

Community Development

PROGRAM DESCRIPTION

Community Development includes Athletic Field development, maintenance, and sports programs, as well as community center construction and renovations. These projects, which include various types of improvements, are designed to facilitate improvements and maintenance of existing neighborhoods and preserve neighborhood stability.

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 initiatives include Community Center renovation projects and development and renovations of senior 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. Funding in the amount of \$7,735,338 has been included for the athletic field maintenance and sports program in FY 2017.



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. There are a total of 86 synthetic turf fields throughout the County, of which 23 are FCPS stadium fields and 63 are County park/FCPS non-stadium fields. There are over 130,000 youth and adult participants (duplicated number) annually on rectangular fields that benefit from turf fields. Increased funding is needed to begin to address the growing need for field replacement and to establish a replacement schedule over the next 10 years. If turf fields are not replaced when needed, they may need to be closed for safety reasons. The first turf field replacement efforts began in 2013 for the first two fields developed. 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 10 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. However, based on a projected ten-year replacement cycle and the current 63 County field inventory, replacement funding requires a regular financial commitment. The current projected replacement cost per field is approximately \$450,000. Current funding levels, which include anticipated partner field support contributions, will not support the replacement needs and additional funding is required to continue to plan for the gradual replacement of turf fields as they reach the end of their useful life. Staff has developed a 10-year replacement plan for the 63 County field inventory which requires revenue from a proposed increase to the Athletic Fee and additional General Fund support. An amount of \$2,250,000 is included for the turf field replacement program in FY 2017, including \$800,000 from the athletic services fee revenue and \$1,450,000 from the General Fund. This level of funding represents an increase of \$1,000,000, including an increase of \$500,000 from Athletic Service Fee revenue and \$500,000 from the General Fund. This increase is based on a recommendation to increase the Athletic Service Fee from the current rate of \$5.50 per participant per season to \$9.50 per participant per season (for rectangular field players only) and an increase from \$15 to \$25 per team per tournament (for rectangular fields players only). Fairfax County's Athletic Fee is currently the lowest in the region. Even with the proposed FY 2017 increase, the fee would remain in line with other jurisdictions.

Jurisdiction	Application Fee
Prince William	\$24.00 youth/\$38 adults
Loudoun	\$12.50
Arlington	\$8.00
City of Alexandria	\$12.00
Fairfax County	\$5.50 Current/\$9.50 Proposed

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 DNCS. 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 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 DNCS. Funding of \$250,000 for this project has been included in FY 2017. 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 2017. 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 2017. 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 2017. 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 Park and school sites. Funding of \$200,000 for this project has been included in FY 2017. 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. Fields are chosen through a review process based on the need in the community, projected community use and the field location and amenities. This effort is coordinated between the Park Authority and the DNCS. It should be noted that as part of the *FY 2013 Carryover Review*, a Joint County School initiative was implemented to develop new synthetic turf fields throughout the County. This recommendation was based on the findings of the Synthetic Turf Field Task Force in its July 2013 report at which time it was estimated that \$12.0 million would be required to fund fifteen synthetic turf fields at the eight remaining high schools in the County that did not currently have turf fields. The total original County and School commitment of \$9.0 million was required to supplement the identified community funding and proffer funding, primarily in the Lee and Mt Vernon Districts. The County and Schools each contributed \$1.5 million at the FY 2013, FY 2014 and FY 2015 Carryover Reviews to reach the \$9.0 million commitment.
7. **Athletic Services Fee – Turf Field Replacement** (Countywide): This project provides for the establishment of a turf field replacement program. There are a total of 86 synthetic turf fields throughout the County, of which 23 are FCPS fields and 63 are County fields. Increased funding is needed to begin to address the growing need for field replacement and to establish a replacement schedule over the next 10 years. The current projected replacement cost per field is approximately \$450,000. Current funding levels will not support the replacement needs and additional funding is required to continue to plan for the gradual replacement of turf fields as they reach the end of their useful life. Staff has developed a 10-year replacement plan for the current inventory which requires revenue from the proposed increase to the Athletic Fee and additional General Fund support. An amount of \$2,250,000 is included for the turf field replacement program in FY 2017, including \$800,000 from the athletic services fee revenue and \$1,450,000 from the General Fund. This level of funding represents an increase of \$1,000,000, including an increase of \$500,000 from Athletic Service Fee revenue and \$500,000 from the General Fund. This increase is based on a recommendation to increase the Athletic Service Fee from the current rate of \$5.50 per participant per season to \$9.50 per participant per season (for rectangular field players only) and an increase from \$15 to \$25 per team per tournament (for rectangular fields players only). Fairfax County's Athletic Fee is currently the lowest in the region. Even with the proposed FY 2017 increase, the fee would remain in line with other jurisdictions.
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 2017. 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. Funding of \$150,000 for this project is included in FY 2017, including \$75,000 based on revenue generated from the Athletic Services Fee, and \$75,000 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. Funding of \$50,000 for this project has been included in FY 2017.
11. **Salona Property Conservation Easement Acquisition** (Dranesville District): \$891,600 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): \$18,500,000 for construction of a community center, to include space for the Lorton Community Action Center and the Lorton Senior Center. The Lorton Senior Center is currently housed in leased space that is scheduled to expire in 2018. A feasibility study was completed in FY 2008 and locates the Lorton Community Action at the pre-existing Lorton Library site. This location, combined with the planned co-location of services within the community center facility, aligns with the county's strategic efforts in developing and promoting multi-service sites. 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. The facility is proposed to include a 2 story, 32,900 square foot building. This project is scheduled as part of the 2016 Human Service/Community Development Bond Referendum.
13. **Sully Community Center** (Sully District): \$18,500,000 for construction of replacement Sully Senior Center/Community Center. The current Sully Senior Center is located in the VDOT right-of-way that is currently being designed for a new interchange. The senior center provides 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. This project is scheduled as part of the 2016 Human Service/Community Development Bond Referendum.
14. **McLean Community Center Renovation/Expansion** (Dranesville District): \$3,179,749 is included in FY 2017 of which \$2,659,749 is required to support various facets of the MCC renovation project; \$150,000 is included to support HVAC improvement in the MCC Alden Theatre; \$85,000 is required to replace carpet throughout the facility; \$35,000 to replace flooring in the Rehearsal Hall; and \$250,000 is required for the Alden Theatre rigging system. 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 33,000 square feet; 3) reconfigurations of approximately 3,400 square feet; and 4) site improvements including additional parking.
15. **Reston Community Center Improvements** (Hunter Mill District): \$471,300 for the replacement of the Center's Theatre Dressing Room, installation of LED light fixtures in the theatre, upgrading of the Theatre dimmer system, architectural and engineering services for the replacement of the Natatorium Environmental Control System, and replacement of the Hunters Woods Theatre's front roof sections, and the hydraulic lift.

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

	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total FY2017-FY2021	Total FY2022-FY2026	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	9,000						0		9,000
7	Athletic Services Fee - Turf Field Replacement Program / 2G51-004-000	G, X	C	2,250	2,250	2,250	2,250	2,250	11,250	11,250	22,500
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			9,000	7,735	7,735	7,735	7,735	7,735	38,675	38,675	86,350
11	Salona Property Conservation Easement Acquisition / 2G06-001-000	G	10,807	892	860	840	814	788	4,194	3,211	18,212
12	Lorton Community Center / TBD	B	0		1,640	1,640	5,600	6,920	15,800	2,700	18,500
13	Sully Community Center / TBD	B	0		1,640	1,640	5,600	6,920	15,800	2,700	18,500
14	McLean Community Center Renovation/Expansion / CC-000006	X	1,549	3,180	1,391	1,561	839		6,971		8,520
15	Reston Community Center Improvements / CC-000007	X	C	471					471		471
TOTAL			\$21,356	\$12,278	\$13,266	\$13,416	\$20,588	\$22,363	\$81,911	\$47,286	\$150,553

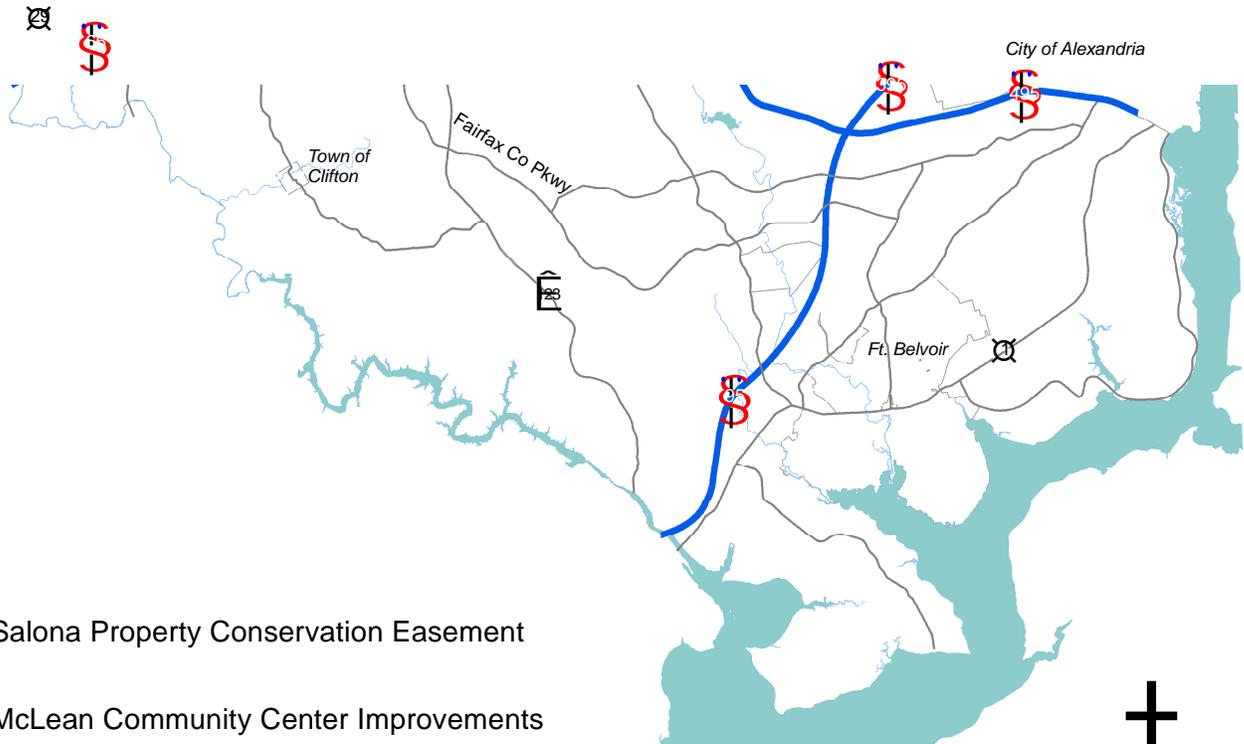
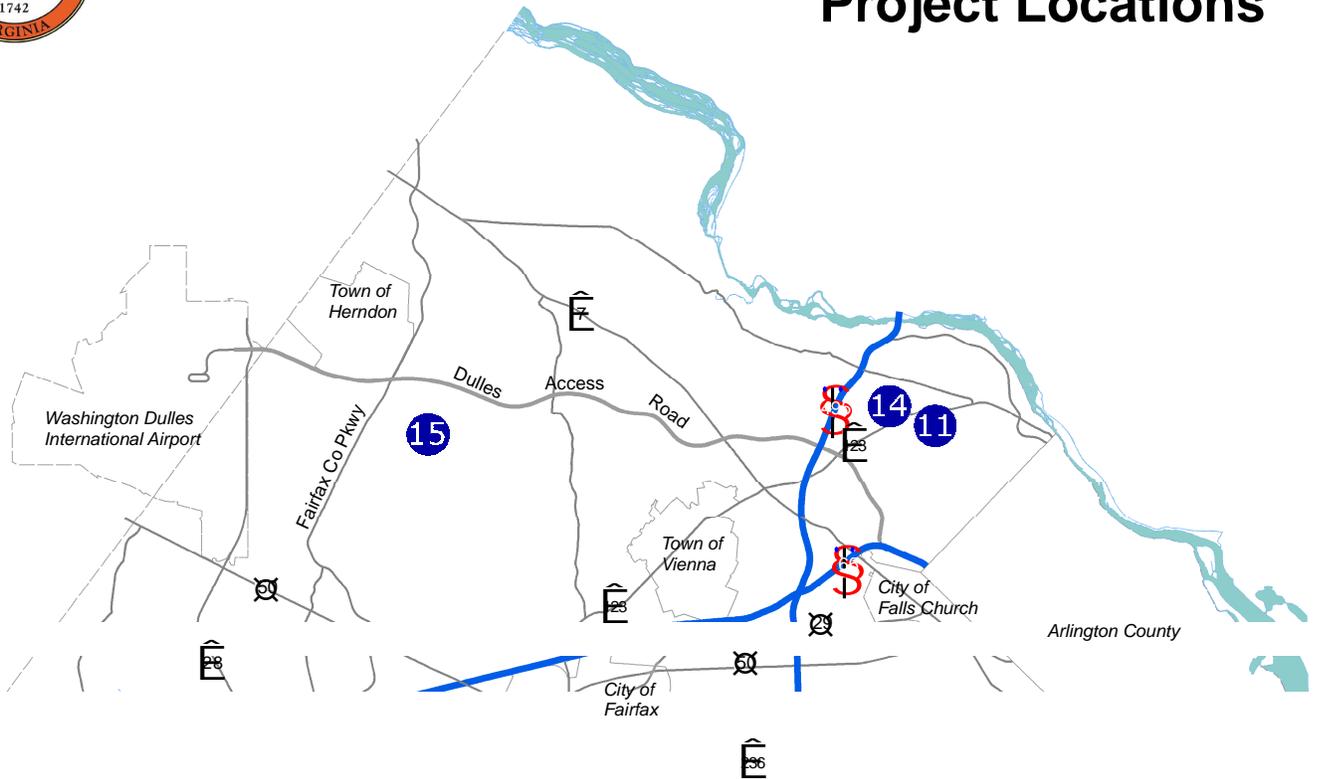
Notes: Numbers in **bold italics** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

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

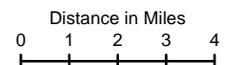
Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined



Community Development Project Locations



- 11** Salona Property Conservation Easement
- 14** McLean Community Center Improvements
- 15** 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.