

Fairfax County Park Authority

PROGRAM DESCRIPTION

The Fairfax County Park Authority is directed by a twelve-member board appointed by the County Board of Supervisors. One member is appointed from each of the County's nine supervisor districts, and three are appointed at-large. Since its establishment in 1950, the Authority has acquired over 24,000 acres of parkland, including over 420 individual parks. In the past, most of the funds to carry out capital acquisition and improvements were provided through bond referenda. Currently, more than half of the Park Authority operating funds are raised by revenue-producing facilities in the system; additional funding for the operation and maintenance of parks is appropriated annually by the County Board of Supervisors. Grants from the state and federal government supplement funds on a limited basis; however, gifts and donations from individuals, community organizations, corporations and foundations are an increasingly important source of funding for community improvements.

LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Identify park and recreation needs through an integrated park system that provides open space, recreational facilities and stewardship of resources, and ensures the long term protection and sustainability of park resources.
- ✓ Protect appropriate land areas in a natural state to ensure preservation of significant natural resources, and protect significant cultural resources on parklands.
- ✓ Provide for park and recreational needs through both development of new and existing sites and the optimal use of all existing facilities, including Fairfax County Public Schools
- ✓ Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development.
- ✓ Ensure the long-term protection, preservation and sustainability of park resources.

Source: 2007 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Parks and Recreation Section, as amended

CURRENT PROGRAM INITIATIVES

In FY 2007 and FY 2008, the Park Authority added approximately 400 acres of land to the parkland inventory for a total of 24,091 acres. This Fairfax County Park Authority ownership of 24,091 park acres equates to over 9.5 percent of the land mass of Fairfax County. There were 22 land acquisition activities in these years that resulted in additional Park Authority holdings. Ten resulted from the development plan review process, transfer dedications, land exchanges and proffered dedications. The largest of these acquisitions was approximately 44 acres that was transferred from the County as part of the Board of Supervisors Land Transfer. There was also a purchase of 140.1 acres of land in Mount Vernon that will

become a new park, Old Colchester Park and Preserve in Mason Neck. The Park Authority also acquired 3.7 acres in the Centreville Historic District, as well as 4.1 acres located within E.C. Lawrence Park, both in the Sully District. All of the land acquisition funds from the 2004 Park Bond have been expended. The current Land Acquisition Work Plan programs the expenditure of funds authorized by the 2006 Park Bond Referendum.

One of the Park Authority's primary objectives over the CIP period is to complete construction already begun in County parks and to upgrade the various athletic fields and courts maintained by the Park Authority. Another major objective is to continue land acquisition and work toward meeting the acreage standard established for acquisition of developable parkland. The Agency has been challenged to acquire an additional 1,192 acres of land, which would ensure that 10 percent of the total County landmass, or a total of 25,283 acres, are held as County parks. A third objective is to sustain existing



Ossian Hall Park – Phase I Improvements. The improvements were designed to provide better access and visibility into the park, located in Annandale, Virginia.

parks and facilities. Current projects include: South Run RECenter fitness room, Lake Accotink environmental improvements, HVAC and related roof repairs at Audrey Moore RECenter and design and construction of HVAC improvements at Spring Hill and Oak Marr RECenters. Phase 1 improvements at Frying Pan Farm Park include design and construction of a new horse stable building, sheds, two warm-up areas and to demolish existing stables. A vehicle storage building is being constructed at Green Springs Gardens Park. Recent improvements include: Patriot Park Phase I development, including a complete soccer field complex, 120 space parking lot, three lighted synthetic turf micro soccer fields, trails, site lighting and landscaping; Ossian Hall Park Phase I with construction of a visible accessible trail network connected to three new park entrance nodes with enhanced signage. The completion of seven synthetic turf fields (2 - Poplar Tree, 2 - South Run, 2 - Lake Fairfax, 1 - Carl Sandburg) will help reduce the deficiency in rectangular fields. The Park Authority also continues to improve the Cross County Trail. This 41 mile multi-use trail extends from the Occoquan River, south of Laurel Hill, to the Potomac River north of Great Falls Park. The trail provides a north/south corridor within five miles of more than half of the residents of Fairfax County. Phase I was completed within budget and on schedule in December 2005.

The Park Authority Board approved four master plans/master plan revisions during the past fiscal year including John C and Margaret White Gardens, Fairfax Villa, Fort Willard and Pine Ridge. Capital funding has not yet been allocated to implement these plans. Master plan work has been undertaken for numerous other park sites, with anticipated completion dates in FY 2008. A three-year park planning process was initiated in 2007 to create planning district park plans that will provide a comprehensive planning framework for parks within each district, apply Countywide Needs Assessment and Resource Management Plans and prepare for an update to the park recommendations in the Comprehensive Plan Area Plan element in 2009. These plans will be created in collaboration with community stakeholders.

The implementation of the Laurel Hill Master Plan will proceed on approved public/private partnerships. Professional planning and design contractors will leverage staff resources to engage in public dialogue and briefings about active Laurel Hill projects including the Sportsplex, Cold War Museum, Equestrian Center, opening of areas G and H for public use and development of a Laurel Hill wayfaring and signing plan. Another unique aspect of this planning effort is the utilization of the County and Park Authority websites to keep the public informed of recent occurrences, upcoming events and a discussion forum to

provide online responses to the many questions posed in relation to the transformation of this former prison site to a world class park setting.

A large portion of Fairfax County Park Authority projects is supported by General Obligation Bonds. Park Bond referenda were approved in November 2004 and 2006 totaling \$90 million. Park Referenda are proposed for fall 2008 and 2012.

The completion of the Park Authority Needs Assessment Study resulted in a phased 10-year Capital Improvement Plan. The foundation of this plan is based on data gathered on citizen demand, population growth and leisure trends. In 2004, the Fairfax County Park Authority Board adopted a 10-year needs-based Capital Improvement Plan that identifies new recreational facilities, renovation and land acquisition needs through the year 2013 that are projected to cost \$376 million. It should be noted that the \$376 million is inflated to \$435 million to reflect the increasing prices of land for acquisition and escalating construction costs. The prices of construction materials like structural steel and asphalt-paving mixture have risen at a much greater rate than the rate of inflation. The approval of recent bond referendum has helped reduce the needs assessment requirements.

In addition to funding for additional facilities and land acquisition, funding will be necessary to operate, support, sustain and protect years of County investment in existing facilities. As the County's largest landowner, the Park Authority's stewardship responsibility is documented in its Natural Resource Management Plan (NRMP). This unfunded plan identifies issues and projects to protect County parkland and valuable natural resources. This effort meets the County's Vision of Practicing Environmental Stewardship and is supported in the Board of Supervisors' Environmental Agenda. The NRMP was not part of the Needs Assessment but is critical in preventing the degradation of resources that cannot be reclaimed once lost. The Park Authority also completed a Facility Assessment of selected park buildings that is being utilized to develop a long range maintenance and repair plan, as well as aid in the forecasting of major future expenses.

The Park Authority staff has drafted its 2006-2010 Strategic Plan to prepare for the challenges of the future. The Strategy Map and Balanced Scorecard developed as part of that process define 15 strategic objectives. Those objectives are: Diversify the Workforce; Ensure Workforce Readiness; Foster Innovation; Advance Stewardship; Develop a Business Strategy; Create a Broad Support Base; Identify New Facilities and Services; Sustain Park Infrastructure; Ensure Stability of the Revenue Fund; Fund Long-term Plans; Expand Funding Sources; Protect and Enhance Natural and Cultural Resources; Create and Sustain Quality Facilities and Services; Serve a Diverse Community; and Enhance Citizen Quality of Life.

CURRENT PROJECT DESCRIPTIONS

1. **Americans with Disabilities Act (ADA)** (Countywide): This is a continuing project to address ADA Compliance measures throughout County parks. The Park Authority has retrofitted existing park facilities and continues to retrofit parks in priority order so that park facilities, programs, services and activities are readily accessible to individuals with disabilities.
2. **Parks General Maintenance** (Countywide): This is a continuing project to address Park Authority general maintenance requirements at non-revenue producing parks, including: plumbing, electrical, lighting, security/fire systems, sprinklers and HVAC. In addition, this project funds roof repairs and structural preservation of park historic sites. The facilities maintained include, but are not limited to, field houses, boathouses, pump houses, maintenance facility sheds, shelters and office buildings. Priorities are based on an assessment of current repair needs associated with safety and health issues, facility protection, facility renewal and improved services. This program also provides for the stabilization of newly acquired structures and emergency repairs as needed at these facilities.

3. **Parks Facility/Equipment Maintenance** (Countywide): This is a continuing project to address routine repairs in non-revenue producing Park Authority buildings and to provide routine and corrective maintenance of Park Authority structures and the equipment fleet. Facility maintenance includes routine and preventive maintenance such as carpentry, plumbing, electrical HVAC, security and fire alarm systems at park sites. Equipment maintenance includes routine and preventative maintenance on operating equipment such as mowers, tractors, utility vehicles and heavy construction equipment.

4. **Parks Grounds Maintenance** (Countywide): This is a continuing project to provide for routine preventative and corrective grounds maintenance at non-revenue producing parks throughout the park system on park roads and parking lots, irrigation systems, bridges, playgrounds, picnic areas, tennis courts and trails. This multi-year renovation program addresses long-term deferred maintenance on outdoor park amenities.

5. **Land Acquisition (2004 Bond Referendum)** (Countywide): \$12,030,000 to acquire new park land. This provides roughly 20 percent of the available bond funding to address land acquisition. The acquisition program targets sites that fall within one or more of the following categories: parcels of 25 acres or more for active recreational development; land adjacent to existing parks that will expand recreational opportunities; sites in high density areas of the County deficient in open space; lands to protect significant natural and cultural resources; and sites in the rapidly expanding areas of the County. Private sector and community-based cooperation will be sought to leverage the cost-effectiveness of acquisition monies through easements and donations of land and funds. Recent acquisitions include 140 acres in Mt. Vernon District that will become a new park, Old Colchester Preserve and Park (also used 2006 Bond Referendum funding) and 4.1 acres in Sully District located within E. C. Lawrence Park.

6. **Athletic Fields (2004 Bond Referendum)** (Countywide): \$8,593,000 to acquire new fields, renovate existing fields and add lighting and irrigation systems to existing fields, in order to enhance the quality of the play experience and to ultimately increase field capacity. The 2004 Bond included approximately one dozen new rectangular fields and one new diamond field, plus extensive field lighting and irrigation projects. Completed projects include the replacement of 12 athletic field irrigation systems at Lee District, Mason District, Nottoway and Wakefield Park; lighting projects include the installation of two new lighting systems at Lincoln Lewis Vannoy, and one new lighting system at Lewinsville, plus the demolition and replacement of six lighting systems at Baron Cameron, Martin Luther King Jr. and Nottoway Park. Patriot Park phase I is completed and includes a soccer field complex, 120 space parking lot, three lighted synthetic turf micro-soccer fields, trails, site lighting and landscaping.

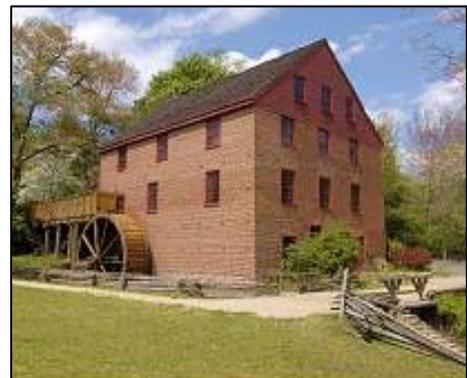
7. **Building Renovations and Expansion (2004 Bond Referendum)** (Countywide): \$19,504,000 to repair roofs and mechanical equipment, make mandated repairs to dams, replace worn out equipment and remodel facilities for improved space utilization. This is the largest single category in the 2004 Bond and includes core renovations of \$6 million at Lake Fairfax. Other items in this category include RECenter improvements and replacement of aging equipment, flooring and an elevator, replacement of existing equestrian facilities at Frying Pan Park, as well as dam repairs at Lake Accotink Park. Completed projects include multiple RECenter facility HVAC and roof improvements, elevator repairs at Audrey Moore RECenter and golf course irrigation improvements at Greendale, Pinecrest and Jefferson.



Picture of new dock at Lake Fairfax.

8. **Building New Construction (2004 Bond Referendum)** (Countywide): \$4,450,000 for new construction projects including a \$3.5 million fitness center expansion at South Run RECenter, funding for a new maintenance building and a vehicle storage building at Green Spring Gardens Park.
9. **Community Park/Courts (2004 Bond Referendum)** (Countywide): \$9,426,000 for phased development of several new and existing community parks throughout the County to include passive and active types of recreational facilities. This category includes funding for playgrounds throughout the County, for the Mastenbrook Matching Fund Grant Program and for the creation of community skate parks. Funding of \$3 million is provided for various projects at Laurel Hill. Ossian Hall Park Phase I was recently completed and includes a visible trail network connected to three new park entrance nodes with enhanced signage.
10. **Trails and Stream Crossings (2004 Bond Referendum)** (Countywide): \$4,895,000 for improvements to existing trails and bridges as well as additional trails and stream crossings with emphasis on connecting existing trail systems. Included in this category is partial funding for the Greenway at Laurel Hill; a portion of the Cross County Trail from Lake Accotink to Old Keene Mill Road; Cub Run Stream Valley in Sully District; Pimmit Run Stream Valley and several others throughout the community. Recently completed projects include the Holmes Run Stream Valley Trail, Pimmit Stream Valley Phase I and Danbury Forest Trail and Bridge. The Giles Run Bridge portion of the Laurel Hill Greenway has also been completed.

11. **Natural and Cultural Resources (2004 Bond Referendum)** (Countywide): \$3,830,000 for implementation of the Natural Resources Management Plan, stream stabilization efforts to compliment County efforts to preserve and protect watershed areas, replacement exhibits at nature centers, support facilities at Sully Woodlands and the creation of a Visitor Center at Ellmore Farm in Frying Pan Park. Funding is provided for the restoration of the mill at Colvin Run Mill, as well as the creation of a new entrance road and improved parking at Sully Historic Site. Completed projects include Natural/Cultural Resource Preservation Plans for Sully Woodlands, Frying Pan Meeting House stabilization, Margaret White Landscape Management Report, Historic Huntley Cultural Report and Mount Gilead Cultural Landscape Report. Historic Structures Reports have been completed for Sears Spindle House, Barrett House, Stempson House, Bowman Store and Green Springs.



Colvin Run Mill

12. **Infrastructure Renovation (2004 Bond Referendum)** (Countywide): \$3,212,000 for repairs and improvements to roads and parking lots at Wakefield Park, Mason District Park, Burke Lake, Lee District Park, Providence RECenter and Hidden Oaks Nature Center. Spring Hill RECenter parking will be expanded and traffic flow improved. Completed projects include reconstruction of entrance drives and parking lots at Wakefield and Mason District Parks, and the reconstruction of 11 parking lots at Alabama Drive Park, Burke Lake Park, Greendale Golf Course, Huntley Meadows Park, Lee District Park, Pinecrest Golf Course and Providence RECenter.
13. **Athletic Fields – Synthetic Turf (2006 Bond Referendum)** (Countywide): \$10,000,000 to convert up to 12 existing natural-turf rectangular fields to synthetic turf. The 2004 Parks and Recreation Needs Assessment identified a shortage of rectangular fields. By converting natural-turf fields to artificial turf, the playing capacity is estimated to increase by approximately 62 percent without additional land acquisition cost, while providing a safer playing surface and requiring fewer maintenance dollars. Recently completed projects include two synthetic turf fields at Poplar Tree, South Run and Lake Fairfax, plus one field at Carl Sandburg. Lights were also added to the fields at Lake Fairfax.

14. **Land Acquisition (2006 Bond Referendum)** (Countywide): \$10,000,000 to acquire sites that meet established criteria, such as areas of high deficiency, adjacency to existing parks to expand recreation opportunities, lands to protect significant natural/cultural resources and land that can support facility development. Recent acquisitions include 3.7 acres in Sully District that will be called Newgate Park, 31.5 acres in Mt. Vernon District that will be an addition to Mason Neck West Park, 2.6 acres in Mason District along Turkeycock Run Stream Valley and 140 acres in Mt. Vernon District that will become a new park, Old Colchester Preserve and Park (also used 2004 Bond Referendum funding).
15. **Trails and Stream Crossings (2006 Bond Referendum)** (Countywide): \$5,000,000 to further develop a countywide comprehensive trail network, including funding the design and construction of additional enhancements to the Cross County Trail (Phase II), stream valley trails and other planned trails throughout the County.
16. **Land Acquisition, Park Development and Stewardship (2008 Bond Referendum)** (Countywide): \$65,000,000 to continue to fund deferred short-term projects and fund the intermediate term projects identified in the Park Authority 10-Year Capital Plan 2004 Needs Assessment. Projects could include land acquisition to ensure adequate parkland for future generations, new park facilities to better serve a growing and diverse population and continued renovation and replacement of aging and well-used facilities. Increasingly, citizens recognize that parks contribute highly to their quality of life in Fairfax County. Shifting and expanding leisure interests increase the demand for parks and park facilities. These shifts will be evaluated in preparation for a 2008 Bond Referendum and will likely be reflected in additional prioritized park and facility needs. Additional funding needs that were not included in the needs assessment address escalating land prices, construction and materials costs, infrastructure improvements associated with the identified projects, capital maintenance projects and site specific engineering and regulatory requirements. In addition to land acquisition and park development projects, the Park Authority adopted Natural Resource and Cultural Resource Management Plans that identify initiatives needed to provide essential stewardship efforts of environmental resources on parkland and cultural resources throughout the County. To fulfill the Park Authority's stewardship mission, implement these plans and align with the County's 20-Year Environmental Vision and Environmental Agenda, major efforts are needed to protect these resources under Park Authority responsibility.
17. **Land Acquisition and Park Development (2012 Bond Referendum)** (Countywide): \$50,000,000 to continue to fund deferred projects and fund long term projects identified in the Park Authority 10-Year Capital Plan 2004 Needs Assessment. Projects could include land acquisition to ensure adequate parkland for future generations, new park facilities to better serve a growing and diverse population and continued renovation and replacement of aging and well-used facilities. Increasingly, citizens recognize that parks contribute highly to their quality of life in Fairfax County. Shifting and expanding leisure interests increase the demand for parks and park facilities. These shifts will be evaluated in preparation for 2012 Bond and will likely be reflected in additional prioritized park and facility needs. Additional funding needs that were not included in the needs assessment address escalating land prices, construction and materials costs, infrastructure improvements associated with the identified projects, capital maintenance projects and site specific engineering and regulatory requirements. In addition to land acquisition and park development projects, the Park Authority adopted Natural Resource and Cultural Resource Management Plans that identify initiatives needed to provide essential stewardship efforts of environmental resources on parkland and cultural resources throughout the County. To fulfill the Park Authority's stewardship mission, implement these plans and align with the County's 20-Year Environmental Vision and Environmental Agenda, major efforts are needed to protect these resources under Park Authority responsibility.

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

Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Total FY2009-FY2013	Total FY2014-FY2018	Total Project Estimate
1. Americans with Disabilities Act (ADA) / 009416	G	C	300	300	300	300	300	1,500	1,500	3,000
2. Parks General Maintenance / 009417	G	C	425	425	425	425	425	2,125	2,125	4,250
3. Parks Facility/Equipment Maintenance / 009443	G	C	470	470	470	470	470	2,350	2,350	4,700
4. Parks Grounds Maintenance / 009442	G	C	987	987	987	987	987	4,935	4,935	9,870
5. Land Acquisition (2004 Bond) / 476104	B	12,030						0		12,030
6. Athletic Fields (2004 Bond) / 474104	B	7,076	1,017	500				1,517		8,593
7. Building Renovations and Expansion (2004 Bond) / 475804	B	12,899	4,293	2,312				6,605		19,504
8. Building New Construction (2004 Bond) / 476204	B	2,438	1,332	680				2,012		4,450
9. Community Park/Courts (2004 Bond) / 475504	B	7,504	1,400	522				1,922		9,426
10. Trails and Stream Crossings (2004 Bond) / 474604	B	4,713	182					182		4,895
11. Natural and Cultural Resources (2004 Bond) / 475004	B	2,322	1,328	180				1,508		3,830
12. Infrastructure Renovations (2004 Bond) / 474404	B	3,050	162					162		3,212
13. Athletic Fields - Synthetic Turf (2006 Bond) / 474106	B	6,950	3,050					3,050		10,000
14. Land Acquisition (2006 Bond) / 476106	B	9,569	431					431		10,000
15. Trails and Stream Crossings (2006 Bond) / 474606	B	2,344	2,400	256				2,656		5,000
16. Land Acquisition, Park Development and Stewardship (2008 Bond)	B	0	10,000	25,000	15,000	15,000		65,000		65,000
17. Land Acquisition and Park Development (2012 Bond)	B	0						0	50,000	50,000
TOTAL		\$70,895	\$27,777	\$31,632	\$17,182	\$17,182	\$2,182	\$95,955	\$60,910	\$227,760

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

Fairfax County Park Authority Project Locations



Parks listed and mapped correspond to projects 5 through 17 described in the text and shown on the cost summary table.

Fairfax County Park Authority Project Locations

1	Accotink Stream Valley	29	Lake Fairfax
2	Baileys Area	30	Lamond
3	Beulah Road Park	31	Laurel Hill
4	Braddock	32	Lee District
5	Burke Lake and Golf Course	33	Long Branch Stream Valley
6	Colvin Run Mill	34	Manchester Lakes
7	Confederate Fortifications	35	Mason District
8	Cub Run Stream Valley	36	Mount Air Historic Site
9	Cunningham	37	Mt. Vernon
10	Difficult Run Stream Valley	38	Ossian Hall
11	Ellanor C. Lawrence	39	Ox Hill Battlefield
12	Franklin Farm	40	Patriot Park
13	Frying Pan/Ellmore Farm	41	Pimmit Run Stream Valley
14	George Washington	42	Pinecrest Golf Course
15	Great Falls Nike	43	Poplar Tree
16	Green Spring Gardens	44	Providence RECenter
17	Greenbriar	45	Rocky Run Stream Valley
18	Grist Mill	46	South Run
19	Hidden Oaks	47	South Run Stream Valley
20	Holmes Run Stream Valley	48	Spring Hill RECenter
21	Hooes Road	49	Stephens Property
22	Historic Huntley	50	Stratton Woods
23	Huntley Meadows	51	Sully Historic Site
24	Hutchison School Site	52	Sully Woodlands
25	Idylwood	53	Twin Lakes Golf Course
26	Jefferson District	54	Turner Farm
27	Jefferson Village	55	Wakefield Park
28	Lake Accotink		