

# FAIRFAX COUNTY PARK AUTHORITY



## REAL ESTATE PLANNING PROJECT MANAGEMENT



## PLANNING COMMISSION CIP WORKSHOP MARCH 11, 2021



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DIRECTOR, PLANNING & DEVELOPMENT

## PARK SYSTEM AT-A-GLANCE



429 Parks  
23,620 Acres  
418 structures  
1,425,099 sf of space



\$532,591,027  
Tax value of FCPA capital  
buildings and improvement  
assets



\$407,179,981  
Value of FCPA land,  
equipment, easements and  
construction in progress

## PARKS MEET ESSENTIAL NEEDS DURING DIFFICULT TIMES

### HEALTH & ENVIRONMENT

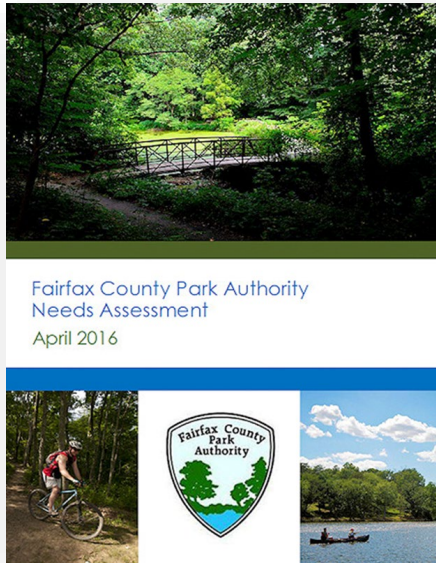
- Parks have seen record attendance since reopening
- Trails were essential to keeping the community active and outdoors
- Open space contributes to the well-being of all



### CULTURAL & RECREATIONAL

- RECenters continue to see increased attendance
- Pools are a safe and popular recreation amenity
- Outdoor and nature-based programs are most popular in the community

# LONG RANGE PLANNING INITIATIVES



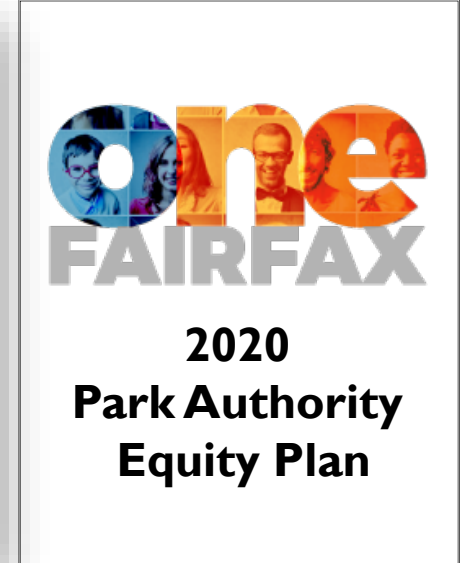
**2016  
Needs  
Assessment**



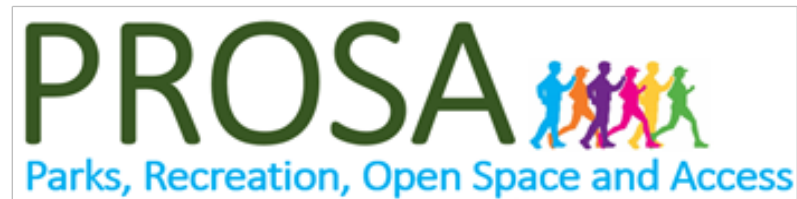
**2017  
Agency Master  
Plan**



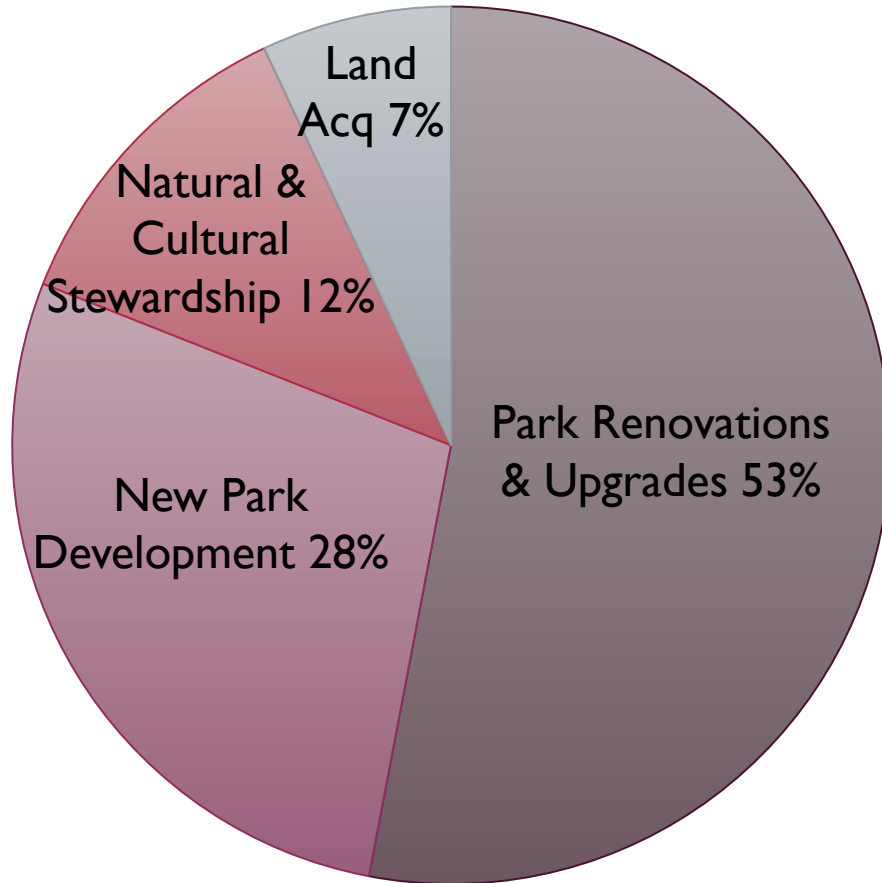
**2018  
FY 19-23  
Strategic Plan**



**2020  
FCPA Equity  
Plan**

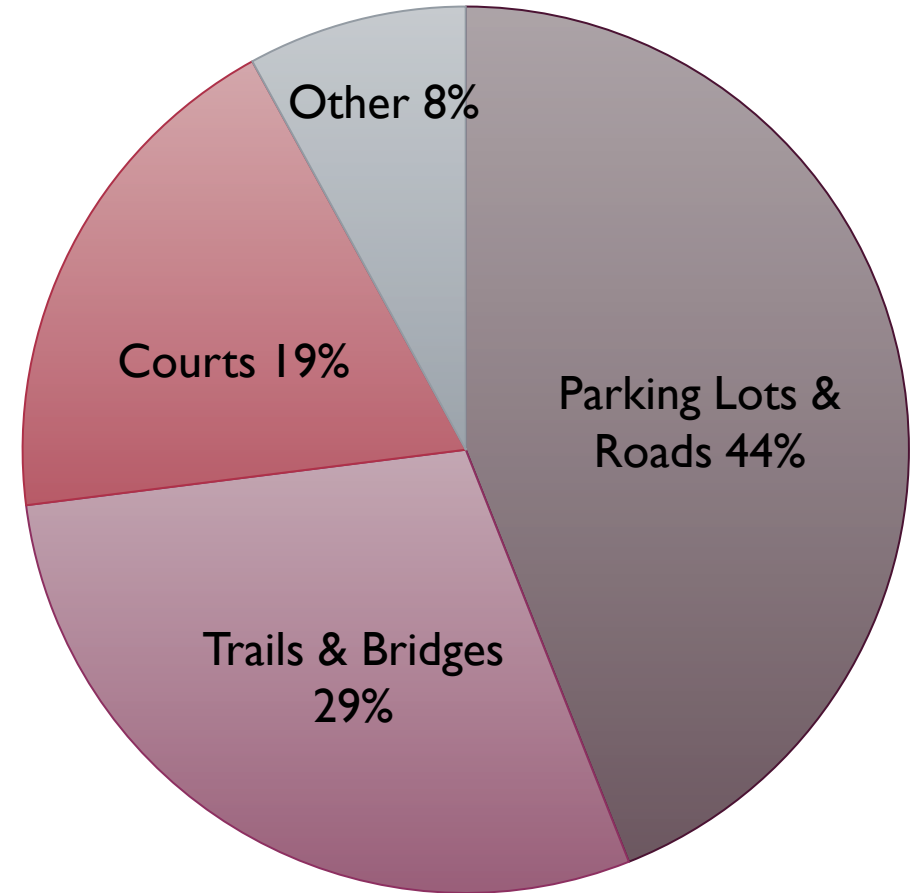


2020 Park Bond Allocations (\$100M)



- Park Renovations & Upgrades 53%
- New Park Development 28%
- Natural & Cultural Stewardship 12%
- Land Acquisition & Open Space Preservation 7%

FY16-20 Sinking Fund Allocations (\$9.8M)



- Parking Lots & Roads 44%
- Trails & Bridges 29%
- Sport Courts 19%
- Other 8%

## CAPITAL IMPROVEMENT FRAMEWORK

Time Frame	Critical	Sustainable	Visionary	TOTAL
I-5 Years (prior)	\$91,892,000	\$107,945,000	\$77,532,000	\$277,369,000
2020 Bond	(\$9,200,576)	(\$13,551,024)	(\$77,248,400)	(\$100,000,000)
I-5 Years	\$82,691,424	\$94,393,976	\$283,600	\$177,369,000
6-10 Years	\$0	\$172,350,000	\$394,742,000	\$567,092,000
<b>GRAND TOTAL</b>	<b>\$82,691,424</b>	<b>\$266,743,976</b>	<b>\$395,025,600</b>	<b>\$744,461,000</b>

# SYNTHETIC TURF FIELD REPLACEMENT – COVID FUNDING IMPACT

FY	# of Field Replacements	Funds Available	Replacement Cost	Year End Balance
2021	5	\$ 2,460,895	\$ 2,162,260	\$ 298,635
2022	6	\$ 2,548,635	\$ 3,006,960	\$ (458,325)
2023	5	\$ 1,866,675	\$ 2,554,960	\$ (688,285)
2024	8	\$ 1,636,715	\$ 3,910,960	\$ (2,274,225)
2025	11	\$ 50,755	\$ 5,463,600	\$ (5,412,845)
2026	5	\$ (3,087,845)	\$ 2,554,960	\$ (5,642,805)





## EXPANDING CAPABILITIES & MODERNIZING AGING ASSETS

- Mount Vernon RECenter Construction starting summer 2021
- Audrey Moore RECenter Design starting summer 2021



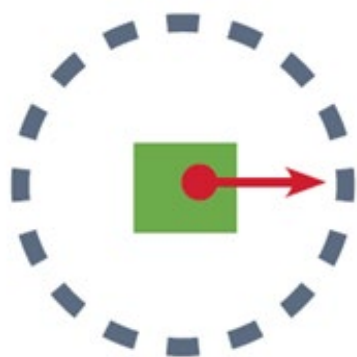
# TARGETED IMPROVEMENTS FOR RECENTER SUSTAINABILITY

- Cub Run RECenter Childcare Facility
- Lee District RECenter Fitness and Childcare
- Providence RECenter Fitness and Childcare
- South Run RECenter Field House HVAC



# PLANNING WITH AN EQUITY LENS

- Emphasis on equity through connections, access, and interrelationships of decisions
- Exploring linkages between parks and health

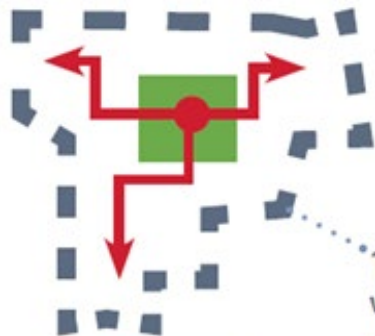


**90%**

of residents live within a 1/2 mile radius of park land

Proximity

vs.

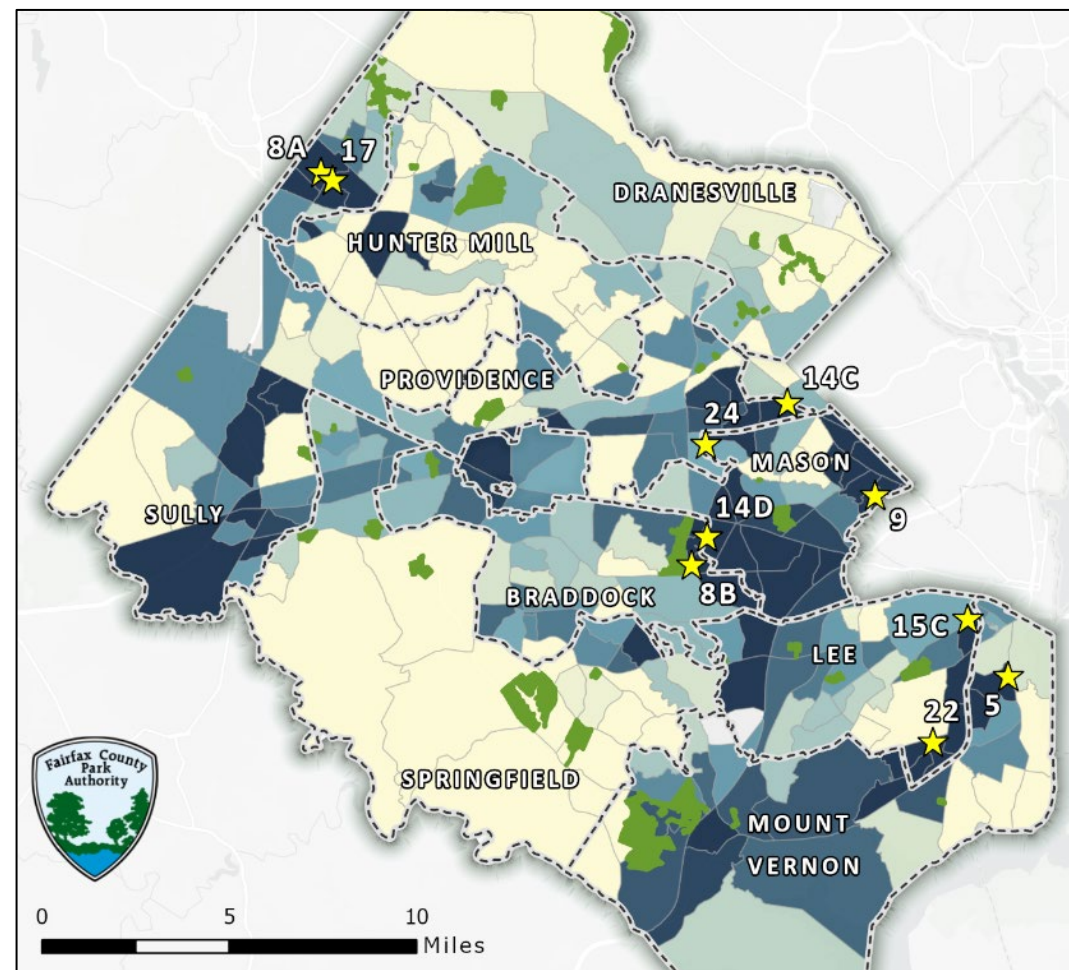


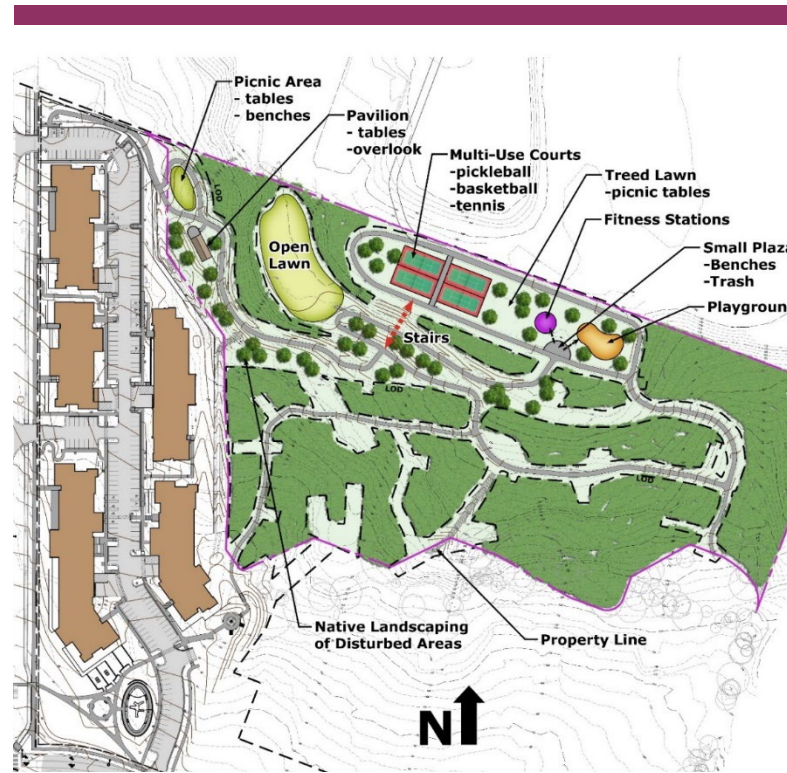
1/2 mile walk with walking route

**56%**

of residents live within a 1/2 mile walk to a park entrance

Access





## REINVESTMENT & DEVELOPMENT OF COMMUNITY PARKS

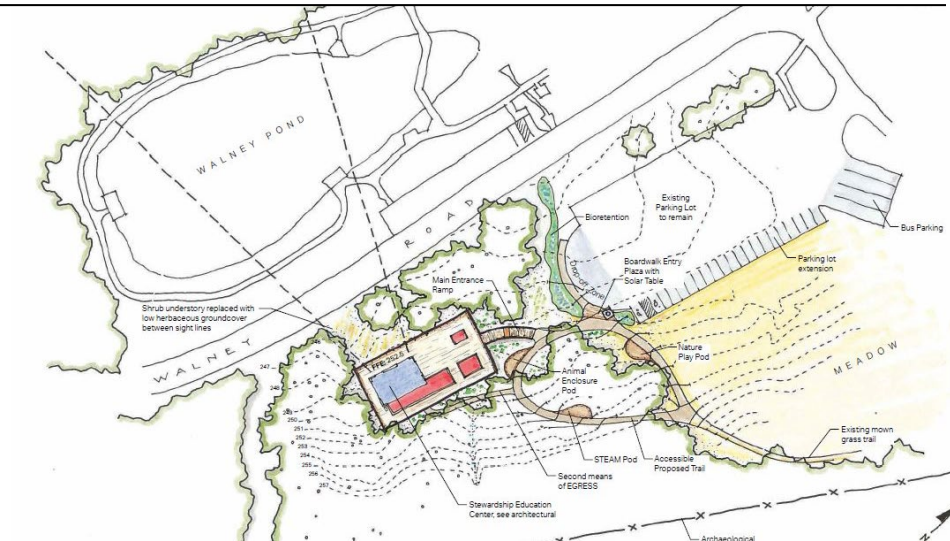
- Mount Vernon Woods Park starting design 2022
- North Hill Park starting construction summer 2021
- Hogge Park starting construction summer 2021





## IMPLEMENTING SPORTS TOURISM STUDY PRIORITIES

- Patriot Park North diamond fields (4 full sized, 2 youth)
- Master Plan for Braddock Park Improvements
- Mt Vernon RECenter 2<sup>nd</sup> Ice Rink



## STEWARDSHIP & SUSTAINABILITY

- Sully Woodlands Stewardship Education Center
- Scope: multi-purpose space, fireplace, demonstration of sustainability, outdoor classroom
- Construction: starting summer 2021

## PROTECTING CULTURAL RESOURCES

- Archaeology and Collections Facility for 3 million artifacts
- 30,000 SF Adaptive Re-Use of existing boiler plant building WV-35, adjacent to the Workhouse Arts Foundation
- Scope: Including space for labs, research, offices, and storage of artifacts



## INVESTING IN NATURAL CAPITAL



### **Frying Pan Farm Park Reforestation**

Restore 17.8 acres of degraded forested areas to high quality natural communities.

### **Lake Fairfax Park Meadow Restoration**

Restoring 3-acre meadow to convert fescue field into diverse native plant habitat



# ENERGY, SUSTAINABILITY & RESILIENCY

## On-Going Efforts

- RECenter & building facility HVAC upgrades and retro commissioning
- RECenter Building automation systems and controls
- Energy Service Corporation (ESCO) assessments and projects
- Solar array installations, phase I



## Looking Ahead

- Align with Fairfax County's Operational Energy Strategy and Green Initiatives
- Electric Vehicle Charging Stations
- Roof repairs/replacement for solar, phase 2



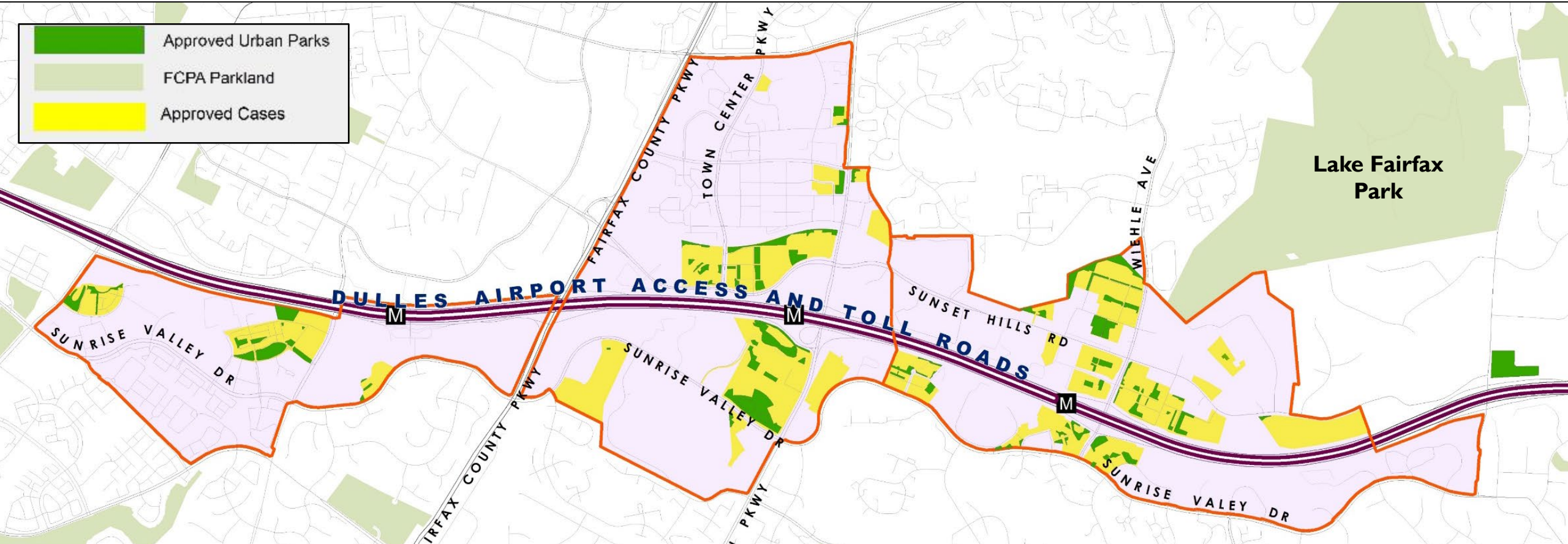


## MAKING PROGRESS ON URBAN PARKS IN TYSON'S

- The Boro Park, opened in 2019
- The Mile commits to 5 acre “Central Park”
- Reached half-way mark on athletic fields in plan
- Completed Arbor Row, Vesper, and Scotts Run Trails

# 50 ACRES & \$27M OF PROFFERS IN RESTON TSA'S

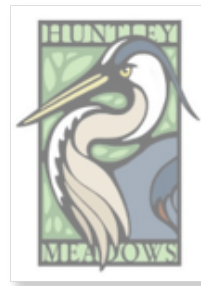
- Isaac Newton Square full size turnkey fields
- Reston Crescent (Halley Rise) dedicates 7-acre Hunter Mill Park
- New Dominion West Dog Park
- Woodland Park East Community Park



# CONTINUING PARTNERSHIPS & COLLABORATIVE EFFORTS



- Housing & Community Development
- Pop up & Interim Parks
- Original MVHS
- Reston Town Center North
- Sully Community Center
- Workhouse Arts Foundation
- I-95 Landfill
- Lorton Community Park
- NVTC Campus
- Tysons, Reston, Route 1
- Mt Vernon Ladies Association



- One Fairfax
- Resident Curator Program
- IMA Volunteers
- Transportation/Trails – Active Fairfax
- Sports Tourism Task Force
- Fairfax First
- Environmental, Energy & Advisory Committee
- Live Healthy Fairfax
- Economic Advisory Commission
- McLean Project for the Arts
- Friends Groups





THANK YOU FOR YOUR CONTINUED SUPPORT OF  
THE FAIRFAX COUNTY PARK AUTHORITY!