

Community Development

PROGRAM DESCRIPTION

County and federal funding for community development provides continued support for ongoing capital improvement projects in designated Conservation Areas. These projects, which include various types of improvements, such as community centers, recreational areas, handicapped accessibility improvements, storm drainage, road, sidewalk, and street lighting improvements, and housing rehabilitation, are designed to revitalize and preserve low and moderate income neighborhoods as affordable, decent places to live and as a housing resource for the County's low and moderate income population.

LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Locate senior centers in or near residential areas, and co-locate affordable elderly housing with senior centers conveniently located to public transportation and community services.
- ✓ Facilitate improvement and maintenance of existing neighborhoods, including the Jefferson Manor Conservation Area, and preserve existing affordable housing by initiating community development programs where needed, and improving public facilities, such as roads and storm drainage improvements.
- ✓ Maximize the use of existing public facilities, including public schools, for community recreation purposes.
- ✓ Provide new colocated facility for Lorton Community Center and Lorton Senior Center.

Source: 2003 Edition of the Fairfax County Comprehensive Plan, as amended

CURRENT PROGRAM INITIATIVES

Up to and including FY 1990, this program was supported primarily by Community Development Block Grant (CDBG) funds. However, due to increased demands on those funds and a policy adopted by the Board of Supervisors giving priority to the use of CDBG funds for affordable housing, other funding sources have had to be identified. Funds in the amount of \$6 million were provided through the passage of the 1989 Neighborhood Improvement Bond. In addition, a federal Section 108 loan was approved by the U.S. Department of Housing and Urban Development (HUD) in the amount of \$9.3 million to continue public improvement projects, initiated many years ago, targeted at specific neighborhoods known as conservation areas. As part of this neighborhood improvement program, master plans were prepared to identify necessary public improvements, and those plans are being implemented through annual federal grants, loans, and bond funds.

Neighborhood Plans

Conservation plans have been adopted by the Board of Supervisors for 15 neighborhoods of which nine are currently designated. In addition, three redevelopment plans and three rehabilitation districts have been approved. The Board has also approved 31 neighborhood plans under the Community Improvement Program. Improvement planning and coordination of these neighborhood projects and other identified target areas are carried out on a continuing basis by the Department of Housing and Community Development (DHCD) working with neighborhood residents. Public improvement projects have been completed, are underway, or are in planning for most of the neighborhoods. These projects include road and storm drainage improvements in the Bailey's and Jefferson Manor Conservation Areas. CDBG funds as well as funds from other sources are also made available in the form of low-interest loans to eligible low and moderate income homeowners for repairs and improvements to their homes located throughout the County.

Recent project accomplishments in the community development program include the completion of the Fairhaven neighborhood improvement program, and the initiation of a neighborhood improvement phase in Jefferson Manor.

Recreation Facilities for Teens and Elderly

The Department of Community and Recreation Services (DCRS) operates several community centers in the County, which provide leisure time activities as well as various programs and services to residents. These centers offer teen and adult clubs, athletic teams, hobby and adult education classes and various activities and programs for senior residents of the County. The centers also provide assistance in organizing clubs, aiding community groups, and providing speakers and/or slide presentations on departmental programs. In some cases, community centers house senior centers, usually at a neighborhood level.

Senior centers are also located in park facilities, as stand alone facilities, and in former as well as active schools. Depending on the level of services provided, the facilities vary in size from 700 to 22,368 square feet of space. The need for senior centers is determined through an analysis of the size and density of the existing and projected older populations in relationship to geographic accessibility, the location of major travel corridors, and the availability of sites. In 1988, the Board of Supervisors adopted in concept a Senior Center Study which identified future sites for senior centers and adult day health care centers, and specified that services be provided to elderly residents on a neighborhood, community, regional and Countywide basis. The hierarchy of services outlined in the Senior Center Study is as follows:

- ✓ Regional Senior Centers are located on the periphery of residential areas or in commercial/retail areas accessible to nearby communities. The facilities range from 29,000 to 36,000 square feet and serve 220 to 340 participants daily, including collocated day health care services provided by the Department of Health for residents in a seven-mile radius.
- ✓ Community Senior Centers, located in residential areas within a three-mile service area radius, range in size from 10,000 to 15,000 square feet and provide services for 70 to 175 participants daily.
- ✓ Neighborhood Service Centers, located in residential areas with a small, but constant, elderly population which may be geographically isolated from larger centers, require approximately 4,000 square feet of gross floor area and provide services for 30 to 75 participants daily. Senior center projects, which are included in the CIP, are often provided through federal funding and may include elderly housing.

Teen services are also designed to follow the Senior Services Continuum. Both the Senior and Teen Services programs will be housed in the same facilities in order to maximize County resources and provide integrated programming.

Athletic Field Maintenance

In recent years, a significant effort has been made to maintain quality athletic fields at acceptable standards and improve safety for users. Maintenance of athletic fields includes: field lighting, fencing, irrigation, dugout covers, infield dirt, aeration, and seeding. Maintenance efforts also include a consistent mowing frequency schedule, and a maintenance schedule for recently completed irrigation and lighting projects. Athletic field maintenance is funded by the General Fund and is supplemented by an Athletic Services Fee. Revenue from this fee is dedicated to enhanced maintenance of school athletic fields, the implementation of synthetic turf fields, and custodial support for indoor sports organizations. These maintenance efforts will improve safety standards, enhance playing conditions, and increase user satisfaction.



One of the many fields in Fairfax County for use by all residents.

CURRENT PROJECT DESCRIPTIONS

1. **Boys' Athletic Field Lighting** (Countywide): This is a continuing project to fund the installation of boys' baseball field lighting systems at prioritized Fairfax County middle schools and high schools. The school system's Office of Design and Construction Services recommends a standard of 30 foot candles of light in the infield and 20 foot candles of light in the outfield. This effort is being coordinated by the Department of Community and Recreation Services.
2. **Girls' Softball Field Lighting** (Countywide): This is a continuing project to provide for the installation of lights on Fairfax County Public School (FCPS) middle and high school athletic fields used for girls' softball. DCRS staff continues to work with representatives from Fairfax Athletic Inequities Reform (FAIR) and to coordinate with FCPS and the Fairfax County Park Authority (FCPA) to identify, prioritize, and develop proposed plans for addressing girls' softball field lighting requirements. This effort is being coordinated by DCRS.
3. **Athletic Field Maintenance** (Countywide): This is a continuing project to provide maintenance to all of the athletic fields managed by FCPA. Funding is included for continued personnel and operating costs associated with the program including electricity for lighted facilities, maintenance of lighting systems, water and irrigation system maintenance, minor ball field repairs and capital equipment. This program is designed to improve playing conditions, and reach safety standards.
4. **Athletic Services Fee – Field Maintenance** (Countywide): This is a continuing project to provide funding for an enhanced level of maintenance by FCPA on athletic fields at FCPS public school sites, which will provide a consistent mowing frequency schedule for high school diamond fields, as well as diamond field infield preparation twice a week for elementary, middle, and high school fields. It also will establish post-season field treatment standards and a maintenance schedule for recently completed irrigation and lighting projects on FCPS fields. This project is supported by the Athletic Services fee and the General Fund.
5. **Athletic Services Fee – Turf Field Development** (Countywide): This is a continuing project to facilitate the development of synthetic turf fields at County public park and school sites. This project is supported by the Athletic Services fee.
6. **Athletic Services Fee – Custodial Support** (Countywide): This is a continuing project to provide custodial support for indoor gyms used by community-based indoor athletic organizations during their assigned primary scheduling season. This project is supported by the Athletic Services fee.

7. **Park Maintenance of FCPS Fields** (Countywide): This is a continuing project to provide for the mowing of athletic fields at County public elementary and middle schools. This project is designed to improve the quality of the school fields which represents 62 percent of the total athletic field inventory in the County. This program improves playing conditions, improves safety standards, and increases user satisfaction. The program provides for mowing of the fields 28 times annually, aeration and overseeding. These services are provided by the FCPA through established service contracts.
8. **Jefferson Manor Public Improvements** (Lee): \$25,000,000 for the provision of road and storm drainage improvements in the Jefferson Manor Conservation Area. Road and storm drainage improvements have been completed on part of Jefferson Drive, Monticello Road, Farmington Drive, Farnsworth Drive, are underway on Fort Drive, and are planned on Edgehill Drive, Edgehill Court, Albemarle Drive, Williamsburg Road and Fairhaven Avenue. The design of all four phases of road and storm drainage improvements in the Jefferson Manor Conservation Area has been substantially completed, as has the construction of Phases I and II-A. Phase II-B, Fort Drive, is entering the construction phase. The two final phases consist of Phase III (Edgehill Drive, Edgehill Court, Albemarle Drive, and part of Fairhaven Avenue) and Phase IV (part of Monticello Road, Williamsburg Road, and part of Fairhaven Avenue). The Total Project Estimate (TPE) for Phase II-B is \$3,000,000, for Phase III is \$9,000,000, and for Phase IV is \$8,000,000. Funding for Phases II-B, III, and IV has not yet been determined.
9. **Land Acquisition Reserve** (Countywide): This is a continuing project for the acquisition of land or open space preservation for future County facilities and capital projects. Funding is specifically intended for land acquisition and was created to improve the County's competitiveness in today's market.

10. **Mott Community Center** (Springfield): \$2,000,000 to refurbish the existing 7,600 square foot Mott Community Center and to construct approximately 6,000 square feet of programmable floor space. The proposed addition will provide for the expansion of social and recreational programs operated by Community and Recreation Services. The proposed program includes a new computer clubhouse, expansion of the existing gymnasium and storage space. The major renovations include a replacement of the existing HVAC system, roof and ceilings. In addition, site improvements will be provided, including additional parking and exterior lighting. Funding is supported by the General Fund.



Photo of the Mott Community Center.

11. **Salona Property Conservation Easement Acquisition** (Dranesville): This project supports the payments associated with the purchase of the conservation easement at the Salona property as approved by the Board of Supervisors on September 26, 2005. The total cost of the property is \$18.2 million with payments scheduled through FY 2026.
12. **Lorton Community Center** (Mt. Vernon): This project will provide for design and construction of a Lorton Community Center. Funding was approved during the *FY 2006 Carryover Review* for a complete and thorough re-evaluation of the original feasibility study needs to be conducted in order to verify the scope, location and cost of the project. The previous feasibility study, conducted in 1997, identified approximately 17,000 square foot scope for the project and was based on the pre-existing Lorton Library site as the location for this new facility. Due to a new Comprehensive Plan, environmental requirements, and new agency scope requirements, additional updates and review are required. The facility will house the Lorton Community Action Committee and the Lorton Senior Center and is anticipated to serve over 100 participants daily.

13. **Providence Community Center** (Providence): \$11,000,000 for design and construction of a new community center facility as part of the proposed Metro West development located adjacent to the Vienna Metro Station. The community center will be approximately 30,000 square feet, and will include space for a new district supervisor's office. The project is to be built on a site that was proffered by the Metro West developer, and will be funded through a combination of proffered funds and County funds.
14. **McLean Community Center Improvements** (Dranesville): \$200,000 for the replacement of wood window frames, theatre carpet, theatre seat upholstery, theatre hardware and theatre sound system design and engineering equipment.
15. **Reston Community Center Improvements** (Hunter Mill): \$2,949,000 for the replacement of equipment at Reston Community Center, including natatorium lighting, ventilation, pool shell, and deck tile.

**PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
(\$000's)**

Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	Total FY2008-FY2012	Total FY2013-FY2017	Total Project Estimate
1 Boys' Athletic Field Lighting / 004999	G	C	100	100	100	100	100	500	500	1,000
2 Girls' Softball Field Lighting / 005000	G	C	100	100	100	100	100	500	500	1,000
3 Athletic Field Maintenance / 005009	G	C	2,530	2,530	2,530	2,530	2,530	12,650	12,650	25,300
4 Athletic Services Fee - Field Maintenance / 005012	G, X	C	750	750	750	750	750	3,750	3,750	7,500
5 Athletic Services Fee - Turf Field Development / 005013	X	C	500	500	500	500	500	2,500	2,500	5,000
6 Athletic Services Fee - Custodial Support / 005014	X	C	200	200	200	200	200	1,000	1,000	2,000
7 Park Maintenance of FCPS Fields / 005006	G	C	739	739	739	739	739	3,695	3,695	7,390
8 Jefferson Manor Public Improvements / 013918	G, B, F	6,000	2,000	4,500	4,500	4,000	4,000	19,000		25,000
9 Land Acquisition Reserve / 009400	G	C	2,000					2,000		2,000
10 Mott Community Center / 009467	G	0	500	1,500				2,000		2,000
11 Salona Property Conservation Easement Acquisition / 009494	G	C	1,101	1,080	1,058	1,036	1,013	5,288	5,000	10,288
12 Lorton Community Center / 009522	U	100						TBD		TBD
13 Providence District Community Center	X,U	0	1,500	4,500	5,000			11,000		11,000
14 McLean Community Center Improvements / 003601	X	C	200					200		200
15 Reston Community Center Improvements / 003716	X	C	2,949					2,949		2,949
TOTAL		\$6,100	\$15,169	\$16,499	\$15,477	\$9,955	\$9,932	\$67,032	\$29,595	\$102,627

Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

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

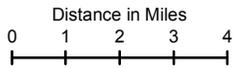
Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined
LRB	Lease Revenue Bonds

Community Development Project Locations



- 8 Jefferson Manor Public Improvements
- 10 Mott Community Center
- 11 Salona Property Conservation Easement
- 12 Lorton Community Action Center
- 13 Providence Community Center
- 14 McLean Community Center Improvements
- 15 Reston Community Center Improvements

Note: Map numbers correspond to project descriptions in the text and cost summary tables. Only CIP projects with selected, fixed sites are shown on the map.





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