocky Run Stream Valley													
Stone Crossing													
Stringfellow			3										
Twin Lakes Golf Course											1		
Willow Pond						1							
<b>Total</b>	<b>4</b>	<b>15</b>	<b>17</b>	<b>9</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>1</b>

Table 1: Parks and Recreation Facilities within 3 Miles of Braddock Park

Park and recreation facility service levels are evaluated using the planning districts established in the County Comprehensive Plan. As shown in Table 2, Pohick Planning District, has a deficit of public playgrounds and athletic facilities (fields and courts). Most parks in the district have few opportunities available where these needs can be addressed. School facilities, public parks such as those operated by the Northern Virginia Regional Park Authority (NOVA Parks), and private facilities such as homeowner association common areas supplement the demand for trails, playgrounds, fields, and courts.

<b>Pohick District Playground Facility Needs Analysis</b>						
<i>2020 Population of the Pohick Planning District per Demographics Report is</i>					<i>143296</i>	
<i>2030 Population of the Pohick Planning District per Demographics Report is</i>					<i>144517</i>	
Park Facility	Population-based Countywide Service Level Standard		2020 Existing Facilities	2020 Projected Deficit / Surplus	2030 Needed Facilities	2030 Projected Deficit / Surplus
Rectangle Fields	1 field /	2700	18.0	-35.1	53.5	-35.52
Adult Baseball Fields (90 ft)	1 field /	24000	1.0	-5.0	6.0	-5.02
Adult Softball Fields (65,70 ft)	1 field /	22000	8.0	1.5	6.6	1.43
Youth Baseball Fields (60-90 ft)	1 field /	7200	12.0	-7.9	20.1	-8.07
Youth Softball Fields (60 ft)	1 field /	8800	3.0	-13.3	16.4	-13.42
Multiuse Courts	1 court /	2100	47.0	-21.2	68.8	-21.82
Playgrounds	1 playground /	2800	36.0	-15.2	51.6	-15.61
Neighborhood Dog Parks	1 dog park /	86000	2.0	0.3	1.7	0.32
Neighborhood Skate Parks	1 skate park /	106000	0.0	-1.4	1.4	-1.36
Reservable Picnic Areas	1 area /	12000	11.0	-0.9	12.0	-1.04

Table 2: Pohick Planning District 2030 Facility Needs Analysis

## 2. Stakeholders

Meetings with stakeholders occurred early in the master planning process. The primary park stakeholder groups are Fairfax Adult Sports (FXA), Fairfax Adult Softball (FAS), Northern Virginia Seniors Softball (NVSS), Southwestern Youth Association (SYA), and Centreville High School. Stakeholder interviews are important because they offer an opportunity to review the success of current programs and partnerships and to discuss future desires for the park with people who are familiar with the park. A large portion of the stakeholder input received helped to set the framework for the public survey.

## 3. Public Survey

An online survey was distributed to Fairfax County park users at the conclusion of the public information meeting held on October 1, 2020. The survey remained active during a 30-day period and received 980 responses from participants in all parts of the county. The largest concentration of survey participants was found in the Clifton, Centreville, and Bull Run areas. Primary takeaways from the survey were as follows:

- The primary mode of transportation to and from the park is by car.
- The largest percentage of survey participants were 60 years of age or older.
- To date, the park is primarily used for active recreation and softball-related activities.
- Participants felt the park's current recreational experience could be improved by upgrading the ballfield conditions, adding safety fences to prevent balls from leaving the field of play, and adding a concession stand and dining area.
- Participants felt the park's current circulation experience could be improved by improving vehicular access into the park and introducing more parking and walking trails.
- Participants felt the park's natural experience could be improved by adding more shade trees and introducing natural habitats and green infrastructure.
- New facilities that park users would like to see included picnic shelters, a trail loop, an accessible playground, an additional diamond ball field, and dedicated pickleball courts.

The full report of the survey results is available in Appendix A.

#### 4. Sports Tourism Study

On June 6, 2017, the Board of Supervisors authorized the creation of the Sports Tourism Task Force. This task force was formed to better understand the potential economic impact of the growing sports tourism market on Fairfax County to take advantage of diversifying its tax base. It also investigated how the county could develop facilities paid for in whole or in part by sports tourism-generated revenue.

Conventions, Sports & Leisure International (CSL), in conjunction with CHA Consulting, Inc. (CHA), were retained by FCPA to conduct a market, financial and economic feasibility study of potential new and enhanced sports complexes in Fairfax County. A primary goal of the study was to identify and evaluate opportunities that would allow Fairfax County to compete more effectively within the sports tourism marketplace. An essential element of this analysis explored optimal investment strategies using current FCPA-owned land and facilities to drive the highest return-on-investment.

The study's research and analysis assisted the Sports Tourism Task Force, FCPA, Visit Fairfax, and other stakeholders in evaluating: (1) market opportunities in specific sports segments to grow sports tourism in Fairfax County; (2) new and/or enhanced sports facility/complex products designed to address opportunities and needs related to sports tourism, while also enhancing opportunities for local user groups; and (3) strategies to better align governance, management, scheduling, and pricing attributes of targeted facilities with industry best practices in order to optimize competitiveness in sports tourism markets.

In the study, improvements to diamond fields at Braddock Park were classified as a high priority. With six fields, Braddock Park is one of the two largest complexes in Fairfax County, with Wakefield Park as the second largest. Braddock Park is considered the more desirable location for local leagues and non-local tournaments because it has six adult softball fields, while Wakefield Park has three adult softball fields and three youth softball fields. The study recommended converting all Braddock Park grass fields to synthetic turf to reduce maintenance costs, improve drainage, and increase the frequency of use year-round.

### **III. PARK ASPIRATIONS**

#### **A. PARK PURPOSE**

Park purpose statements provide a framework for planning and decision-making. As described in the Fairfax County Comprehensive Plan, Policy Plan, Parks and Recreation element, the purpose of District Parks, such as Braddock Park, is to serve larger geographic areas of the county, provide a diverse variety of recreation facilities while protecting sensitive environmental and cultural resources within the park.

#### **B. VISITOR EXPERIENCE**

Braddock Park offers a visitor experience similar to that of other District Parks within the county through a combination of sports facilities, trails, and open space along a wooded area. This visitor experience has evolved over the years as the park's popularity

and visitation have increased. For individual and group visitors, Braddock Park provides a diverse variety of recreation facilities with opportunities to interact with other users and experiences including athletic fields, forest, wildlife, and trails in a park experience that typically lasts for up to a half-day.

Both scheduled and casual enjoyment of the park's facilities and open space is part of the visitor experience. Recreation at Braddock Park includes the use of batting cages, field sports, and picnicking. The park currently supports the visitor experience in a number of ways through complementary facilities and supporting features. The future overall visitor experience will generally remain consistent with these aims. New and updated infrastructure, amenities, uses, and facilities consistent with the park's growing popularity as well as community needs are the focus of this master plan.

### **C. PARK MANAGEMENT**

The Park Authority offers a variety of services with respect to the daily operations, improvement, and expansion of parks, sports fields, and green spaces. These services help enable the public to have a sense of pride within their community.

The administration and operation of Braddock Park will be consistent with the policies, goals, and objectives of the Park Authority. Operational policies and procedures will consider and accommodate to the greatest extent possible the needs of the residents who use the park and recreational facilities and shall comply with appropriate standards and good management practices. Changes in operational policies may be made by the Park Authority as appropriate. Established Park Authority maintenance standards will be applied consistently throughout the park and managed through accepted lifecycle management practices.

The Park Authority will provide oversight and management of facilities in a manner consistent with its policies while focusing on customer needs and services. Revenue and business opportunities will be sought and managed in a manner to support and strengthen the Authority's fiduciary responsibilities.

Planning for infrastructure and facility development will be predicated on the responsible stewardship of natural, archaeological, and built resources within Braddock Park. Funding authorizations and appropriations to develop, expand and/or upgrade facilities shall consider fiscal requirements over the estimated life cycle of the facilities to ensure sustainable operations, visitor safety and enjoyment, and perpetuation of natural and cultural resources in accordance with program criteria and standards.

The Fairfax County Park Authority will provide leadership for the establishment and management of an integrated network of greenways and trails within Braddock Park to conserve open space, to protect sensitive environmental and cultural resources, including wildlife habitat, riparian corridors, water quality, archaeological and historic sites, and aesthetic values, to control flooding and erosion, and to provide continuity of non-motorized access between places where citizens and visitors live, work and play.

Natural Resource Management strategies may range from outright preservation, in which natural processes are allowed to predominate with little or no human

intervention, to intensive management, where overt actions are taken to manipulate populations of animals or plants, or their habitats, toward the desired level.

Under certain conditions, consideration may be given to interim levels of development and operations in partnership with community groups, where such agreements would facilitate the timely provision of recreation opportunities not otherwise available and would meet minimum safety standards.

## **IV. EXISTING CONDITIONS**

The existing site conditions determine the opportunities and challenges located within the park, such as soil types and steep slopes, which affect or limit suitability for the construction of park facilities. Using the existing conditions data allows for more focused planning and development.

### **A. NATURAL RESOURCES**

#### 1. Soils

Soil characteristics can have major implications on site suitability for certain uses. As classified by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), Braddock Park's land area is comprised of four soil types. Hattontown silt loam and Orange silt loam (and their complexes) are the most prominent soils in the park (Figure 11). The soils occurring at Braddock Park and their characteristics are as follows:

#### Elber

This soil occurs in drainageways and at the bottom of slopes of the Triassic Basin physiogeographic province. It has low permeability and is shallow in depth. Construction on this soil type must have foundation footings that extend to bedrock to ensure building support (generally 3-15 ft.). Subgrade construction is not recommended in these soils due to the potential of water intrusion. Septic drain fields and infiltration trenches are poorly suited because of the soil's wetness, slow permeability, and shallow depth to bedrock.

#### Hattontown

This soil consists of sandy, clayey, and silty sediments and can be found throughout Triassic Basin and Piedmont physiogeographic provinces of Fairfax County. The soil is typically impacted by development and may be mixed and/or compacted. Compaction of this soil results in higher strength but low permeability. Foundation support is marginal because of the clay content, but this suitability is site-specific. This soil is poorly suited for septic drain fields and infiltration trenches due to the low permeability. Naturally occurring asbestos minerals may occur in areas of greenstone bedrock underlying Hattontown soils.

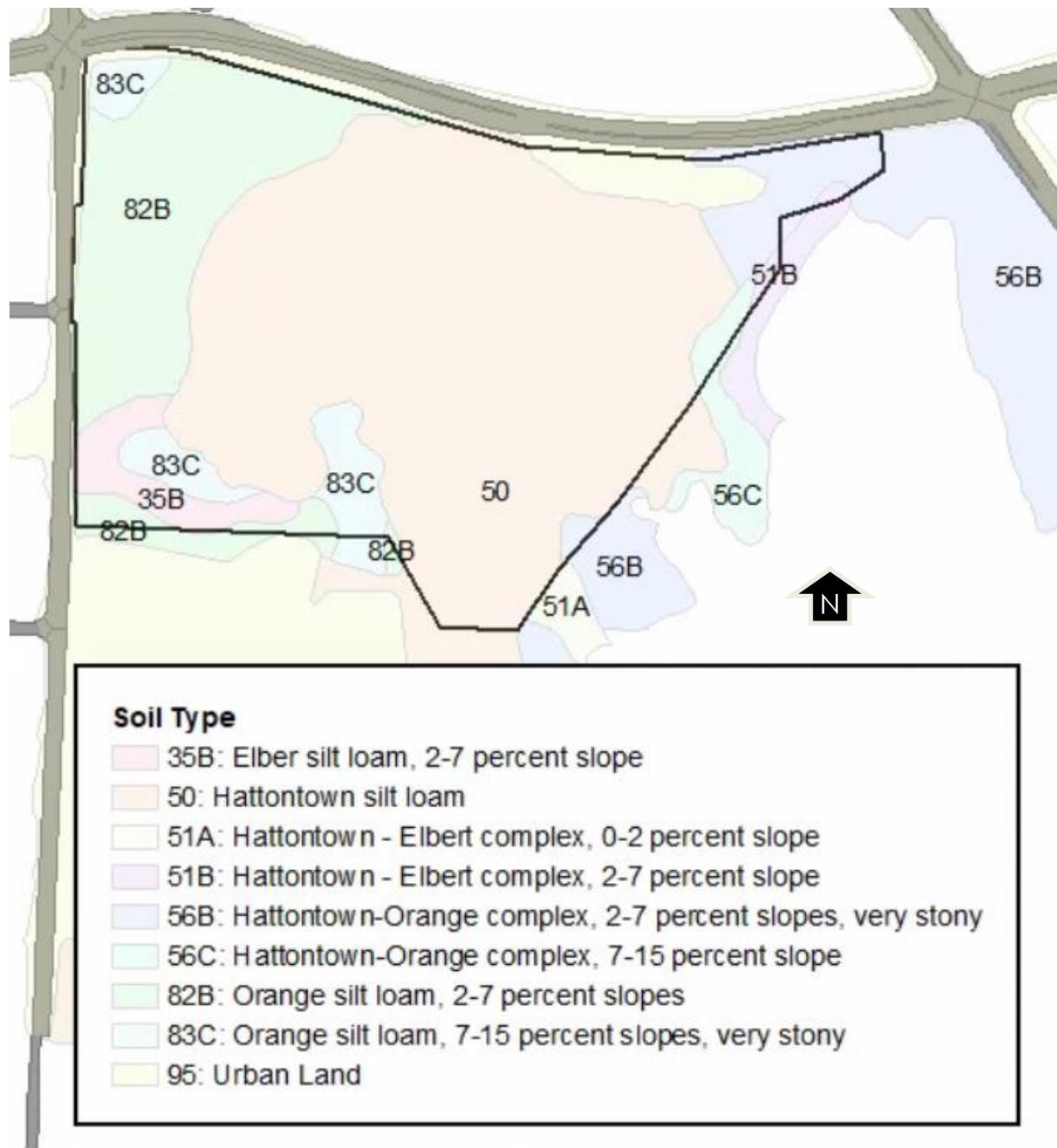


Figure 11: Geology and Soils Map

Orange

This soil occurs on hilltops and slopes in both the Piedmont and Triassic Basin. Typically, A thin silty surface overlies a clay layer. This strata makeup often results in a perched seasonal water table making Orange soils poorly suited for septic drain fields and infiltration trenches. This soil is also poorly suited for building construction; foundation footing should be driven down to bedrock (4 to 6 feet) to ensure stability. Subgrade construction is not recommended in these soils due to the potential of water intrusion and shallow bedrock. Naturally occurring asbestos minerals may occur in areas of greenstone bedrock underlying Orange soils and can become airborne during construction or excavation. Worker protection and dust control measures are required in such instances.



### Urban Land Soil

Soil classified as Urban Land consists entirely of human-disturbed soil on land that has been developed or altered, including “made land” such as “cut or fill”. Specifically, disturbed soils are soils that have been mixed, graded, compacted, or altered, as well as man-made surfaces such as asphalt pavement, concrete, rooftop, or other impervious surfaces. Urban Land-Disturbed soil complexes usually exist in dense developments as well as less dense, primarily residential areas of the county where significant soil disturbance exists, but undisturbed natural soils are still present in back and front yards. In some conditions, urban land can have a very low infiltration rate, causing all precipitation landing on it to runoff.

### Asbestos Soil

Natural deposits of asbestos can be found in certain types of bedrock in Virginia. These rock types are locally known as greenstone since they can have a green or blue-green hue. Greenstone is found in about 11 square miles of Fairfax County and the presence of these minerals has been identified to consume the entirety of Braddock Park, as shown in Figure 12. In areas of greenstone bedrock, the asbestos fibers are locked up in the rock and separated from the surface by several feet of soil. Construction is not prohibited in these areas; however, during the major earth moving that accompanies new construction, excavations may be deep enough to reach the deep subsoil or the bedrock itself. Due to the health risks associated with breathing asbestos fibers, proper precautions should be taken to control the risk of releasing airborne fibers. The federal Occupational Safety and Health Administration (OSHA) has regulations that provide guidance on precautions for safe construction activities in areas of asbestos soils. Since all of Braddock Park is assumed to rest above asbestos soils, soil testing must occur prior to any new construction.

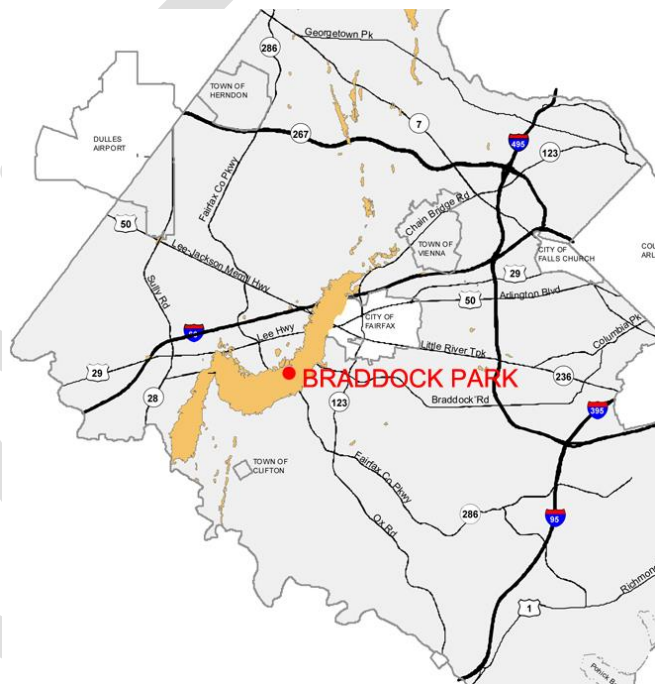


Figure 12: Fairfax County Asbestos Soil Map

## 2. Topography

The topography of Braddock Park can be summarized as a series of flat terraces for the athletic ballfield facilities. Steep slopes of 20 percent or greater generally occur in between diamond fields and are identified as red colored regions on the topography heat map in Figure 13. The park's highest elevation occurs at the center of the site where the restroom building, Field 4, and Field 6 are each located. From this location, the grades drop to the east and level out for Fields 3, 5, 7, and to the west to level out for Fields 1 and 2. The site's lowest point is in the southwestern corner of the site.

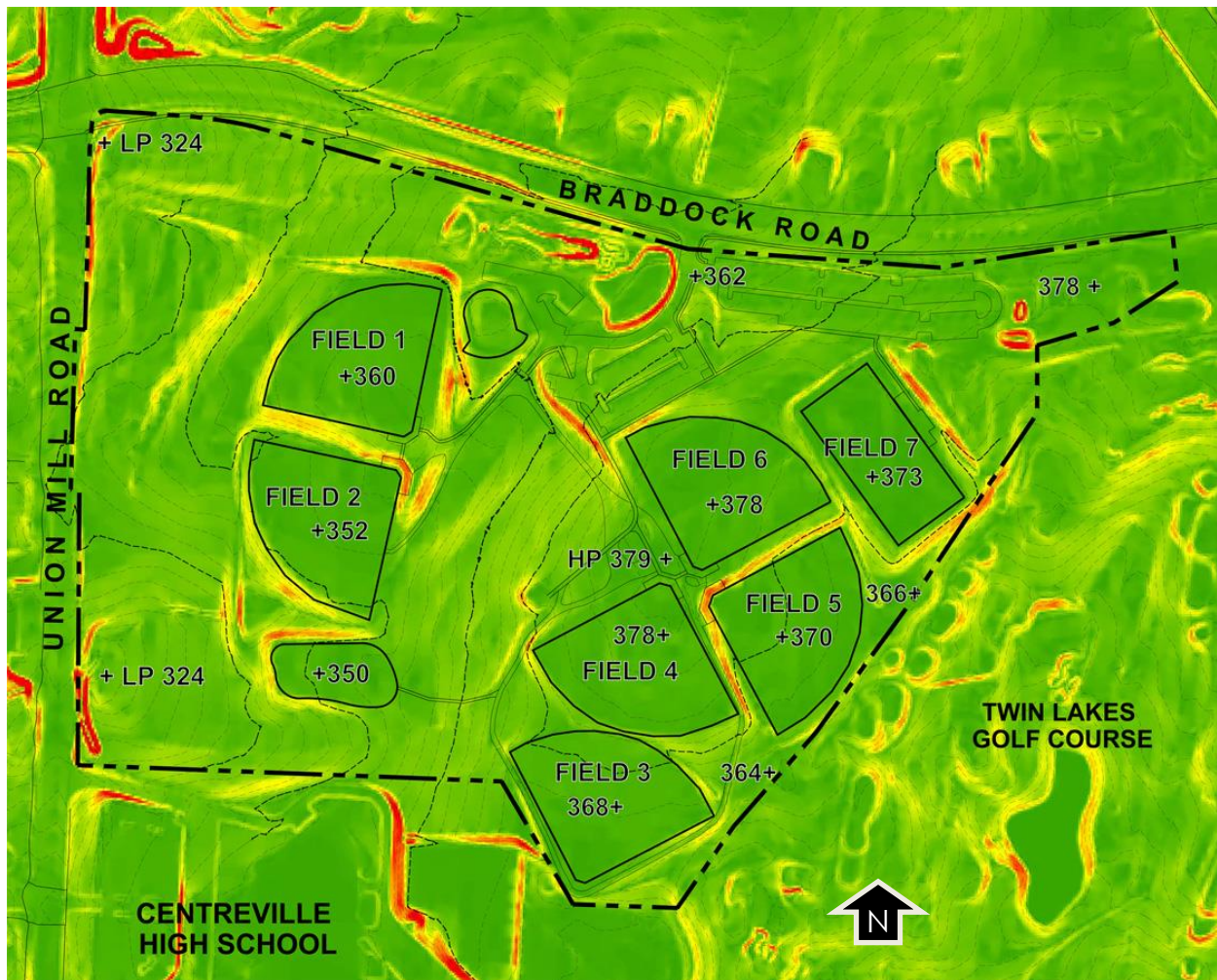


Figure 13: Braddock Park Steep Slope Topography Heat Map

### 3. Hydrology

Braddock Park is located at the watershed divide splitting Little Rocky Run and Johnny Moore Creek, both of which drain to the Occoquan Reservoir, the Occoquan River, the Potomac River, and ultimately to the Chesapeake Bay. Much of the site drains to Little Rocky Run via a small first-order tributary at the southwest corner of the property.

To protect water quality in the Occoquan Reservoir, the Fairfax County Board of Supervisors approved a rezoning of 40,700 acres in the Occoquan watershed on July 26, 1982. This area, which includes the Johnny Moore Creek watershed and a portion of the Little Rocky Run watershed, is classified as a Residential-Conservation (R-C) District, designating a maximum density of one dwelling unit per five acres. This downzoning of available land has ultimately led to higher water quality and reduced stormwater impacts to streams in these watersheds. Portions of Little Rocky Run near Braddock Park, where development density predates the rezoning, remains high resulting in sedimentation and pollutant loading typical to that of other urbanized areas of Fairfax County.



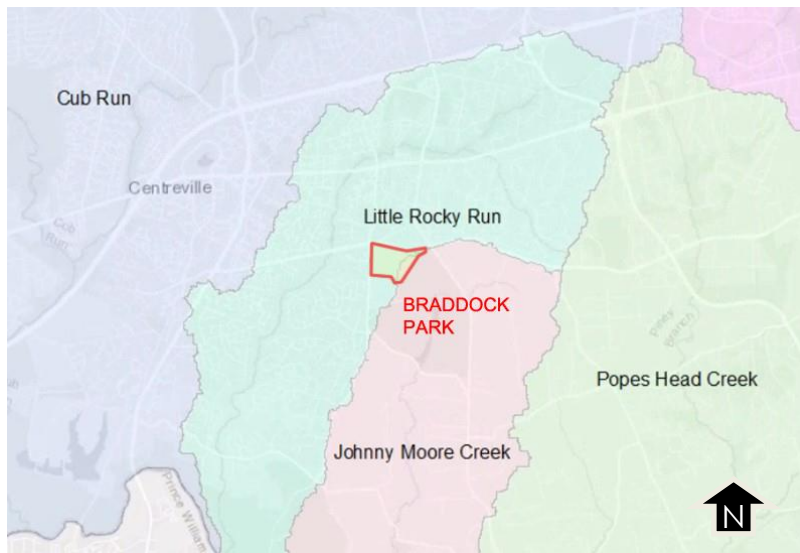


Figure 14: Braddock Park's Watershed Location

Braddock District Park is a valuable natural resource within Fairfax County as it contains the headwaters of a Little Rocky Run perennial tributary with associated Chesapeake Bay Preservation Ordinance-designated Resource Protection Area (RPA) in the southwest corner of the park. RPAs are designated corridors of environmentally sensitive land alongside the shorelines of streams, rivers, or other water bodies that drain into the Potomac River

and eventually into the Chesapeake Bay. In a vegetated or forested condition, RPAs protect water quality, filter pollutants out of stormwater runoff, reduce the volume of stormwater runoff, prevent erosion, and perform other important biological and ecological functions. Mandated by the State of Virginia Chesapeake Bay Preservation Act, protection of Fairfax County's RPAs began in 1993 with the enactment of the Fairfax County Chesapeake Bay Preservation Ordinance, which regulates the kinds of development that can occur in these important, environmentally sensitive areas. Further development and disturbance of the RPA at Braddock Park should be minimized.

Fairfax County Stormwater Planning, a division of the Department of Public Works and Environmental Services (DPWES), has not identified stormwater management projects for the site; however, two stormwater dry ponds are present at Braddock Park. The two small dry ponds are of the "peak shaver" style consisting of a shallow basin and riser structure intended to mitigate flooding during storm events. In their current configuration, they offer little water quality benefits and could be converted to enhanced extended detention (EED) facilities which allow sediments to settle and nutrient uptake or phytoremediation by wetland plants. While there is very little

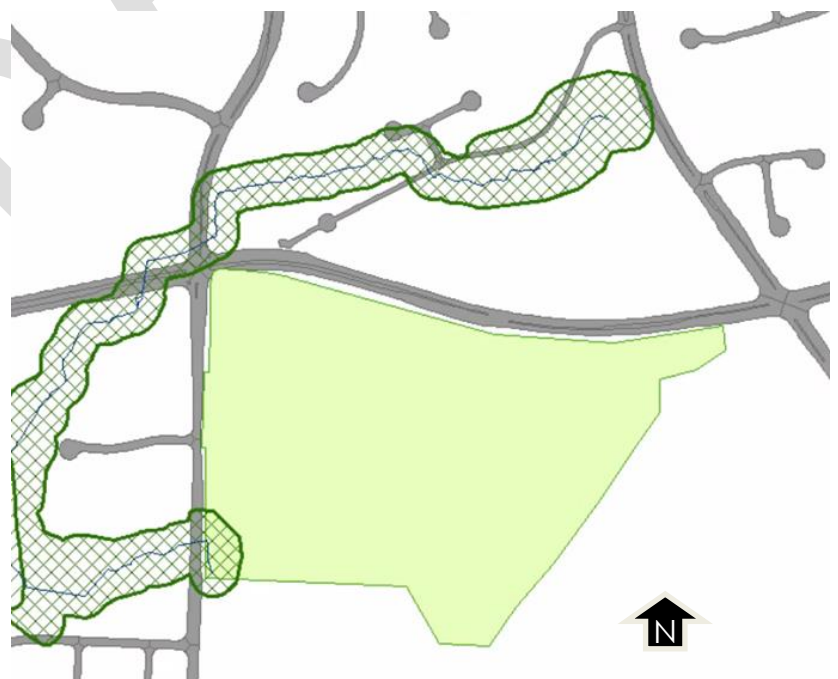


Figure 15: Braddock Park RPA Areas and Perennial Stream Segment

stream channel in Braddock Park, the dry pond at the southwest corner of the property serves to reduce erosion in its current configuration by minimizing peak storm flows. In lieu of enhancement or retrofit, regular maintenance should occur on these dry ponds to ensure they continue to provide benefits to downstream habitat and water quality.

#### 4. Natural Communities - Plants & Animals

Natural communities are ecological groupings of co-existing, interacting species, considered together with the physical environment and associated processes. Through much of the county's early history, agriculture was a key pursuit, leading to the clearing of many acres for farmland, including what became Braddock Park. Farming had ceased in what is now Braddock Park in the 1960s, with successional forest apparent in orthophotography from the early 1970s.

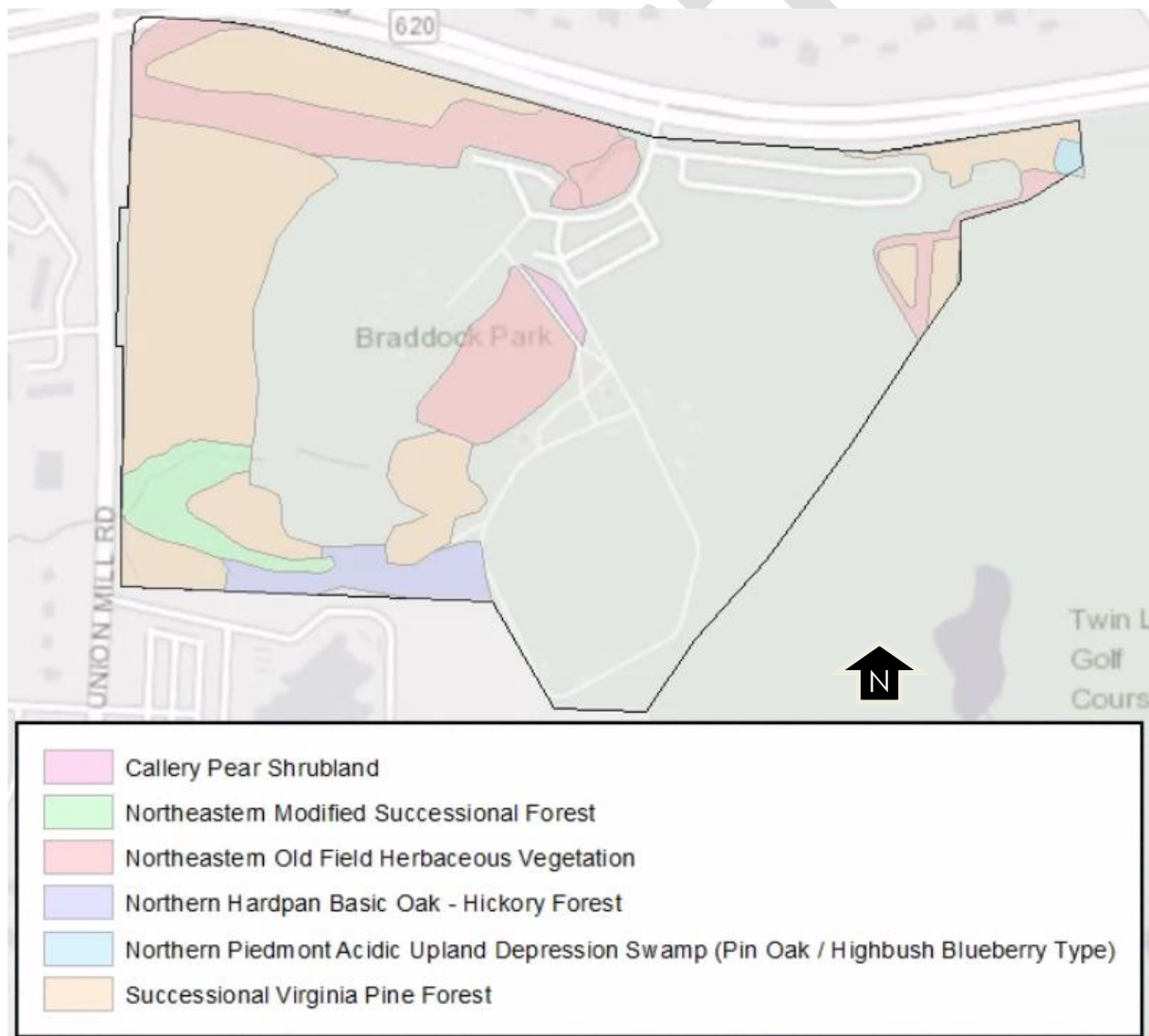


Figure 16: Braddock Park Natural Community Types

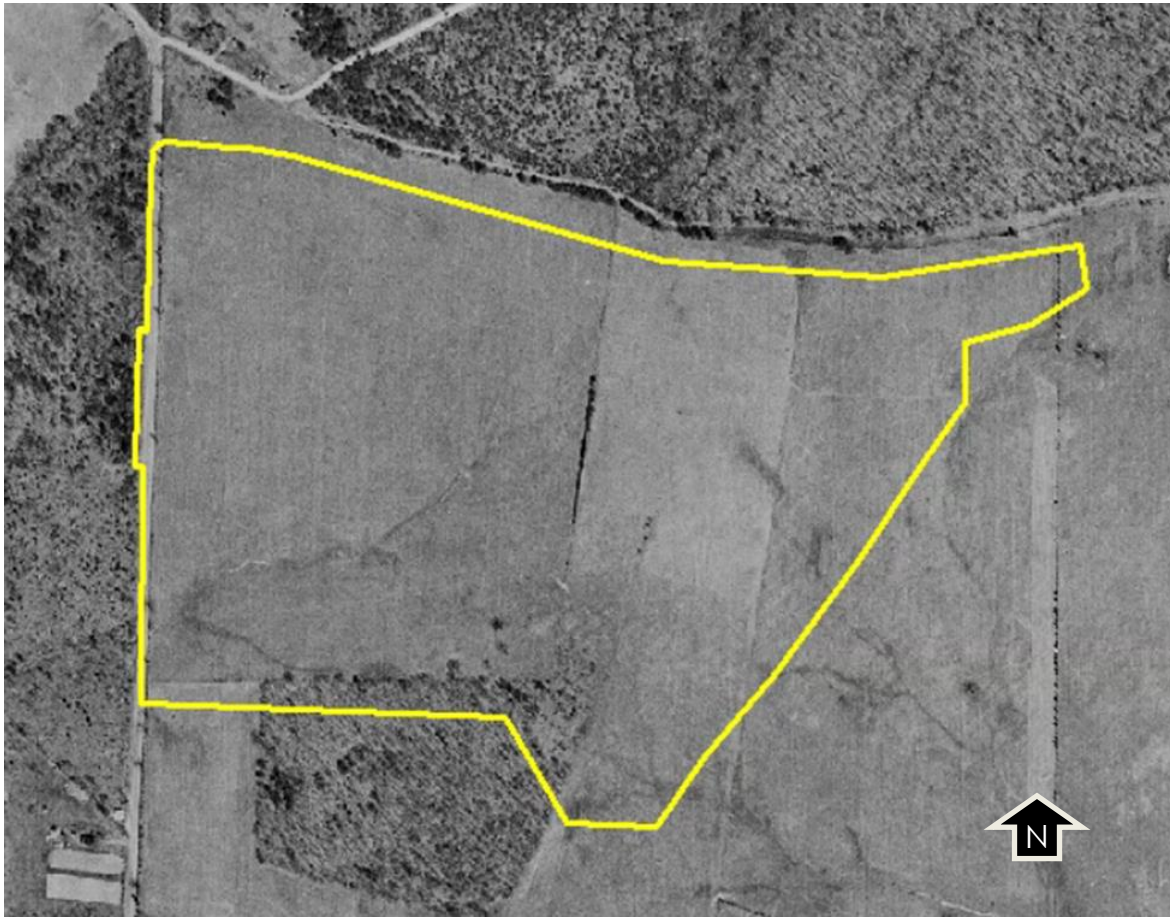


Figure 17: Braddock Park Orthophotography (1932)

Today, approximately 22.5 acres of Braddock Park are wooded areas, meadows, and undeveloped open space. Minimal high-quality forest stands exist on-site with moderate-quality forest in the form of a Northern Hardpan Basic Oak-Hickory Forest occurring on only the southern border of the park. This section of forest contains a high diversity of native trees, shrubs, and herbs, including southern red oak (*Quercus falcata*), post oak (*Quercus stellata*), American Elm (*Ulmus americana*), sweetgum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatic*), Blackhaw (*Viburnum prunifolium*), and blue-stemmed goldenrod (*Solidago caesia*).

The wooded area on the west side of the park is a complex of low-quality successional forest, which has emerged from the historic farm fields and land disturbance occurring into the 1970s. This section and other similar areas of successional forest at Braddock Park are dominated by coniferous species of Virginia Pine (*Pinus virginiana*) and Eastern redcedar (*Juniperus virginiana*) as well as invasive plants including Japanese Honeysuckle (*Lonicera japonica*) and English ivy (*Hedera helix*). Japanese stiltgrass (*Microstegium vimineum*) is present throughout the park. The western forested areas of the park were assessed as having moderate invasive plant coverage in 2016. While not particularly diverse or biologically significant, the western successional forest provides a buffer between the park and neighboring roadways.

The heavily disturbed VEPCO powerline easement (page 29) at the northwest corner of the park is dominated by Callery Pear (*Pyrus calleryana*) and other invasive species but also supports sporadic occurrences of the native White Heath Aster (*Symphotrichum*



*ericoides* (L.) Nesom var. *ericoides*), a plant that is rare to uncommon in Virginia (S3 - Vulnerable). White Heath Aster occurs in multiple locations in the VEPCO easement and along field and forest edges throughout Braddock Park. The location of these rare plants should be considered for mitigation, avoidance, or replanting prior to construction.



Figure 18: Braddock Park Occurrences of White Heath Aster (Rare to Uncommon in Virginia)

One of the highest quality natural aspects of Braddock Park is the Virginia state rare, globally vulnerable (G3/S1) Northern Piedmont Acidic Upland Depression Swamp (Pin Oak / Highbush Blueberry Type) which occurs at the northeastern corner of the park. The plant community in this area primarily consists of sweetgum (*liquidambar styraciflua*) and a variety of native sedges, rushes, and grasses. While successional, this represents the highest quality natural habitat on-site and should be a priority for protection. This area should remain undisturbed, with visitation restricted.

A formal wildlife survey has not been conducted for Braddock Park, but the park is likely to support typical species of successional forest in urban parks, including migratory songbirds, reptiles, amphibians, and small mammals. Several typical species of suburban woodlots have been observed, including squirrels, fox, and geese, all of which are typical of the region and tolerate park use by visitors.



## B. CULTURAL RESOURCES

Though Braddock Park is home to recreational facilities today, archaeologists have found evidence of stone tool manufacturing as well as a passing occupation of soldiers from the Civil War period, perhaps from a picket line moving to or from the fortifications in Centreville, or the first and second battles of Bull Run. After the war, continuing through the 1980s, the land was used for agricultural purposes until its eventual use as the park seen today.

## C. EXISTING INFRASTRUCTURE

### 1. Passive Recreational Amenities & Structures

#### Restroom Facility

The ADA accessible restroom facility is centrally located at the park's highpoint adjacent to Fields 4 & 6. According to achieved construction drawings, it was built around 1994 and was renovated with new toilets in 2020. Restroom expansion should be given consideration with the introduction of new facilities to Braddock Park.

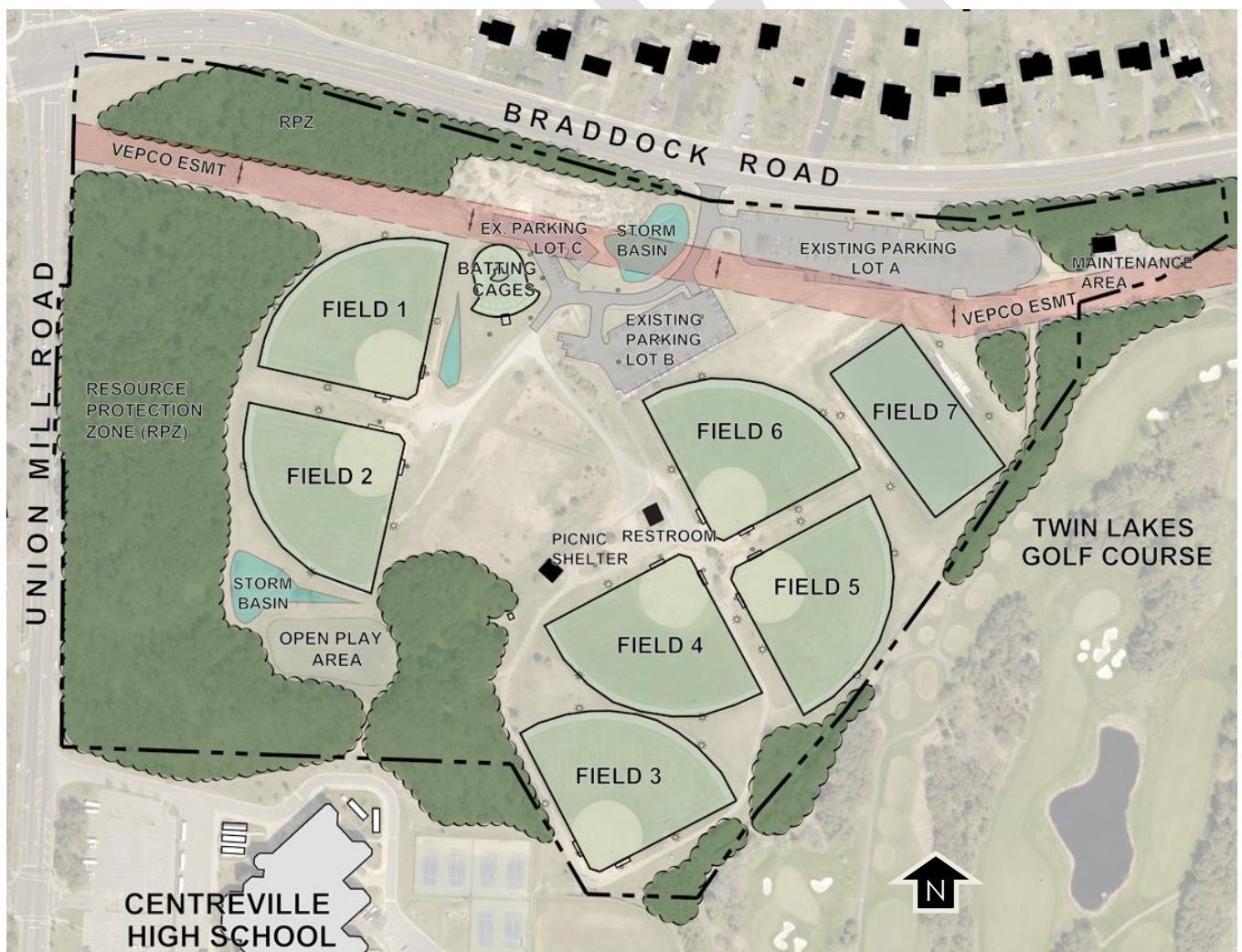


Figure 19: Braddock Park Existing Conditions Map

Picnic Shelter

The picnic shelter is approximately 30 feet x 35 feet in size and has eight tables, two of which are ADA compliant. The structure is set on a concrete pad and there is one charcoal grilling station. According to historical aerial photography and archived construction drawings, it was built sometime between 1990 and 1994.

Maintenance Area

There is a maintenance area in the northeast corner of the site. It is approximately 400 square feet in area, and it is used both by FCPA's Park Operations Division and by the ball field maintenance contractors for staging and storage of materials. Park Operations has requested that this area not be disturbed during the master plan revision process. It also lends itself to potential construction staging and foreman offices during any future construction that may occur on-site.

Monuments & Memorials

There are a series of signs, plaques, and monuments on site including a “Hall of Fame” board next to the existing restroom facility, as well as signs and plaques dedicated to park users Bill Austin and Sharon Sealock. A monument to memorialize the passing of FCPA employee Andre Trammel is located near the outfield fence of Field 3. It is the intent of this master plan revision that these elements be preserved and honored to the greatest extent possible. Measures should be taken to preserve the park's legacy, as appropriate.



Figure 20: Existing Park Monuments & Memorials



## 2. Active Recreational Amenities

### Recreational Ball Fields

The first phase of construction following master plan approval occurred in 1984-1985. It included six natural grass softball diamond fields with 70 feet baselines and 300 feet outfield fences. The fields are all comprised of chain link backstops, perimeter fencing, wooden roofed dugouts, and outfield lighting. Fields 1,3,4 & 6 have a set of raised steel bleachers for home team and away team spectators. Fields 2 and 5 are graded into the hillside and have monolithic poured concrete bleachers for their spectators. Additionally, there was a natural grass rectangular ball field that was installed per the Conceptual Development Plan (CDP). According to historical aerial photography, lighting for the field was installed some time prior to 2002. In 2008, the 180 feet x 360 feet rectangular ball field was converted to a synthetic turf field along with American Disabilities Act (ADA) compliant steel bleachers along the northern sidelines.

### Batting Cages & Ticket Booth

The batting cage facility, or the “Dug Out” as it is known, consists of nine pitching machines. There are both slow pitch and fast pitch options for softball and baseball. According to historical aerial photography, it was built sometime between 1990 and 1994. The ticket booth was constructed later as part of the miniature golf addition in 1999-2000. After the removal of the miniature golf course in 2018, the ticket booth has been used primarily as a place to rent batting cage equipment and pay for pitching machine tokens.

### Open Play Area

There is an open lawn area currently located in the southwestern corner of the park. The area was originally planned as an equestrian area in the original 1981 master plan but was changed to an open play area when the master plan was amended in 1997. The open play area was regraded to serve as a level lawn space and it is permitted to youth leagues as a practice field (Figure 21). The field is not frequently used on a consistent basis.



Figure 21: Existing Open Play Area

## 3. Utilities and Easements

### VEPCO Easement

There is an 80-foot wide Virginia Electric and Power Company (VEPCO) easement that runs east-west through Braddock Park. The easement houses high voltage powerlines that are supported by steel towers that are approximately 95 feet tall (Figure 22). The power lines sag as low as 35 feet above the ground in some locations. In order to build park elements within the easement, a written consent agreement for encroachment permission is required. According to Dominion Energy's “Guidelines for the use of Real-estate encumbered by Electric Transmission right of way,” buildings, sheds, backstops, goals, playground equipment, dumpsters, fuel tanks, solar panels, etc. are typically denied permission for encroachment. Roads and parking lots are typically permitted if

they are not within 50 feet of any electric company structure, cross the centerline of the right-of-way at an angle no less than 45 degrees, and provide adequate vertical clearance between the ground plane elements and the electric lines. Vehicles may park under electric lines as long as they do not exceed a height of 13 feet and 6 inches. Landscaping is permitted as long as plans are reviewed by the electric company and plants do not exceed ten feet height in maturity. Special allowances have been made in the past at Braddock Park when portions of the chain-link fence around the miniature golf course were allowed within the easement given they did not exceed four feet in height. Additionally, an allowance was made at South Run District Park when the Park Authority requested consent for encroachment of a dog park within the power line easement. The dog park was allowed to have a four feet tall perimeter fence.



Figure 22: Existing VEPCO Easement Area

#### Site Utilities

There are a series of utility lines that serve the restroom facility and batting cages. There is a 15-foot electric easement that originates from the 80-foot VEPCO easement and spans across Fields 6 & 7 to provide power to the restroom building via the control panel. There is also a 15-foot waterline easement that serves the restroom building and enters the site from the southwest adjacent to Field 3. Lastly, there is a 6-inch sanitary sewer lateral that exits the restroom building and leaves the site at the southwest corner adjacent to Centreville High School.

#### Site Lighting

All parking lots have LED lighting fixtures that were installed in 2021. All athletic fields also have lighting range from 50 to 60 feet in height and are either high-pressure sodium or metal halide floodlighting style luminaires. The main transformer and electrical control shed are located north of the Field 4 first baseline and to the west of the existing restroom building. (Figure 23)



Figure 23: Electrical Control Shed

#### Site Irrigation

The current site irrigation system has reached the end of its life span and needs replacement. There is a small irrigation pump house and control building located east of Field 4 near the tree line. It is recommended that the irrigation system not be replaced if the fields are to become synthetic turf in the near future. (Figure 24)



Figure 24: Irrigation Control Shed

#### 4. Pedestrian Access & Trails

##### Entrance Points

The main trail entrance for Braddock Park occurs at the Braddock Road park entrance, where it connects with the Braddock Road shared use path. There is a less formal unpaved trail entrance where the park borders Centreville High School (Figure 25). According to historical documents, this was once the construction entrance for the earthwork project in which the equestrian area was converted to an open play area as part of the 1997 master plan amendment.



Figure 25: Existing Unpaved Access Point at Centreville High school

##### Site Circulation

The park's trail network was never fully developed per the approved master plan, and the result is a disconnected pedestrian circulation experience. All fields have at least one paved walkway to comply with ADA guidelines, however, in many cases the path to a field is an unpaved footpath across grass areas where pedestrians have chartered their own desire lines to get to their desired destination.

#### 5. Vehicular Access & Parking

##### Entrance Point

Braddock Park is accessible by car via a single vehicular entrance off Braddock Road. The Park Authority received feedback from stakeholders indicating that it can be particularly challenging to turn left across traffic to gain access to the site during the evening rush hour. Occasionally this will create a log jam of cars at the park's entrance during peak hours.

##### Parking

The park has three asphalt surface parking lots along the north side of the site (Figure 19). The largest lot, Existing Parking Lot A, is adjacent to the rectangular ball field. It contains 210 standard parking spaces and three ADA parking spaces. The second largest parking lot, Existing Parking Lot B, has 91 standard parking spaces and six ADA parking spaces. Additionally, there are three spaces for bus parking. The smallest lot, Existing Parking Lot C, has 31 standard parking spaces and four ADA parking spaces. The grand total of all parking at Braddock Park is 332 standard parking spaces and 13 ADA parking spaces (345 grand total). The approved 1981 master plan allowed for 475 total parking spaces, which leaves a difference of 130 undeveloped parking spaces planned for the park.

## **V. CONCEPTUAL DEVELOPMENT PLAN**

The Conceptual Development Plan (CDP) provides recommendations for future park uses, Resource Protection Zones, and facilities. The CDP contains graphic representations of the proposed plan elements and design concerns and shows the general location of the planned elements. This master plan takes a comprehensive look at the park, considering changing demographics, use patterns, and expectations. Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions and operational



requirements. The scope of the master plan process does not include detailed site design and engineering; therefore, the CDP is conceptual in nature. Although reasonable engineering practices have contributed to the basis of the design, the final facility location for the recommended elements will be determined through a more detailed site analysis and design that will be conducted when funding becomes available for the further development of the park. The final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns, as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.

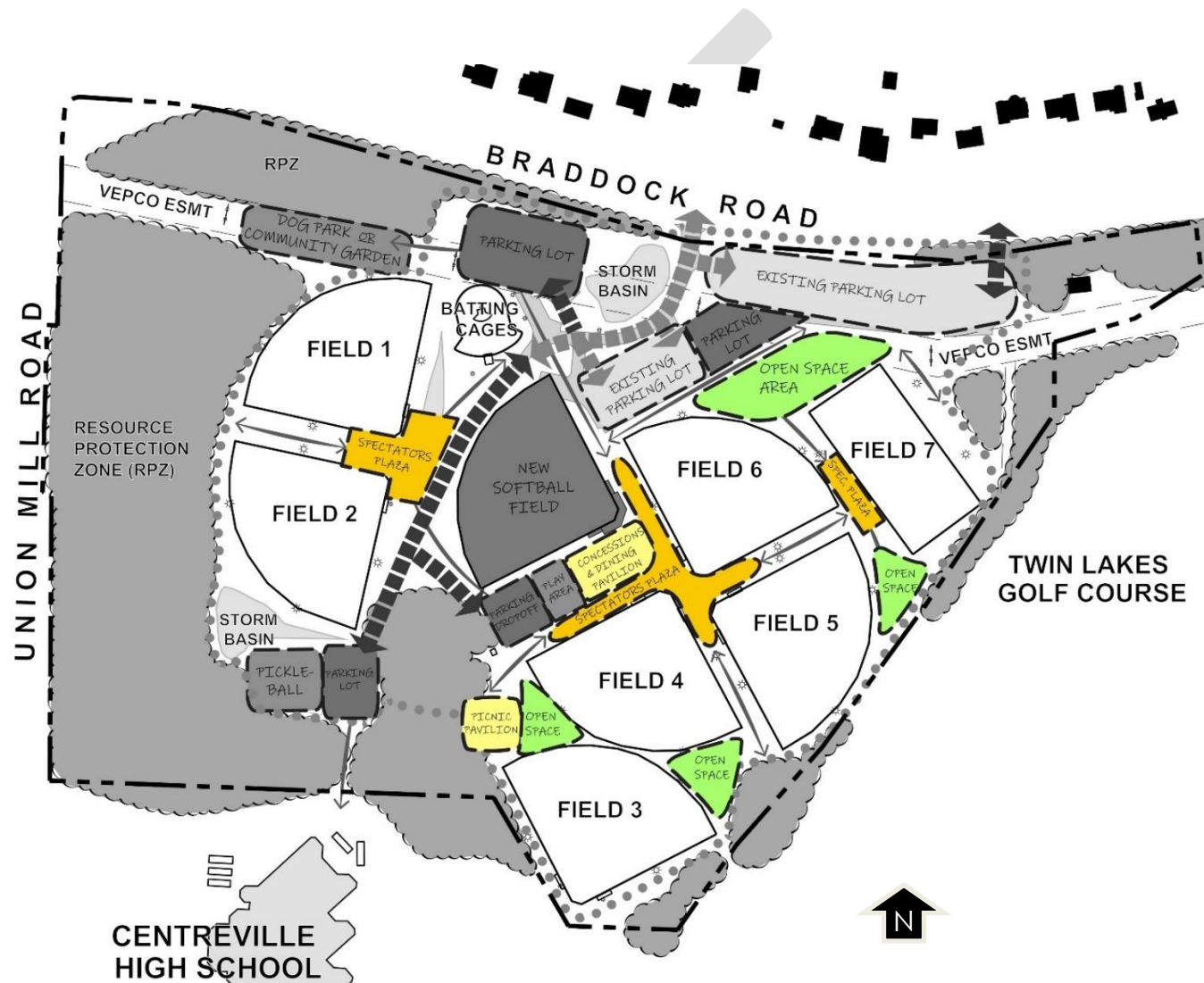


Figure 26: Passive Recreation Concept Diagram

## A. PASSIVE RECREATIONAL IMPROVEMENTS

### 1. Concessions/Restroom Building

The 1981 master plan emphasized the importance of a social space at the park's center which provided a concessions and restroom building among other park



elements. As Braddock Park exists today, only the restrooms were developed, and the original design goal was not fully achieved. A new concession building, centrally located, and complemented by the dining pavilion (Figure 26), can become the focal point of the new Braddock Park design. It will offer a place in which park users can gather to socialize, rest, watch games, escape the hot sun, and get food or drinks. Its location, which is at the park's elevational highpoint, offers a strong vantage point to all the adjacent fields, and its proximity makes it easily walkable from all corners of the park. The concessions building accommodates space for a cashier counter, a food preparation area, and a storage area. Additionally, it should include office space for league operations and potential on-site managers. Lastly, the new building should include a new restroom facility large enough to accommodate all the park's visitors. All aspects of the concessions area must meet then-current ADA standards.

## 2. Dining Pavilion

An open-air covered dining pavilion shelter will be centrally located between the Restroom/ Concessions building, ball fields, and vehicular drop-off area. The shelter's primary function is to provide a place where patrons can enjoy food and drinks from the concession building. The shelter could also support groups of up to 120 and be available to groups through a permit to support social activities, banquets, outdoor classroom programming, family gatherings, or other group events. The general size of the shelter should be around 60 feet by 60 feet and contain at least 16 tables, four of which should be ADA compliant. The tables under the pavilion must be laid out with all the appropriate clearances and paving slopes to meet ADA requirements. The shelter should be retrofitted with electrical outlets and ceiling fans. It is recommended there be a built-in fireplace or adjacent firepit to encourage year-round flexible use of the space.



Figure 27: Example of Dining Pavilion

## 3. Spectator Plazas

The spectator plazas are the areas in which the highest concentration of park users will gather at any given time. People will naturally congregate in these locations before, after, and during sporting events. There should be ample trees to provide shade and benches for sitting, relaxing, spectating, and socializing. The ground plane needs to be a durable wearing surface to withstand large volumes of foot traffic. Crushed stone and/or lawn are not appropriate surfacing in these locations.

## 4. Open Space Areas

Large open grass areas will be retained to provide an open space area for unstructured play, informal uses, and outdoor enjoyment. Usage of these areas would promote more unstructured forms of recreation such as disc throwing, tossing a ball, or kite flying. Additionally, these areas provide opportunities for the families of ball players to gather and spectate during and in between games. One of the primary reasons that these areas should remain available for unprogrammed usage is that they are in potentially hazardous locations given the proximity to ballfields. Balls may be knocked or deflected from the field of play during games, and park patrons in these

spaces need to remain alert and less distracted by strictly programmed activities. The open space area to the north of rectangular Field 7 would also lend itself to be used as a space for pre-game team warm-up or stretching.

#### 5. Picnic Shelter

A small picnic shelter with 4 to 6 picnic tables should be provided adjacent to Fields 3 and 4. This space will provide a rentable facility for park users to host parties and events. The location is in a reasonable proximity to adjacent parking lots for dropping of supplies and equipment. The tables under the shelter must be laid out with all the appropriate clearances and paving slopes to meet ADA requirements, and at least one table should be ADA compliant. An ADA-compliant grill should be provided, if appropriate. The inclusion of an electric outlet and overhead lighting would make the facility more desirable for rentals.

### **B. ACTIVE RECREATIONAL IMPROVEMENTS**

#### 1. Diamond Field Improvements

##### Synthetic Turf

Converting the existing natural grass ball fields to synthetic turf ball fields will provide a more premier user experience and promote sports tourism in Fairfax County. The efficient drainage properties and durability of synthetic fields result in a significant reduction in canceled tournaments and games due to inclement weather relative to natural grass/dirt fields. This leads to enhanced marketability for tournaments and more consistent use/attendance levels. Synthetic fields can increase the number of playable hours by 50 percent or more over quality grass fields. Synthetic turf fields are now preferred by most tournament organizers due to the significant reduction in cancelation risk due to poor weather and/or field conditions.

##### Fencing/Safety Netting

Many of the fields would benefit from taller outfield fences and netting to stop balls from leaving the field of play and creating hazards for park patrons. The fields that would most strongly be impacted are as follows:

- Rectangular Field 7 needs a fence or backstop behind the goals to prevent balls from entering the parking lot to the north and the golf course to the east.
- Diamond Field 6 currently has a 15 feet tall chain link fence along the perimeter of left outfield to protect people and cars in the parking lot. Balls are still hit over the fence, and it could benefit from a taller net or fence.
- It may be determined that other diamond fields could benefit from the additional foul line and outfield fencing or netting. This especially pertains to Field 4 and the newly proposed 325 feet softball field.

##### Dug Outs

New steel dugouts of equal or greater footprint are recommended. Additionally, stakeholders have indicated that several dugouts currently have drainage issues.

#### 2. Batting Cage Improvements

The current batting cage facility needs several improvements, including new pitching machines, new equipment (bats and helmets), and repairs to the overhead netting. The facility also must remain ADA accessible.

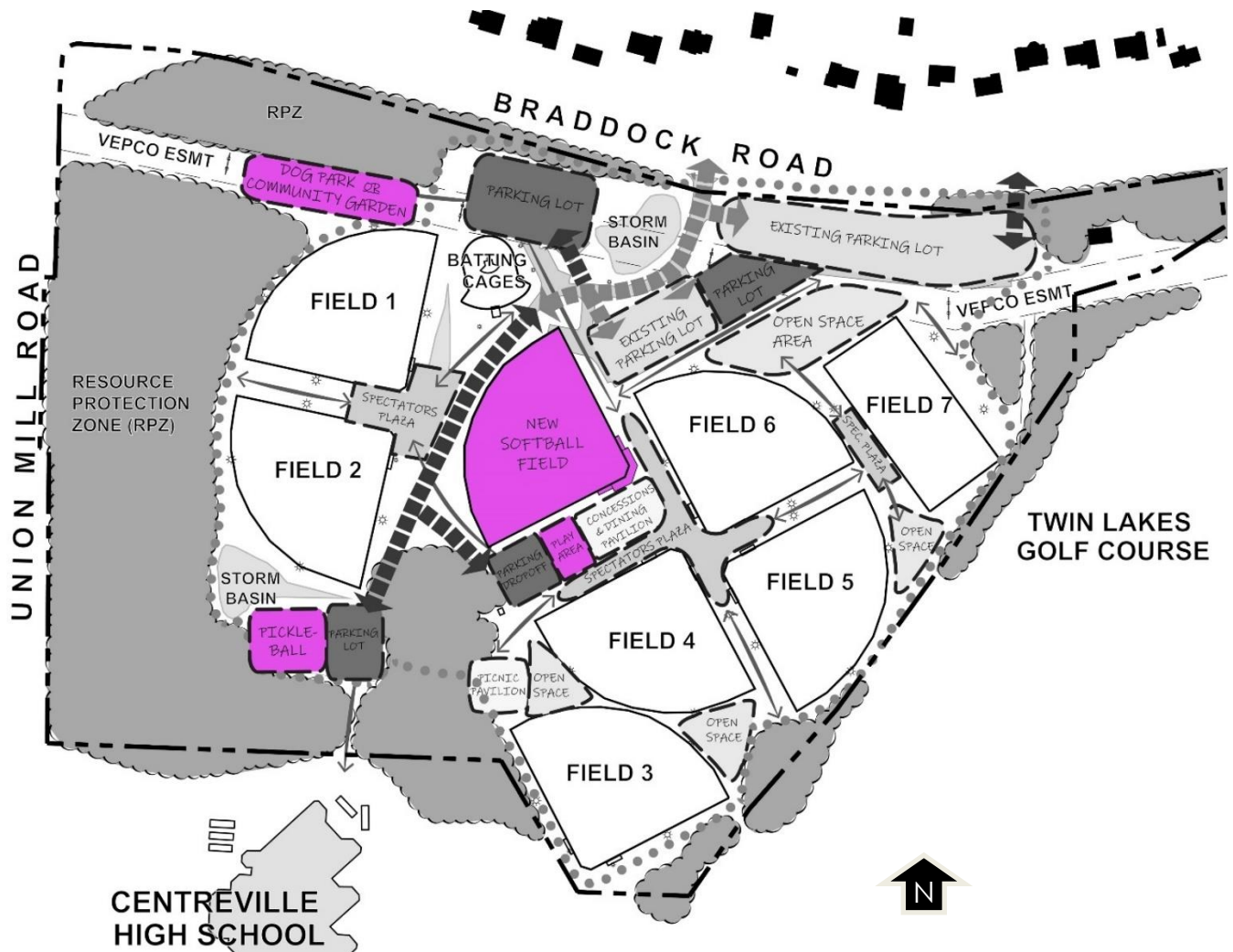


Figure 28: Active Recreation Concept Diagram

### 3. New Diamond Field

Braddock Park is already considered a premier destination in Fairfax County for softball. It has the potential to become recognized on an even larger stage with the addition of a seventh diamond field. To accommodate all ages, the additional field should have a 325 foot outfield. This makes for a more competitive experience for a wider range of levels. It also serves as a premier field for special games and events such as All-Star games and Homerun Derbies, etc. The new diamond field would be set into the existing hillside to help balance the amount of imported soil needed to construct the facility. The area behind home plate would be cut into the hillside to create concrete stadium seating similar to Fields 2 and 5. A portion of the infield and the majority of the outfield would project out from the hillside, and a retaining wall along the perimeter of the outfield fence would be required to keep the playing field level. Due to the orientation of the new field, it is possible that



Figure 29: "Batter's Eye" by Hurricane Fence Inc.

the setting sun could impair visibility for the batting team. There are solar screening products available on the market to mitigate the sun glare, such as “Batter’s Eye” by Hurricane Fence Inc. (Figure 29)

#### 4. Play Area

The play area provides family-oriented recreational opportunities to complement the concessions area and dining pavilion. The recommended location is centrally located and highly visible. The area could provide a wide range of amenities and activities for all ages and abilities. Such amenities might include an accessible playground. Outdoor games such as ping pong and cornhole could also be provided to serve park users. Another possibility could be a splash pad to provide a cooling water feature during the hot summer months. Play area features may be determined with community input when funding becomes available. Points of entry to the play area, as well as a 4 feet tall perimeter fence, should be carefully considered to maximize safety. Landscape design should also consider the benefits of providing shade to this portion of the site via canopy trees or shade structures. The adjacent electrical control house should be considered during design and screened from sight to the greatest extent possible.

#### 5. Dedicated Pickleball Courts

Pickleball has become a popular new sport nationwide and has a growing demand in Fairfax County. It shares many of the common elements of tennis, badminton, and ping-pong. As of 2021, Fairfax County currently has no lined courts dedicated solely to pickleball. In response to numerous requests and growing interest in the sport, the Park Authority launched a pickleball feasibility study in 2020 to identify potential new sites for pickleball courts. Braddock Park has been identified as a potential location to introduce up to six new 20 feet by 40 feet dedicated courts to serve the western side of Fairfax County.

#### 6. Adaptable Amenity Space

The adaptable amenity space is intended to be a flexible approach to program the area of land within the VEPCO easement. The goal is to maximize the potential of the site by introducing park elements inside the easement area that could potentially be developed pending VEPCO review and approval via a written consent agreement for encroachment. Park Authority planning staff have identified both dog parks and community garden plots as underserved amenities in the western side of the county, and both are heavily desired by residents of Fairfax County.

##### Dog Park

Dog parks are quickly becoming one of the most popular park features. Historically, dog parks have been allowed in powerline easement areas if the fencing and paving areas are found to be acceptable to VEPCO. One such example is the dog park at South Run District Park. At Braddock Park there is approximately 0.5 to 0.75 acres is available for an off-leash dog area at Braddock Park. All dog park features such as paving material, safety fencing, entry corral, information kiosk, waste bag dispensers, and other site furnishings shall be developed in accordance with the Per the Fairfax County Dog Park study design standards. No lighting should be provided to encourage dog park users to leave at dusk and to alleviate parking demand for the nighttime softball activities.



### Community Garden Plots

The other potential amenity that could be approved by VEPCO is a community garden with individual plots that can be rented on an annual basis. A long-standing waiting list for the Park Authority's current garden plots attests to the demand. The plots should be fenced with access to water and have a supply drop-off area at the adjacent parking area for use by the gardeners. Garden plot agreements are required and managed by the Park Authority Resource Management division. There may be an opportunity to explore other community garden models that may differ from the standard 20'x30' garden plot model. In addition to VEPCO approval, extensive soil testing will be required to determine the soil is free of asbestos and otherwise safe for growing edible crops.

## **C. PEDESTRIAN CIRCULATION IMPROVEMENTS**

### 1. Trail and Pathway Connectivity

A newly proposed trail network will include existing trails linked to new trails and entrances, including a perimeter loop trail for improved pedestrian circulation. These trails should be wide enough to allow maintenance and emergency response vehicles access throughout the park. The trails will support a variety of uses, including walking, running, biking, dog walking, socializing, and nature observation. Trail access into the site is provided at the main vehicular entrances and via a newly proposed entrance from the south adjacent to Centreville High School, as shown on the CDP. Visitor orientation is important to provide at these access points, including informational kiosks, benches, trash cans, park identification, regulation, and wayfinding signage. All services and routes in Braddock Park should be fully accessible, as feasible.

### One Mile Trail Loop

A one-mile-long trail loop around the perimeter of Braddock Park will not only improve pedestrian circulation and connectivity but also offer a recreational benefit. The public survey indicated that a trail loop is among one of the most highly desired park amenities at Braddock Park. The trail would need to be 10 feet wide to provide adequate space for walkers, joggers, and bikers to safely pass each other. Additionally, the trail would be wide enough to allow park maintenance trucks access to all the fields and ambulances access to all the fields. It is recommended that distance markers be incorporated into the trail to inform the park users of the approximate distance they have traveled. (Figure 30)



Figure 30: Example of Trail Loop

### 2. Raised Crosswalks

To make the pedestrian circulation as safe as possible and to keep the vehicular circulation as efficient as possible, careful planning went into minimizing the intersection of pedestrians and vehicles. The two primary crossing points occur at the main walkway that connects the concessions area and the proposed parking lot adjacent to the batting cages and at the spectators' plaza adjacent to Fields 1 and 2. Raised

crosswalks and vehicular bollards could be introduced as traffic calming devices and to make the pedestrian circulation experience safer at vehicular crossings.

### 3. Wayfinding and Signage

Wayfinding helps guide people through the physical environment and helps to enhance their understanding and experience of a space. In the case of parks, wayfinding is particularly important as it allows pedestrians and vehicles to efficiently determine the best route to the desired facility. Map kiosks, directional signs, trail markers, and destination markers should all be part of a comprehensive system that provides directions and information to a park visitor. The number of signs should be minimized and collocated when possible, to limit visual clutter.

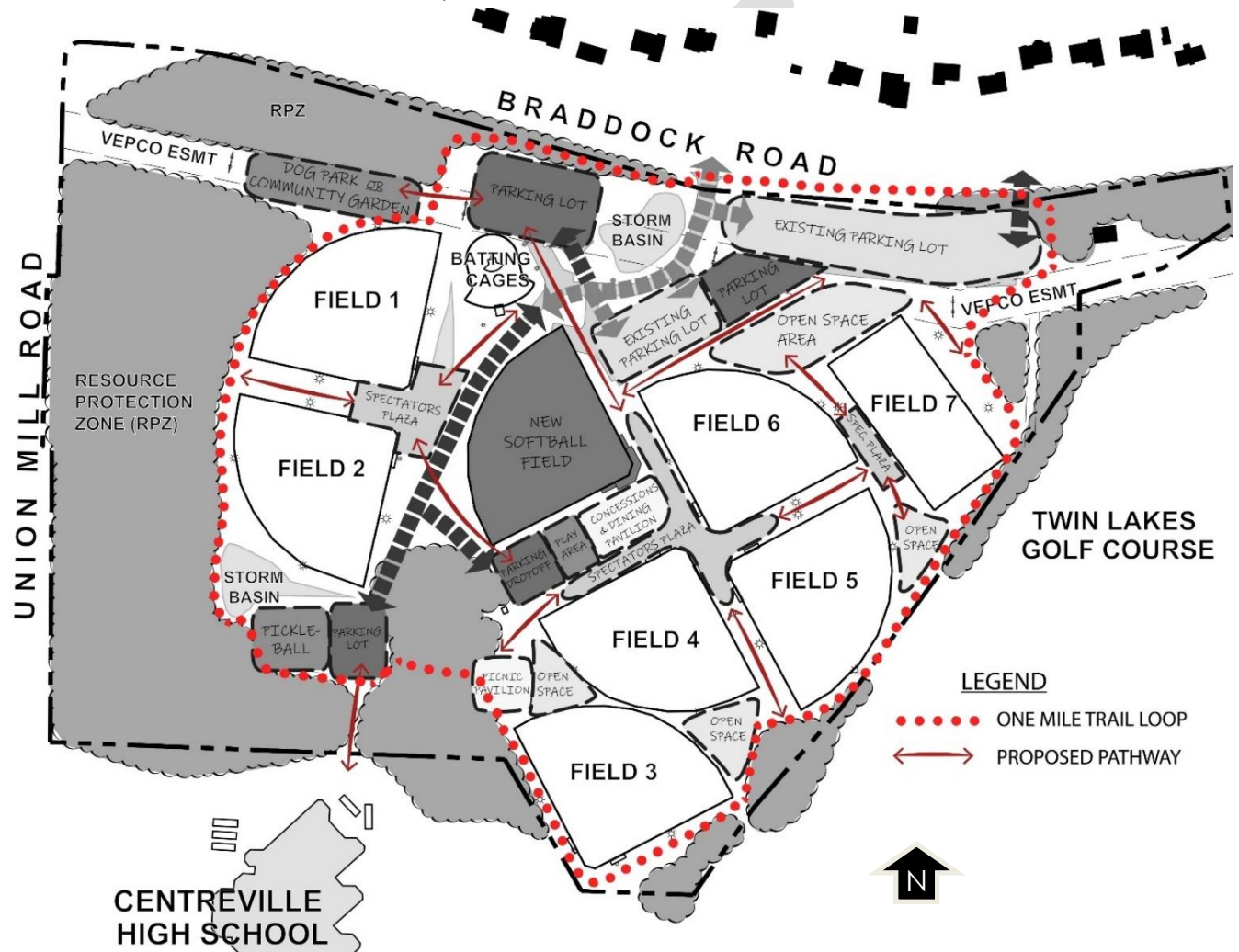


Figure 31: Pedestrian Circulation Concept Diagram

## D. VEHICULAR CIRCULATION IMPROVEMENTS

### 1. Improved Site Access

A traffic control feature such as a traffic light is recommended at the intersection of Braddock Road and the park's main entrance to help alleviate vehicular congestion. Such a proposal would require VDOT review and approval. Additionally, providing a second access point from Braddock Road via the Existing Parking Lot A would help improve vehicular circulation with a right in – right out only access point. The third



option for additional access could be at the south side of the park adjacent to Centreville High School. This was originally a construction entrance during the conversion of the open play area in 1997 and is blocked with wooden bollards today. This would require review and approval by Fairfax County Public Schools.

## 2. Additional Parking

Public input has identified parking as a need at Braddock Park, and the addition of new park amenities will increase that need further. The Existing Parking Lot A, adjacent to Field 7, and the Existing Parking Lot B, adjacent to Field 6, are to remain in the CDP, with a new parking lot planned to connect them. Additional parking is planned in two other locations, as shown on the CDP. The Existing Parking Lot C, adjacent to the batting cages, is to be realigned and enlarged to provide several additional parking spaces that span both the VEPCO easement area and the old miniature golf area. A third lot is also planned in the southwestern corner of the site adjacent to the pickleball courts.

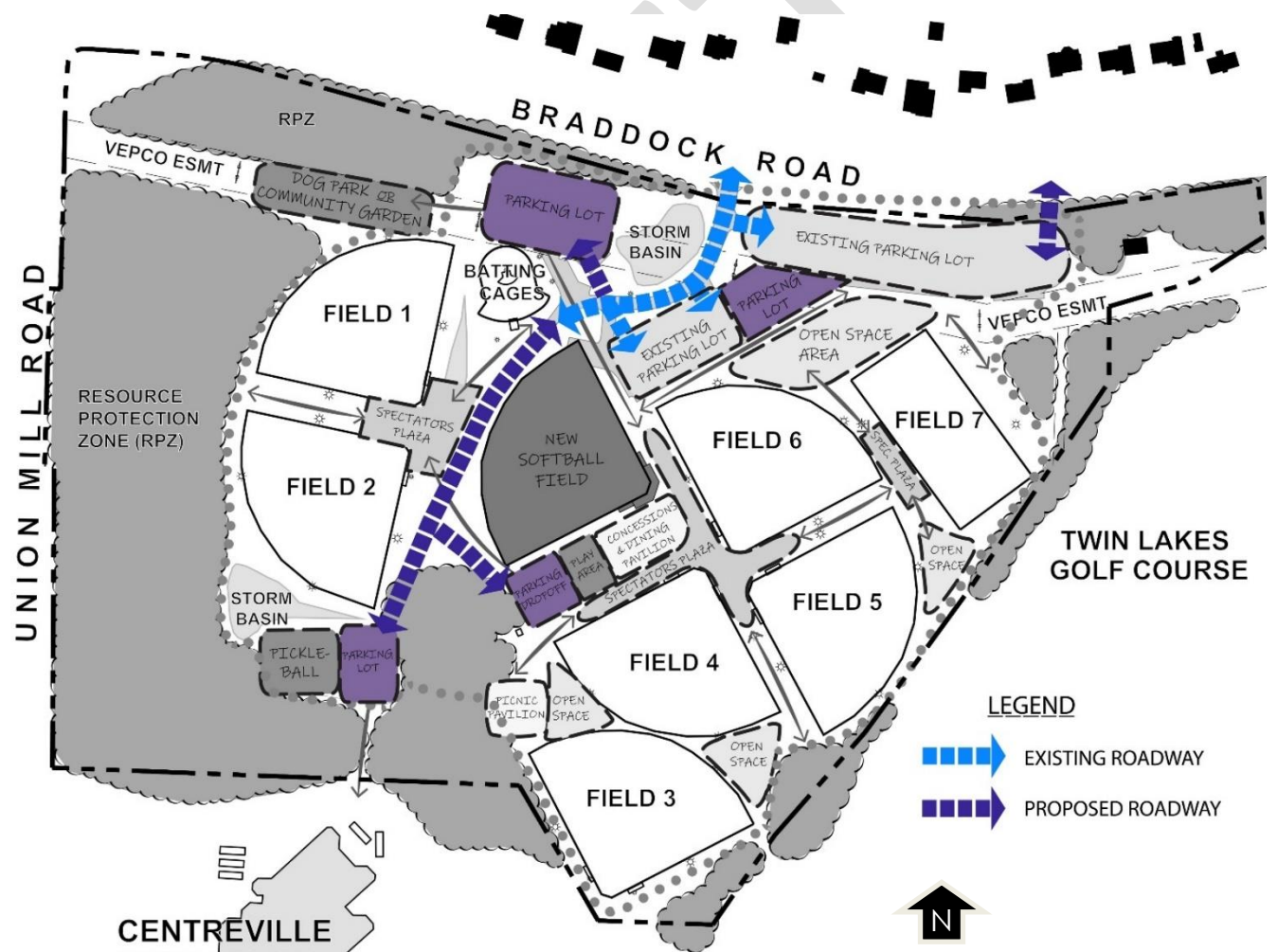


Figure 32: Vehicular Circulation Concept Diagram

### 3. Vehicular Drop Off Area

As the park exists today, it lacks an efficient place to drop off park guests and heavy equipment adjacent to Fields 4, 5, 6, and the restroom facility. Furthermore, the ADA parking, which is located in the Existing Parking Lot B, is inconveniently located at bottom of the hill. The proposed vehicular drop-off area solves these issues by providing a more efficient access point to the upper fields and has available space for additional ADA parking spaces. This area would also support the successful operation of the concessions area and dining pavilion, which would require an efficient location for food deliveries and trash collection. This area would also allow an efficient way for ambulance units to access and respond to emergencies at the central ball fields, which does not currently exist. Other prominent uses for the drop-off area include a place for visiting teams to unload and pick up passengers without blocking traffic, or as a suitable location for food trucks during events. The area would require safety bollards to separate the vehicular activities from the adjacent pedestrian activities. (Figure 33)

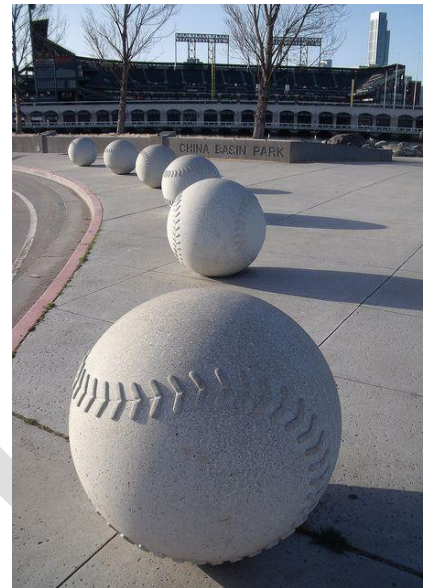


Figure 33: Example of Vehicular Drop-off Area and Bollards

## E. ENVIRONMENTAL IMPROVEMENTS

### 1. Stormwater Management

Construction of stormwater management facilities may be necessary to address water quality and quantity detention associated with the addition of park facilities. To the extent feasible, Low Impact Development (LID) methods should be used for stormwater management, potentially in the form of pervious pavers, innovative roof systems, rain gardens, and/or bio-retention areas.

### 2. Vegetative Buffer

The existing stand of trees along the northern border of the park is intended to remain as a buffer to provide screening between Braddock Road, neighboring homes, and the park uses. Existing vegetation may be supplemented with a mix of canopy and understory trees, with shrub layers, along with invasive plant management to provide sustainable buffering and screening.

### 3. Vegetative Restoration

The master plan recommends several canopy tree plantings throughout the park. As the park exists today, there are very few trees as many of the originally planned trees were never installed. Trees provide several environmental benefits, including reduction of a heat island effect, filtering air pollution, supporting wildlife, and reducing water runoff. They also benefit park users by providing shade and seasonal visual interest. All trees to be planted should be from the list of approved native species.





#### 4. Resource Protection Zones (RPZs)

Approximately 13.2 acres are to remain as designated RPZ along the western border of Braddock Park. RPZs are non-regulatory, Park Authority-designated areas that facilitate the protection and management of the natural habitats, geological features, hydrological features, and/or cultural areas they contain. RPZs contain high-quality and valuable forest communities as well as wetlands. These areas should be preserved as much as possible in a natural state without disturbance. Currently, no trails are planned in the RPZ, and off-trail use is prohibited for all visitors and their pets due to the sensitivity of the natural communities, steepness of the terrain, and potential significant cultural sites. The potential for historical discoveries in these areas is moderate, so appropriate subsurface archaeological investigation should be conducted by resource management staff prior to any ground-disturbing activities within these zones to minimize potential impacts to important archeological sites. Limited off-trail activity will be permitted for resource management activities along with programs scheduled and supervised by FCPA naturalists that are compatible with resource management goals.

## **VI. PLAN IMPLEMENTATION**

### **A. PHASING STRATEGY**

In considering phasing of park improvements for Braddock Park there are countless ways in which the projects proposed in the master plan could be implemented. The intent of the master plan report and CDP is to give current and future decision makers adequate information about the core areas and elements of the master plan so that phasing can be approached. Key issues to consider include construction realities, sequencing, funding realities, and prioritization.

#### 1. Construction Realities

##### Construction Constraints

Targeting phases of work that can be constructed without disturbing areas for protection, and creation of phases that will not have to be “undone” as a result of future construction projects are key phasing considerations. Additionally, construction realities such as construction access points, construction staging areas, and onsite foreman offices are all common elements of a large-scale construction project. Each of these can impact onsite and offsite activities in various ways.

##### Asbestos Soil Impact

The presence of asbestos soils at Braddock Park will most likely present constructability challenges as well as park usability challenges. There are number of Occupational Safety and Health Administration (OSHA) regulated practices that are required when disturbing asbestos bedrock during construction excavation. Such practices include special measures for controlling the level of airborne asbestos fibers, air monitoring requirements, and soil disposal requirements.

#### 2. Sequencing

##### Park Usability

Usability of existing park features during construction should be taken into consideration. Braddock Park is currently an active recreation destination and home to several athletic leagues and organizations. Keeping existing amenities usable while

new amenities are being constructed is worth heavy consideration when establishing a phased approach. Factors such as time of season, lay of the land, adjacent uses, asbestos soil excavation, and site circulation all impact park usability and will each play a role in phasing strategy decision making.

#### Site Circulation

Braddock Park currently has an existing demand for better pedestrian circulation and more parking. When making phasing decisions, efforts should be made to ensure that there are adequate accessible pathways to connect new spaces and that there is also adequate parking to account for the added demand of new facilities.

#### 3. Funding Realities

The greatest driver in determining phasing of a project is typically the available funding and what can be accomplished with that funding. This master planning process is a proactive one, defining potential projects and costs prior to the establishment of a budget. This master plan and accompanying report should provide structure for current and future decision makers to determine what projects might be pursued and when. Major park development is generally funded through a variety of sources including grants, donations, and capital improvement bond funding that is budgeted incrementally over five year periods.

#### 4. Prioritization Recommendations

The following recommendations are offered to help prioritize the park improvements outlined in the Conceptual Development Plan.

#### High Priority Elements

Elements that typically upgrade or improve existing park conditions or facilities and impact both quantity and quality of park user experiences.

- Concession stand will generate revenue and promote fiscal sustainability.
- Restrooms and dining pavilion are needed to complement the concession stand.
- The entry drive and vehicular drop-off area are needed to provide access to the concession stand, bathrooms, and dining pavilion.
- As the park exists today, there is a demand for more parking. The proposed northeastern parking lot between Existing Parking Lot A and Existing Parking Lot B will help mitigate the need for more parking and will improve vehicular circulation between the two lots.
- The entry plaza / central spectators plaza is needed to facilitate the increase in pedestrian activity at the park's core.
- The one-mile trail loop not only provides a highly desired and inexpensive recreation element, but it also would improve site circulation and maintenance vehicle access.
- Improvements to the existing fields should be considered prior to developing the new softball diamond. It is more economical to initially convert these fields into synthetic turf to reduce maintenance needs and increase the frequency of use.
- A new park access point, or secondary entrance, between Braddock Road and Existing Parking Lot A is a cost-effective way to improve park access and relieve the log jam that occurs at the main entrance.



Medium Priority Elements

Elements that are typically of medium to large scale and can improve overall function and character of park and the park user experience.

- New softball diamond.
- Pickleball courts, the adjacent parking lot, and the vehicular access road to connect them to the rest of the park.
- Play area / playground.
- Dog Park or Community Garden Plots.
- As new facilities are developed the demand for additional parking will increase. The proposed new parking lot adjacent to the batting cages area will help to mitigate this need.

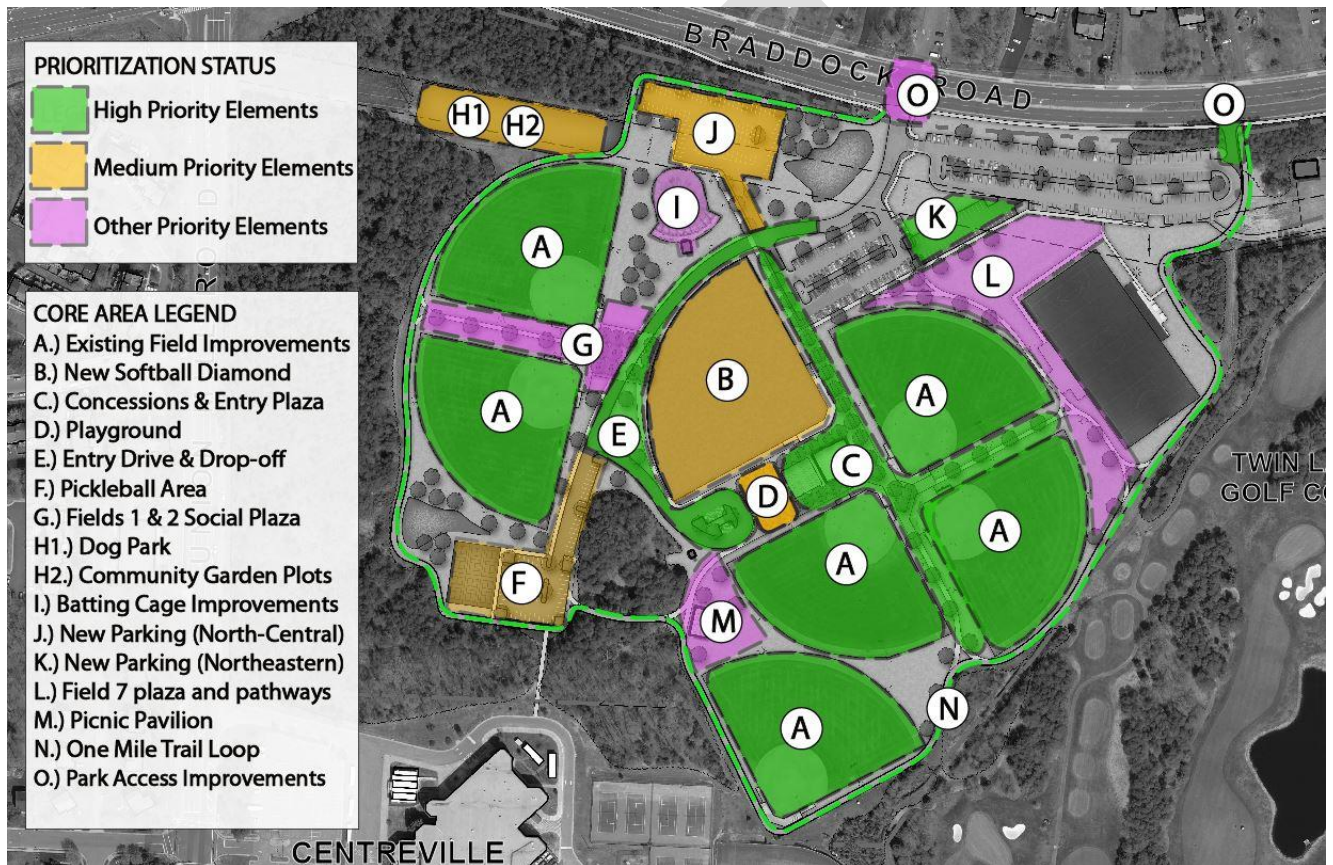


Figure 35: Park Amenity Prioritization Diagram

Other Priority Elements

Elements that are typically of smaller scale that have a more isolated effect and can be implemented on a piecemeal basis.

- Picnic Pavilion
- Spectator/ social plaza adjacent to Fields 1 and 2 and connecting sidewalks.
- Spectator/ social plaza adjacent to the rectangular field and connecting sidewalks.
- Batting cage improvements would be beneficial but are not essential. Batting cages are currently operational.



- Traffic light at Braddock Park entrance would greatly improve vehicular access and circulation within the park. However, it requires VDOT review and approval and most likely FCPA funding. (Figure 35)

## B. FISCAL SUSTAINABILITY

Economic realities require that public park funding be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability within the park system and at Braddock Park is an essential component for the master plan implementation.

## C. BUDGETING

Order of magnitude costs for park improvements and facilities have been provided to be used as an approximate budgeting tool for the fiscal planning and phasing of Braddock Park as funding becomes available. These preliminary costs are based on available data and are highly generalized as design and engineering drawings will be needed to develop a more specific cost estimate. The amounts budgeted for each core area include design, permitting, administrative and construction costs. (Table 3). Additionally, potential mitigation costs and contingencies have been accounted for. As this estimate was prepared in 2021, final figures should be adjusted yearly to account for inflation.

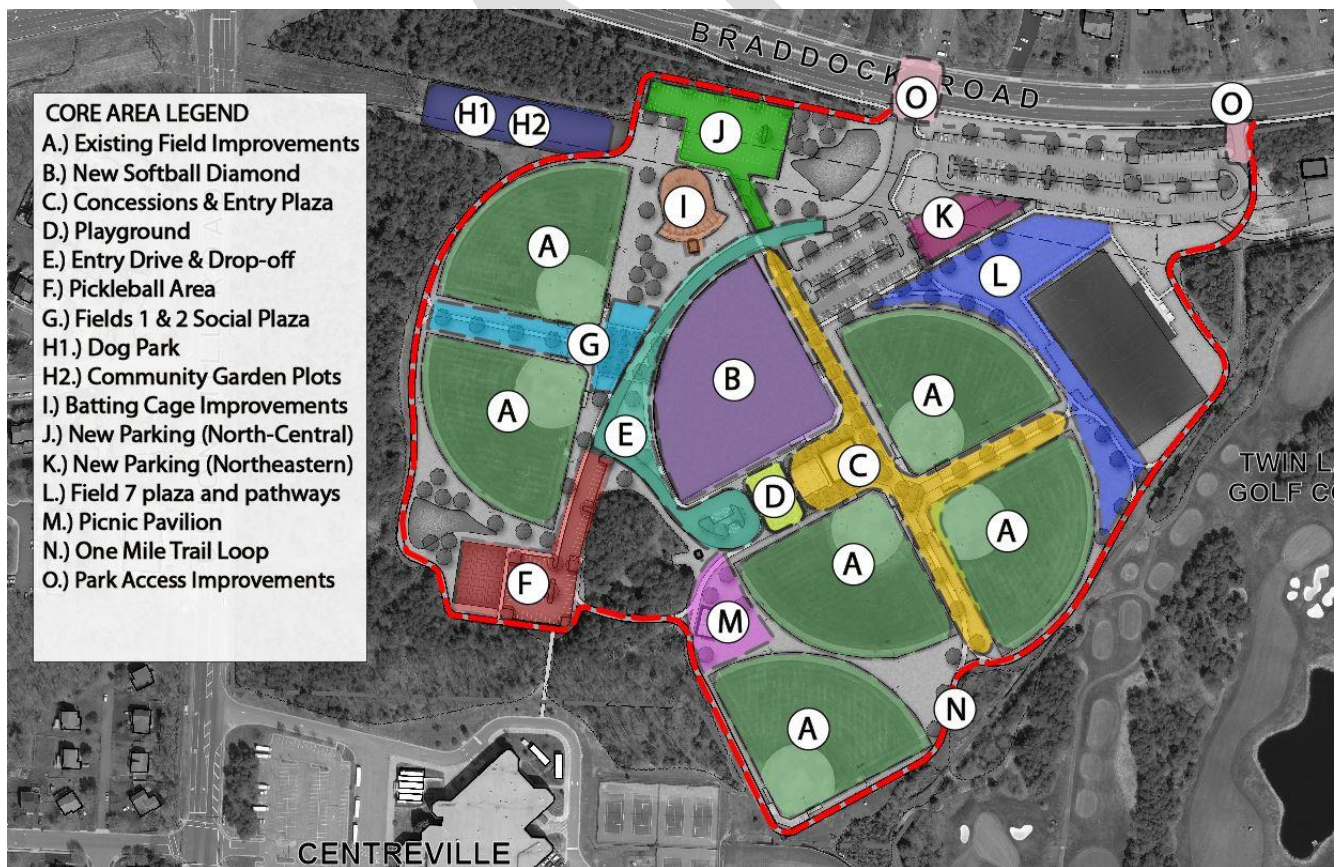


Figure 36: Rough Order of Magnitude Budget Diagram

1. Rough Order of Magnitude Budget

<b><u>CORE AREAS</u></b>	<b><u>Description</u></b>	<b><u>Budget</u></b>	<b><u>Assumptions</u></b>
A.	Existing Field Improvements	\$11,965,000	Synthetic turf, new LED lighting, dugouts, fencing, stormwater mitigation
B.	New Softball Diamond	\$4,340,000	Synthetic turf, LED lighting, retaining wall, fencing, bleachers, dugouts, stormwater mitigation
C.	Concessions & Entry Plaza	\$3,015,000	Concession building, dining pavilion, furnishings, paved plaza, landscaping, SWM allowance
D.	Play Area	\$580,000	Playground equipment, engineered wood fiber safety surfacing
E.	Entry Drive & Drop-off Loop	\$1,470,000	Asphalt paved entry drive, paved drop-off area, vehicular bollards, SWM allowance
F.	Pickleball Area	\$680,000	6 dedicated pickleball courts, parking area, accessible pathway
G.	Fields 1 & 2 Social Plaza	\$435,000	Raised crosswalk, paved plaza, accessible pathway, vehicular bollards, landscaping
H1.	Dog Park ( <i>option 1</i> )	\$670,000	Stone dust surfacing, water fountain, shade structure, fencing, amenities
H2.	Community Gardens ( <i>option 2</i> )	\$295,000	Stone dust access paths, garden plots
I.	Batting Cage Improvements	\$80,000	Improvements to existing equipment
J.	New Surface Parking (North-Central)	\$640,000	Asphalt paving, SWM allowance
K.	New Surface Parking (Northeastern)	\$265,000	Asphalt paving, SWM allowance
L.	Field 7 plaza and pathways	\$185,000	paved plaza, accessible pathway, landscaping
M.	Picnic Pavilion	\$200,000	Covered Pavilion,
N.	One Mile Trail Loop	\$745,000	10ft wide asphalt trail
O.	Park Access Improvements	\$1,265,000	Traffic signal at main entrance, secondary entrance
<b>Total</b>		<b>\$26,535,000</b>	<b>(Only includes H1 option, does not include H2)</b>

Table 3: Rough Order of Magnitude Budget

Notes:

- Mitigation costs of asbestos soils have been included in relevant core area costs.
- Site preparation and required earthwork have been included in each core area cost.
- Cost figures include environmental mitigation costs where warranted.

# VII. APPENDIX A: PUBLIC SURVEY RESULTS

## Braddock Park Master Plan Revision Public Survey

### Project Engagement

PARTICIPANTS

960

RESPONSES

25,672

COMMENTS

316

SUBSCRIBERS

1

MOVE

TOGGLE COMMENTS

FILTER BY SEGMENT

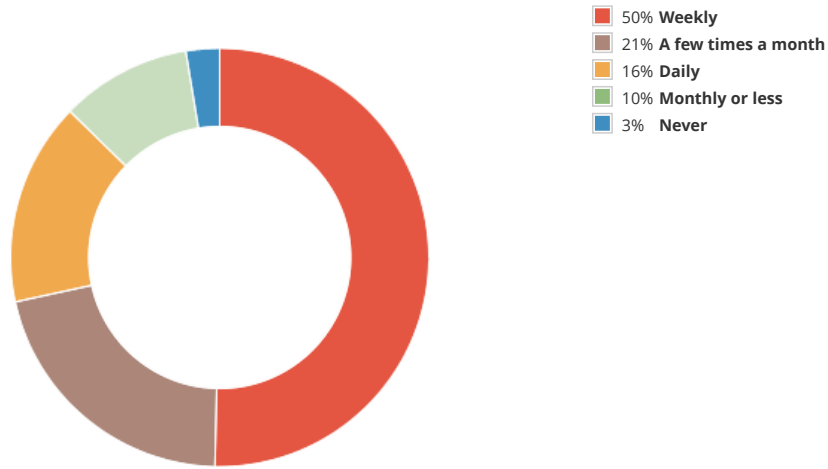
OPTIONS

PRINT

CODE

DELETE

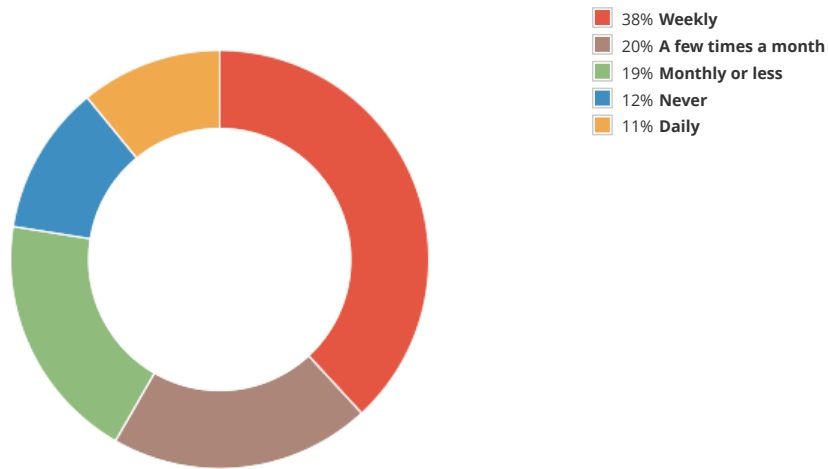
\* Before the start of the Covid-19 pandemic, how frequently did you visit Fairfax County public parks?



960 respondents

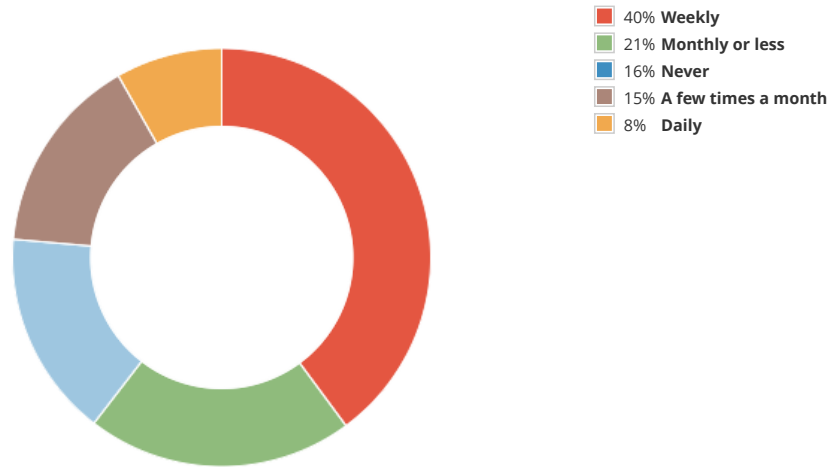
[Download Graph Data](#)

\* How often do you visit Fairfax County public parks currently?



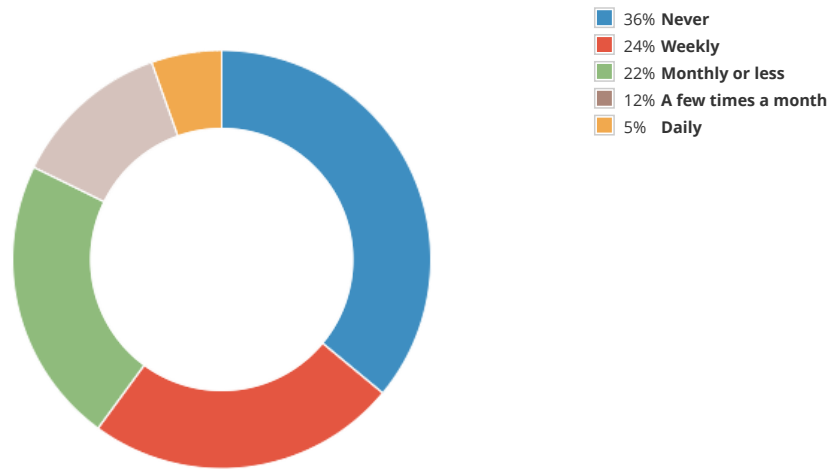
952 respondents

\* Before the Covid-19 pandemic, how often did you visit Braddock Park?



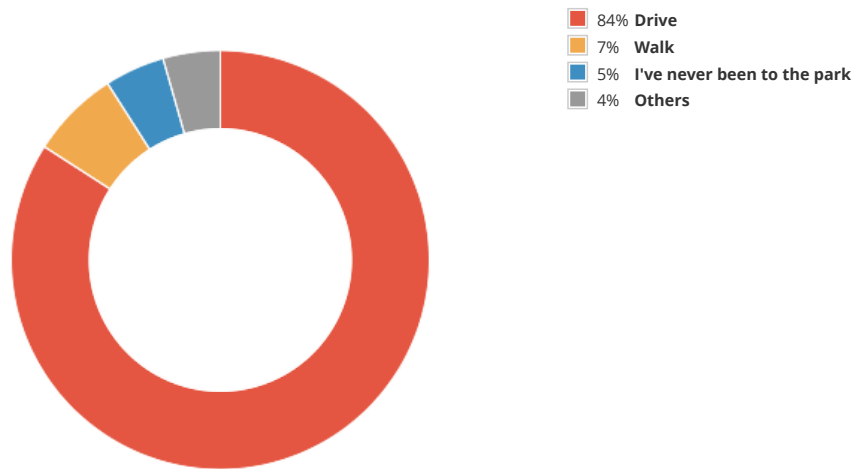
923 respondents

\* How often do you visit Braddock Park currently?



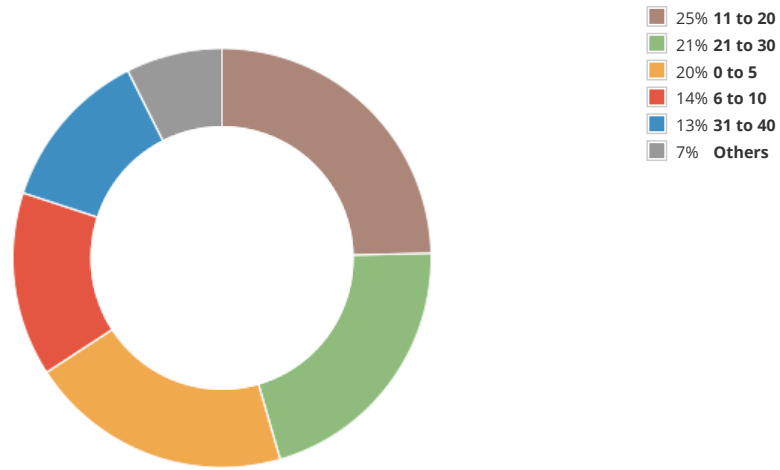
919 respondents

\* How do you usually get to Braddock Park?



905 respondents

\* How many minutes travel time does it usually take for you to get to Braddock Park?



901 respondents

\* Which of the following activities do you currently participate in while at Braddock Park?

47%	Softball	411 ✓
33%	Running/ Walking/ Exercising	293 ✓
22%	Batting practice in the batting cages	196 ✓
13%	Dog Walking	111 ✓
12%	Soccer	107 ✓
12%	Social functions in the picnic pavilion	105 ✓
10%	Yoga, Frisbee, or other unprogrammed activities	90 ✓
8%	I've never been to the park	72 ✓
5%	Football	47 ✓
3%	Lacrosse	29 ✓
1%	Field Hockey	5 ✓

880 Respondents

\* How important is it to provide the following to improve the current *RECREATIONAL* experience at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
Improve field conditions	14% Not Important	37% Somewhat Important	49% Very Important
More seating opportunities	49% Not Important	39% Somewhat Important	12% Very Important
Tall fencing or netting to prevent balls from leaving the field of play	38% Not Important	41% Somewhat Important	21% Very Important
Score boards	64% Not Important	30% Somewhat Important	5% Very Important
PA sound system	72% Not Important	25% Somewhat Important	4% Very Important
Concession stand with outdoor dining area	41% Not Important	41% Somewhat Important	17% Very Important

715 respondents

\* How important is it to provide the following to improve the current *CIRCULATION* experience at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
More vehicular parking	31% Not Important	50% Somewhat Important	19% Very Important
More sidewalks and trails throughout the park	31% Not Important	40% Somewhat Important	29% Very Important
Better vehicular access in and out of the park	32% Not Important	47% Somewhat Important	21% Very Important
More signage and/or way finding posts	46% Not Important	41% Somewhat Important	13% Very Important

713 respondents



\* How important is it to provide the following to improve the current *NATURAL* experience at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
More trees throughout the park for shade and other environmental benefits	24% Not Important	46% Somewhat Important	31% Very Important
Natural habitat areas, pollinator gardens, or green infrastructure	32% Not Important	41% Somewhat Important	27% Very Important

705 respondents

\* How important is it to provide the following *NEW* recreational facilities at Braddock Park?

	<b>Not Important</b>	<b>Somewhat Important</b>	<b>Very Important</b>
Walking & running trail loop	29% Not Important	41% Somewhat Important	30% Very Important
Outdoor fitness equipment	53% Not Important	36% Somewhat Important	11% Very Important
Off-leash dog area (Dog park)	54% Not Important	26% Somewhat Important	20% Very Important
Playground (ADA accessible)	40% Not Important	38% Somewhat Important	22% Very Important
Skateboard park	69% Not Important	15% Somewhat Important	16% Very Important
Pickleball courts	48% Not Important	24% Somewhat Important	27% Very Important
Sand volleyball courts	55% Not Important	33% Somewhat Important	11% Very Important
Bocce courts	67% Not Important	25% Somewhat Important	8% Very Important
Additional softball diamond if feasible	48% Not Important	25% Somewhat Important	27% Very Important
Additional covered pavilion(s) for picnics, parties, and social functions	28% Not Important	50% Somewhat Important	22% Very Important

692 respondents

Are there other amenities that you feel are very important to have at Braddock Park?  
(Please limit your response to 150 characters or less)

---

Skatepark!

6 days ago

Skatepark

6 days ago

A skatepark in this area would be a huge benefit to the community and it would be a perfect location for it as well.

8 days ago

My son is in love with skating. All of the other skateparks are 30 minutes away and he rarely gets to go and have fun.

9 days ago

I dont have a local skatepark near me. the closest ones are about a 40 minute drive. I rarely ever get to go.

9 days ago

Benches around the perimeter of the park, trash cans around the perimeter.

10 days ago

Not amenities, but Girls Fastpitch Softball is HUGE in this area. SSC could be hosting fastpitch tournaments multiple times a year at this complex.

11 days ago

Up date ball fields & repair / synthetic ball fields for rainouts ! Pavilion to hold state tournaments ! Bring more people to the park!! Love it now ! Now make it better!

11 days ago

Renumber the fields so they make better sense. Field 3 is at the extreme south end while Field 6 is near the main parking lot

11 days ago

Multiple turf softball fields.

11 days ago

More parking better fields

11 days ago

a skate park would bring many people in the area to braddock park because there are no good skate parks in the area nearby

13 days ago

better field maintenance i.e. warning tracks are full of weeds

14 days ago

skate park. the whole time would be at braddock. we need more skate parks in the area

14 days ago

Buy a whole other turf field

14 days ago

turf softball fields would be nice for dry days after a lot of rain - not sure how cost effective that is though...

14 days ago

Ska

14 days ago

Skate park for my bros

14 days ago

Skateboard park because there is not one in the area so those who are apart of the skating community rely on transportation to get there which is inconvenient and also bad for the environment. A skate park built at Braddock park would provide a huge group of walking/skating distance kids an area to congregate and keep them outdoors and out of trouble.

14 days ago

mini golf was a lot of fun!!

14 days ago

Skate park

14 days ago

Can you add a skate park? (For skateboarding) It's not safe for teens to skate on the streets

14 days ago

Skateboard parks are very important to me because most skaters resort to skating on streets which can be very dangerous, but skateboarding in a skatepark eliminates the risk of getting hit by a car.

14 days ago

No

14 days ago

We really need a skatepark here I barley go to skateparks in Fairfax because it takes 30 min to drive there and only takes abt 20 min to walk for Braddock park and I would go to the skatepark if we had one here way more.

14 days ago

I think they should add a skate park to Braddock Park because we do not have a skate park close to the centreville high school be and there is nowhere for kid to skate board around the neighborhood

14 days ago

Skate park there needs to be one in centreville all of the other ones are like 25 to 40 minutes away

14 days ago

Skate park

15 days ago

A skatepark has been something the skaters of centreville VA have wanted and needed for quite a long time. It may not seem like it, but there is a large community of skaters in the centreville area and to go to a skatepark we would have to drive far away in the northern virginia traffic to go skate. Having a skatepark nearby would be incredible and is something our community has dreamed about for years! please take this into consideration.

15 days ago

SKATEPARK!!!! There are none in Centreville or Clifton and it is very annoying to travel so far away to get to one.

15 days ago

A skatepark or anything skateboarders can use

15 days ago

A new skateboard park would be so awesome!

15 days ago

A skatepark would be a great benefit to the community, get kids out of trouble, make new friends, and the entire community around skateboarding is amazing! I highly recommend a skatepark at Braddock park

15 days ago

The mini golf was always fun as a kid, I miss it a lot

15 days ago

Water fountains and maybe bringing back mini golf! That was a really fun thing to do in centreville!

15 days ago

Please add a skatepark! Many of my friends have been waiting for the chance to have our OWN skatepark in centreville. We don't like that every other city around us has a skatepark, and we don't! Please, if you make a skatepark, please make a small bowl for skating! Those are a great part of any park! Thank you!

15 days ago

Skatepark is needed in this area. I am happy to provide input as a skater with 15+ years international experience

15 days ago

a skate park is the most important thing because there are none in Centreville and it would keep skaters off the roads

15 days ago

volleyball nets

15 days ago

Skateboarding park is very crucial around this area. There are more and more skateboarders skating around Centreville HS every day.

15 days ago

Skate bowl!

15 days ago

Mostly just the skatepark it'd be nicer to have a closer skatepark near me that i can go to more often and easily

15 days ago

We need a local skatepark!!

15 days ago

skatepark

15 days ago

Skatepark

15 days ago

Skatepark with a street section and a transition section (bowl, half pipe, quarter pipes)

15 days ago

A skateboard park would be amazing!

15 days ago

A skatepark would be amazing I have to take the bus all the way to wakefield which takes hours sometimes because that is the closet skatepark

15 days ago

A skatepark is the most important thing right now because of the growing skate community in the area

15 days ago

We should have a skatepark here because there is no skatepark in centreville

15 days ago

better toilet facilities

16 days ago

Better access into/out of park against traffic.

17 days ago

Field drainage should be upgraded, fields should be leveled and regularly dragged and lined

17 days ago

Restrooms should be cleaned more regularly.

17 days ago

More fields to play soccer and football on

17 days ago

Extra bathroom facility

18 days ago

A skateboard park will change Braddock for the better.

18 days ago

9 holes of disc golf like Bluemont Park in Arlington, or 18 holes like Burke Lake (if space allows!)

19 days ago

More Restrooms, strategically located for easy access regardless of your activity while at the Park.

19 days ago

..

19 days ago

If any additional sports facilities are needed it's a soccer field

20 days ago

pool!

20 days ago

Futsal/street soccer court and pickleball courts

20 days ago

need for additional restroom facilities to accomodate seniors closer to recreational facilities

20 days ago

Bark Park and all of the above. The park in no way should turn into only an athletic park that draws traffic and only sports throughout the week/weekends. Braddock cannot sustain this and not fair to cause unbalance in how families want to utilize the park - especially neighborhoods in the general area. Thsnk you for your consideration.

20 days ago

Bicycle trail and mini golf

20 days ago

Bicycle path, mini golf

20 days ago

Softball fields are sloping so it would be nice to level them. Employees seem to take good care of the field, especially the grassy outfield but Astro turf could cut costs. Don't know if it would increase injuries.

20 days ago

Artificial surfaced softball fields are a must to keep up with other parks regionally, state wide and nationally.

20 days ago

operational water fountains. toilets for the fields farther away. shade for the stands.

20 days ago

More restroom facilities

20 days ago

Overall the park is great.

21 days ago

I try and use the batting cages during season. I find the operation quit inconsistent. Sometimes it's closed but the phone line isn't updated. Equipment is not being maintained as many batting have been closed all season. The operator overall is hard to reach as the phone line on the website and the recording are not correct. Frustrating!

21 days ago

As a softball player for many years, it would be wonderful if the County had a facility that could host national level tournaments. It is something that is attainable and of economical benefit for the County.

21 days ago

All weather turf fields. Add 2 softball diamonds for 8 fields.

21 days ago

Not gonna lie, I miss the minigolf. Still kind of sad it's gone.

21 days ago

Artificial turf for softball fields which will generate income by attracting tournaments.

21 days ago

While you may feel that the softball fields are poor, they are SIGNIFICANTLY better than the fields on which I played in Massachusetts.

21 days ago

Little league and babe Ruth baseball fields

21 days ago

if the public wishes dog park / concession area / bocce courts, perhaps softball diamond #3 (next to high school) could be re-purposed for these / new activities. However, I would like to see the softball diamonds maintained, as NVSS uses the fields weekly from April through early November. And I personally visit to walk / exercise. Thank you for providing this survey! Dennis Dugan

21 days ago

Parks like Arlington county parks for kids

21 days ago

Chilled water fountain & more shade trees if feasible.

21 days ago

None.

21 days ago

Pickle Ball!!! B

21 days ago

Artificial turf softball fields would be a great addition

21 days ago

Dugouts are very narrow and hard to walk through, is it possible to change all?

21 days ago

Trails

21 days ago

Vending

21 days ago



Better restroom facilities!

21 days ago

If you increase activities beyond the current softball/soccer you MUST redesign the entry and exit to the park or it will be impossible.

21 days ago

No.

21 days ago

If you do what I have asked for, that would be terrific, making Braddock Park First Class!

21 days ago

Partition between the urinals

21 days ago

SKATEBOARD PARK, SKATEBOARD PARK, SKATEBOARD PARK, SKATEBOARD PARK. Growing up in Centreville we were deprived of a skateboard park within a reasonable distance. The closest parks are wakefield(annadale/Springfield), Arlington, Lake Fairfax, and Herndon that I am aware of, all of which have been around for 20+ years. Skateboarding is also seeing a resurgence in popularity that hasnt been seen at scale since the 1990's. Its important to provide the community with a safe space to skate, I hope you take this suggestion very seriously and thank you for even making the serve.

21 days ago

Better maintained softball fields

21 days ago

DOG PARK

21 days ago

A dog park would be the best addition!

22 days ago

Additional Bath house facility

22 days ago

Paved Walking/biking paths that connect residential housing to the park, the social gathering area, a place for outdoor events would all be really useful and would improve community connection

22 days ago

Get rid of the stone paths and put in paved walkways.

22 days ago

Are there tennis and/or basketball courts?

22 days ago

Improve softball fields. Maybe put artificial turf on a few fields. Really like adding pickle ball courts.

22 days ago

make sure there is soap and paper towels in bathrooms

22 days ago

bring back the mini golf!!!

22 days ago

Park is excellent as is. Save taxpayers money and leave it alone except for routine maintenance.

22 days ago

Park is excellent "as-is". Save taxpayers money.

22 days ago

N/A

22 days ago

Nothing right now thank you.

22 days ago

Improved, updated and clean restroom facilities

22 days ago

I feel that the county needs to put a full time staff at the park. The park is very visual, meaning a lot of people use the facilities. People from outside the county often remark how disappointing the park is. They love the jailhouse bathroom facilities, the portable johns, and the lack of a concession stand. I find it hard to believe that they have a park that could make money and they don't take advantage of it. What a waste

22 days ago

no

22 days ago

dugouts are much too narrow for adults - check out Tuckahoe Park fields in Arlington.

22 days ago

We don't need to spend a bunch of money on a good and functional park!

22 days ago

I wish put put (mini golf) would come back again.

22 days ago

Downward slope of outfield on fields 1 and 2 needs to be corrected.; risk for injury to outfielders when chasing fly balls.

22 days ago

More bathroom locations

22 days ago

Regarding of field 3

22 days ago

I like the batting cages. Having opportunities other than baseball/softball, like trails and playgrounds would be great.

22 days ago

More restrions

22 days ago

Would be somewhat important to have another bathroom station as opposed to just one

22 days ago

upgraded restroom facilities

22 days ago

Fields for kids

22 days ago

Fields for youngsters

22 days ago

clean bathroom facilities, with regular cleaning and supplies

22 days ago

Artificial turf fields for softball to avoid cancellations.

22 days ago

Bathrooms near fields 1 2 3

22 days ago

Ice cream

22 days ago

There should be a mixture of softball fields with natural and artificial turf surfaces. I would rather have a portion of the existing fields converted to artificial turf rather than increasing the number of fields.

22 days ago

Better and more bathrooms -- not Port-a-johns

22 days ago

better access to restrooms on Softball field 5

22 days ago

Improve and add bathroom facilities.

22 days ago

Additional rest room facilities near field 1&2 and field 3

22 days ago

Nothing to add.

22 days ago

More nature.

22 days ago

none

23 days ago

Concessions, putt putt, a water fountain people/dogs can play in

23 days ago

Neighborhood swimming pool

23 days ago

Do park with shade, seating and water, small dog area

23 days ago

The dog park would be fantastic for this area. There is no off leash facility anywhere nearby. A couple of benches and a nearby water source would be good. Along with increased trails. There are also a lot of people that play badminton in this area but there are no courts or resources. Maybe badminton and pickleball courts could share a space?.

23 days ago

bring back the mini golf course

23 days ago

Need to provide additional restroom facilities, portable or permanent

24 days ago

Waterfountain for dogs

24 days ago

As a softball player field #3 is a disaster as it is not remotely level. If part of the enhancements to the park are the installation of artificial turf then that would be an opportune time to re-grade the fields.

24 days ago

Grass vballcourts

25 days ago

Bike park/track, splash pad, playground with shaded covering. I have seen these in so many communities and there are not any in Fairfax county.

25 days ago

Mini golf again

25 days ago

Picnic area away from road

25 days ago

Pickleball is the fastest growing sport! Let's put a couple courts in!!!

26 days ago

Clean bathrooms

26 days ago

Current fields are well used and need minimal support. Please don't waste money trying to solve a problem that doesn't exist.

26 days ago

Better use of open area that used to be putt putt

27 days ago

Make at few softball fields turf for inclement weather play

27 days ago

Pickleball Courts -- very important for seniors.

27 days ago

Pickleball courts -- new sport //

27 days ago

Pickleball courts should be dedicated with proper netting, shade and fencing vice multi-use. While lining existing tennis courts is better than nothing it is not optimal. Pickleball is the fastest growing sport. It is easy to learn for all ages and a multi-generational activity. I'm surprised that Fairfax being one of the richest counties in the nation has not fully embraced this sport for it's residents.

27 days ago

Geocaches; handicapped spots adjacent to each field

27 days ago

Liked having Mini golf

27 days ago

Why so much focus on ball fields, batting cages --- this part of Clifton/Centreville region is WAY TOO SHORT on parks to be enjoyed by tax payers who do not play ball. We need trails, exercise loop, amenities that every other district has. I am TIRED of driving to Burke Lake or South Run Rec Center. Braddock Park should provide amenities to a wider range of tax payers. We have enough ball parks and fields and golf ranges --- this park needs an entirely new/different Master Plan. Balance things out!! This part of region has been F'd too many yrs w/ lack of family friendly recreation options. What's up w/ that??

28 days ago

Disc golf

28 days ago

A dog park would be #1 on my list.

28 days ago

Bike Skatepark

28 days ago

Skate park, ninja warrior course. There are baseball fields everywhere!!!! What about for the kids ages 12-17 who don't like team sports or can't afford it and are too big for the playground. We need to engage them in pro social active lifestyles.

28 days ago

tennis courts, area for outside exercise classes - yoga, etc.

28 days ago

Would love to see more Pickleball courts in Fairfax County.

29 days ago

There are no skateparks in this area of the County. This would be a big plus for the youth.

29 days ago

I would be very interested in more bike trails and a dog park.

29 days ago

Big emphasis on the dog park!!! No decent public dog parks within like 20mins

29 days ago

Good restrooms, benches along trails, water bottle refilling stations

29 days ago

Indoor basketball court, shaded areas

29 days ago

Water fountain or access to water for pets

29 days ago

The addition of Pickleball courts would be great. With so many PB players and so few places to play it would be a great addition. And lighting would make it even more popular.

29 days ago

N/A

29 days ago

larger shelter or additional shelter for rentals closer to a parking lot,

29 days ago

I believe more softball fields and turf softball fields would be very beneficial

29 days ago

Dog park with running water would be fantastic, as well as playground equipment so families can both exercise their dogs and allow the children to play.

29 days ago

I feel if you can make 4 of the 6 softball fields turf can ensure that softball can be played year round and won't cancel with rain. Turf fields are amazing

29 days ago

**BASKETBALL COURT!!**

29 days ago

artificial turf, Arlington County has begun converting their softball field to turf. They are safer for play, since the field isn't affected by weather or play.

one month ago

More lighting and the grass needs cutting much more than it currently is. In between the two parking lots the grass gets quite tall and there isn't a walk way or path to go thru.

one month ago

Would love to have diamond fields be turfed over. This will significantly enhance the safety on the fields as well as the overall experience.

one month ago

Turf softball fields if possible it will open up more use and also safer surface less maintenance also.

one month ago

Raise fence on field six to open up parking; put in mature trees behind home plate on field 5 to shade the infield from setting sun; a toilet at field 3

one month ago

Basketball court, soccer fields

one month ago

Extra votes for Volleyball Courts and Pickleball Courts!! Shaded areas to picnic.

one month ago

More bathrooms near lower fields

one month ago

An indoor soccer field and indoor recreational center/pool. Racquetball courts.

one month ago

Water fountains at each field (ideally bottle refilling style)

one month ago

Turf fields for the softball fields would be amazing. Much easier to complete the seasons while also attracting larger tournaments. They would also allow for year round play this bringing in more money for the county as well.

one month ago

No

one month ago

Pickleball courts

one month ago

Convert the two worst draining softball fields to turf, it would decrease maintenance costs and allow leagues to play through bad conditions without field damage

one month ago

Artificial turf softball fields

one month ago

water fountains

one month ago

Better bathroom facilities

one month ago

More bathrooms

one month ago

Enlarge/update restrooms

one month ago

Turf fields

one month ago

More turf fields

one month ago



Keeping the soccer field and additional turf fields would be great

one month ago

Synthetic softball fields. We need to have some diamond fields that are synthetic. What is the soccer teams get all the favoritism when it comes to synthetic fields.

one month ago

Scoreboards and video camera feeds for softball games

one month ago

Turf softball fields

one month ago

Lighting for nights

one month ago

mini-golf (really pulled a fast one on us there), less softball PLEASE, family sports like bocce above, trees would be great. and walking

one month ago

better setup to host local clubs for multi match soccer events on weekends

one month ago

It doesn't feel like a park right now. Would be nice to have something other than baseball fields.

one month ago

I believe that having turf fields all athletic fields can help with rainy days and cancellations of sports

one month ago

more paved bike trails. The over county connector and W and OD are nice but require driving and transporting bikes. We are so over looked in western Fairfax. No recreational center close by, no trails, lets do something for all ages.

one month ago

A weekend Saturday morning farmers market.

one month ago

Artificial turf on the baseball/softball fields would be incredibly beneficial.

one month ago

Water refill station meant for bottles, not just drinking fountains (also much easier to prevent the spread of COVID while keeping people hydrated)

one month ago

Another set of bathrooms and a play area like Wakefield is really all you need.

one month ago

Softball Field drainage

one month ago

I personally miss the mini golf but the other options presented are appealing. A water feature would be nice too

one month ago

Disc golf would be a great add. Smaller (called "tiki") courses are great family draws, cost little to build, are usually maintained by the disc golf community, and can be contained in a few acres.

one month ago

Tennis Courts

one month ago

If feasible, a bathroom facility closer to fields 1 and 2 would be helpful.

one month ago

Would love to see a dog park

one month ago

Field 3 is terrible. Tons of people hurt on it

one month ago

Air circulation in the bathrooms

one month ago

I wish putt putt golf was back

one month ago

A dog park and a older and younger kid play ground with swings

one month ago

I miss the old mini golf place, now that I have kids.

one month ago

Lighted tennis courts

one month ago

I live 5 mins from Braddock Park and would go multiple times a week if you added a playground!

one month ago

This is a great space and would be amazing to really build it up for families to enjoy. I would love to see mini golf come back, a bike park, dog park and walking trail.

one month ago

Field conditions are terrible and have not been improved for the 20 years that I have been playing and visiting this park.

one month ago

There are very few FCPA playgrounds in this area

one month ago

Walking and running trail loop

one month ago

A dog park would be phenomenal.

one month ago

Synthetic turf softball diamonds.

one month ago

Indoor swimming pool/ rec center would be fantastic.

one month ago

N/A

one month ago

2 playgrpunds geared to different age groups

one month ago

No

one month ago

I would love to see a community Rec center at this location with indoor pool and basketball courts. outdoor basketball courts would also be great

one month ago

Restrooms on the other side of the park near the batting cages

one month ago

Please consider adding a dog park. I have spoken to many of my neighbors and all dog parks that are good have to be driven to. Would like a great one close to home.

one month ago

Pickleball courts!!

one month ago

Pickleball courts

one month ago

Lighted pickleball courts for sure!!! It's been an enormous popular sport here in NOVA. Little rocky run just put in 4 courts and they are packed every night. We don't have lights on them unfortunately.

one month ago

Additional bathrooms and reopening of mini-golf.

one month ago

I'm interested in Pickleball courts. Need at least two courts and prefer four courts. One tennis court can be marked for two Pickleball courts. It's best to have a storage shed with portable nets for players to set up. Alternatively, use the tennis net and mark only one Pickleball court.

one month ago

Pickleball courts, bathroom, water fountain, shade, benches

one month ago

By installing pickleball courts the county would provide recreational opportunities to a new large demographic of residents.

one month ago

WOW, so excited about the potential of adding some of the "very important" new recreational opportunities. If I had to say the most important to me, it would be pickleball courts.

one month ago

Pickleball fastest growing sport and all ages playing esp elder folks--really good cardio workout but courts need to be done right similar to woodbridge which a shame is the nicest anywhere within 100 miles--at times in am esp on weekends completely full and people waiting--shade trees would be great or a pavilion and in florida concessions stand and they sell equipment--minimal charge to play there like \$2-3 and no problem for lots of courts but if it is minimal courts like 4-6 its not worth the money--people love tournaments and it does bring in revenue at all the other places so something else to think about--min 8-10courts needed but just an example Chesterfield va has more than 20 and lots of tournamentsrfield

one month ago

pickle ball and/or tennis courts would be great.

one month ago

Multiple pickleball courts would be a great benefit to the community.

one month ago

Definitely bocce and pickle ball

one month ago

emphasize recommendation for pickleball

one month ago

Pickleball is a fast growing sport in Virginia. Having dedicated courts in Fairfax County would be a huge draw for county residents. If you drive by the courts in Prince William County morning or evening you will find the courts full of people of all different ages enjoying the sport together.

one month ago

clean restroom facilities

one month ago

No

one month ago

Added shade near Pickleball courts and any dog park

one month ago

Pickleball 2021!!!

one month ago

Pickleball Courts!!!

one month ago

The county needs to add more pickleball courts! Currently we have 20 people waiting to play pickleball at Van Dyke Courts

one month ago

Pickle ball courts

one month ago

We need more public pickleball courts!

one month ago

Softball fields could allow the county to host travel tournaments which help the economy. Girl sports need to be supported more. Lacrosse is growing in popularity. Young people don't play pickleball. That is a total waste of money and a terrible idea.

one month ago

outdoor adult playground

one month ago

Please add pickleball courts.

one month ago

Pickleball courts

one month ago

Fairfax County Seniors would use additional pickle ball courts as well as other area residents.

one month ago

Pickleball is gaining popularity throughout Fairfax County. It would be great if Braddock Park would offer dedicated Pickleball courts to help meet the need.

one month ago

Pickleball is becoming a very popular sport that is enjoyed by everyone...young, old and all genders.

one month ago

Would like to see a Pickleball complex

one month ago

Pickleball courts around the area have traditional been a long wait to play. So this up and coming sport(10,000 baby boomers per day are retiring and looking for activities) needs a place to happen.

one month ago

Dedicated pickleball courts - 8 pickleball courts would be welcome

one month ago

Pickleball courts are needed desperately!

one month ago

I think pickleball courts would be a nice addition

one month ago

More pickleball courts throughout the county

one month ago

Definitely need pickleball courts, please. There are none in the area

one month ago

add picklebALL COURTS

one month ago

We have about 30 members of our senior tennis group (Golden Racquets) that want to play pickleball outside but there are very few courts. Our members would drive over 30 minutes to get to a pickleball court.

one month ago

Good bathroom facilities.

one month ago

If you had pickleball courts, I suspect more seniors could participate in active sports. We do not have enough courts and the sport is growing and easy to play. Also a great chance to meet other players.

one month ago

Would very much like to see pickle ball courts.

one month ago

Ping pong table

one month ago

Pickleball is the fastest growing sport in America. Must have 4-6 dedicated courts now!

one month ago

Pickleball is booming in Fairfax County. Friday at Van Dyke Park there we had over 40 people trying to play on the four courts.

one month ago

Pickleball is booming in Fairfax County. We desperately need more courts. Friday at Van Dyke Park in Fairfax City we had 40 players for four courts.

one month ago

At least 6 dedicated pickleball courts are needed to meet growing demand.

one month ago

I would like indoor pickleball courts near Fair Oaks, VA

one month ago

Pickleball courts!!

one month ago

We have a regular group of 100+ pickleball players, we desire permanent courts w/lights

one month ago

Shaded area near the pickleball courts

one month ago

lighted pickleball courts; restrooms

one month ago

Provide 8 dedicated pickleball courts

one month ago

Dedicated pickleball courts. Many dedicated pickleball courts.

one month ago

DEDICATED PICKBALL COURTS PLEASE.....!!!!

one month ago

Dedicated pickleball courts (greater than 6 courts) to meet current and future Pickleball play demands and to be able to hold tournaments

one month ago

Pickleball courts Running water Public bathrooms

one month ago

Need Pickleball courts. It's the fastest growing sport for all ages. Affordable and multi-generations are able to play together.

one month ago

Pickleball is growing so fast that the public deserves more courts in nearby parks.

one month ago

Additional toilets at remote fields

one month ago

port-o-johns for the distant fields

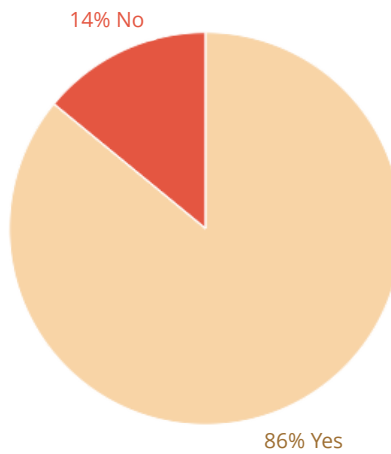
one month ago

We feel strongly about adding dedicated pickleball courts!

one month ago

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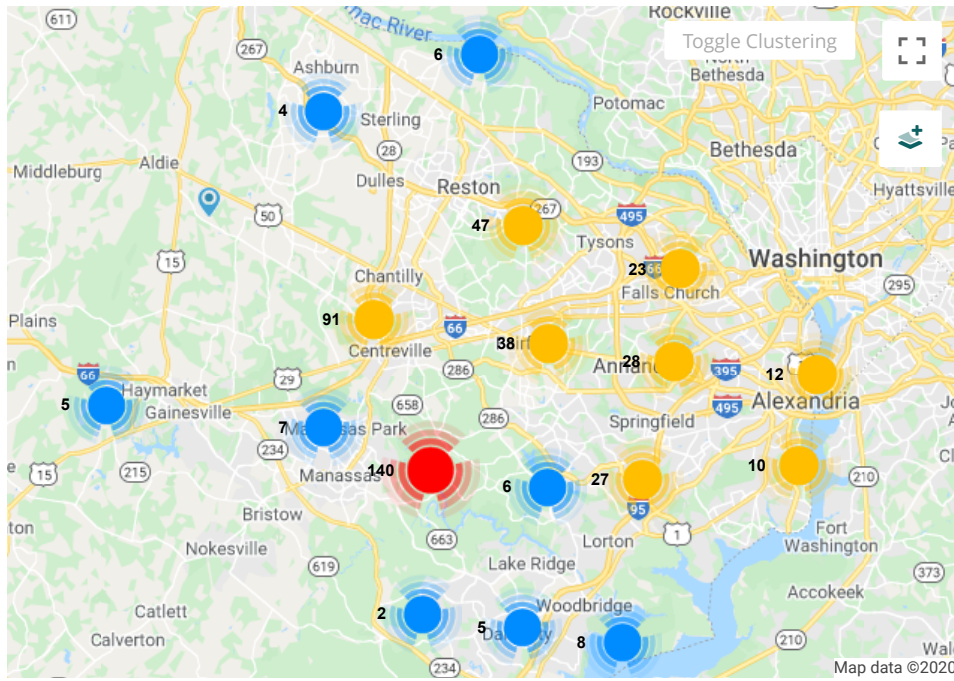
\* Are you a resident of Fairfax County?



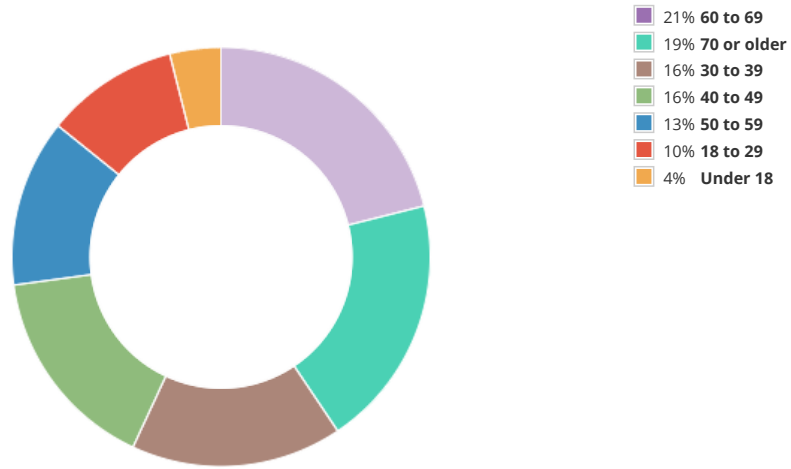
761 respondents



\* What is your zip code?

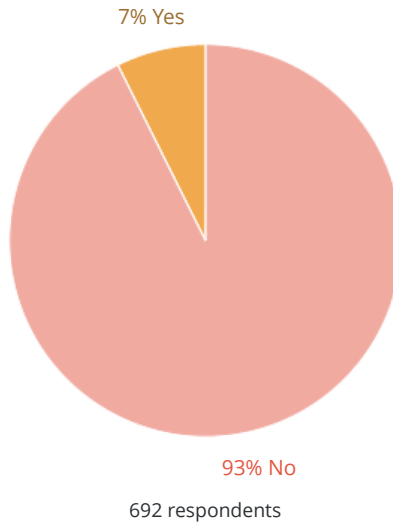


\* What is your age?

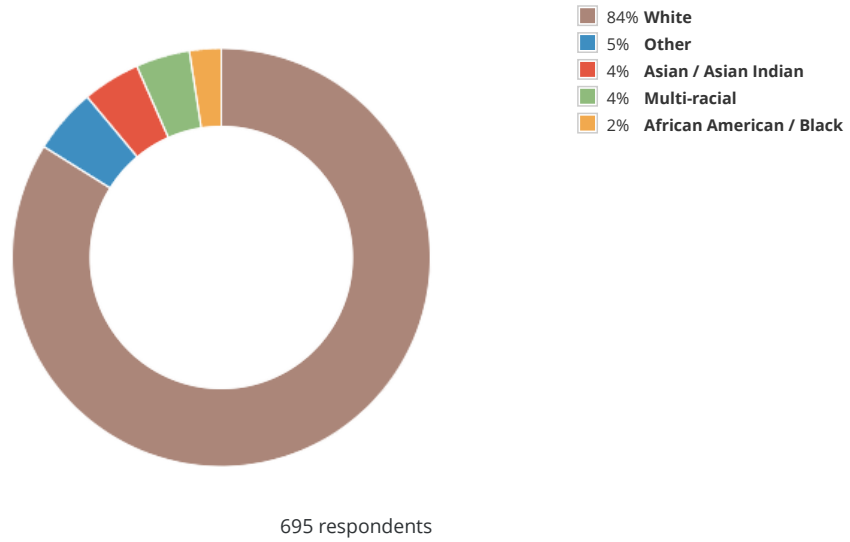


759 respondents

Are you of Hispanic, Latino, or Spanish Ancestry? *(Response is Optional)*



Which of the following best describes your race? *(Response is Optional)*



Project Engagement

PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
960	25,672	316	1









# BRADDOCK PARK – MASTER PLAN REVISION



Park Authority Board Briefing– July 28, 2021



# Tonight's Agenda

- **Master Plan Presentation** - Doug Tipsword, Park Authority Landscape Architect/ Planner
  - *Research & Data Analysis*
  - *Site Context and Existing Conditions*
  - *Design Development*
  - *Concept Development Plan (CDP)*
  - *Next Steps & Schedule*
- **Questions?**





# Research & Data Analysis

- Review the Current Master Plan and revisit the original goals & priorities
- Interview Stakeholders to better understand the success of the existing programs and partnerships
- Planning and Analysis methods are used to determine if public needs are being met at a countywide scale
- Engage the community through a Public Survey to determine if new facilities and uses are desired
- Conduct a Site Analysis of the park as it exists today. Identify opportunities and constraints







### Site Context

- Springfield Supervisory District, Pohick Planning District
- Centreville Highschool to the South
- FCPA owned Twin Lakes Golf Course to the East

### Existing Park

- Athletic facilities
- Restrooms & picnic facility
- Maintenance area
- Utility easement
- Storm Water Management (SWM) basins
- Resource Protection Zone (RPZ)
- Miniature golf course (Built in 1999 and removed in 2018)

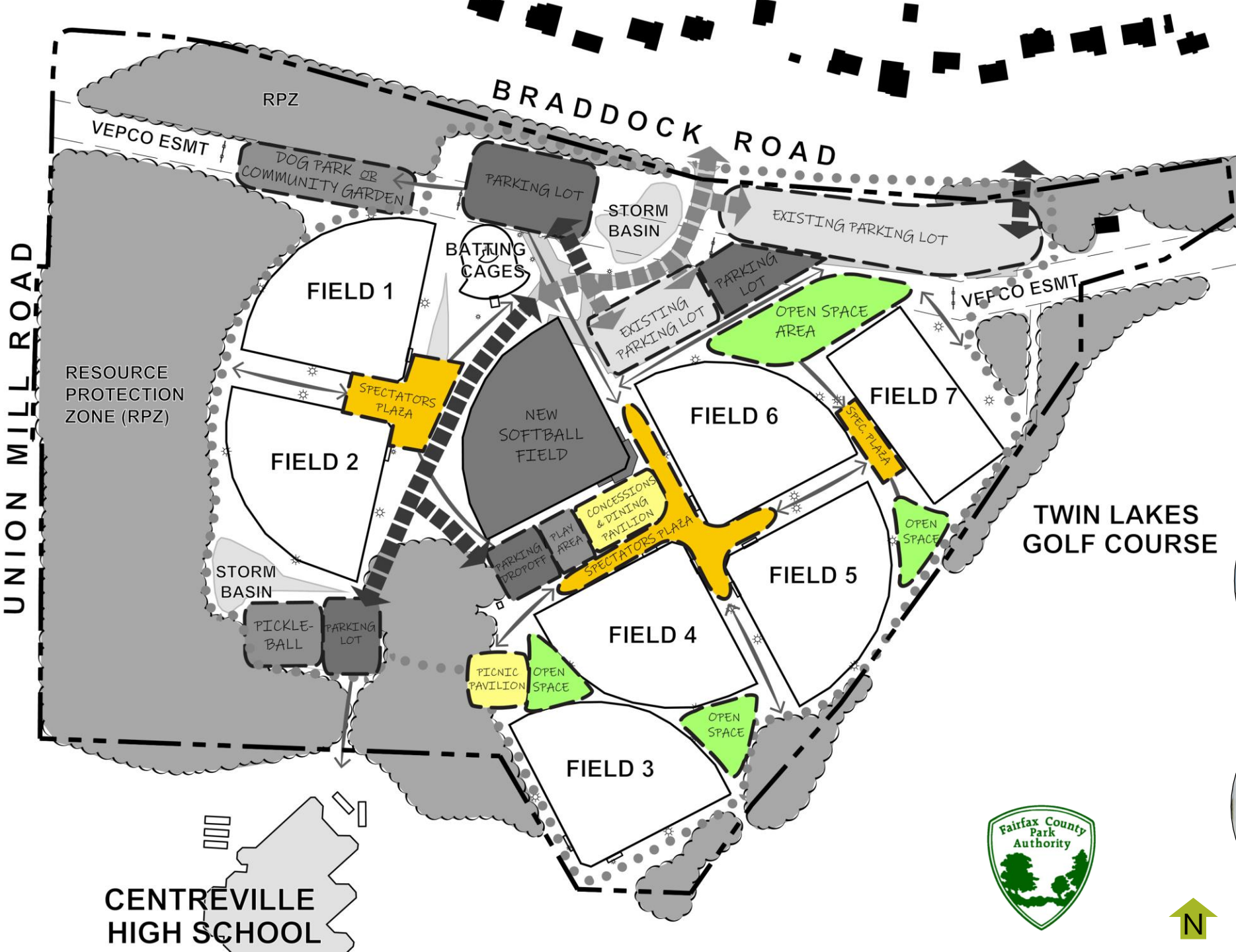


# Design Development – *PARK NEEDS*



- Improvements to the PASSIVE RECREATIONAL or social experience
- Improvements to the ACTIVE RECREATIONAL experience
- Improvements to PEDESTRIAN CIRCULATION and site walkability
- Improvements to VEHICULAR CIRCULATION and access into the park
- Improvements to the park's natural setting and providing environmental benefits



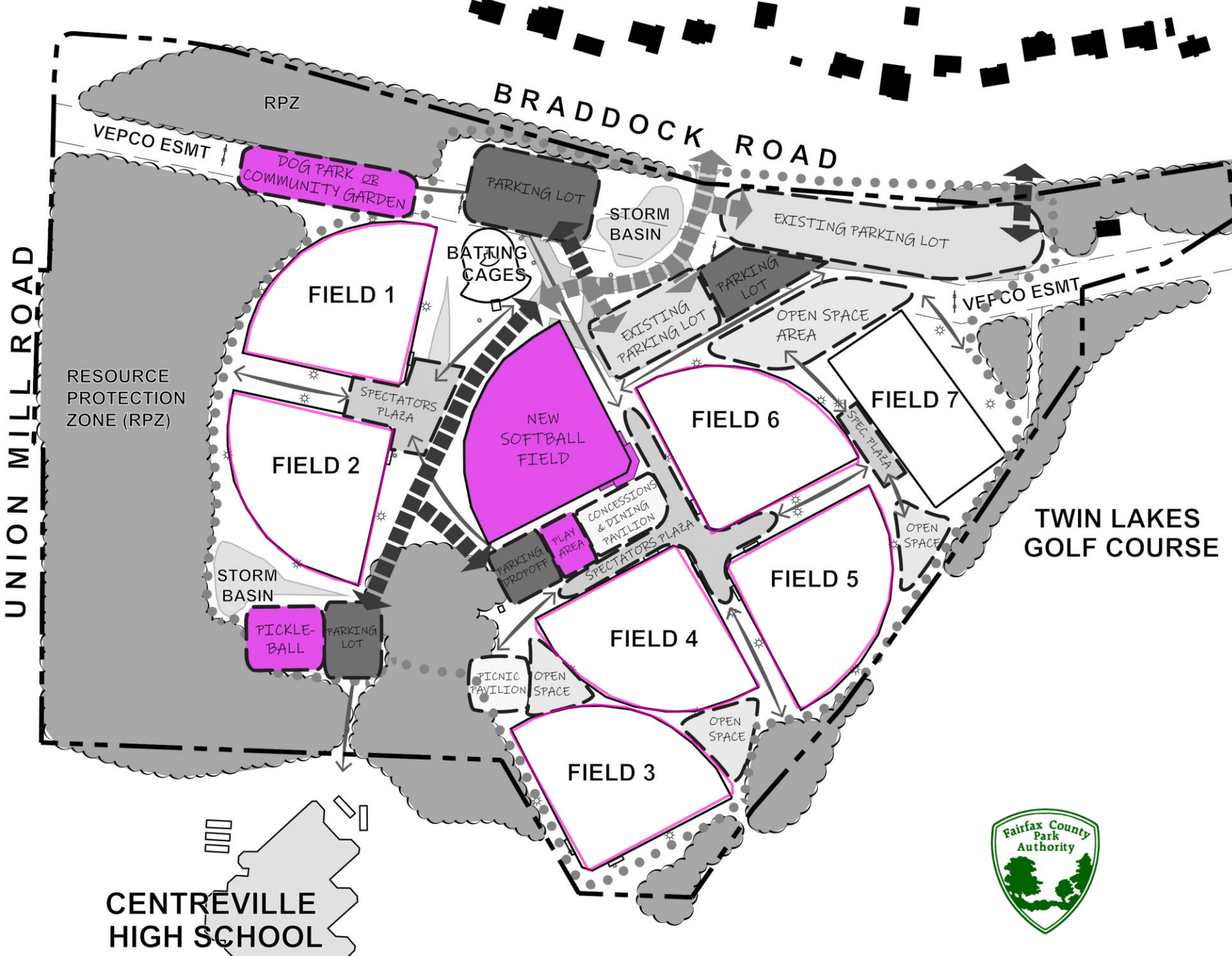


# Passive Recreational Improvements

- New restrooms, concession area & dining pavilion
- Spectator plazas with seating and shade
- Open space areas
- New picnic pavilion







# Active Recreational Improvements

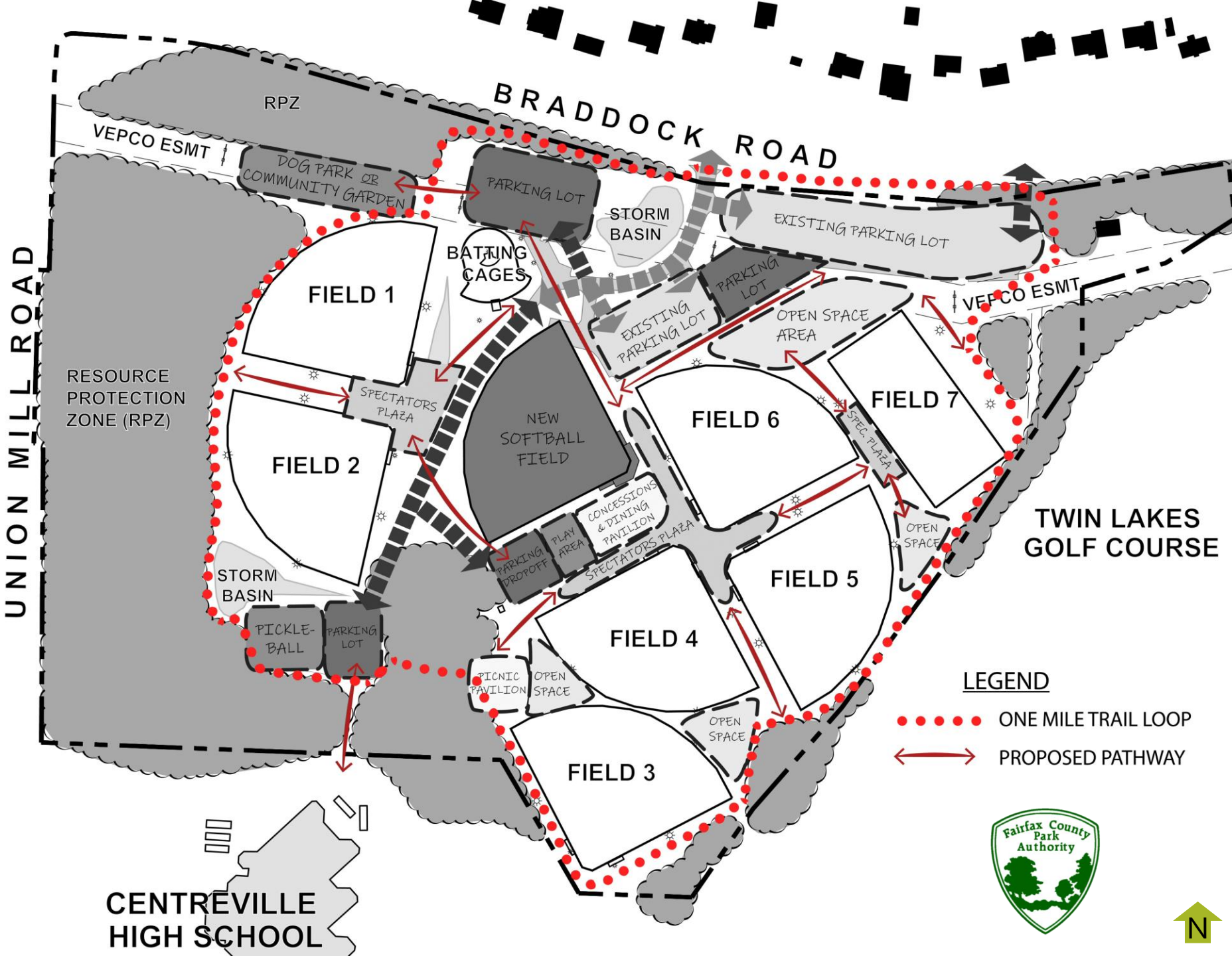
- Synthetic turf conversion for existing diamond fields
- New diamond field (325')
- Playground area
- Dedicated pickleball courts
- Dog park OR community garden plots





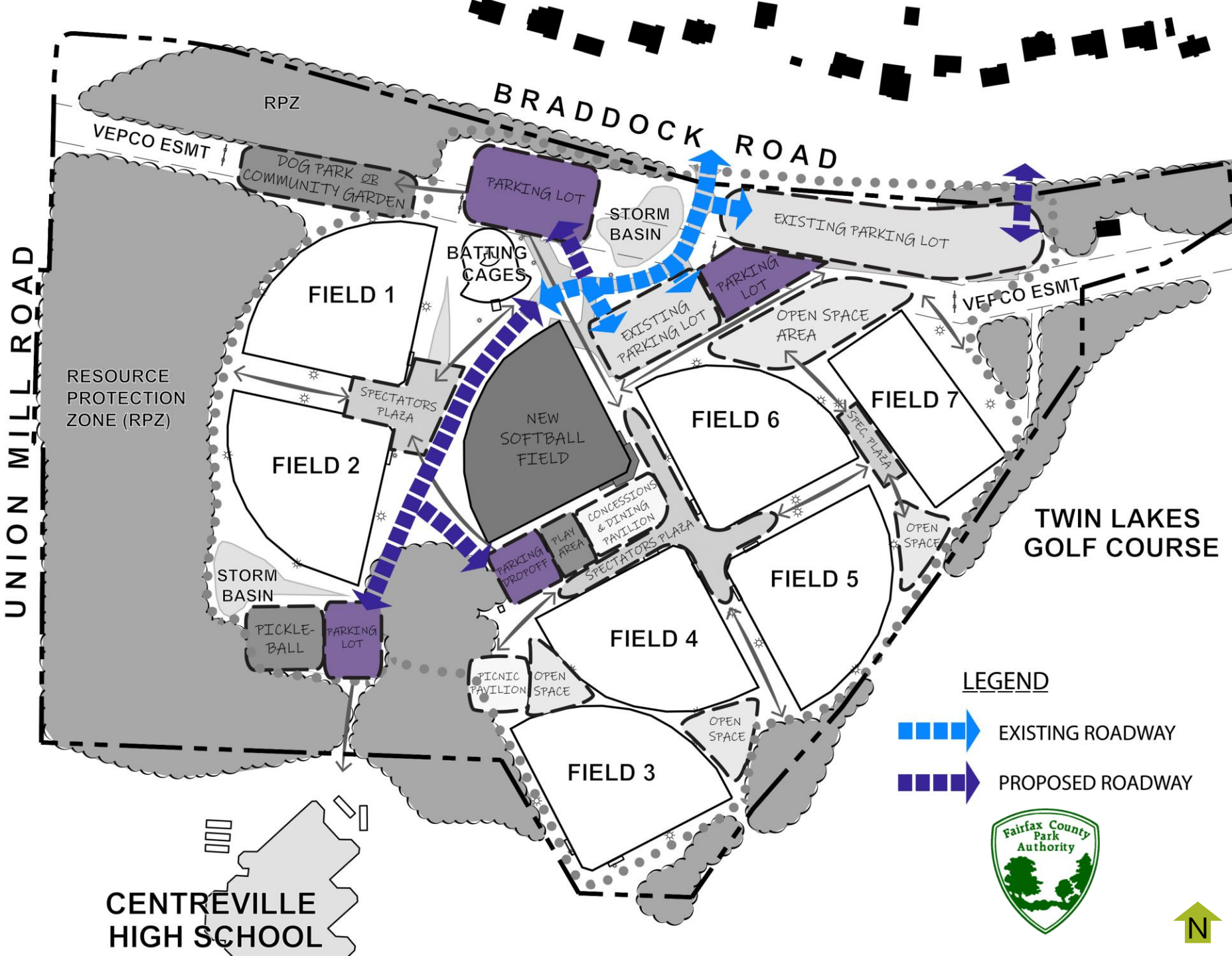
# Pedestrian Circulation Improvements

- 1 mile perimeter trail loop
- Additional sidewalks and pathways connections
- ADA accessibility



# Vehicular Circulation Improvements

- Improved site access
- Improved interior site circulation
- Additional parking
- ADA parking
- Vehicular drop-off area



## LEGEND

- EXISTING ROADWAY
- PROPOSED ROADWAY







# Draft Conceptual Development Plan

## SYMBOL LEGEND

- 01 Restrooms, Concession Area & Dining Pavilion
- 02 Social Plaza
- 03 Open Space Area
- 04 Picnic Pavilion
- 05 New Softball Diamond (325')
- 06 Playground / Game Area
- 07 (6) Dedicated Pickleball Courts
- 08 Dog Park OR Community Garden Plots
- 09 Trail Loop (1 Mile)
- 10 Vehicular Drop-off Area
- 11 New Parking





# Braddock Park Revised Master Plan Schedule (2020 -2021)





# ANY QUESTIONS?

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***Continue to check the Braddock Park webpage for project updates...***

**<https://www.fairfaxcounty.gov/parks/planning-development/braddock-park-master-plan-revision>**