Fairfax County Park Authority

PROGRAM DESCRIPTION

The Fairfax County Park Authority (FCPA) 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 22,600 acres of parkland, including over 416 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 and serve park and recreation needs through an integrated park system that provides open space, recreational services and facilities and stewardship of natural and cultural resources.
- ✓ Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources, and protect and preserve significant cultural resources on parklands.
- ✓ Provide for current and future park and recreational needs through development of new and existing sites and the optimal use of all existing facilities, including Fairfax County Public Schools.
- ✓ Ensure the long-term protection, preservation and sustainability of park resources.
- ✓ Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development.

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

CURRENT PROGRAM INITIATIVES

In FY 2009, the Park Authority acquired 114 acres of land to the parkland inventory for a total of 22,600 acres. Fairfax County Park Authority ownership of 22,600 park acres equates to over 8.9 percent of the land mass of Fairfax County. There were 11 land acquisition activities that resulted in additional Park Authority holdings. Six resulted from the development plan review process, transfer dedications and proffered dedications. The largest of these acquisitions was approximately 27 acres that was transferred from the County Board of Supervisors to the Park Authority. Another acquisition resulted in the establishment of a new park called Merrifield Park. Additionally 41.6 acres of land in Sully District was

purchased and added to Sully Woodlands. Additional purchases include 6.92 acres for Historic Centreville Park and 5.88 acres for Sully Historic Site. The Park Authority also acquired 1.93 acres in Dranesville District that was added to Pimmit Run Stream Valley. All 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 and 2008 Park Bond Referendum.

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

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 2,683 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 parks, facilities and natural resources. Many park facilities are 20-30 years old. Without a significant reinvestment into building systems and park facilities many of these older parks will fall into a state of deteriorating condition and functionality and repair/operating costs will increase. Current projects include: Replacement of major mechanical systems at Lee District, Spring Hill, and Providence RECenters; improvements at Frying Pan Farm Park including design and construction of new indoor horse stables, a manure shed, two warm-up areas and demolition of existing stables; improvements to Historic Huntley to allow public access to the historic building; expansion of the Core Facilities at Lake Fairfax Park to include multiple picnic shelters with catering facilities; and additional improvements at Ossian Hall Park including a community performance area, new multi-use courts, new play areas and expanded parking featuring low impact design techniques. Recently completed improvements include: a two story, 7,000 square foot state of the art fitness center addition to South Run RECenter, with 65 space parking lot and stormwater detention pond; construction of Ox Hill Battlefield Park, (the Battle of Ox Hill was the only major Civil War battle fought in Fairfax County, primary elements include entrance drive and parking lot, trails, information kiosk, and interpretive signage); new restrooms and concession buildings at Fred Crabtree Park; a vehicle storage building at Green Springs Garden Park; environmental improvements at Lake Accotink Park; a new administration building, restroom building, vending kiosk, 136-space paved parking lot, storm water management facilities including 11 raingardens, and pedestrian walkways at Lake Fairfax; and four existing natural turf rectangular fields were converted to synthetic turf, two at Spring Hill Park, one at Franconia Park and one at Bryant Alternative High School. To increase the availability of fields for baseball a 60" diamond field at Nottoway Park was also converted to synthetic turf. Completed synthetic turf conversions further reduce the rectangular field deficiency across the County. The Park Authority also continues to improve the Cross County Trail with improvements made to several sections of the northern portion of the 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.

The Park Authority Board approved five master plans/master plan amendments during the past fiscal year, including Colvin Run Mill, Historic Centreville, Kings Park, Oak Marr, and JEB Stuart. Master plan work has been undertaken for numerous other park sites. The Great Parks, Great Communities comprehensive park plan initiative is a three-year process initiated in 2007 to create planning district-based park plans. This series of district park plans will provide a comprehensive planning framework for parks within each district, apply Countywide Needs Assessment and Resource Management Plans to

park planning and prepare for an update to the park recommendations in the Comprehensive Plan Area Plan element in 2009. In collaboration with community stakeholders, ten public workshops were held in late 2007 and early 2008 to gain initial public input on the plans.

The implementation of the Laurel Hill Master Plan is proceeding. An extensive feasibility analysis of the Sportsplex was completed and options for funding are being explored. Design and development of Phase I of the equestrian area is underway. An area wide signage and way finding plan is nearly complete. A cultural resource study for the Laurel Hill House was completed as was a historic landscape study of its gardens. Further archeological work at the site is anticipated. Seven and one half miles of new sustainable natural surface trails were completed and a trails plan for Laurel Hill will be completed in 2009. Maintenance and land management activities continue to be provided.

A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. Park Bond referenda were approved in November 2004, 2006 and 2008 totaling $155 million.

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 capital projects through the year 2013 that were projected to cost $376 million. It should be noted that the $376 million has been inflated to $435 million to reflect the increasing prices of land for acquisition and escalating construction costs. The prices of construction materials such as structural steel, concrete and asphalt-paving mixture have risen at a much greater rate than the rate of inflation. Funding to meet this identified 10 year need has primarily been in the amount of $65 million from the fall 2004 Park Bond Referendum, $25 million from the fall 2006 Interim Park Bond Referendum and $65 million from the 2008 Park Bond Referendum for a total of $155 million. The Park Authority would require an additional $280 million in order to fully fund the identified need by 2013.

In addition to funding for additional facilities and land acquisition, funding will be necessary to operate, support, sustain and protect future 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) and Cultural Resource Management Plan (CRMP). These unfunded plans identify issues, strategies and projects to protect County parkland and valuable natural and cultural resources. This effort meets the County's Vision of Practicing Environmental Stewardship and is supported in the Board of Supervisors' Environmental Agenda. In addition, the Park Authority is charged with stewardship of all County cultural resources. These plans contain critical strategies for preventing the degradation of resources that cannot be reclaimed once lost.

The Park Authority also recently automated its asset tracking and maintenance scheduling system that relates to a Park Facility Condition Assessment and Lifecycle Replacement Schedule. This system is utilized to efficiently manage facility repairs and develop a long range facility sustainability plan, as well as aid in the forecasting of major future capital renovations.

The Park Authority staff 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: rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters, and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal and improved services. 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.

Picture of new dock at Lake Fairfax

5. **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 included 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. Hutchinson School Site Phase II includes a lighted synthetic turf field, lighted parking lot and an ADA-accessible trail.

6. **Building Renovations and Expansion (2004 Bond Referendum)** (Countywide): $23,079,000 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, golf course irrigation improvements at Greendale, Pinecrest and Jefferson. Electrical upgrades at Lake Fairfax Park Campground "A" were completed to bring the campground up to current code and to accommodate the electrical needs of modern RV's.

7. **Building New Construction (2004 Bond Referendum)** (Countywide): $4,450,000 for new construction projects. At South Run RECenter, a 7,000 square foot fitness room with an additional 65 parking spaces was recently completed. A new maintenance and vehicle storage building at Green Spring Gardens Park and a new maintenance facility at Oak Marr were also recently completed.

8. **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. A Commemorative Sundial, including a stone dust pad, sundial pedestal, security cabinet, planters, ornamental fencing and an ADA accessible stone dust trail was installed at Turner Farm Observatory Park. Additional improvements include an equestrian riding ring and related facilities at Turner Farm Park.

9. **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; Pimmitt 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.

Colvin Run Mill

10. **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 in support of capital renovations including: Sully Woodlands, Frying Pan Meeting House stabilization, Margaret White Landscaping, Historic Huntley and Mount Gilead Cultural Landscaping. Historic Structures analysis in support of capital improvements have been completed for Sears Spindle House, Barrett House, Stempson House, Bowman Store and Green Springs.

11. **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, and one field at Carl Sandburg. Lights were also added to the fields at Lake Fairfax. Additional synthetic turf fields added to the inventory include rectangular fields at

Bryant, Franconia, and Bailey's Elementary School, and a 60-foot diamond field at Nottoway. On-going work includes a rectangular field at Lee District. The field at Lee District will also include lights.

12. **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. Recently completed trails projects include Lake Accotink Dam-Hunter Village Drive, Cub Run and Schneider's Branch.

13. **Land Acquisition (2008 Bond Referendum)** (Countywide): $14,385,400 to acquire sites that meet established criteria, such as areas of high deficiency, adjacency to existing parks to expand recreation opportunities and lands to protect significant natural and cultural resources. 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.

14. **Stewardship (2008 Bond Referendum)** (Countywide): $11,640,000 for projects that promote protection, enhancement, interpretation and education of natural and cultural park resources. Projects include Phase II Huntley Meadows wetlands restoration and boardwalk replacement, Historic Huntley restoration to allow public accessibility, mandatory dam repairs, Colvin Run Mill Visitors Center design, concept design for the Stewardship Education Center and other natural resource protection projects in Sully Woodlands and Laurel Hill. Cultural resource and archaeology projects are also included to protect various cultural resource sites associated with capital projects.

15. **Park and Building Renovations (2008 Bond Referendum)** (Countywide): $19,739,500 for replacement of aging roofs, HVAC and pool systems for RECenters built in the 1980s and 1990s. These RECenters include Spring Hill, Lee District, Oak Marr and Providence. Parking and entrance improvements are also planned at Spring Hill. An engineering study to assess renewal requirements for Mount Vernon RECenter and Ice Rink, opened in 1981, is also funded. Replacement of the 41-year old train track at Burke Lake Park, the irrigation system at Jefferson Golf Course, and renovation at Ossian Hall Park and Kings Park will renew these facilities and extend their service life.

16. **Park Development (2008 Bond Referendum)** (Countywide): $19,235,100 to develop new park facilities and infrastructure. Park development improvements are classified in the following funding categories:

    - **Athletic Fields** - Funding to add capacity at existing athletic fields through the conversion of four natural-turf rectangular fields to synthetic turf and the addition of state-of-the-art lighting systems to eight fields. Across the County, there is a higher deficiency of rectangular fields than any other field type. In addition, funding is included to continue the planning, design and site preparation of a countywide Sportsplex at Laurel Hill Park.

    - **Trails and Stream Crossings -** The Park Authority's goal is to add 75 miles of trails and trail connections by 2013. This funding will be used to further develop a countywide comprehensive trail network and for a stream crossing over Clark's Branch in Riverbend Park. Expansion of the trail network, connections and stream crossings will provide access to highly used recreation facilities that enhance residents' quality of life and health.

    - **Park Facility Development -** This will provide funding for the Mastenbrook Matching Fund Grant Program, and for the creation of a new community skate park at Lake Fairfax Park and the expansion of Wakefield Skate Park. Other projects include a contribution to Spring Hill RECenter gymnasium addition, a small roll-top observatory at Observatory Park in Great Falls, infrastructure improvements to support the future Family Recreation Area at Lee District Park, picnic shelters at Lake Fairfax, continuation of stable replacements at Frying Pan Farm Park and clubhouse replacement at Burke Lake Golf Course. Amenities such as parking, entrances, landscaping and stormwater management will be completed at Hooes Road Park, Arrowhead Park and Great Falls Nike Park.

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

Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Total FY2011-FY2015	Total FY2016-FY2020	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***	644	663	683	703	3,118	3,844	6,962
3 Parks Facility/Equipment Maintenance / 009443	G	***C***	***470***	483	496	509	523	2,481	2,910	5,391
4 Parks Grounds Maintenance / 009442	G	***C***	***987***	1,176	1,212	1,248	1,285	5,908	7,027	12,935
Subtotal General Fund Projects			***2,182***	2,603	2,671	2,740	2,811	13,007	15,281	28,288
5 Athletic Fields (2004 Bond) / 474104	B	***8,114***	***129***	***150***	***200***			479		8,593
6 Building Renovations and Expansion (2004 Bond) / 475804	B	***20,241***	***698***	***750***	***1,390***			2,838		23,079
7 Building New Construction (2004 Bond) / 476204	B	***2,815***	***150***	***485***	***1,000***			1,635		4,450
8 Community Park/Courts (2004 Bond) / 475504	B	***8,976***			***450***			450		9,426
9 Trails and Stream Crossings (2004 Bond) / 474604	B	***4,747***	***50***	***98***				148		4,895
10 Natural and Cultural Resources (2004 Bond) / 475004	B	***3,493***		***200***	***137***			337		3,830
11 Athletic Fields - Synthetic Turf (2006 Bond) / 474106	B	***9,871***	***129***					129		10,000
12 Trails and Stream Crossings (2006 Bond) / 474606	B	***3,944***	***712***	***344***				1,056		5,000
13 Land Acquisition (2008 Bond) / 476108	B	***7,557***	***3,141***	***2,000***	***844***	***843***		6,828		14,385
14 Stewardship (2008 Bond) / 475008	B	***0***	***1,177***	***3,131***	***5,280***	***2,052***		11,640		11,640
15 Park and Building Renovation (2008 Bond) / 474408	B	***5,383***	***8,503***	***2,020***	***250***	***3,583***		14,356		19,739
16 Park Development (2008 Bond)	B	***4,979***	***1,081***	***2,916***	***3,934***	***6,325***		14,256		19,235
Subtotal Bond Projects			***15,770***	***12,094***	***13,485***	12,803		54,152		134,272
TOTAL		***$80,120***	$17,952	$14,697	$16,156	$15,543	$2,811	$67,159	$15,281	$162,560

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

Parks
Project Locations

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.

Fairfax County Park Authority
Project Locations

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