

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. Synthetic turf fields allow for year-round use in most weather increasing playable hours, provide playing surfaces and conditions that are similar to grass fields, and eliminate the need for watering, mowing, and fertilizing. Funding in the amount of \$6,735,338 has been included for the athletic field maintenance and sports program in FY 2016. 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 fee will remain at \$5.50 per participant per sport per season.

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 fourteen senior centers, eight 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 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 14 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.

Future projects include a new Lorton Community Center and a replacement Sully Community Center. The Lorton Community Center 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. The Sully Center is currently located in the VDOT right-of-way of the Route 28/I-66 Interchange project that is being designed for a new interchange. A replacement center would provide social, recreational, and health/wellness activities and programs for older adults. Additional senior programming space, adult and youth services are also needed in the community. A feasibility study is currently underway to determine possible sites and concepts for a new center.

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

<i>Senior Centers</i>	<i>Community Centers/Multicultural Center</i>
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	Providence Community Center
Pimmit Hills Senior Center	
Sully Senior Center	
Little River Glen Senior Center	
Wakefield Senior Center	
Providence 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). Funding of \$250,000 for this project has been included in FY 2016. This project is supported entirely 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. Funding of \$2,700,000 for this project has been included in FY 2016. This project is supported entirely 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. Funding of \$860,338 for this project has been included in FY 2016. This project is supported entirely 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. Funding of \$1,000,000 for this project has been included in FY 2016. 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. Funding of \$200,000 for this project has been included in FY 2016. This project is supported entirely 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. This recommendation is based on the findings of the Synthetic Turf Field Task Force in its July 2013 report. The County's 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 initial funding plan included several community funding options designed to reduce the total amount necessary from \$12 million to approximately \$9.0 million that would be required from the County and Fairfax County Public Schools (FCPS) over a three-year period. Since that time, a large amount of proffer funding, primarily in the Lee and Mt. Vernon districts, has been identified to further reduce the contributions from the County and FCPS. As a result, the current estimate is less than \$6.5 million. An amount of \$3.0 million was included as part of the FY 2013 Carryover Review, and an additional \$3.0 million was approved from the County and FCPS at the FY 2014 Carryover Review. The unfunded gap to be considered as part of the FY 2015 Carryover Review is less than \$500,000, rather than the \$3.0 million originally planned.
7. **Athletic Services Fee – Turf Field Replacement** (Countywide): This project provides for the establishment of a turf field replacement program. There are over 130,000 youth and adults who participate annually on rectangular fields that benefit from turf fields. If turf fields are not replaced when needed, they would need to be closed due to safety reasons. Most manufacturers provide an eight-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of the synthetic turf field of no more than ten years. For planning purposes, the County adopted an annual budget estimate of a little more than half of the installation funding, which is a generally accepted practice for the industry. Based on a projected ten-year replacement cycle and the current 67 field inventory, replacement funding requires a regular financial commitment. The projected replacement cost per field is \$450,000. An amount of \$1,250,000 is included for the turf field replacement program in FY 2016. Funding of \$300,000 is supported by athletic services fee revenue and \$950,000 is supported by the General Fund. This level of funding will begin to address this growing need and implement the recommendations of the Synthetic Turf Field Task Force; however, to fully fund the replacement plan, approximately \$1,000,000 in additional funding would be required.
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. Funding of \$275,000 for this project has been included in FY 2016. This project is supported entirely 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. **Salona Property Conservation Easement Acquisition** (Dranesville District): \$916,851 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.

12. **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.
13. **McLean Community Center Renovation/Expansion** (Dranesville District): \$1,783,161 is required for several improvements including: \$1,388,161 to support various facets of the MCC renovation project; \$150,000 to support HVAC replacement in the MCC theatre balcony; \$175,000 to update MCC signage throughout the facility; and \$70,000 for design and construction of the Teen Center restrooms to comply with Americans with Disabilities Act requirements. Total funding in the amount of \$8,000,000 from the Center's Capital Reserves was approved by the McLean Community Center Governing Board in early 2013 for the Mclean Community Center Renovation/Expansion project, which proposes the following: 1) new building additions of approximately 7,700 square feet; 2) renovations of approximately 37,500 square feet; 3) reconfigurations of approximately 3,400 square feet; and 4) site improvements including additional parking.
14. **Reston Community Center Improvements** (Hunter Mill District): \$647,000 is required for the replacement of the RCC backstage HVAC unit, replacement of the Center Stage theatre roof sections, replacement of the Hunters Woods front building area, and replacement of light fixtures.

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

	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total FY2016-FY2020	Total FY2021-FY2025	Total Project Estimate
1	Athletic Fields - FCPS Lighting / 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	Athletic Fields - Park Maintenance at 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	6,000	500					500		6,500
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
ATHLETIC FIELD PROGRAM Subtotal			6,000	7,235	6,735	6,735	6,735	6,735	34,175	33,675	73,850
11	Salona Property Conservation Easement Acquisition / 2G06-001-000	G	9,885	917	892	860	840	814	4,323	3,992	18,200
12	Lorton Community Center	G	100						0		100
13	McLean Community Center Renovation/Expansion / CC-000006	X	C	1,783					1,783		1,783
14	Reston Community Center Improvements / CC-000007	X	C	647					647		647
TOTAL			\$15,985	\$10,582	\$7,627	\$7,595	\$7,575	\$7,549	\$40,928	\$37,667	\$94,580

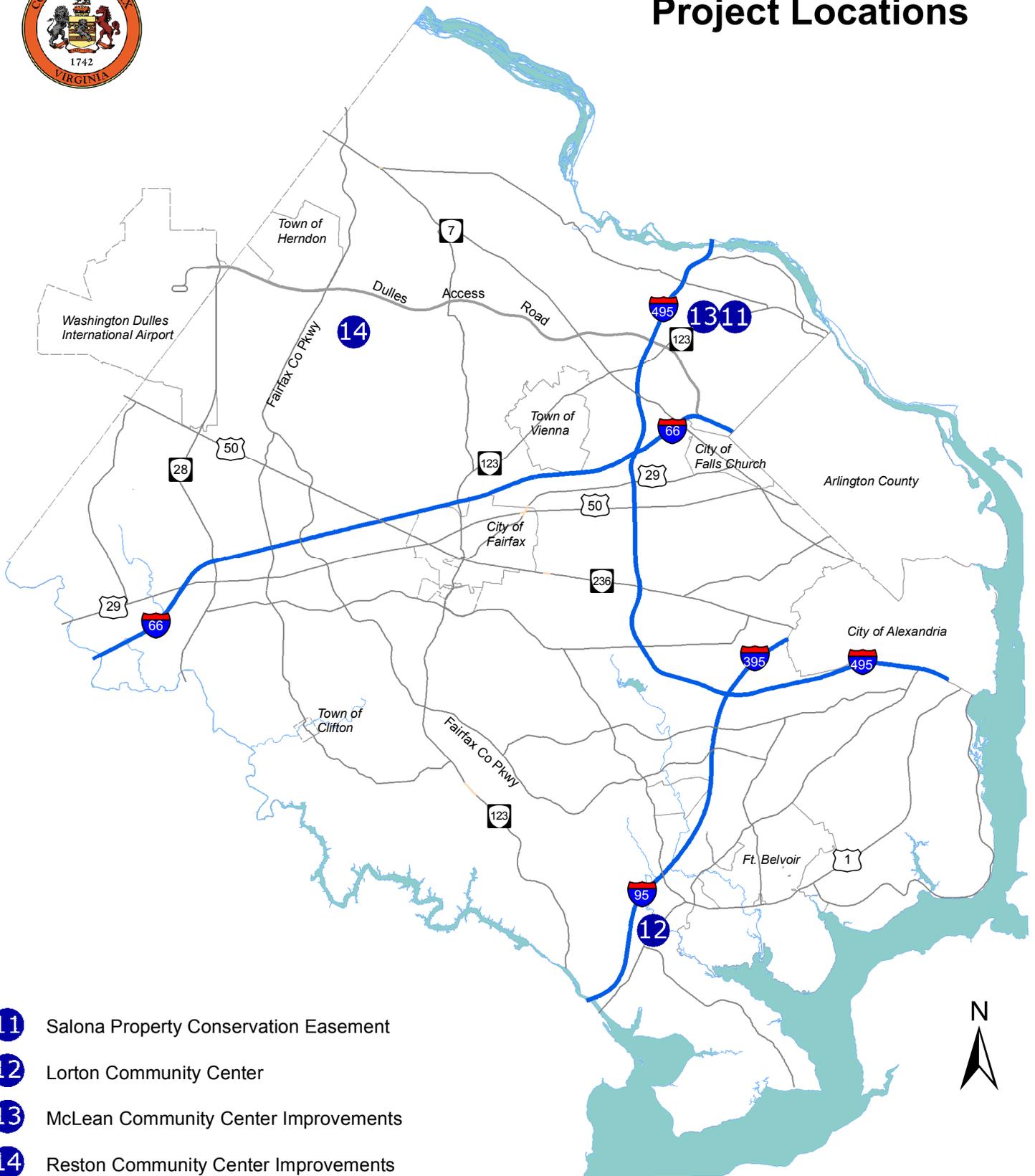
Notes: Numbers in **bold italics** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

<u>Key: Stage of Development</u>	
	Feasibility Study or Design
	Land Acquisition
	Construction

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



Community Development Project Locations



- 11 Salona Property Conservation Easement
- 12 Lorton Community Center
- 13 McLean Community Center Improvements
- 14 Reston Community Center Improvements

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