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, 35 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: Arrowbrook Center (1 field), Bailey's Elementary (1 field), Braddock Park (1 field). Bryant Center (1 field), Carl Sandburg (1 field), Ellanor C. Lawrence (2 fields), Franconia Park (1 field), Great Falls Nike Park (1 field), Greenbriar Park (1 field), Hutchinson Elementary (1 field), Lake Fairfax (2 fields), Lee District Park (1 field), Lewisville (2 fields), Linway Terrace (1 field), Luther Jackson Middle School (1 field), Mason District Park (1 field), Nottoway Park (1 60' diamond field), Oak Marr Park (2 fields), Ossian Hall (1 field), Patriot Park (1 field), Pine Ridge Park (1 field), Poplar Tree (2 fields), South Run District Park (2 fields) Spring Hill Park (3 fields), Timber Ridge Park (2 fields), and Wakefield Park (1 field).

Funding in the amount of $6,735,338 has been included for the athletic field maintenance and sports program in FY 2015. This level of funding is supported by an increased General Fund transfer of $5,635,338 and revenue generated from the Athletic Services Fee in the amount of $1,100,000. The athletic services will remain at $5.50 per participant per sport.

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.

Recreation Facilities for Teens and Elderly

The Department of Neighborhood and Community Services (DNCS) currently operates thirteen senior centers, seven community centers, four hub teen centers and one multi-cultural center.

Community Centers offer something for every member of the family. From programs for adults, children, teens, and active seniors to after-school, mentoring, and sports programs, there is a variety of activities from which to choose. In addition, community centers make rooms available for community meetings, classes, socials and weddings. Some centers also have fitness centers.

Senior centers are located in park facilities, as stand-alone facilities, as well as in former and active schools. Senior Centers for Active Adults offer opportunities to make friends, stay on the move, and learn new things. Fairfax County residents age 55 and over may join any of the 13 senior centers sponsored by the Department of Neighborhood and Community Services. Senior centers offer classes, health and wellness programs, computer and Internet access, trips and tours, and opportunities to socialize with others and stay connected with your community. There is an annual membership fee for attending the senior centers

Teen services programs are incorporated in the Community Centers and also have satellite sites in areas of need.

In order to maximize County resources and provide integrated programming, future DNCS facilities are anticipated to be full-service facilities which include programming for teens, senior adults and families. The new Providence Community Center, opening in FY 2015, will be a newly constructed 32,000-square foot center that will house offices for the Providence District Supervisor and county police. The building will have a full size gymnasium, class rooms, computer room, meeting space, fitness room, multi-purpose activity rooms, and a therapeutic sensory room to serve participants with disabilities. The Providence Community Center will provide on-site programing for all age groups to include a Senior Center, Teen Center, Community Center, Technology Program, and Therapeutic recreation programs. Providence will also offer the RecQuest and Congregate meal program.

The following table provides the existing facilities currently serving seniors and Teens:

Senior Centers	***Community Centers/Multicultural Center***
Hollin Hall Senior Center	Gum Springs Community Center
Groveton Senior Center	Huntington Community Center
Lorton Senior Center	James Lee Community Center
Kingstowne Older Adults	Baileys Community Center
James Lee Senior Center	Southgate Community Center
Baileys Senior Center	Mott Community Center
Lincolnia Senior Center	Pinn Community Center
Lewinsville Senior Center	Willston Multicultural Center
Herndon Senior Center	
Pimmitt Hills Senior Center	
Sully Senior Center	
Little River Glen Senior Center	
Wakefield Senior Center	

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). This project is supported by the General Fund.

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. This project is supported by the General Fund.

3. **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 over-seeding of the fields. These services are provided by the FCPA, through established service contracts. This project is supported by the General Fund.

4. **Athletic Services Fee – Diamond Field Maintenance** (Countywide): This is a continuing project to supplement the level of maintenance by FCPA on athletic fields at FCPS public school sites, by providing 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. This project also provides funding for 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.

5. **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.

6. **Joint County and School Turf Field Program (Countywide):** This program supports a Joint County School initiative to develop new synthetic turf fields throughout the County. It is estimated that $12.0 million will be required to fund synthetic turf fields at the 8 remaining high schools in the County that do not currently have such surfaces. Several community funding options exist to reduce that amount to approximately $9.0 million, and assuming the adoption of those options, an implementation period of 3 years, and joint support of this project by both the County and the Fairfax County Public Schools (FCPS), an amount of $1.5 million was included in the *FY 2013 Carryover Review* to fund the County's FY 2014 contribution. Synthetic turf fields enhance the capacity and availability of existing athletic fields and address the identified rectangular field shortage within the County. Synthetic turf fields offer a cost effective way of increasing field use opportunities at existing parks and schools. The establishment of this program was based on the findings of the Synthetic Turf Field Task Force. It is anticipated that the County's second year share of the funding will be included in the *FY 2014 Carryover Review.*

7. **Athletic Services Fee – Turf Field Replacement** (Countywide): This project provides for the establishment of a turf field development replacement program. There are currently 35 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. This project is supported by both the Athletic Service Fee and the General Fund.

8. **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.

9. **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.

10. **Action Plan Review Team (APRT) – Amenity Maintenance** (Countywide): This project provides $50,000 annually to support 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. This project is supported by the General Fund.

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 the market. This project is dependent on the availability of General Fund monies.

12. **Mott Community Center Expansion** (Springfield District): $6,000,000 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 for the design; a source of funding for the unfunded balance will need to be identified.

13. **Salona Property Conservation Easement Acquisition** (Dranesville District): $941,716 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): Funding in the amount of $100,000 supported by the General Fund was previously approved for a feasibility study that identified an approximate 33,000 square foot Community Center in the Lorton area, including the Lorton Community Action Center and the Lorton Senior Center both currently housed in leased space arrangements that are becoming increasingly untenable. In addition, targeted youth programming is in great demand in the Lorton area and the presence of a community center would help meet that need. Design and construction is currently not funded.

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 the Providence district supervisor's office. The project will be built on a site that was proffered by the Metro West developer, and is funded through a combination of proffered funds of approximately $6.6 million and County funds of $6.5 million. The County support is financed by EDA bonds that were issued on May 15, 2012. The project is currently under construction with an estimated completion at the end of 2014.

16. **McLean Community Center Renovation/Expansion** (Dranesville District): $804,739 is included in the FY 2015 budget including $684,739 for the Project Management fee and preliminary planning fees for the McLean Community Center renovation, $85,000 for the replacement of the Community Center carpeting, and $35,000 for the replacement of wood flooring in the rehearsal hall. Funding of $7,753,000 from the center's Capital Reserves will be used for the renovation/expansion of the current McLean Community Center approved by the McLean Community Center Governing Board in early 2013, which proposes the following: 1) new building additions totaling approximately 6,587 square feet; 2) renovations of approximately 9,800 square feet; 3) refurbishing of approximately 10,400 square feet; and 4) site improvements including additional parking.

17. **Reston Community Center Improvements** (Hunter Mill District): $130,000 for the Reston Community Center Theatre Enhancement project and the replacement of the Lake Anne Customer Service Desk with one that is ADA compliant.

PROJECT COST SUMMARIES
COMMUNITY DEVELOPMENT
($000's)

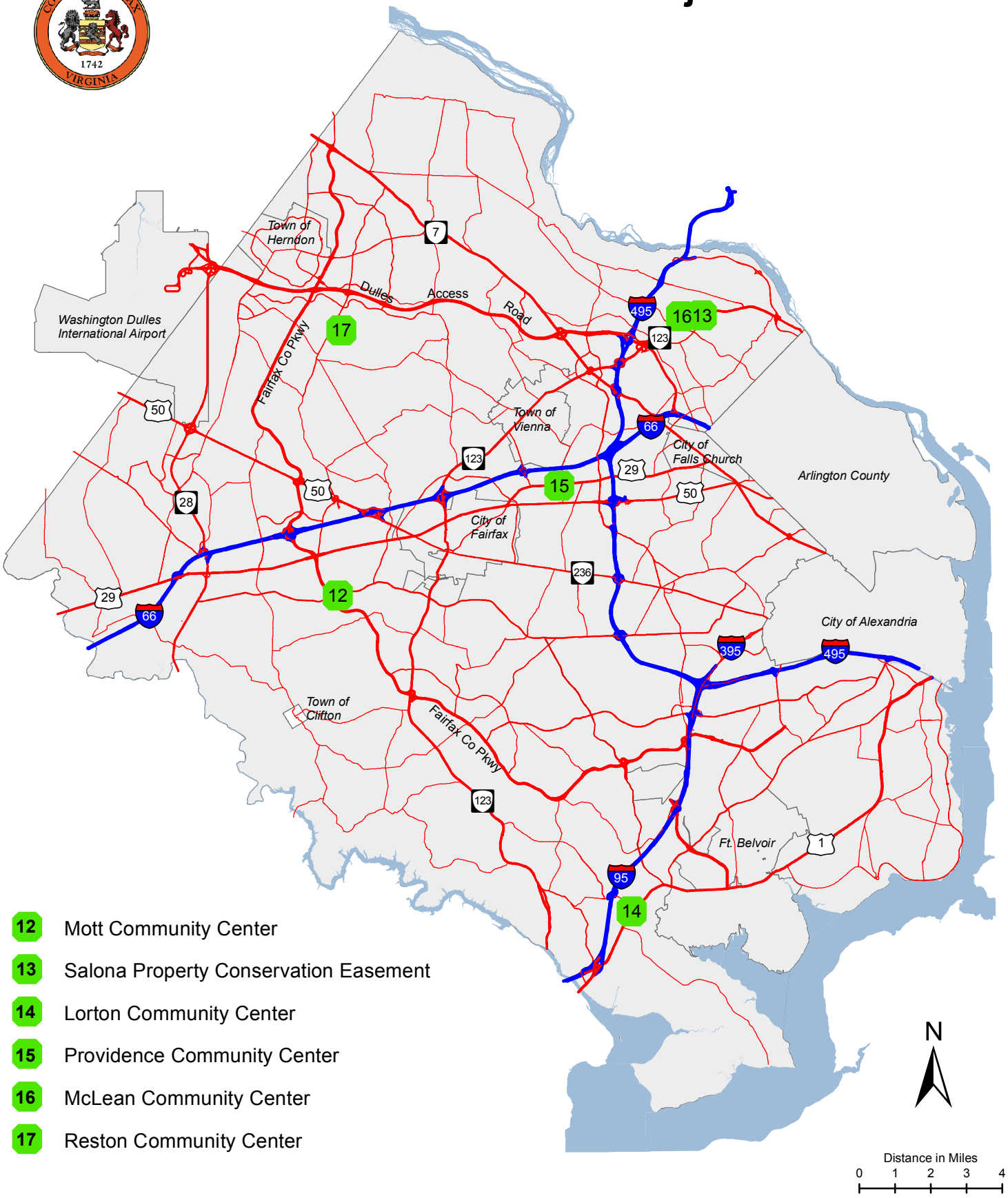
	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total FY2015-FY2019	Total FY2020-FY2024	Total Project Estimate
1	FCPS Athletic Field Lighting Requirements / PR-000082	G	***C***	***250***	250	250	250	250	1,250	1,250	2,500
2	Athletic Field Maintenance (Parks)/ 2G51-002-000	G	***C***	***2,700***	2,700	2,700	2,700	2,700	13,500	13,500	27,000
3	Park Maintenance of FCPS Fields / 2G51-001-000	G	***C***	***860***	860	860	860	860	4,300	4,300	8,600
4	Athletic Services Fee - Diamond Field Maintenance / 2G51-003-000	G, X	***C***	***1,000***	1,000	1,000	1,000	1,000	5,000	5,000	10,000
5	Athletic Services Fee - Turf Field Development / PR-000080	X	***C***	***200***	200	200	200	200	1,000	1,000	2,000
6	Joint County School Turf Field Program / PR-000096	G	***1,500***	1,500	1,500				3,000		4,500
7	Athletic Services Fee - Turf Field Replacement Program / 2G51-004-000	G, X	***C***	***1,250***	1,250	1,250	1,250	1,250	6,250	6,250	12,500
8	Athletic Services Fee - Custodial Support / 2G79-219-000	X	***C***	***275***	275	275	275	275	1,375	1,375	2,750
9	Athletic Services Fee - Youth Sports Scholarship Program/ 2G79-221-000	G, X	***C***	***150***	150	150	150	150	750	750	1,500
10	Action Plan Review Team (APRT) - Amenity Maintenance / 2G79-220-000	G	***C***	***50***	50	50	50	50	250	250	500
11	Land Acquisition Reserve	G	***C***						0		0
12	Mott Community Center Expansion/ HS-000002	G, U	***600***			2,400	3,000		5,400		6,000
13	Salona Property Conservation Easement Acquisition / 2G06-001-000	G	***8,943***	***942***	917	892	860	840	4,451	4,818	18,212
14	Lorton Community Center	G	***100***						0		100
15	Providence Community Center/ ST-000010	B, X	***11,100***	***2,000***					2,000		13,100
16	McLean Community Center Renovation/Expansion / CC-000006	X	***C***	***805***					805		805
17	Reston Community Center Improvements / CC-000007	X	***C***	***130***					130		130
	TOTAL		***$22,243***	$12,112	$9,152	$10,027	$10,595	$7,575	$49,461	$38,493	$110,197

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



- 12 Mott Community Center
- 13 Salona Property Conservation Easement
- 14 Lorton Community Center
- 15 Providence Community Center
- 16 McLean Community Center
- 17 Reston Community Center

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.