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 23,310 acres of parkland, including 425 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 parks 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.
- ✓ Utilize the Urban Parks Framework to encourage developers to cooperatively develop and maintain publicly accessible urban parks, connective trails, park amenities and active recreation facilities in Tysons and other designated mixed-use centers.

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

CURRENT PROGRAM INITIATIVES

The Park Authority acquired 49 acres of land in FY 2014 for a total of 23,310 park acres which equates to over 9.2 percent of the land mass of Fairfax County. There were eight land acquisition activities that resulted in additional Park Authority land. Six parcels were acquired through property investigation and negotiation with the owners which resulted in a half-acre addition at Historic Centreville Park, a 25-acre addition to Lincoln Lewis Vannoy Park, and a 5-acre addition to Lake Fairfax Park. Two properties were acquired through the development plan review process, transfer dedications and proffered dedications including a dedication of approximately .8 acres in the Little Difficult Run Stream Valley Park and the proffered, 17-acre, fully developed Sully Highlands Park. The agency has been challenged to acquire an additional 1,970 acres of land, which would ensure that 10 percent of the total county landmass, or a total of 25,280 acres, are held as county parks. The current Land Acquisition Work Plan programs the expenditure of funds authorized by the 2008 and 2012 Park Bond Referenda.

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. An objective is also to sustain existing parks, facilities and natural resources. Another major objective is to continue land acquisition and work toward meeting the acreage standard established for acquisition of developable parkland. In addition, many park facilities are 20-30 years old. Without a significant reinvestment in building and park infrastructure and facilities many of these older parks will fall into a state of deteriorating condition and functionality and repair/operating costs will increase. Current active projects include the expansion of Spring Hill RECenter to provide a larger fitness center, additional multipurpose rooms, and a new 20,500 square foot gymnasium; Twin Lakes Golf Course renovation of 56 sand bunkers, construction of a new practice green and renovations to the chipping green; Audrey Moore RECenter Natatorium improvements that consist of the replacement of the corroded structural steel members and the existing window system along the west wall of the natatorium; the Lake Fairfax Park Water Mine expansion that will include an active spray-pad, a tot spray-pad, two tall water slides and a secondary bathroom building.

Recently completed improvements include:

- Luria Park Steel Pedestrian Bridge and Boardwalk Improvements: This project replaced a section of wood boardwalk and bridge, which were in a degraded condition, with a more sustainable structure including 40 linear feet of new boardwalk and a new 60' prefabricated steel pedestrian bridge. The bridge along with the new boardwalk will better withstand the extreme flood conditions present in the Holmes Run Stream Valley.
- Turkeycock Run Stream Valley repairs at Green Spring Garden: Restoration improvements included stabilizing approximately 1,500 linear feet of stream valley that was damaged as a result of Tropical Storm Lee in September 2011.
- Oak Marr RECenter Fitness Expansion and Renovation: Expansion included a 12,500 square foot new addition and 5,700 square foot renovation of the existing facility. The existing building renovation updated the existing lobby, administration area, and relocated the building entry to improve building access as well as included a short term child care facility. The building addition includes a two story fitness center and three new multi-purpose rooms.
- Sully Highland Park Athletic Fields: This project included the construction of two lighted full size rectangular synthetic turf fields constructed as a continuous sheet of synthetic turf to allow the field to accommodate a cricket pitch, two irrigated natural turf 60 foot diamond fields, and one irrigated natural turf 90 foot diamond field. The facility also includes a 270-space parking lot, and bioretention stormwater management facility.
- Sully Historic Site Visitor Center: Installed a new modular visitor's center and supporting infrastructure. The visitors center will welcome guests to the popular site as they arrive serving as a gathering place and accessible building allowing visitors to easily obtain information about the historic house and grounds while providing a point of orientation to the Sully historic core area. The visitor center includes a large space for museum gift shop merchandise, food and drink sales, restrooms, and a conference room for meetings.
- Lewinsville Park Synthetic Turf / Athletic Field Lighting: Converted existing natural turf field #2 to synthetic turf and replaced the synthetic turf on field #3. Both fields were reoriented and new athletic field lighting installed. Enhanced stormwater controls and measures were installed including a bio-retention facility, a bio-swale, soil augmentation around the fields and a reforestation area.

- Pinecrest Golf Course Irrigation System Replacement: This project consisted of designing and installing a new irrigation system to include new main, lateral and station piping, valves and boxes, sprinkler heads and quick couplers, control wire, controllers, and new pump equipment and controls.
- Lee District Park Chessie's Big Back Yard Nautical Cove Accessible Playground: This project included the second phase of a fully accessible playground that serves children ages 2 to 5. The playground includes Chessie the Monster, a Pirate Ship, Lighthouse and Sand Castle and fully accessible rubber surfacing. Sound effects and visual elements are embedded in the equipment and surfacing to enhance play value.
- Huntley Meadows Park Wetland Restoration: This project included design and construction of an impoundment structure to return the central wetland back to hemi-marsh and expand the footprint of the wetlands. Constructed features include a water containment structure, water control structure, access road/pedestrian trail, habitat pools, wetland plantings and related site work.
- South Run Park Parking Lot Improvements: Designed and constructed 144 new parking spaces and renovation of 121 existing spaces for a total of 265 spaces serving the athletic fields. Storm water management facilities, trails, landscaping and other supporting infrastructure were provided as part of the project. DPWES partnered with the Park Authority for the design and construction of new and retrofitted LID stormwater management facilities.

The Park Authority Board approved three master plans/master plan revisions during the past fiscal year for Baron Cameron, McLean Central, and Westgrove. The Great Parks, Great Communities comprehensive park plan adopted in 2011 creates a series of district-based park plans. This plan provides a comprehensive planning framework for parks within each district, applying countywide service level standards, trail plans and resource management initiatives. The Great Parks, Great Communities Plan is available for download on the project web site, http://www.fairfaxcounty.gov/parks/plandev/greatparks.

The implementation of the Laurel Hill Master Plan is proceeding. There continues to be some informal interest from proposers for options for the Sportsplex. Funding is earmarked for infrastructure development for this project. Development of Phase I of the equestrian area in Laurel Hill is underway. An area-wide signage and way finding plan is nearly complete and a cultural resource study for the Laurel Hill House was completed as well as a historic landscape study of its gardens. Further archeological work at the site is anticipated. Improvements to the Laurel Hill Greenway portion of the Cross County Trail continue to be made. Maintenance and land management activities continue to be provided.

'Our Special Harbor' spray-ground located in Franconia in Lee District was designed and built by the Joey Pizzano Memorial Fund and operated by the Fairfax County Park Authority.

A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. Park Bond referenda were approved in November 2004, 2006, 2008, and 2012 totaling $218 million. The completion of the 2004 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. The $376 million has been inflated to $435 million to reflect the increasing prices of land for acquisition and escalating construction costs. 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, $65 million from the 2008 Park Bond Referendum, and $63 million from the fall 2012 Park Bond Referendum. The Park Authority would require an additional $217 million in order to fully fund the identified needs. It is important to note that the additional $217 million needed would only meet the identified capital need for new park facilities and major renovation of existing facilities identified through 2013. An update to the Needs Assessment has

been initiated to determine countywide capital park and recreation needs through 2023. Based on continual facility condition assessments, growing and shifting community needs and expectations, an ever increasing amount of funding will be needed for capital maintenance of aging park assets in order to maximize the life of the existing facilities and to develop new facilities.

In addition, to fund 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 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 long-range facility life cycle plans, as well as aid in the forecasting of future capital renovations.

On June 26, 2013, the Park Authority Board approved the FY 2014–FY 2018 Strategic Plan and Balanced Scorecard. The Strategic Plan is a tool to enable the agency to focus on the most pressing concerns and opportunities over the next five years. In light of increasing demands and limited or shrinking resources, it is more important than ever that priorities be strategically determined. Key focus areas include:

- Emphasizing and communicating the park systems value and benefits
- Encouraging park users to utilize the park system from generation to generation
- Inspiring tomorrow's stewards
- Investing in aging infrastructure and natural capital
- Strengthening community partnerships
- Stabilizing funding resources and prioritizing core services
- Building leadership capacity to champion innovative solutions

Using the Balanced Scorecard approach and input from park leadership, staff, stakeholders, and the general public, the strategic plan is structured around four important perspectives: Customer, Financial, Business Process and Learning and Growth.

During the last two years, a deliberate focus on fiscal sustainability resulted in the adoption of the Financial Sustainability Plan. This Plan focuses on the evaluation of core services and options and opportunities for improving the overall cost recovery of the whole organization. The Plan contains clearly defined recommendations that when collectively implemented will position the Authority to reach a cost recovery target that is greater (more self-sufficient) than the present day one. In addition to the focus on sustainable operations, capital investment in our facilities and stewardship efforts are also significant to future growth and sustainability.

CURRENT PROGRAM INITIATIVES

1. **Americans with Disabilities Act (ADA) Compliance** (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. It should be noted that in May and June 2007, the United States Department of Justice (DOJ) conducted an audit of the county government facilities and programs to determine compliance with the Americans with Disabilities Act (ADA). The DOJ presented the county with the audit results in August 2009. The audit covered 78 buildings in the county and listed approximately 2,100 violations as well as approximately ten program areas which needed improvement in order to comply with the ADA. These violations ranged from updating emergency management procedures, web-based services, and general communication procedures, to improving access to buildings, parking garages, restrooms and elevators. Identified violations have been categorized by color: easy, inexpensive (green); more timely and costly (yellow); and difficult, time consuming, and/or expensive (red). FY 2016 funding of $1,840,000 is provided to continue to address identified deficiencies. Funding for violations associated with county buildings and facilities has also been included in FY 2016 and is detailed in the Facilities Management and Capital Renewal section of this document.

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. In FY 2016, an amount of $425,000 is included for general park maintenance at non-revenue supported Park 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. In FY 2016, an amount of $470,000 is included to provide corrective and preventive maintenance for over 538,086 square feet at non-revenue supported Park Authority structures and buildings.

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. In FY 2016, an amount of $787,076 is provided to fund annual requirements for Parks grounds maintenance at non-revenue supported parks.

5. **Trails and Stream Crossings - 2006** (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 trail projects include Frog Branch Stream Valley, Clarks Branch Bridge which included the replacement of a failed wooden fair-weather crossing with a 90' steel frame pedestrian and equestrian bridge, and the re-routing of the Pohick Stream Valley trail. Improvements in the Difficult Run Stream Valley section of the Cross County Trail include installation of a 25' fiberglass bridge and building a stone base and surface of 900 linear feet and stone reinforcement for the surface of an additional 1,200 linear feet of the natural surface section of the Cross County Trail. A new, 60' prefabricated steel pedestrian bridge was installed in Luria Park which will better withstand the extreme flood conditions present in the Holmes Run Stream Valley. This project will be completed in FY 2016.

6. **Stewardship - 2008** (Countywide): $11,740,000 for projects that promote the 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.

The Historic Huntley House

7. **Park and Building Renovations - 2008** (Countywide): $30,672,000 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. An engineering study to assess renewal requirements for Mount Vernon RECenter and Ice Rink which opened in 1981 is also funded. Replaced the 41-year-old train track at Burke Lake Park, parking and entrance improvements at Spring Hill, irrigation system at Jefferson Golf Course, and renovation at Ossian Hall Park and Kings Park will renew these facilities and extend their service life.

8. **Park Development - 2008** (Countywide): $18,846,000 to develop new park facilities and infrastructure. This category includes funding for the conversion of four natural-turf rectangular fields to synthetic turf and to upgrade the lighting systems on eight fields. Funding is also included to continue the planning, design and site preparation of a countywide Sportsplex at Laurel Hill Park. Another goal is to add 75 miles of trails and trail connections that will increase citizen access to this highly used resource. Additional development includes the construction of the new concrete "streetscape" style urban skate park and bowl at Lake Fairfax and the expansion of the skate park at Wakefield. Future projects include the clubhouse replacement and driving range expansion at Burke Lake Golf Course and a small roll-top observatory at Observatory Park in Great Falls.

9. **Community Parks/New Facilities - 2012** (Countywide): $7,285,000 for planning, design and construction of new parks or park facilities to implement approved master plans, meet community needs, or provide additional functionality. Projects include: development of Phase 1 of the park planned improvements per the master plan at Monticello Park, building the internal trail network and shelter at the John C. and Margaret K. White Gardens, providing Signage and Branding to develop a branding approach to identify Park Authority facilities, and development to continue the phased development of the Park at Laurel Hill.

10. **Existing Facility Renovations - 2012** (Countywide): $23,302,000 to improve existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Projects include renovation and upgrading infrastructure and other amenities at Lake Accotink, countywide playground equipment upgrades, and countywide trails.

11. **Facility Expansions – 2012** (Countywide): $19,497,500 to expand existing buildings and facilities to update, renew and improve existing aging facilities and add user capacity. Projects include expansion of Spring Hill and Oak Marr RECenters, Lake Fairfax Water Mine and Twin Lakes Oaks Room and an additional practice putting area.

12. **Land Acquisition and Stewardship - 2012** (Countywide): $12,915,000 for acquisition of parkland and/or parkland rights, including easements. Stewardship includes projects that support the approved Natural and Cultural Resource Management Plans and/or county's environmental or cultural resource initiatives, Hidden Pond Nature Center for shelter and parking, and the Sully Woodlands Environmental Education Center. Additional projects include land acquisition, energy management, and Natural and Cultural Resources.

13. **Land Acquisition and Park Development – 2016** (Countywide): It is anticipated that additional bonds will continue to fund deferred projects and adequately fund long-term projects identified in the Park Authority 10-Year Capital Plan. 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 2016 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)

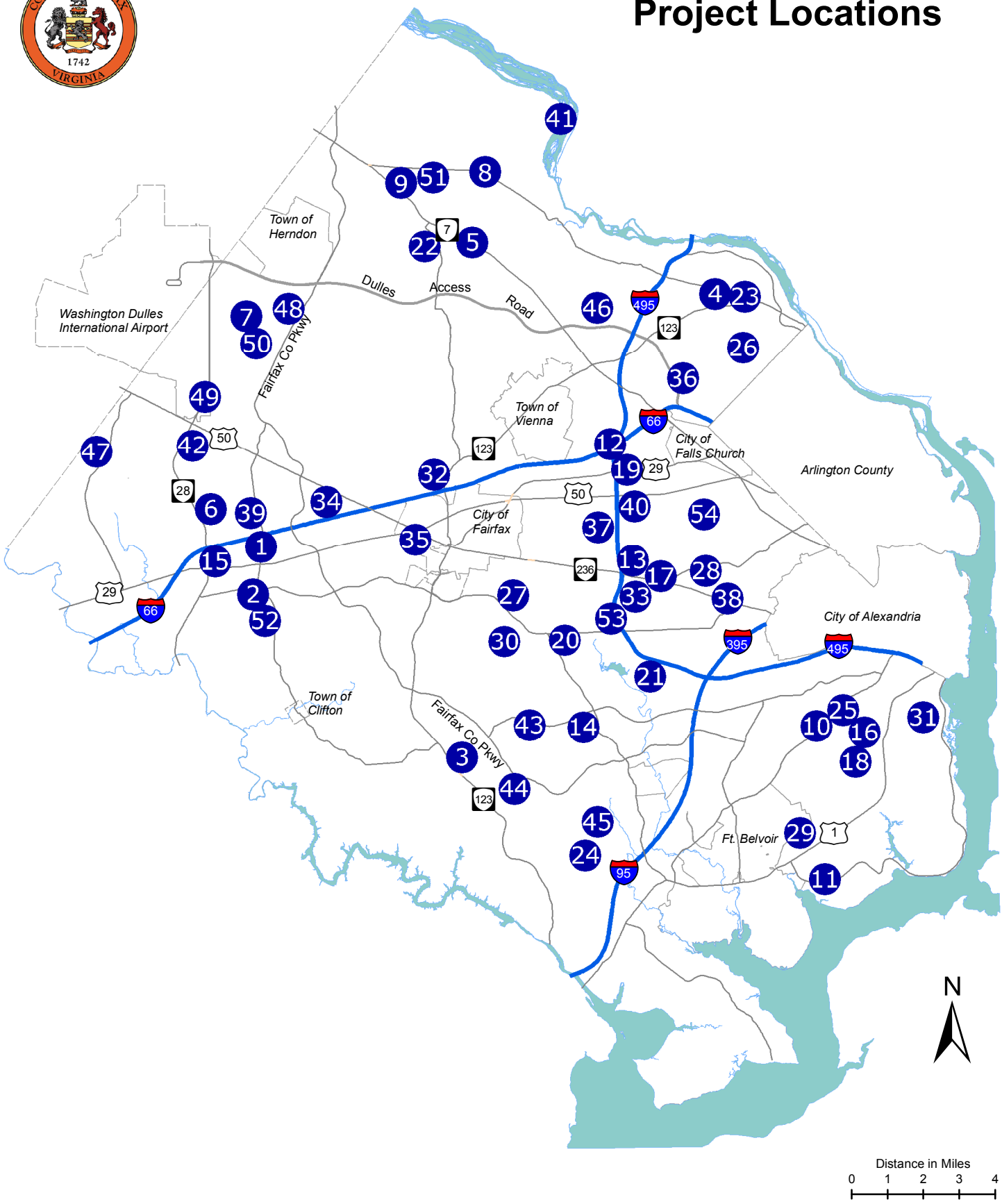
	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total FY2016-FY2020	Total FY2021-FY2025	Total Project Estimate
1	Americans with Disabilities Act (ADA) Compliance / PR-000083	G, X	***C***	***1,840***	2,370	300	300	300	5,110	1,500	6,610
2	Parks - General Maintenance / 2G51-005-000	G	***C***	***425***	644	663	683	703	3,118	3,418	6,536
3	Parks - Facility/Equipment Maintenance /2G51-007-000	G	***C***	***470***	484	499	514	529	2,496	2,570	5,066
4	Parks - Grounds Maintenance / 2G51-006-000	G	***C***	***787***	1,151	1,185	1,221	1,257	5,601	6,108	11,709
	Subtotal General Fund Projects			3,522	4,649	2,647	2,718	2,789	16,325	13,596	29,921
5	Trails and Stream Crossings (2006 Bond) / PR-000008	B	***4,700***	***300***					300		5,000
6	Stewardship (2008 Bond) / PR-000012	B	***9,495***	***900***	***600***	***500***	***245***		2,245		11,740
7	Park and Building Renovations (2008 Bond) / PR-000005	B	***19,000***	***1,100***	***800***	***1,159***	***4,597***	***4,016***	11,672		30,672
8	Park Development (2008 Bond) / PR-000016	B	***13,000***	***2,000***	***1,800***	***1,500***	***546***		5,846		18,846
9	Community Parks/New Facilities (2012 Bond) / PR-000009	B	***0***		***750***	***2,985***	***3,550***		7,285		7,285
10	Existing Facility Renovations (2012 Bond) / PR-000091	B	***4,300***	***4,500***	***5,800***	***5,500***	***3,057***	***145***	19,002		23,302
11	Facility Expansions (2012 Bond) / PR-000092	B	***14,672***	***2,500***	***1,255***	***900***	***170***		4,825		19,497
12	Land Acquisition and Stewardship (2012 Bond) / PR-000093	B	***500***	***2,025***	***3,825***	***4,275***	***1,640***	***650***	12,415		12,915
13	Land Acquisition and Park Development (2016 Bond)	B	***0***		3,370	1,340	6,583	14,205	25,498	62,202	87,700
	Subtotal Bond Projects		***65,667***	***13,325***	***18,200***	***18,159***	***20,388***	***19,016***	89,088	62,202	216,957
	TOTAL		***$65,667***	$16,847	$22,849	$20,806	$23,106	$21,805	$105,413	$75,798	$246,878

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

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 Arrowhead
2 Braddock
3 Burke Lake and Golf Course
4 Clemyjontri
5 Colvin Run Mill
6 Ellanor C. Lawrence
7 Frying Pan/Ellmore Farm
8 Great Falls Grange
9 Great Falls Nike
10 Greendale Golf
11 Grist Mill
12 Hartland Green Park
13 Hidden Oaks
14 Hidden Pond
15 Historic Centreville
16 Historic Huntley, Phase II Tenant House
17 Holmes Run Stream Valley
18 Huntley Meadows
19 Jefferson District
20 Kings Park
21 Lake Accotink
22 Lake Fairfax
23 Langley Fork
24 Laurel Hill
25 Lee District
26 Linway Terrace
27 Long Branch Stream Valley
28 Mason District
29 McNaughton Fields
30 Monticello
31 Mt. Vernon
32 Oak Marr
33 Ossian Hall
34 Ox Hill Battlefield
35 Patriot Park
36 Pimmit Run Stream Valley
37 Pine Ridge Park
38 Pinecrest Golf Course
39 Poplar Tree
40 Providence RECenter
41 Riverbend
42 Rocky Run Stream Valley
43 Rolling Valley West
44 South Run
45 South Run Stream Valley
46 Spring Hill
47 Stephens Property
48 Stratton Woods
49 Sully Historic Site
50 Sully Woodlands
51 Turner Farm
52 Twin Lakes Golf Course
53 Wakefield
54 John C and Margaret White Gardens Park