Community Development

PROGRAM DESCRIPTION

Community Development includes Athletic Field development and maintenance, community center construction and renovations and federal funding for development of 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, attractive 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:

- ✓ Facilitate improvement and maintenance of existing neighborhoods and preserve neighborhood stability by initiating community development programs in communities where needed.
- ✓ Design facilities to promote and enhance the community identity of existing character.
- ✓ Maximize the use of existing public facilities, including public schools, for community recreation purposes.
- ✓ Locate senior centers in or near residential areas and co-locate affordable elderly housing with senior centers or area of compatible high density land use conveniently located to public transportation and community services.
- ✓ Provide new co-located facility for Lorton Community Action Center and Lorton Senior Center.

Source: 2007 Edition of the Fairfax County Comprehensive Plan, Area IV and the Policy Plan Element, Housing, Public Facilities, Parks and Recreation, and Human Services Sections, as amended

CURRENT PROGRAM INITIATIVES

In recent years, the Board of Supervisors has identified the maintenance and development of Athletic Fields at Fairfax County Schools and Park Authority properties as a critical requirement. In FY 2006, the Board approved the implementation of an Athletic Services Fee dedicated primarily for the enhancement of maintenance of school athletic fields, the implementation of synthetic turf fields and custodial support for indoor sports organizations. A significant General Fund contribution to Athletic Field maintenance is approved annually as well. Other Community Development programs include public improvement projects, which are targeted at specific neighborhoods known as conservation areas, as well as development and renovation of Community Centers.

Athletic Field Maintenance

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 primarily for enhanced maintenance of school athletic fields, the implementation of synthetic turf fields and custodial support for indoor sports organizations. These maintenance efforts improve safety standards, enhance playing conditions and increase user satisfaction. Maintenance of athletic fields generally includes: mowing approximately 29 times per year, trash removal, fertilization, pest management, infield maintenance and grooming, field lighting, fencing, irrigation, aeration, seeding and the provision of amenities and repairs.

In recent years, the County has been involved in implementation of synthetic turf fields. The fall 2006 Park Bond Referendum provided $10 million for up to 12 synthetic turf fields. To date, 32 fields have been completed using a combination of 2006 Park Bonds, athletic service fees, General County Funds, proffers and community contributions. The completed fields include: Lake Fairfax (2 fields), Poplar Tree (2 fields), South Run (2 fields), Carl Sandburg (1 field), Franconia Park (1 field), Bryant Center (1 field), Nottoway Park (1 60' diamond field), Spring Hill Park (2 fields), Ellanor C. Lawrence (1 field), Hutchinson Elementary (1 field), Lewisville (1 field), Mason District Park (1 field), Patriot Park (1 field), Wakefield Park (1 field), Braddock Park (1 field), Lee District Park (1 field), Bailey's Elementary (1 field), Greenbriar Park (1 field), South Run Field House (1 field), Arrow brook Practice (1 field), Arrow brook Center (1 field), Arrow brook Bocce (1 field), Ossian Hall (1 field), Linway Terrace (1 field), Pine Ridge Park (1 field), Vienna Elementary (1 field), Herndon High School (1 field) and Marshall High School (1 field).

Turf fields have proven to be much easier to maintain and are superior to grass surfaces in terms of playability and safety. There are over 100,000 youth and adults that participate annually on rectangular fields that benefit from turf fields and if not replaced when needed, fields would need to be closed due to safety concerns. Beginning in FY 2012, General Fund monies of $350,000 in combination with the redirection of athletic services fee revenue funding has been dedicated to the turf field replacement program. Generally, the useful life of a turf fields is 8 to 10 years, with replacement costs estimated at approximately $400,000 per field. The replacement program has been initiated at $500,000 annually; however, based on the age and number of turf fields, a contribution of approximately $1.0 million annually would be required to fully fund the replacement program. The replacement program will allow the County to begin to plan for the gradual replacement of turf fields as they reach the end of their useful life, without a significant disruption in service.

Neighborhood Plans for Conservation Areas

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. 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 some 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.

Recreation Facilities for Teens and Elderly

The Department of Neighborhood and Community Services (DNCS) 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, as well as in former and 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.

CURRENT PROJECT DESCRIPTIONS

1. **FCPS Athletic Field Lighting Requirements** (Countywide): This project provides for the continuous upgrades associated with athletic field lighting at Fairfax County Public Schools middle and high schools. Funding supports the replacement and repair schedule for existing lighting systems. The school system's Office of Design and Construction Services ensures lighting standards are maintained. Funding supports ongoing installation, replacement and repair projects, and is coordinated by the Department of Neighborhood and Community Services (DNCS).

2. **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 to achieve safety standards.

3. **Athletic Services Fee – Field Maintenance** (Countywide): This is a continuing project to supplement the level of maintenance by FCPA on athletic fields at FCPS public school sites, which provides 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 establishes post-season field treatment standards and a maintenance schedule for recently completed irrigation and lighting projects on FCPS fields. This project is supported by both the Athletic Services fee and the General Fund.

4. **Athletic Services Fee – Turf Field Development** (Countywide): This is a continuing project to facilitate the development of synthetic turf fields at County park and school sites. This project is supported by the Athletic Services fee and the General Fund, as available.

5. **Athletic Services Fee – Turf Field Replacement** (Countywide): This project provides for the establishment of a turf field development replacement program. There are currently 32 operational turf fields throughout the County, many of which are reaching the end of their useful life of 8 to 10 years. Turf fields have proven to be much easier to maintain and are superior to grass surfaces in terms of playability and safety. There are over 100,000 youth and adults that participate annually on rectangular fields that benefit from turf fields. If fields are not replaced when needed, they would need to be closed due to safety concerns.

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. **Athletic Services Fee - Youth Sports Scholarship Program** (Countywide): The Youth Sports Scholarship program provides support to youth from low-income families who want to participate in community-based sports programs. Of the total funding, an amount of $75,000 is included for this program based on revenue generated from the Athletic Services Fee, and $75,000 is supported by the General Fund.

8. **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 playing condition, improve safety standards and increase user satisfaction. The program provides for mowing of the fields, as well as the aeration and overseeding of the fields. These services are provided by the FCPA, through established service contracts.

9. **Action Plan Review Team (APRT) – Amenity Maintenance** (Countywide): This project provides $50,000 annually in support for routine maintenance of girls' softball field amenities on select Fairfax County Public School sites. These amenities, such as dugouts, fencing and irrigation systems, were added or constructed by the County based on recommendations by the citizen-led Action Plan Review Team (APRT) in order to reduce disparities in the quality of fields assigned to boys' baseball and girls' softball organizations. Routine maintenance is necessary both to maintain equity and to ensure safety.

10. **Jefferson Manor Public Improvements** (Lee District): $25,000,000 for the provision of road and storm drainage improvements in the Jefferson Manor Conservation Area. Road, storm drainage and sidewalk improvements have been completed on part of Jefferson Drive, Monticello Road, Farmington Drive and Farnsworth Drive, and Fort Drive, and are planned on Edgehill Drive, Edgehill Court, Albemarle Drive, Williamsburg Road and Fairhaven Avenue. The two remaining 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 for Phase III is $9,000,000, and for Phase IV is $8,000,000. Funding for Phases III and IV has not yet been determined.

11. **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.

12. **Mott Community Center** (Springfield District): $4,000,000 to refurbish the existing 7,600 square foot Mott Community Center and to construct approximately 6,000 square feet of additional programmable floor space. The proposed addition would provide for the expansion of social and recreational programs operated by DNCS. The proposed program includes a new computer clubhouse, expansion of the existing gymnasium and storage space. Major renovations include the existing commercial kitchen, replacement of the existing Heating Ventilation and Air Conditioning (HVAC) system, roof and ceilings. In addition, site improvements would be provided, including additional parking and exterior lighting. Funding in the amount of $600,000 was provided from the General Fund; a source of funding for the unfunded balance will need to be identified.

13. **Salona Property Conservation Easement Acquisition** (Dranesville District): $990,091 for the Salona property based on the Board of Supervisors' approval of the purchase of the conservation easement on September 26, 2005. The total cost of the property is $18.2 million with payments scheduled through FY 2026.

14. **Lorton Community Center** (Mt. Vernon District): This project will provide for design and construction of a Lorton Community Center. Funding in the amount of $100,000 supported by the General Fund was approved for a complete and thorough re-evaluation of the original feasibility study, in order to verify the scope, location and cost of the project. The previous feasibility study, 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 Center and the Lorton Senior Center and is anticipated to serve over 100 participants daily. Design and construction is not funded and this project is on hold.

15. **Providence Community Center** (Providence District): $13,100,000 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 of approximately $6.6 million and County funds of $6.5 million. The County support is anticipated to be financed by EDA bonds issued at the same time as the mid-County Human Services project.

16. **McLean Community Center Improvements** (Dranesville District): $627,000 for capital improvements including: $120,000 for drainage systems and improvements to the Teen Center audio visual and booth areas; and $507,000 for renovations to the restrooms, community hall partitions and signage, and Teen Center awnings.

PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
($000's)

	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Total FY2013-FY2017	Total FY2018-FY2022	Total Project Estimate
1	FCPS Athletic Field Lighting Requirements / 005016	G	***C***	***200***	200	200	200	200	1,000	1,000	2,000
2	Athletic Field Maintenance (Parks)/ 005009	G	***C***	***2,500***	2,500	2,500	2,500	2,500	12,500	12,500	25,000
3	Athletic Services Fee - Field Maintenance / 005012	G, X	***C***	***1,000***	1,000	1,000	1,000	1,000	5,000	5,000	10,000
4	Athletic Services Fee - Turf Field Development / 005013	X	***C***	***350***	350	350	350	350	1,750	1,750	3,500
5	Athletic Services Fee - Turf Field Replacement Program / 005017	G, X	***C***	***500***	500	500	500	500	2,500	2,500	5,000
6	Athletic Services Fee - Custodial Support / 005014	X	***C***	***275***	275	275	275	275	1,375	1,375	2,750
7	Athletic Services Fee - Youth Sports Scholarship Program/ 005021	G, X	***C***	***150***	150	150	150	150	750	750	1,500
8	Park Maintenance of FCPS Fields / 005006	G	***C***	***723***	723	723	723	723	3,615	3,615	7,230
9	Action Plan Review Team (APRT) - Amenity Maintenance / 005020	G	***C***	***50***	50	50	50	50	250	250	500
10	Jefferson Manor Public Improvements / 013918	G, B, F	***8,000***	1,000	3,500	4,500	4,000	4,000	17,000		25,000
11	Land Acquisition Reserve / 009400	G	***C***						0		0
12	Mott Community Center / 009467	G, U	***600***		2,400	1,000			3,400		4,000
13	Salona Property Conservation Easement Acquisition / 009494	G	***C***	***990***	972	942	917	892	4,713		4,713
14	Lorton Community Center Feasibility Study/ 009522	G	***100***								100
15	Providence District Community Center/ 009523 [2]	X, U	***400***	2,500	6,000	4,200			12,700		13,100
16	McLean Community Center Improvements / 003601	X	***C***	***627***					627		627
	TOTAL		***$9,100***	$10,865	$18,620	$16,390	$10,665	$10,640	$67,180	$28,740	$105,020

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

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

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

Community Development Project Locations

10 Jefferson Manor Public Improvements
12 Mott Community Center
13 Salona Property Conservation Easement
14 Lorton Community Center
15 Providence Community Center
16 McLean 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.