FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927
Fairfax, VA 22035-1118

TO: All Architects, Builders, Contractors, Developers, Engineers and Surveyors

SUBJECT: Update to Park Proffer Calculation Formula

In March 2006, the Board of Supervisors directed staff to review the methods used to mitigate development impacts to parks. The Park Authority has coordinated and discussed the issue and methods of mitigation with the Department of Planning and Zoning, the Park Authority Board and the Planning Commission Parks Committee over the past year. On June 21, 2007 the Fairfax County Planning Commission endorsed a new formula for calculating the recommended monetary contribution by developers for offsetting the park impacts of new residential development proposed in rezoning applications.

The Park Authority is guided by the Countywide Comprehensive Policy Plan Criteria for Residential Development (Appendix 9, #6 of the Land Use section) as well as Objective 6, Policies a and b of the Parks and Recreation section, to seek contributions from private developers to offset the impacts of new residential development.

The park contribution amount was last updated by the Park Authority in 2003 and is derived through a formula that takes into account the cost to develop nine typical recreational facilities (playgrounds, athletic fields and courts) and service levels for these nine facility types based on countywide population and facility inventory.

Since construction costs have increased greatly over the past few years, the 2003 contribution amount did not reflect the true cost to develop park facilities. The contribution formula was updated to reflect current facility construction costs. In addition, the Park Authority added two important elements to the formula that were not captured previously; trails and parkland. Trails are the most used park facility and therefore heavily impacted by growth. Trail building, use and connections are a major priority for County citizens. Parkland is the greatest asset of the Park Authority and growth impacts it in a number of ways.

The new formula is updated with current facility construction costs and service levels and adds trails and the cost value of parkland to reach the new suggested monetary contribution amount of $893 per new resident. The Park Authority will begin requesting voluntary proffers from developers based upon the new formula on July 1, 2007.

Please contact Sandy Stallman, Manager, Park Planning Branch at (703) 324-8741 if you have any questions.

Sincerely,

Timothy K. White,
Acting Director

cc: David Bowden, Director, Park Planning and Development Division
James P. Zook, Director, Department of Planning and Zoning (DPZ)
Regina Coyle, Director, Zoning Evaluation Division, DPZ