



# FAIRFAX COUNTY PARK AUTHORITY

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# M E M O R A N D U M



**TO:** Chairman and Members  
Park Authority Board

**VIA:** Michael A. Kane, Director

**FROM:** Charles Bittenbring, Acting Director  
Planning and Development Division

**DATE:** January 5, 2007

## *Agenda*

**Planning and Development Committee**  
**Wednesday, January 10, 2007 – 5 p.m.**  
**Board Room – Herrity Building**  
**Chairman: Winifred S. Shapiro**

1. Contract Award - Patriot Park Phase I Development - Action\*
2. Scope Approval - Synthetic Turf Field Installation at Poplar Tree Park and South Run District Park - Action\*
3. Contract Activity Report - Information\*
4. Laurel Hill Status Report - Information (with presentation)\*
5. Laurel Hill Golf Course Clubhouse - Information (with presentation)\*
6. Proposed Zoning Ordinance Amendment to Increase Recreation Amenity Provisions in Planned Development Districts - Information\*
7. Trail Projects Quarterly Status Report - Information (with presentation)\*
8. Comprehensive Plan Area Plan Update of Park Recommendations - Discussion\*
9. Closed Session
  - Land Acquisition

\*Enclosures

cc: Timothy K. White  
Leadership Team



If accommodations and/or alternative formats are needed, please call (703) 324-8563, TTY (703) 803-3354

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**ACTION –**

Contract Award – Patriot Park Phase I Development (Springfield District)

ISSUE:

Approval of a contract award to \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_  
\_\_\_\_\_ in the amount of \$XX,XXX,XXX for the phase I construction of Patriot Park.

RECOMMENDATION:

The Park Authority Director recommends approval of a contract award to \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_ in the amount of \$X,XXX,XXX for the phase I construction of Patriot Park. In addition, the Director recommends reserving \$XXX,XXX or ten (10) percent of the contract award for contract contingency, \$XXX,XXX or six (6) percent of the contract award for administrative costs, and \$XXX,XXX for other project related costs.

Contract Award	\$ X,XXX,XXX
Contract Contingency (10%)	\$ XXX,XXX
Administrative Cost (6%)	\$ XXX,XXX
Utilities	\$ XX,XXX
Inspections and Testing	\$ XX,XXX
<b>TOTAL COST</b>	<b>\$ X,XXX,XXX</b>

TIMING:

Board action is requested on January 24, 2007, to maintain the project schedule.

BACKGROUND:

The 2004 Park Bond Program approved by the Park Authority Board included funding to develop the first phase of Patriot Park. A project team was assembled with representatives from the Department of Community and Recreation Services, Park Operations, Resource Management and Planning and Development Division to determine the project scope. At their February 8, 2006, meeting the Park Authority Board approved the Phase I project scope. The Phase I development will be in accordance with the approved Park Master Plan and recommendations from Cultural Resource Management and Protection. The approved scope for Phase I development included the following facilities / improvements:

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- Access road through the Mott Community Center
- Parking lot (120 spaces) and associated drive lanes
- Three (3) lighted synthetic turf micro-soccer fields (total area of 420' x 230')
- LID stormwater management facility and related structures
- Sidewalks and trails
- Site lighting
- Site landscaping

\_\_\_\_\_ (X) sealed bids for the Phase I construction of Patriot Park were received and opened on January 9, 2007, as summarized in Attachment 1. The lowest responsible bidder was \_\_\_\_\_. Their total bid of \$X,XXX,XXX is \$XXX,XXX or X.X% below the Park Authority's pre-bid estimate of \$2,645,000 and \$XXX,XXX below the next lowest bidder. The work is to be completed within 210 calendar days of Notice-to-Proceed. \_\_\_\_\_ holds an active Virginia Class A Contractors License. The Department of Tax Administration has verified that \_\_\_\_\_ has the appropriate Fairfax County Business, Professional and Occupational License (BPOL).

FISCAL IMPACT:

Based on the post-bid cost estimate update, funding in the amount of \$X,XXX,XXX is necessary to award this contract and to fund the associated contingency, administrative costs and other project related costs. Based on encumbrances and expenditures to date, funding is currently available in the amount \$3,304,873 in Project 474104, Athletic Fields, Fund 370, Park Authority Bond Construction, \$5,055 in Project 004791, Popes Head Estates, Fund 371, Park Capital Improvement Fund, and \$175,685 in Project 004750, Park Proffers, Fund 371, Park Capital Improvement Fund for a total of \$3,485,613 to award this contract and to fund the associated contingency, administrative and other project related costs.

ENCLOSED DOCUMENTS:

- Attachment 1: Bid Results – Patriot Park West
- Attachment 2: Scope of Work – Patriot Park Phase I Development
- Attachment 3: Cost Estimate – Patriot Park Phase I Development
- Attachment 4: Schematic Plan – Patriot Park Phase I Development

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STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning and Development Division

Todd Johnson, Director, Park Operations Division

Cindy Messinger, Director, Resource Management Division

John Lehman, Manager, Project Management Branch

James Duncan, Supervisor, Project Management Branch

Charles Mends-Cole, Project Manager, Project Management Branch

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**BID RESULTS**

**Project Name:** PATRIOT PARK WEST,  
FCPA Project #474104/250

**Project Includes:** Complete construction/installation of a lighted synthetic turf field, drive lane, parking lot, trails, storm water facilities, landscaping and related improvements.

**Project Manager:** Jim Duncan

**Bid Opening Date/Time:** January 9, 2007 2:05 P.M.

**ALTERNATES**

Contractor Name (Bidder)	Base Bid Price	Days to Complete Project	1	2	3	4	5
Planning and Development Division Estimate	\$2,500,000.00 - \$2,700,000.00	210 calendar days					
	\$	210 calendar days					
	\$	210 calendar days					
	\$	210 calendar days					
	\$	210 calendar days					

\* Apparent lowest bidder  
 \*\* Apparent second lowest bidder  
 \*\*\* Apparent third lowest bidder

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**SCOPE OF WORK**

**Patriot Park Phase I Development**

- Access road through the Mott Community Center
- Parking lot (120 spaces) and associated drive lanes
- Three (3) lighted synthetic turf micro-soccer fields (total area of 420' x 230')
- LID stormwater management facility and related structures
- Sidewalks and trails
- Site lighting
- Site landscaping

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**COST ESTIMATE**

**Patriot Park Phase I Development**

Mobilization, Clearing and E&S Controls	\$ 115,000
Earthwork (cuts, fills, off-site disposal, and imported topsoil)	\$ 475,000
Mott Center Parking Lot Improvements	\$ 100,000
Access Road, Parking Lot and Site Lighting	\$ 385,000
LID Stormwater Management Facility and Related Structures	\$ 180,000
Lighted Synthetic Turf Field (420' x 230') and Related Amenities	\$1,115,000
Sidewalks / Trails	\$ 125,000
Landscaping, Sodding and Seeding	<u>\$ 150,000</u>
<b>Subtotal</b>	<b>\$2,645,000</b>

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**ACTION -**

Scope Approval – Synthetic Turf Field Installation at Poplar Tree Park and South Run District Park (Sully and Springfield Districts)

ISSUE:

Approval of the project scope to design and install synthetic turf fields at Poplar Tree Park and South Run District Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and install synthetic turf fields at Poplar Tree Park and South Run District Park.

TIMING:

Board approval of the project scope is requested on January 24, 2007, to maintain the project schedule.

BACKGROUND:

On September 27, 2006, the Park Authority Board approved preparing designs and obtaining site permits for the conversion of seven natural turf fields to synthetic turf fields, as part of the 2006 Park Bond Program, which included Fields #2 and #3 at Poplar Tree Park and Fields #5 and #6 at South Run District Park. To meet the goal of completing all seven fields within 18 months of the November 2006 bond approval date, design and permitting work for Poplar Tree and South Run was initiated as the first grouping. It is anticipated that construction start dates for both Poplar Tree and South Run will be March 2007. Staff will return to the Board for scope approval of the remaining three fields during the 1<sup>st</sup> quarter of 2007.

The scope of work anticipated to design and install the synthetic turf fields is as follows:

Poplar Tree Fields #2 and #3

- Cut and fill the field area to achieve design grades
- Stabilize soil with 6% lime to modify soil composition
  - Geotechnical Report included recommendations to modify and stabilize the existing soils by introducing 6% quicklime during the earthwork grading operations.
- Install the storm drainage piping system

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- Place and laser grade the base aggregate
- Install synthetic turf on a field area of 180' x 360' plus a 5' wide overrun
- Install a concrete perimeter curb
- Install a sod overrun 10' beyond the perimeter curb
- Install concrete bleacher and bench pads
- Install an accessible asphalt trail
- Install goal posts

The scope cost estimate for the two fields at Poplar Tree Park is \$1,728,000 as detailed in Attachment 3.

South Run Fields #5 and #6

- Cut and fill the field area to achieve design grades
- Existing storm drainage piping system to remain with supplemental drainage system installed at subgrade
  - Geotechnical Report included recommendations to retain the existing subsurface drainage system installed during the field renovations at South Run District Park in 1990 and supplement with an additional surface drainage system installed at subgrade.
- Place and laser grade the base aggregate
- Install synthetic turf on a field area of 180' x 360' plus a 5' wide overrun
- Install a concrete perimeter curb
- Install a sod overrun 10' beyond the perimeter curb
- Install concrete bleacher and bench pads
- Install an accessible asphalt trail
- Install goal posts

The scope cost estimate for the two fields at South Run District Park is \$1,627,000 as detailed in Attachment 4.

Staff will be utilizing the Association of Educational Purchasing Agencies (AEPA) Open End Contract to complete the installations in a timely manner.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$3,355,000 is necessary to fund these projects. Funding will be available based on the approval of the FY 2007 Third Quarter Review in the amount of \$1,728,000 in Project 474104, Athletic Fields, Detail 251, Poplar Tree Synthetic Turf Athletic Field Improvements and \$1,627,000 Project 474104, Athletic Fields, Detail 280, South Run Synthetic Turf Athletic Field in Fund 370, Park Authority Bond Construction.

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ENCLOSED DOCUMENTS:

- Attachment 1: Park Master Plan for Poplar Tree Park
- Attachment 2: Park Master Plan for South Run District Park
- Attachment 3: Scope Cost Estimate – Synthetic Turf Field Installation at Poplar Tree Park
- Attachment 4: Scope Cost Estimate – Synthetic Turf Field Installation at South Run District Park
- Attachment 5: Development Project Fact Sheet – Synthetic Turf Field Installation at Poplar Tree Park and South Run District Park

STAFF:

Michael A. Kane, Director  
Timothy K. White, Chief Operating Officer  
Charles Bittenbring, Acting Director, Planning and Development Division  
Todd Johnson, Director, Park Operations Division  
Cindy Messinger, Director, Resource Management Division  
Deb Garris, Manager, Synthetic Turf Branch  
Angie Allen, Senior Planner, Special Projects Branch  
Stephen Vu, Project Manager, Synthetic Turf Branch

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## SCOPE COST ESTIMATE

## Synthetic Turf Field Installation at Poplar Tree Park

## "Synthetic Turf Field Program"

Site Earthwork	\$ 90,500
Erosion & Sedimentation Control	\$ 26,000
Storm Drainage System	\$ 155,000
Synthetic Turf Field System Including Curb	\$ 357,000
Concrete Bleacher & Players Pad and Goals	\$ 18,000
Sod Perimeter	\$ 18,000
Accessible Asphalt Trail	\$ 12,000
Engineering Layout	<u>\$ 15,000</u>
Construction Subtotal	\$ 691,500
Design, Construction Administration and Testing	\$ 50,000
Construction Contingency (10%)	\$ 69,000
Permits & Fees (2%)	\$ 12,000
Administration (6%)	<u>\$ 41,500</u>
Total Cost per Field Installation	\$ 864,000
<b>Total Project Estimate (2 Fields @ \$864,000)</b>	<b><u>\$1,728,000</u></b>

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## SCOPE COST ESTIMATE

## Synthetic Turf Field Installation at South Run District Park

## "Synthetic Turf Field Program"

Site Earthwork	\$ 66,500
Erosion & Sedimentation Control	\$ 26,000
Storm Drainage System	\$ 135,000
Synthetic Turf Field System Including Curb	\$ 357,000
Concrete Bleacher & Players Pad and Goals	\$ 18,000
Sod Perimeter	\$ 18,000
Accessible Asphalt Trail	\$ 12,000
Engineering Layout	\$ 15,000
Construction Subtotal	\$ 647,500
Design, Construction Administration and Testing	\$ 50,000
Construction Contingency (10%)	\$ 65,000
Permits & Fees (2%)	\$ 12,000
Administration (6%)	\$ <u>39,000</u>
Total Cost per Field Installation	\$ 813,500
<b>Total Project Estimate (2 Fields @ \$813,500)</b>	<b><u>\$1,627,000</u></b>

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## DEVELOPMENT PROJECT FACT SHEET

### Synthetic Turf Field Installation at Poplar Tree Park and South Run District Park

#### “Synthetic Turf Field Program”

**DISTRICT:** Sully and Springfield  
**PARK:** Poplar Tree and South Run  
**PARK CLASSIFICATION:** District  
**PROJECT NAME:** Synthetic Turf Field Installation at Poplar Tree Park and South Run District Park

#### Project Scope:

##### Poplar Tree Fields #2 and #3

- Cut and fill the field area to achieve design grades
- Stabilize soil with 6% lime to modify soil composition
  - Geotechnical Report included recommendations to modify and stabilize the existing soils by introducing 6% quicklime during the earthwork grading operations.
- Install the storm drainage piping system
- Place and laser grade the base aggregate
- Install synthetic turf on a field area of 180' x 360' plus a 5' wide overrun
- Install a concrete perimeter curb
- Install a sod overrun 10' beyond the perimeter curb
- Install concrete bleacher and bench pads
- Install an accessible asphalt trail
- Install goal posts

##### South Run Fields #5 and #6

- Cut and fill the field area to achieve design grades
- Existing storm drainage piping system to remain with supplemental surface drainage system installed at subgrade
  - Geotechnical Report included recommendations to retain the existing subsurface drainage system installed during the field renovations at South Run Park in 1990 and supplement with an additional surface drainage system installed at subgrade.
- Place and laser grade the base aggregate
- Install synthetic turf on a field area of 180' x 360' plus a 5' wide overrun
- Install a concrete perimeter curb
- Install a sod overrun 10' beyond the perimeter curb

- Install concrete bleacher and bench pads
- Install an accessible asphalt trail
- Install goal posts

**Project Funding:**

- Scope Cost Estimate: \$3,355,000
- Funding Source: Based on the scope cost estimates, funding in the amount of \$3,355,000 is necessary to fund these projects. Funding will be available based on the approval of the FY 2007 Third Quarter Review in the amount of \$1,728,000 in Project 474104, Athletic Fields, Detail 251, Poplar Tree Synthetic Turf Athletic Field Improvements and \$1,627,000 Project 474104, Athletic Fields, Detail 280, South Run Synthetic Turf Athletic Field in Fund 370, Park Authority Bond Construction.

**Project Timeline:**

<u>Phase</u>	<u>Planned Completion</u>
Scope	1 <sup>st</sup> Quarter 2007
Design & Permitting	1 <sup>st</sup> Quarter 2007
Construction	2 <sup>nd</sup> Quarter 2007

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**INFORMATION -**

Contract Activity Report

The attached contract activity report lists the contracts initiated through December 31, 2006, for professional and construction services over \$100K. The report is broken down into two sections: Pre-Award and Post-Award. A contract is added to the Pre-Award section when a cost proposal has been requested or bid documents have been made available for contractor pick up. Once the contract has been negotiated/bid and awarded, the project will then be moved to the Post-Award section where the dollar amount and actual construction start date will be identified. After the contract award has been reported, the project will be removed from the report. This report will be provided on a monthly basis to the Planning and Development Committee.

ENCLOSED DOCUMENTS:

Attachment 1: Contract Activity Report, December 2006

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning & Development Division

John Lehman, Manager, Project Management Branch

Kirk Holley, Manager, Special Projects Branch

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# Contract Activity Report For Services Over 100K December 2006

**Pre-Award**

**Construction Contracts**

Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Project Dates: Anticipated start or Actual start
11/21/2006	Patriot Park West	Bid	TBD	\$0.00	Lighted synthetic turf field and related site improvements.	Anticipated start: 02/2007 Actual start: TBD
12/18/2006	South Run Park Synthetic Turf Installation	Open	Atlas Track, Inc.	\$0.00	Synthetic turf field conversion on (2) fields.	Anticipated start: 03/2007 Actual start: TBD
12/18/2006	Poplar Tree Park Synthetic Turf Installation	Open	Atlas Track, Inc.	\$0.00	Synthetic turf field conversion on (2) fields.	Anticipated start: 03/2007 Actual start: TBD

**Professional Contracts**

Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Project Dates: Anticipated start or Actual start
7/17/2006	Frying Pan Farm Park	Open	Samaha & Associates	\$0.00	Comprehensive study of equestrian facilities and design of Phase I improvements.	Anticipated start: 12/2006 Actual start: TBD
9/5/2006	Laurel Hill Signage and Branding	Open	Lardner/Klein	\$0.00	Plan and design comprehensive sign and identification package for park.	Anticipated start: 01/2007 Actual start: TBD

# Contract Activity Report For Services Over 100K December 2006

## Post-Award

### Construction Contracts

Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Project Dates: Anticipated start or Actual start
9/11/2006	Holmes Run Stream Valley Trail	Bid	Avon Corporation	\$993,750.00	Approximately 8,000 LF trail and 5 stream crossings from Columbia Pike to City of Alexandria	Anticipated start: 12/2006 Actual start: 11/22/2006
10/2/2006	Accotink Stream Valley Trail - Danbury Forest	Bid	Cube Construction Corporation	\$279,885.00	Approximately 400 LF trail, stairs, and one bridge in the Danbury Forest Community	Anticipated start: 12/2006 Actual start: 12/15/2006
10/24/2006	Grouped Infrastructure Renovation - Wakefield Park	Open	Finley Asphalt & Sealing	\$370,863.75	Reconstruct 2 parking lots.	Anticipated start: 12/2006 Actual start: 01/08/2007
10/30/2006	Grouped Infrastructure Renovation - Burke Lake Park	Open	Finley Asphalt & Sealing	\$431,883.14	Reconstruct 3 parking lots.	Anticipated start: 12/2006 Actual start: 01/08/2007

### Professional Contracts

Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Project Dates: Anticipated start or Actual start
10/2/2006	Laurel Hill Sportsplex SE	Open	EDAW	\$198,862.00	Applications prepare and submit for approval Special Exception	Anticipated start: 12/2006 Actual start: 11/07/06

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## **INFORMATION**

### Laurel Hill Status Report (Mount Vernon District) (with presentation)

Staff will present information on on-going (non-golf course) work for various projects at Laurel Hill Park. This work includes architectural and engineering studies, demolition of unnecessary structures, rehabilitation of useful structures, due diligence associated with public private agreements and maintenance and protection of park assets.

### ENCLOSED DOCUMENTS:

Attachment 1: Laurel Hill Projects Matrix

### STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning and Development Division

Kirk Holley, Manager, Special Projects Branch

Bob Betsold, Section Manager, Special Projects Branch

Kelly Davis, Project Manager, Special Projects Branch

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**EQUESTRIAN CENTER DEVELOPMENT**

Equestrian Center Development on old Dairy Farm	
Completed	In Process
<ul style="list-style-type: none"> <li>F4H phased development plan and estimates – March</li> <li>MOA signed – F4H, Park Foundation, FCPA – June</li> <li>Task Order to SWSG for demo plan and permits</li> <li>Site review with SWSG and F4H— August</li> <li>Analysis of saving vs. rebuilding equestrian barns</li> <li>Site review with F4H, NVTRA, Park Foundation, Lardner/Klein</li> </ul>	<ul style="list-style-type: none"> <li>Demolition plans and permits being prepared by SWSG (\$20K)</li> <li>Northern Virginia Therapeutic Riding preparing proposal for interim development on site.</li> <li>Reviewing Lardner/Klein proposal for interim and long term plans</li> </ul>
	To Be Done
	<ul style="list-style-type: none"> <li>Remove Asbestos from Dairy Farm Structure</li> <li>Remove Dairy Farm Structures and concrete pads</li> <li>Evaluate condition of silos, inspect/repair roof of single silo.</li> </ul>

**SPORTSPLEX DEVELOPMENT**

PPEA to develop former Youth Facility as a sports complex	
Completed	In Process
<ul style="list-style-type: none"> <li>Request for Information</li> <li>Request for PPEA Proposals</li> <li>Appointment of inter-agency PPEA Evaluation Team</li> <li>Approval by PAB to prepare and expedite SE/2232</li> <li>Work underway to prepare 2232/SE</li> </ul>	<ul style="list-style-type: none"> <li>Negotiations with County Exec., PA, and NVRPA for additional land for Sportsplex and formal transfer/lease to PA from BOS</li> <li>Consulting services for financial assessment / development of <i>pro forma</i>/PFM and B&amp;D (\$50K)</li> <li>Discussions with LHSF to revise business plan to improve financial viability (bi-weekly meetings including PFM and B&amp;D)</li> <li>Monthly progress reports to P&amp;D Committee</li> </ul>
	To Be Done
	<ul style="list-style-type: none"> <li>Meet with the County Executive following financial assessment</li> <li>Special Exception and 2232 applications</li> <li>Parks will request a concurrent review for demo, RGP, and site plan during the Special Exception process.</li> <li>Survey plat for Sportsplex site</li> <li>By 4/25/07 staff will have a final recommendation to the Board regarding the viability of the offeror's business plan and whether to finalize a lease agreement or terminate negotiations.</li> </ul>

**COLD WAR MUSEUM DEVELOPMENT**

PPEA Phase II to develop a CWM at the former NIKE site		
<p><b>Completed</b></p> <ul style="list-style-type: none"> <li>• Letter to Mr. Powers requesting additional financial information</li> <li>• Letter to Powers denying storage of CD artifacts at Launch site</li> <li>• Meeting of Co. Evaluation Team with CWM Project Team (8-22-06)</li> <li>• Letter to Mr. Powers outlining information needed and expected actions (8-23-06)</li> <li>• CPA issued to EDAW/VHB for due diligence assessment of site and costs</li> <li>• Site review with Dominion to determine electric power capabilities and access</li> </ul>	<p><b>In Process</b></p> <ul style="list-style-type: none"> <li>• Phase II Proposal under review by inter-agency team</li> <li>• Reviewing Nov. 30 response to questions by PA and Eval. Team</li> <li>• Environmental and engineering due diligence underway</li> </ul>	<p><b>To Be Done</b></p> <ul style="list-style-type: none"> <li>• Building demolition</li> <li>• Find access into Launch Bays</li> <li>• Complete site due diligence, including environmental and utility assessment and cost estimate for site improvements</li> <li>• Review CWM financial information</li> </ul>

**NIKE CONTROL SITE PREPARATION**

Preservation of useful structures/ Demolition of remainder		
<p><b>Completed</b></p> <ul style="list-style-type: none"> <li>• Buildings N-2 and N-4- roofs repaired and exteriors painted</li> <li>• Demolition of buildings N-5, 13,14 and 15</li> </ul>	<p><b>In Process</b></p> <ul style="list-style-type: none"> <li>• Replacement of front door of Security Office</li> <li>• Response to Zoning questions about interim golf cart use</li> </ul>	<p><b>To Be Done</b></p> <ul style="list-style-type: none"> <li>• Rehab structures parallel to Silverbrook Road</li> </ul>

Laurel Hill Planning and Development Project Status Report – December 2006

**DISC GOLF COURSE DEVELOPMENT**

Establishment of 18 hole disc golf course in Area H		
<p><b>Completed</b></p>	<p><b>In Process</b></p> <ul style="list-style-type: none"> <li>• Ongoing discussions with Northern VA Disc Golfers</li> <li>• Coordination with RMD for Giles Run crossing options</li> <li>• Sketch plan submitted by Disc Golfers under staff review</li> <li>• Bush hog estimate received and purchase order prepared</li> <li>• MOA with NVDGA drafted</li> </ul>	<p><b>To Be Done</b></p> <ul style="list-style-type: none"> <li>• Complete agreement with NVDGA</li> <li>• Approval by PAB</li> <li>• Begin construction of course</li> </ul>

**LAUREL HILL GREENWAY DEVELOPMENT**

Installation of Greenway Trail through Laurel Hill		
<p><b>Completed</b></p> <ul style="list-style-type: none"> <li>• Interim trail layout</li> <li>• Northern section installed by Pulte</li> <li>• Trail Signs installed</li> <li>• Bridge Installed (May)</li> <li>• Trail open - May</li> </ul>	<p><b>In Process</b></p> <ul style="list-style-type: none"> <li>• Trail along reuse area being installed</li> <li>• Removal of existing gates and "No Trespassing" signs</li> <li>• Coordination with LAF on trail through their site</li> </ul>	<p><b>To Be Done</b></p> <ul style="list-style-type: none"> <li>• Trail segment Pulte SWM pond to landfill area</li> <li>• Add mileage #'s to trail markers when trail is complete</li> <li>• Bush hog trail</li> <li>• Enhance trail under Phase II of CCT</li> </ul>

Laurel Hill Planning and Development Project Status Report – December 2006

**CONSULTANT SUPPORT SERVICES**

Hire consulting firms to support planning & design related to Laurel Hill park development		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• Selection of consultants for open end professional services – EDAW – Lardner Klein – July</li> <li>• Notification letter sent to selected and unselected consultants</li> <li>• PAB approval of consultant selection</li> <li>• BOS approval</li> <li>• Signed contract with Lardner/Klein</li> <li>• Signed contract with EDAW</li> <li>• Discussion of expected tasks with EDAW/VHB and Lardner/Klein</li> <li>• CPA's issued to EDAW for CWM work and preparation of Sportsplex 2232/SE</li> </ul>	<ul style="list-style-type: none"> <li>• Review of sign proposal by Lardner/Klein and Frazier Assoc. for Areas G&amp;H and Wayfinding/Sign proposal for all areas of Laurel Hill</li> </ul>	<ul style="list-style-type: none"> <li>• Issue CPA for interim sign work and overall area work</li> </ul>

**PLANNING ACTIVITIES**

Planning activities by Park Authority to open parts of the park for public use		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• Removal of waste materials in land bay areas G and H</li> <li>• Clear Brush at edge of pond in H</li> <li>• Purchase order for bush hogging 7 field areas (\$10, 650)</li> <li>• Roadside brush clearing along Lorton Road</li> <li>• Bush hogging field areas</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase order to bush hog Disc Golf area for access for course layout (\$8,100)</li> </ul>	<ul style="list-style-type: none"> <li>• Opening of Areas G and H in fall 2007.</li> <li>• Survey of entire site, broken into sub-units</li> <li>• Install gravel parking area to serve G&amp;H</li> </ul>

**LIGHTING AND WAY-FINDING PLAN**

Prepare a lighting, signage, and way-finding plan to include information kiosks, street and trail signs, and lighting.		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
	<ul style="list-style-type: none"> <li>Reviewing draft scope prepared by Lardner/Klein and Frazier Assoc. (in coordination with RMD and DPZ)</li> </ul>	<ul style="list-style-type: none"> <li>Prepare plans for temporary signing (G&amp;H) and branding/wayfinding package for entire park and reuse areas</li> </ul>

**ARTIFACTS PRESERVATION AND CURATION**

Inventory, classify, store and interpret various items from the former prison		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>Initial assessment of the religious cross in the prison chapel done by J. Niccols.</li> </ul>	<ul style="list-style-type: none"> <li>Work underway to clean, preserve and store the cross from the chapel (DPZ/FMD)</li> </ul>	<ul style="list-style-type: none"> <li>Inventory and catalogue various other items being stored in FMD facilities, held by citizens, or remaining in the chapel (DPZ and consultant)</li> </ul>

**HISTORIC SURVEYS**

Assess two houses and the Laurel Hill House gardens – Consultants: SWSG and John Milner and Associates.		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>Final Stempson HSR received.</li> <li>Barrett HSR draft under review</li> <li>Estimate for Stempson termite control received</li> </ul>	<ul style="list-style-type: none"> <li>Cultural landscape analysis of gardens at Laurel Hill house being performed (Milner)</li> <li>Estimate for Barrett House termite control and repair</li> </ul>	<ul style="list-style-type: none"> <li>Review by ARB</li> </ul>

**LORTON ARTS FOUNDATION (LAF) COORDINATION**

Coordination with LAF for CC Trail relocation		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>Meet with LAF and consultant (G&amp;O) to review LAF site development plans</li> <li>Site review of potential trail relocation</li> </ul>	<ul style="list-style-type: none"> <li>Negotiate interim trail alignment with LAF</li> </ul>	<ul style="list-style-type: none"> <li>Complete work to be done by LAF</li> </ul>

**UTILITY AND INFRASTRUCTURE ANALYSIS**

Comprehensive plan for utilities and infrastructure at LH		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• Scope has been established</li> </ul>	<ul style="list-style-type: none"> <li>• Meet with consultant to discuss scope</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure DPZ component and funding to include the Central Max area in the study.</li> <li>• Negotiate CPA</li> </ul>

**GILES RUN BRIDGE CONSTRUCTION**

Installation of 130' pedestrian bridge over Giles Run washout		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• ARB Approval</li> <li>• Site Plan approved</li> <li>• Bridge Installed (May)</li> <li>• Slope and streambed restabilized</li> </ul>	<ul style="list-style-type: none"> <li>• Interpretive signage to be designed and approved</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape installation per approved/revised site plan</li> <li>• Install interpretive signage</li> </ul>

**STEMPSON HOUSE STABILIZATION**

Protection and rehabilitation for reuse		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• Weather proofing / painting/ stabilization of the House – J Roberts</li> <li>• Termite inspection performed</li> <li>• Cost estimate received</li> <li>• HSR completed</li> </ul>	<ul style="list-style-type: none"> <li>• Request for use as office space by Animal Control Officer</li> </ul>	<ul style="list-style-type: none"> <li>• Garage added to scope – J Roberts</li> <li>• Prepare recommendations for usage to present to PAB.</li> </ul>

**BARRETT HOUSE STABILIZATION**

Protection and rehabilitation for reuse		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• Perimeter Fence installed</li> <li>• Storm Damaged Tree removed</li> <li>• Termite inspection</li> </ul>	<ul style="list-style-type: none"> <li>• Review of building rehab scope/estimate in cooperation with RMD</li> <li>• Awaiting inspection report and estimate (significant damage to floor joists visible in basement)</li> <li>• Reviewing draft HSR</li> </ul>	<ul style="list-style-type: none"> <li>• Interior repairs/painting and exterior painting and weatherproofing</li> <li>• Rehab kitchen</li> <li>• Termite treatment and repair</li> </ul>

**PUBLIC OUTREACH**

Meetings to inform local groups in LH area		
<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<p>Participated in Town Meeting at SCSS on Sept. 14</p>	<ul style="list-style-type: none"> <li>• Reviewing plan for community group involvement in development of wayfaring and signing plans</li> </ul>	<ul style="list-style-type: none"> <li>• Update local civic groups on LH activities and signing plans</li> <li>• Update ARB on LH activities</li> </ul>

**MISCELLANEOUS**

<b>Completed</b>	<b>In Process</b>	<b>To Be Done</b>
<ul style="list-style-type: none"> <li>• Issued purchase orders for bush hogging 7 field areas (\$10,650)</li> <li>• Fence across back end of Barrett House driveway to prevent vehicles from accessing golf course</li> <li>• Clear growth to allow access to box car</li> <li>• Box car placed on concrete stand</li> <li>• Replace damaged fence between launch site and golf course</li> </ul>	<ul style="list-style-type: none"> <li>• Develop plan for interim use of Water Authority fields (with Park Ops)</li> <li>• Develop interim use trails</li> <li>• Repairing potholes/washouts on Laurel Hill House access road</li> <li>• Restore box car for display (RMD)</li> <li>• Preparing annual Laurel Hill progress presentation for County Executive (Jan 5)</li> <li>• Bush hog F,G,H, J,K – Tecumseh</li> </ul>	<ul style="list-style-type: none"> <li>• Fence access road from Lorton Rd to Turkey Farm</li> <li>• Inspect brick integrity of Barrel Bridge</li> </ul>

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## **INFORMATION**

### Laurel Hill Golf Course Clubhouse (Mount Vernon District) (with presentation)

Staff will present an overview of the status of the Laurel Hill Golf Club development. The presentation will identify the construction start date, scheduled completion and various milestones already achieved or upcoming. The remaining work will be described as well as the preparations for opening the facilities. Staff will identify current funding and any unanticipated or outstanding costs.

### ENCLOSED DOCUMENTS:

None

### STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning and Development Division

Charles Bittenbring, Director, Park Services Division

Peter Furey, Manager, Golf Enterprises

Kirk Holley, Special Projects Branch Manager

Timothy Scott, Project Manager

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## **INFORMATION -**

### Proposed Zoning Ordinance Amendment to Increase Recreation Amenity Provisions in Planned Development Districts

On March 27, 2006, the Board of Supervisors directed staff to examine the Zoning Ordinance provision that requires developers to provide funds and/or facilities for outdoor recreational use to offset the additional impact caused by proposed developments. Staff was asked to determine if the Board needs to consider making adjustments to this provision, determine if the requested amount should be reviewed and updated on a regular basis, and evaluate a possible per person, rather than per unit, approach.

On October 26, 2006, the Planning Commission's Parks Committee met with Park Authority Board Members and staff to discuss this issue. Following is information the Park Authority shared with the Committee:

In 1975, the Zoning Ordinance required that \$500 per dwelling unit be spent by developers in P-districts (PDC, PDH, PRM) on-site for recreation amenities. This figure was updated through a Zoning Ordinance Amendment on April 7, 1997, to \$955 per unit based on the Construction Cost Index (CCI) increase between 1975 and 1997. Since 1997, the CCI has increased 59%, making the \$955/unit figure obsolete, resulting in inadequate funding for off-set of park impacts of new residential developments. Applying the 59% increase in the CCI to the \$955 amount would result in a request for approximately \$1,500 per unit. Therefore, it is time to amend the Zoning Ordinance again to more accurately reflect current construction costs. Park Authority staff is coordinating with staff in the Zoning Administration Division of the Department of Planning and Zoning to develop a proposed Zoning Ordinance Amendment. Our recommendation will be to amend the Zoning Ordinance to increase the P-district recreation amenity contribution from \$955/unit to \$1,500 per unit. This amount should be updated on a regular basis through routine amendments to the Zoning Ordinance to be done on the same schedule as periodic fee adjustments.

At the recommendation of the Department of Planning and Zoning, Park Planning staff consulted with the County Attorney concerning the use of the Construction Cost Index as a basis for increasing the regulatory fee. Assistant County Attorney Paul Emerick researched the Virginia State Code and determined there is no prohibition against using

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the CCI to update the dollar amount requirement for construction of recreation facilities in P districts.

In addition to the P-District Zoning Ordinance Amendment, staff is also researching methodology and recalculating its formula to support park and recreation proffer requests for all rezoning applications that are reviewed by staff. This item will be brought separately to the Park Authority Board in February 2007.

Planning Commission and Board of Supervisors public hearings on the proposed Zoning Ordinance Amendment will take place during the spring of 2007.

ENCLOSED DOCUMENT:

Attachment 1: Email document from Assistant County Attorney Paul Emerick

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch

Andi Dorlester, Senior Park Planner, Park Planning Branch

Scott Sizer, Senior Park Planner, Park Planning Branch

**Dorlester, Andrea L.**

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**From:** Emerick, Paul  
**Sent:** Monday, December 18, 2006 4:55 PM  
**To:** Dorlester, Andrea L.  
**Subject:** Zoning Ordinance Provision for Park "Proffers"

Andrea:

Your office asked whether a cost increase for monies payable for P-District parks and recreation facilities (\$955) under Zoning Ordinance §§ 6-110 and 16-404 may be calculated using the Construction Cost index as opposed to the Consumer Price Index (CPI). Further, I understand that DPZ staff suggested that "there may have been a recent legal ruling that the CPI must be used to calculate cost escalations, not the Construction Cost Index."

The following is a written summation of my separate discussions with both you and Scott Sizer in response to this question. As I understand, the amount of money required for recreational facilities in P-Districts (whether according to a rezoning or other mechanism) was last increased in 1997 (from \$300 to \$955), by amendment by the Board of Supervisors. The process would be the same today, and based, I imagine, on verifiable costs for such facilities.

Conversely, the restriction you have alluded to (and mentioned above) is found in Va. Code Ann. § 15.2-2303.3, **Cash proffers requested or accepted by a locality**, and is not implicated under the present scenario. As stated previously, the costs set forth in the Zoning Ordinance as related to recreational facilities in P-Districts are not proffers, have no application to this particular restriction. However, any money or cost calculation associated with a proffer should be analyzed for compliance with §15.2-2303.3, which requires calculations based on the CPI or the Marshall and Swift Building Cost Index. Also, as I previously mentioned, there can be no automatic escalation within the ordinance for these costs since it may improperly bind or create an obligation of a future Board.

Please do not hesitate to contact me should you have any further questions.

**Paul Emerick**  
**Assistant County Attorney**  
**12000 Government Center Parkway**  
**Fairfax, Virginia 22035**  
**(703) 324-2421**  
[Paul.Emerick@fairfaxcounty.gov](mailto:Paul.Emerick@fairfaxcounty.gov)

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## **INFORMATION**

### Trail Quarterly Status Report (with presentation)

Staff will present an overview of trail projects, countywide, for the time frame encompassing October to December 2006. The presentation will identify the highlights of active trail planning and construction projects.

### ENCLOSED DOCUMENTS:

Attachment 1: Highlights, October 2006 - December 2006

Attachment 2: Capital Trail Projects, 4<sup>th</sup> Quarter 2006

### STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning and Development Division

Kirk Holley, Special Projects Branch Manager

Elizabeth Cronauer, Trail Program Manager

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**QUARTERLY TRAIL REPORT – Highlights**  
**October 2006 - December 2006**

***Park Authority Work Plan Trail Projects***

- Accotink SV trail (CCT) between Lake Accotink dam and Hunter Village Drive (under Old Keene Mill Road ) – plans approved by DPWES, at VDOT for review. Expected bid: February 2007
- Accotink SV trail from Danbury Forest – Notice to proceed: December 15
- Holmes Run SV trail between Columbia Pike and Glen Hills Park/Alexandria City line – Notice to proceed: November 20
- Cub Run Bridge – connector trail to Cub Run RECenter, scope approved, design notice to proceed: December 11
- Clark's Branch Stream Crossing, Riverbend Park – Engineering study by Bowman Consulting Group notice to proceed: September 26. Schematic design due in January 2007. Funded with a \$30,000 NPS grant
- Pimmit Run Stream Valley – Pedestrian Crossing at Old Dominion Drive, VDOT Permit approved October 11, notice to proceed: November 27

***Developer-dedicated Trails Projects (July – December 2006)***

- Dartmoor Woods (Sully District – July 2006) – 875 linear feet, 8' wide stonedust trail through new parkland in headwaters of Little Difficult Run
- Pohick Woods (Mt. Vernon District – August 2006) – 450 linear feet, 6' wide asphalt trail constructed as part of the Pohick Woods development – connection to the Pohick Stream Valley trail and Cross County Trail access
- Hearthstone Village/Oakton (Providence District – September 2006) – 350 linear feet, 8' wide stonedust trail connecting from new development through Oak Borough Square to existing trail in park

***Volunteer Trail Activities (July – December 2006)***

- Westgrove Park – Volunteer-built trail from Westgrove Community, through Westgrove Park to Belle View Elementary School
- Carpers Mill to Brown's Mill / CCT – Eagle Scout boardwalk project
- Volunteers monitor CCT damage after major rains – clear and restore trail

***Other Trail Activities***

- Sugarland Run SV, Heather Down Drive - New bridge to replace washed out bridge for installation spring 2007
- Long Branch SV - Installed trail signs and mileage markers from Wakefield Chapel Road to Olney Road (2.5 miles of trail marked)
- Difficult Run SV/CCT –100 native plants installed with funding from Dranesville Supervisor's office to buffer new trail from homeowner's view.

- GIS / GPS Trail Mapping – Consultant selected to map Park Authority trails into the GIS trail database. Purchase Order approved: December 6, 2006. Expect completed database by June 2007.
- Annual Trail Caucus scheduled for March 26, 2007, at Green Spring Gardens

**Capital Trail Projects  
4<sup>th</sup> Quarter 2006  
Prepared 12/12/06**

Name	Dis- trict	Description	\$ Project Estimate	Funding	Status
Accotink SV	L/Brad	Lake Accotink Dam to Hunter Valley Drive (Old Keene Mill) 11,100' of asphalt trail, 3 bridges, each 100'.	\$3,412,000	\$1,553,968 (2006 bond), \$1,858,032 (VDOT Grant Money)	Project has no existing funding but has approved VDOT reimbursable grants of up to \$1.8 million in 80% with 20% match from FCPA. Construction phase. Bid package under VDOT review. Anticipate bid in February, 2007
Danbury Forest	Brad	Danbury Forest to Lake Accotink Park.- 400' asphalt trail and 40' bridge	\$330,265	2004 Bond - \$330,265 (\$177,655 from Pimmit Run SV)	Bid award, Cube Construction. Notice to Proceed scheduled 12/15/06 Construction completion scheduled May, 2007
Holmes Run	Mason	Columbia Pike at Lake Barcroft to Glen Hills Park. 7,200' of asphalt trail, 5 fair-weather crossings	\$1,172,625	2004 Bond - \$1,172,625 (\$359,625 from Cub Run SV)	Construction phase. Bid award to Avon Construction. Notice to Proceed 11/22/06 Construction completion scheduled July, 2007
Cub Run I	Sully	Pleasant Valley to Cub Run Rec Center - 1000' trail and 75' bridge	\$239,000	2004 Bond	Scope phase completed. SWSG design notice to proceed 12/11/06, Design phase completion scheduled May 2007
Riverbend*	Drane	Crossing of Clarks Branch 60' bridge or bridge/ fair-weather crossing combination	\$30,000	NPS grant	Preliminary engineering study proposal with Bowman Group. Notice to Proceed 9/26/06

Name	District	Description	\$ Project Estimate	Funding	Status
Pimmit Run Phase I	Drane	Old Dominion Drive to Pimmit Bend Park. 2,600' natural surface trail and 4 fair-weather crossings	\$130,000	2006 Bond - \$130,000	Land acquisition complete. Recent meetings with stakeholders. Ready to start scope and preliminary engineering phase.
Phase 2 CCT -I	All	For improvements / ease of use of the existing facility. Trail upgrades, signage, maps.	\$600,000	2004 Bond - \$44,572 2006 Bond - \$555,428 Some proffer availability.	Scope/Design/Construction phase concurrent
Pimmit Run Phase II	Drane	Old Dominion Drive to Pimmit Bend Park. Design and Permitting Phase. 2,600' mile natural surface trail and 4 fair-weather crossings	\$460,000	2006 Bond	Design Phase through June 2008
Phase 2 CCT - 2	MV	Greenway - Design and build Occoquan Park to Lorton Arts Center 1,200' trail, 10' asphalt, 4' gravel	\$400,000	2006 Bond	Scope/design/construction phase concurrent- Coordinate with Lorton Arts Center and landfill.
Cub Run II	Sully	Westfields High School to Schneider's Branch. 1,200' trail and 50' bridge	\$756,000	2006 Bond	Ready for scope phase.

Name	Dis- trict	Description	\$ Project Estimate	Funding	Status
Pohick SV*	MV	Re-route extremely steep section of trail on power line easement to other side of stream (CCT). 400' trail and 2 fair-weather crossings	\$725,000	\$705,000 (2006 bond), \$20,000 (proffers)	Ready for scope phase. Team memo sent 12/11/2006
Grouped Trail Improvements I	varies	Old Dominion to Greenway Heights, 220' trail; Bull Neck SV, 200' trail; Pohick Estates, 200' trail	\$62,000	2004 Bond	Ready for scope phase. Small to moderate projects – appropriate for PA forces if avail.

**Capital Trail Projects (continued)  
4<sup>th</sup> Quarter 2006  
Unfunded/Underfunded**

Name	Dis- trict	Description	\$ Project Estimate	Funding	Status
Pimmit Run Phase III	Drane	Old Dominion Drive to Pimmit Bend Park, construction phase. 2,600' mile natural surface trail and 4 fair- weather crossings	\$910,000	\$0	Construction Phase
Phase 2 CCT-3	MV	Greenway - Design and build. Lorton Arts Center to the barrel bridge 3000' trail, 10' asphalt, 4' gravel	\$475,000	\$0	Coordinate with Lorton Arts Center / relocated Lorton Rd.
Cub Run III	Sully	Elklick to Cub Run SV trail (Virginia Run to Sully Station). 700' trail and 60' bridge	\$1,250,000	2004 Bond - \$96,616	Ready for scope phase. Expect significant citizen opposition.
Grouped Trail Improvements II	Sully / Drane	E C Lawrence Park - 1000' trail; Sugarland Run SV (Offcuts), 400' trail and stream crossing Rocky Run Trail to Benton Pond Dr. in ECLawrence Park; Connect stream valley trail to Fairfax County Parkway	\$286,000	2004 Bond - \$186,000	Ready for scope phase. Citizen resistance expected on both projects.
Riverbend*	Drane	Crossing of Clarks Branch 60' bridge or bridge/ fair-weather crossing combination	\$570,000	\$0	Follows preliminary engineering study
FrogBranch SV*	Sully	200' trail and bridge	\$120,000	\$0	Ready for scope phase. Strong citizen support, school access route.

**Developer-dedicated Trail Projects  
4<sup>th</sup> Quarter 2006**

Name	Dis- trict	Description	\$ Project Estimate	Funding	Status
Dartmoor Woods	Sully	875' stone dust trail, 8' wide in headwaters of Little Diffieult Run	Developer Proffer (Pulte)	\$0	Trail has been accepted
Pohick Woods	MV	Connects to the Pohick Stream Valley Trail and Cross County Trail 450' asphalt trail, 6' wide	Developer Proffer	\$0	Trail has been accepted
Hearthstone Village / Oakton	Prov	Connect new development to existing trail in park 350' stone dust trail, 8' wide	Developer Proffer	\$0	Trail has been accepted
Coppermine Crossing	HM	Trail along Merrybrook Stream, 975' asphalt trail, 8' wide	Developer Proffer	\$0	Trail has been accepted
Faircrest	Sully	Connect Leland Rd. and Centreville Farms Rd. 2000' asphalt trail, 8' wide	Developer Proffer	\$0	Trail has been accepted

**Other Trail-Team Activities  
4<sup>th</sup> Quarter 2006**

Name	District	Description	\$ Project Estimate	Funding	Status
Westgrove Park	MV	Natural surface trail built by volunteers to connect Westgrove community to Belle View Elementary School		\$0	Volunteer project - Flagged and completed
Sugarland Run	Dran	New bridge is to replace washed out wooden bridge near Heather Down Dr. 35' Fiberglass Bridge	\$30,000	Insurance reimbursement expected.	Order placed in Nov., 2006, installation in Spring 2007
Long Branch SV	Brad	Install signs and mile markers	\$0	Funding for signs provided by civic association through Park Foundation	Project completed
Difficult Run CCT	Dran	Buffer planting of native plants for disgruntled neighbor to CCT	\$2,000	Funding by Supervisor Dubois	Project completed.
GIS / GPS Trail Mapping Project	N/A	Map all Park Authority trails into the County GIS database	\$87,000	Funding provided in the Trail Mapping – Environmental Agenda Project	Spatial Systems Associates, Inc. has been placed under contract to create trail database layer. Notice to proceed scheduled 12/15/06

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## **DISCUSSION -**

### Comprehensive Plan Area Plan Update of Park Recommendations

#### ISSUE:

The Park and Recreation recommendations in the County Comprehensive Plan Area Plans date to 1992. The County Planning Commission currently has on its work plan a project to update the park recommendations in the Area Plans. The Area Plans contain site specific park inventories and recommendations that need to be updated to reflect changes in park policy, classifications, land holdings, park facilities, and recreation needs and trends.

#### BACKGROUND:

In June 2005 the Fairfax County Board of Supervisors updated the Parks and Recreation Policy Plan portion of the Comprehensive Plan. This update contained a number of changes, with the primary being modifications to the Park Classification System and the establishment of standards and criteria for park and recreation facilities. These changes in the Parks and Recreation Policy Plan now necessitate changes in the Area Plan Parks and Recreation recommendations.

On October 25, 2006, Planning and Development Division staff briefed the Park Authority Board on a general outline of how the Comprehensive Plan updates could be made, as well as additional benefits which could come from updating the Comprehensive Plan. The Park Authority Board asked for additional discussions around the need to update the Comprehensive Plan recommendations and possible methods for such an update.

In reviewing possible methods of Comprehensive Plan updates, staff considered current master planning processes and recent long-range planning efforts such as the Needs Assessment, Park Master Plans, Parks Policy Plan, Strategic Plan, Bond and Capital Improvement Program Planning and Natural and Cultural Resource Management Plans. While each of these efforts is significant, there is a lack of coordination as it applies to parks systematically. Newer technologies, such as database management, demographic data and geographic information systems (GIS) can provide better tools for examining the park system and its users.

Staff recommends the creation of "Regional Long Range Park Development Plans". These plans would be an opportunity to examine our parks systemically in specific regions of the county and involve the public in determining how the park system in their

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region should be integrated. Further, it is envisioned that these plans would be an opportunity to create recommendations for future development opportunities and identify the way in which the network of parks for each region work together systemically to serve the needs of the community.

These "Regional Long Range Park Development Plans" would be a Park Authority product developed with public review and input from Park Authority cross-agency staff, Board members and other stakeholders. The "Regional Long Range Park Development Plans" would then be used to update the Comprehensive Plan Area Plans as well as better inform the agency on routine planning activities including master plans, development plan review and updating long-range plans such as the Needs Assessment and Capital Improvement Plan.

Staff seeks the Board's input and direction on this proposed planning concept.

TIMING:

Development of existing conditions information and designing the public process would occur throughout 2007. Public involvement and development of "Regional Long Range Development Plans" would occur in staged processes throughout 2008 and 2009 and would be staggered by region.

FISCAL IMPACT:

Plans would be developed by current staff. No expected fiscal impacts would result from these recommendations.

ENCLOSED DOCUMENTS:

None

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Charles Bittenbring, Acting Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch