



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**Rescheduled due to  
weather related impacts**

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

**VIA:** Cindy Messinger, Acting Director

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** January 16, 2014

### *Agenda*

**Planning and Development Committee**

**~~Wednesday, January 22, 2014 – 5 p.m.~~**

**Wednesday, January 29, 2014 – 5 p.m.**

**Boardroom – Herrity Building**

**Chairman: Ken Quincy**

**Vice Chair: Michael Thompson, Jr.**

**Members: Linwood Gorham, Richard C. (Rip) Sullivan, Jr., Frank S. Vajda**

1. Approval – Naming of Sully Highlands Park – Action\*
2. Authorization by the Fairfax County Park Authority Board to Accept the Conveyance from the Board of Supervisors – Action\*
3. Approval of Annual Review and Distribution of Telecommunications Revenues – Action\*
4. Draft Baron Cameron Park Master Plan Revision for Public Comment – Information\*
5. Park Proffers Update – Information\*
6. Monthly Contract Activity Report – Information\*
7. Closed Session
  - Land Acquisition

\*Enclosures



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Board Agenda Item  
February 12, 2014

## **ACTION**

Approval – Naming of Sully Highlands Park (Sully District)

### ISSUE:

Approval of new park name of Sully Highlands Park.

### RECOMMENDATION:

The Park Authority Acting Director recommends approval of the naming of Sully Highlands Park.

### BACKGROUND:

Rezoning case RZ/FDP 2006-SU-007 for the EDS/Lincoln property in Chantilly was approved with proffers on December 4, 2006 (Attachment 1). The approval included a proffer for the dedication to the Park Authority of 17 acres of land and development of a turnkey park with five athletic fields and parking (Attachment 2). This park is now in development and is expected to be dedicated to the Park Authority in 2014. Park development will be completed to the Park Authority's satisfaction prior to land dedication at which time it will be operated and maintained by the Park Authority. Park names are finalized through the Master Plan process. In this case, the rezoning process included public hearings and an approved conceptual park plan that substitutes for the park master plan process. In preparation to accept the dedication of this park, it is an appropriate time to approve a park name for this turnkey park so that it can be easily and clearly identified by staff, users, and general public.

Park Authority Policy guidance provides that parks are generally named in accordance with geographical, historical, or ecological features indigenous to the park site or immediate vicinity. Four names were put forward by staff including Turberville Park, Highlands Park, Richard Bland Lee Park, and Sully Highlands Park. The proposed Sully Highlands name reflects the most appropriate park name as the site is near Sully Historic Site and is at a relatively high point within the area and associated with an area known as Chantilly Highlands. With concurrence from the Sully District Park Authority Board member and Sully District Supervisor, Park Authority staff recommends approval to name this new park as Sully Highlands Park.

### FISCAL IMPACT:

None

Board Agenda Item  
February 12, 2014

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Approved Plan for RZ/FDP 2006-SU-007 FDP/CDP

STAFF:

Cindy Messinger, Acting Director

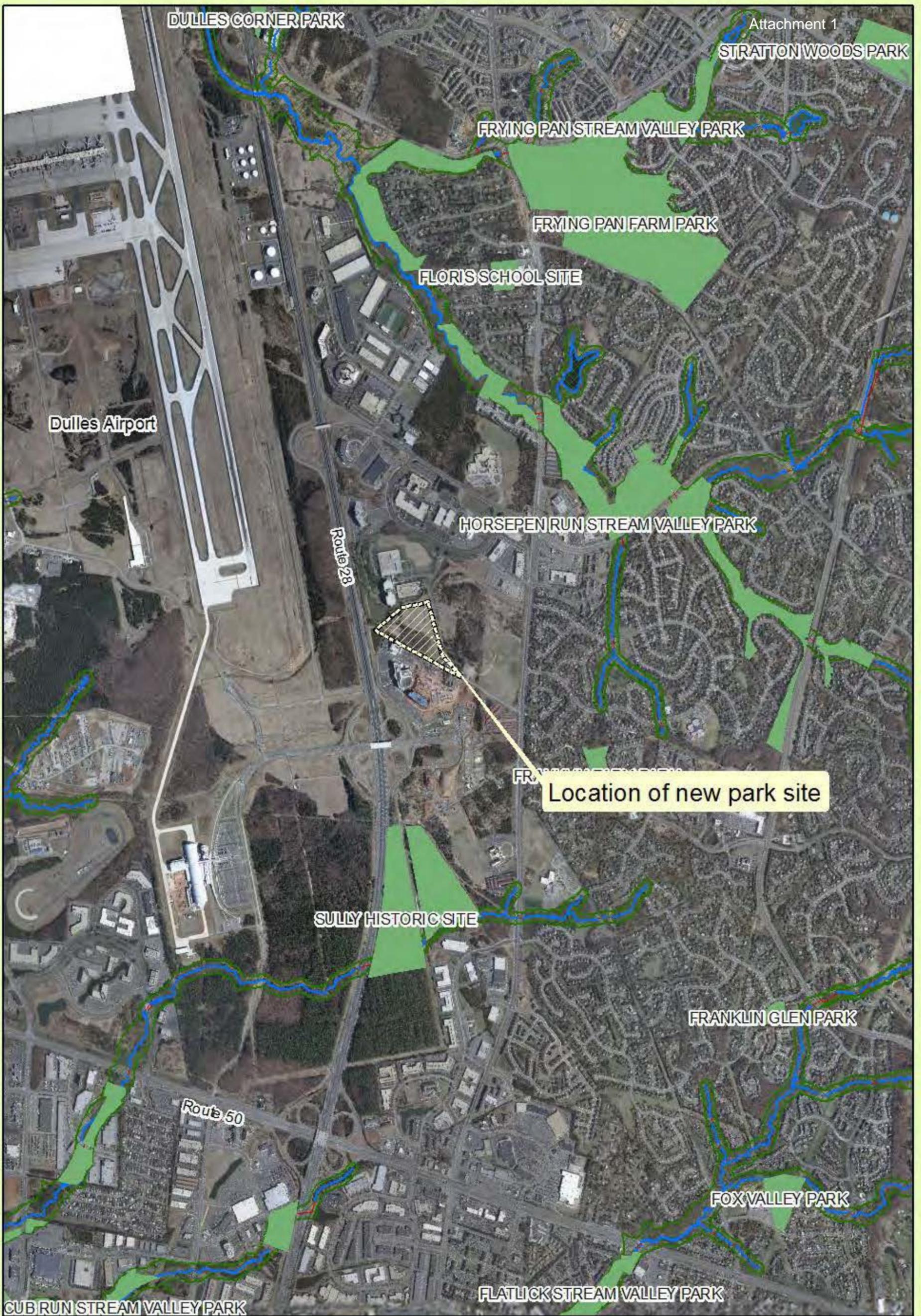
Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Todd Johnson, Director, Park Operations Division

Barbara Nugent, Director, Park Services Division

Cindy Walsh, Director, Resource Management Division

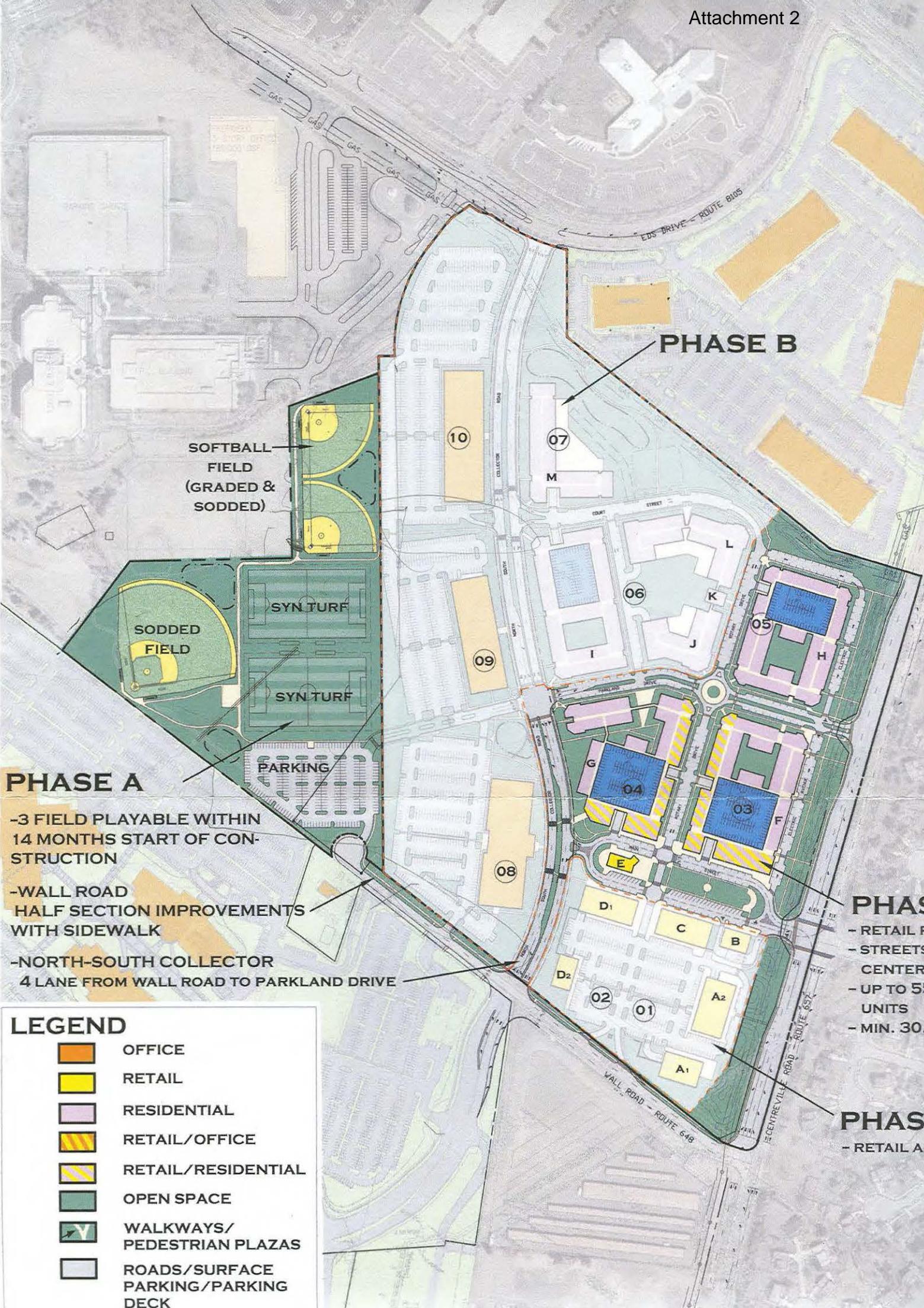


**EDS/Lincoln Fields  
Park Proffer Site  
Recommended Park Name  
SULLY HIGHLANDS**

January 2014



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**PHASE A**

- 3 FIELD PLAYABLE WITHIN 14 MONTHS START OF CONSTRUCTION
- WALL ROAD HALF SECTION IMPROVEMENTS WITH SIDEWALK
- NORTH-SOUTH COLLECTOR 4 LANE FROM WALL ROAD TO PARKLAND DRIVE

**LEGEND**

- OFFICE
- RETAIL
- RESIDENTIAL
- RETAIL/OFFICE
- RETAIL/RESIDENTIAL
- OPEN SPACE
- WALKWAYS/ PEDESTRIAN PLAZAS
- ROADS/SURFACE PARKING/PARKING DECK

**PHASE C**

- RETAIL P...
- STREETS...
- CENTREVILLE...
- UP TO 55 UNITS
- MIN. 30,000

**PHASE D**

- RETAIL AN...

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Board Agenda Item  
January 22, 2014

## **ACTION**

Authorization by the Fairfax County Park Authority Board to Accept the Conveyance of Property from the Board of Supervisors (Dranesville District)

### ISSUE:

Authorization by the Park Authority Board to accept conveyance of Board of Supervisors-owned property.

### RECOMMENDATION:

The Park Authority Acting Director recommends that the Park Authority Board authorize the acceptance of property conveyed from the Board of Supervisors.

### TIMING:

Board action is requested on January 22, 2014, to maintain the project schedule.

### BACKGROUND:

As part of the original rezoning of the 63.12-acre Dulles Station at Dulles Corner development in 1975, the applicant proffered to dedicate land to the Board of Supervisors for stormwater and park purposes. The dedication of a parcel of land identified as Tax Map No. 0154 05 0003B included 11.72 acres, of which approximately 6.5 acres consists of stormwater management facilities and the remainder of which is open space was dedicated to the Board of Supervisors in May 2011 (Attachment 1). The proffer also included grading and seeding of an area that could support rectangular field play within the open space area of the dedicated parcel. The stormwater facility was built to support the needs of future development. A rectangular area was graded and seeded to allow for athletic play, but due to a lack of infrastructure, size and turf condition the field area is not scheduled for regular play. In 2012 the Applicant submitted a Proffer Condition Amendment (PCA) and rezoning application to replace a planned, but un-built, six story office building with a six-story residential building containing 411 multi-family dwelling units. To offset the rezoning application's lack of onsite public park space as recommended in the Comprehensive Plan, coupled with the development's fair share contribution to offset impacts to park and recreation service levels as a result of the change to residential use, the Applicant proffered to invest \$1.5 million toward the creation of an off-site community park on the Board of Supervisors-owned land. These improvements will be constructed on the existing open space area previously graded and seeded for rectangular field play.

At a minimum, the Community Park shall contain multi-age play equipment, a pathway or trail, and open play areas, as proffered in the conceptual plan attached to the

rezoning plan (Attachment 2). In addition, the applicant has proffered to enter into a maintenance agreement to maintain the park. The proposed park improvements will provide an enhanced park amenity to the increasing number of residents in this area.

The Park Authority would enter into a maintenance agreement with the Dulles Station Owners Association (Association), whereby the Association would be responsible for the upkeep of the Community Park after transfer of the property. The Department of Public Works and Environmental Services will continue to maintain the existing stormwater facility and any public utilities located on the property that are owned and maintained by County agencies, such as sanitary sewers.

A Board of Supervisors Agenda Item is scheduled for February 25, 2014, that would authorize a public hearing regarding the conveyance of the property to the Park Authority. As the property is designated as open space under the proffers, the terms of the Land Bank Agreement between the Park Authority and the Board of Supervisors do not apply. The Property would be conveyed subject to the condition that it be used for park purposes and the Board of Supervisors would reserve the rights outlined in the Land Bank Agreement to public entities, public utilities, telecommunications or cable television providers.

Staff recommends that the Park Authority accept conveyance of the Board of Supervisors-owned property, inasmuch as its use is designated for park purposes, is adjacent to existing park land (Merrybrook Run Stream Valley Park), contains a portion of the larger stream valley trail network, will include substantial turnkey park improvements, and will be maintained by others.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Location Map

Attachment 2: Conceptual Community Park Plan

STAFF:

Cindy Messinger, Acting Director

Sara Baldwin, Deputy Director/COO

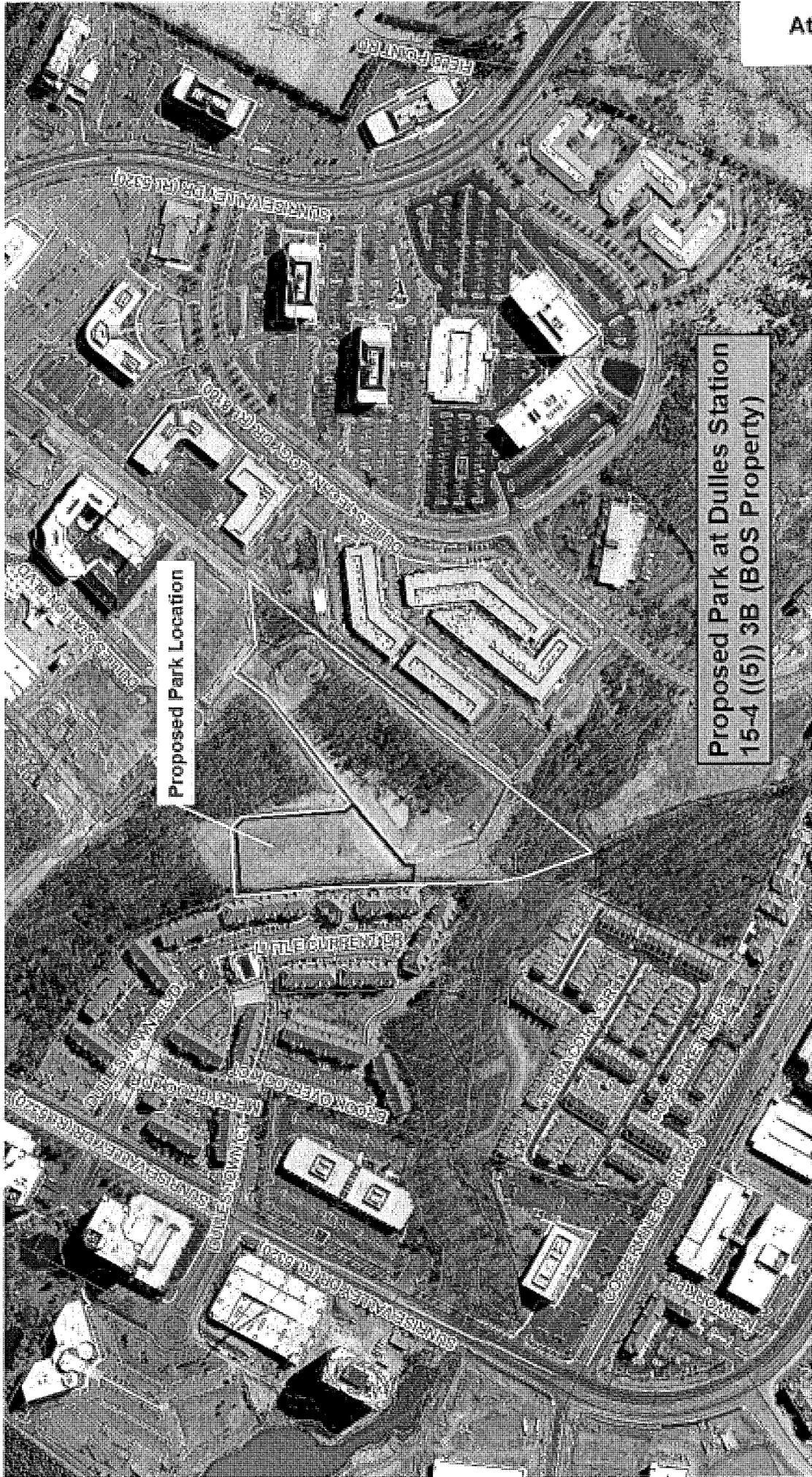
David Bowden, Director, Planning and Development Division

Barbara Nugent, Director, Park Services Division

Cindy Walsh, Director, Resource Management Division

Todd Johnson, Director, Park Operations Division

Brian Williams, Project Coordinator, Land Acquisition and Management Branch



Proposed Park Location

Proposed Park at Dulles Station  
15-4 ((5)) 3B (BOS Property)

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Board Agenda Item  
January 22, 2014

## **ACTION**

### Approval of Annual Review and Distribution of Telecommunications Revenues

#### ISSUE:

Approval an annual review and distribution procedures for telecommunications revenues countywide.

#### RECOMMENDATION:

The Park Authority Acting Director recommends approval of an annual review and distribution procedures for telecommunications revenues on a countywide basis.

#### BACKGROUND:

The Financial Sustainability Plan was approved by the Park Authority Board on December 14, 2011, and included a series of initiatives that address the directive to develop a sustainability model that can be applied to programs and services, and cost recovery targets for operations of the Park Authority. One such initiative adopted with the plan was to review the telecommunications policy and associated revenue generated through the application of the policy. Staff was requested to review and analyze the process of how telecommunications funds are currently allocated and develop recommendations that will allow the agency to apply the funding in a sustainable manner.

Staff reviewed the current system for allocating telecommunications revenues with the Board at the Funding Policy and Bond Committee (FP&BC) meeting on December 11, 2013, as it was previously described in Telecommunications Policy 303 as follows:

“Mitigation fees received during the initial license term shall be deposited in the designated subfund of the park revenue operations fund solely for use at the park site where the telecommunications facility is to be located and utilized in accordance with adopted guidelines, unless designated otherwise in the agreement licensing the telecommunications facility. The allocation of fees for subsequent renewal license terms, if any, shall be determined by action of the Park Authority Board.”

Funds received from a telecommunications facility for the first five years of the license term were restricted for use only to the park in which the telecommunications facility was located unless otherwise stipulated in the license agreement. The Park Authority Board could approve allocation of the revenues generated from a specific

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January 22, 2014

telecommunication site to parks districtwide within the same district as the location of the facility as part of the license renewal process after the initial five-year license period. The language containing these funding limitations was eliminated with the adoption of the new Policy 105 for Telecommunications Sites in June of 2013 (Attachment 1).

Staff advised the FP&BC that funding allocated to be used solely within a single park accumulates over time while other needed park improvements within a given district remain unfunded. Staff also advised that accumulated telecommunications revenues could be used to address currently unfunded Park Authority initiatives, such as projects identified in the Authority's Cultural Resource Management Plan (CRMP) and Natural Resource Management Plan (NRMP). Staff presented a framework for discussion purposes to establish and maintain a process for the annual review and distribution of a portion of the net revenues generated by telecommunications license fees to address these unfunded needs. The FP&BC concurred with the staff recommend framework with some minor changes. The recommended framework which includes the requested changes is outlined below:

- 20% of the current balance of unobligated telecommunications revenues in all districts with the exception of revenues from Mason District Park will be dedicated to funding CRMP or NRMP projects in Fiscal Year 2014. The current revenue balance in all districts with the exception of Mason District Park is \$1,914,732 as shown in Attachment 2. Funding of \$311,484 will be available in Fiscal Year 2014 to fund CRMP or NRMP projects based on 20% of this available balance
- 20% of the annual telecom revenue starting with Fiscal Year 2014 will be dedicated to funding CRMP and NRMP projects on a countywide basis. Annual telecom revenues after costs associated with existing projects, ongoing activities and program administration deducted will be split with 80% of the balance reserved for projects within the district where the telecom facility is located and 20% of the balance reserved to fund CRMP and NRMP related projects countywide. All telecom revenues generated by telecom facilities located in Mason District Park will remain restricted for use in improvements and activities at Mason District Park only. The table included as Attachment 3 demonstrates how the revenues generated in a typical year would be split between districtwide projects and countywide CRMP and NRMP projects using actual Fiscal Year 2013 revenues after deducting costs associated with existing projects, ongoing activities and program administration.
- A list of projects recommended for funding for countywide CRMP and NRMP projects, and districtwide projects will be developed with input from the Park Authority Board Member in the district where the telecommunication facilities are located on an annual basis. The proposed project list will be formalized each

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May for review by the Park Authority Director. The list of projects will be submitted to the Park Authority Board for approval each July as a part of the regular carryover budget process.

Staff recommends implementation of the annual review and distribution of net revenues generated by telecommunications license fees as outlined above starting in Fiscal Year 2014 with annual revenues available for expenditure in Fiscal Year 2015 after approval of the carryover budget by the Board of Supervisors in September 2014.

ENCLOSED DOCUMENTS:

Attachment 1: Park Authority Policy 105 - Telecommunication Sites

Attachment 2: Balance of Telecommunications Funds to Date with Contribution for  
Countywide Projects

Attachment 3: Annual Telecommunications Revenues by Facility, FY 2013

STAFF:

Cindy Messinger, Acting Director

Sara Baldwin, Deputy Director/COO

Cindy Walsh, Director, Resource Management Division

Todd Johnson, Director Park Operations Division

David Bowden, Director, Planning and Development Division

Janet Burns, Fiscal Administrator

Mike Baird, Manager, Capital and Fiscal Services

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<b>Policy 105</b>	<b>Title:</b> Telecommunications Sites	
<b>Date Approved:</b> 6/26/2013	<b>Last reviewed:</b> 3/26/2008	
<b>Objective:</b> Plan and develop a balanced park system that includes a variety of land, park facilities and amenities to meet the diverse leisure and recreation needs of current and future Fairfax County residents, workforce and visitors.		

**Purpose:** The Authority considers its responsibilities to the citizens of Fairfax County to be in the nature of public trust, requiring commitment to the preservation and protection of natural, cultural, horticultural and recreational resources located on park lands. The Park Authority shall seek to balance the general public's need for telecommunications services with the Authority's mandate and public trust for the protection of parklands.

**Policy Statement:** Telecommunications facilities shall not be located on any park land containing deed restrictions or funding restrictions that do not permit such use. Compensation shall be provided to the Park Authority for the placement of the proposed facility. The Director, with the endorsement of the Park Authority Board shall consider the placement of telecommunications facilities and related equipment on park property contingent upon:

1. The proposed telecommunication facility complies with the provisions of the Fairfax County Comprehensive Plan Policy Plan for Parks and Recreation.
2. Consideration has been given to placing telecommunications facilities that minimize impacts to park land utilizing the following methods: evaluation of alternatives to locating new monopoles or towers on park land; co-location on an existing approved monopole; co-locating on existing public utility structures; or designing facilities as light pole replacements on athletic fields as an alternative to new monopole or towers for telecommunication.
3. In accordance with Policies 201 Natural Resources and 203 Cultural Resources, the proposed location does not adversely affect significant natural or cultural resources.
4. The proposed location does not displace and is compatible with existing or planned park facilities;
5. The proposed location and construction on the site does not significantly detract from the character of the park;

## Policy 105 Telecommunications Sites (continuation)

6. The proposed facility location does not adversely affect park operations or maintenance;
7. Clear demonstration is given that impacts to adjacent uses and property owners are minimal;
8. The placement of the telecommunications site enhances public communications services and the public good.

Requests for telecommunications facilities that propose co-location on existing approved monopoles, existing electric transmission lines, or athletic field light pole replacements, and meet all applicable location criteria may be approved by the Director of the Park Authority after consultation with the Board member in whose district the facility will be located.

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### Supporting Documentation:

1. Section 106, National Historic Preservation Act of 1966, as amended through 2006  
<http://www.achp.gov/docs/nhpa%202008-final.pdf>
2. Fairfax County Zoning Ordinance-  
<http://www.fairfaxcounty.gov/dpz/zoningordinance/>
3. Fairfax County Comprehensive Plan, Policy Plan-  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/>
4. Fairfax County Comprehensive Plan, Policy Plan, Public Facilities, Mobile and Land- Based Telecommunication Services.  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/pubfacilities.pdf>

## ANNUAL TELECOMMUNICATIONS REVENUES BY FACILITY FY 2013

Site	Revenue FY 2013 By Facility	Revenue FY 2013 By District Less Staff Costs	Remaining Balance for Individual Districts After Staff Costs, 20% Contribution and Yearly Committed Funds	Contribution for Countywide Projects after Staff Costs
<b>Sully</b>				
Cub Run	\$ 17,973.07			
Cub Run Stream Valley	\$ 24,426.88			
<b>Sully Total</b>	<b>\$42,399.95</b>	<b>\$ 38,948.62</b>	<b>\$ 31,158.90</b>	<b>\$ 7,789.72</b>
<b>Springfield</b>				
Confederate Historic Fortification	\$ 19,132.49			
South Run	\$ 18,867.52			
<b>Springfield Total</b>	<b>\$38,000.01</b>	<b>\$ 34,906.83</b>	<b>\$ 27,925.47</b>	<b>\$ 6,981.37</b>
<b>Mount Vernon<sup>i</sup></b>				
South Run Stream Valley	\$ 24,426.88			
Mt. Vernon Park	\$ 19,429.11			
George Washington RECenter	\$ 86,037.54			
<b>Mount Vernon Total</b>	<b>\$ 129,893.53</b>	<b>\$ 119,320.28</b>	<b>\$ 55,456.22</b>	<b>\$ 23,864.06</b>
<b>Hunter Mill</b>				
Stuart Road Park	\$ 26,522.50			
Clarks Crossing	\$ 24,490.87			
Frying Pan Park	\$ 64,164.20			
Stratton Woods	\$ 163,515.48			
<b>Hunter Mill Total</b>	<b>\$278,693.05</b>	<b>\$ 256,007.61</b>	<b>\$ 204,806.09</b>	<b>\$ 51,201.52</b>
<b>Braddock</b>				
Wakefield	\$ 8,444.55	\$ 7,757.17	\$ 6,205.74	\$ 1,551.43
<b>Lee<sup>ii</sup></b>				
Lee District Park	\$ 55,926.77			
Byron Avenue Park	\$ 114,720.42			
<b>Lee Total</b>	<b>\$ 170,647.19</b>	<b>\$ 156,756.62</b>	<b>\$ 75,405.29</b>	<b>\$ 31,351.32</b>
<b>Dranesville</b>				
Pimmit Run Stream Valley	\$ 66,598.73			
Riverbend Park	\$ 2,683.32			
<b>Dranesville Total</b>	<b>\$69,282.05</b>	<b>\$ 63,642.53</b>	<b>\$ 50,914.03</b>	<b>\$ 12,728.51</b>
<b>Mason<sup>iii</sup></b>				
Mason District	\$ 110,312.07	\$ 101,332.74	\$ 56,906.74	\$ -
<b>Total</b>	<b>\$847,672.40</b>	<b>\$ 778,672.40</b>	<b>\$ 508,778.47</b>	<b>\$ 135,467.93</b>

**i-After Yearly Funding Committed for Lorton Arts Concert Series and Mt Vernon Concert Series- \$20,000 +\$20,000**

**ii-After Yearly Funding Committed for Lee District Projects-\$50,000**

**iii-After Yearly Funding Committed for Mason District Concert Under the Stars- \$44,426 [NO CONTRIBUTION TO COUNTYWIDE PROJECTS]**

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Board Agenda Item  
January 22, 2014

## **INFORMATION**

### Draft Baron Cameron Park Master Plan Revision for Public Comment (Hunter Mill District)

Baron Cameron Park is a 60-acre District Park in the Hunter Mill Supervisory District located at 11300 Baron Cameron Avenue in Reston (Attachment 1). The park is surrounded by a multitude of uses, including Buzz Aldrin Elementary School, single-family detached homes, single-family attached townhomes, multi-family condominiums, the Lake Anne Village Center, and two Reston Association public parks. In 1975 the Park Authority coordinated with Fairfax County Public Schools (FCPS) to allow interim recreational facilities on the vacant school property. Following the creation of a master plan the Park Authority managed the site for over 35 years and has provided a variety of interim recreational uses, including nine rectangle fields, a lighted diamond field, 32 community garden plots, a playground and picnic area, and a 0.5-acre off-leash dog area. These interim uses became permanent after FCPS deemed the site as surplus and transferred ownership to the Board of Supervisors in 2006, which in turn transferred ownership to the Park Authority in 2011. During this time, the master plan was updated in 1990 to reflect as-built conditions and amended in 2001 to add the off-leash dog area (OLDA), rectangle field, and parking.

The Park Authority began the public planning process to revise the Baron Cameron Park Master Plan on May 7, 2013, with a public information meeting that was attended by over 100 community members. Prior to the May 7 meeting, the Reston Community Center (RCC) expressed an interest to the Park Authority to consider a partnership with RCC to build an indoor recreation facility in the park within context of the public master planning process. The RCC interest is based on the findings of a May 2009, updated May 2003, report from Brailsford & Dunlavey for such a facility in the Reston area, which is available for review on the RCC website at [http://www.restoncommunitycenter.com/about\\_board.shtml](http://www.restoncommunitycenter.com/about_board.shtml). The indoor recreation facility would provide gymnasium, fitness, and aquatic options, featuring a 50-meter pool. At the May 7 meeting, Leila Gordon, RCC Executive Director, spoke about the RCC proposal and its decision-making process for pursuing an indoor recreation center.

The RCC proposal was a key topic in the public input session and ranged in discussion from financial responsibilities and obligations to whether Baron Cameron Park was the correct location for an indoor recreation center. Other comments centered on upgrading and enhancing existing facilities, preserving open space, traffic impacts, possible affects from adding an indoor recreation center in the park, and noise issues regarding the OLDA.

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Following the May 7 meeting, staff reviewed public comment, conducted further site and facility analysis, and began developing the master plan document and revised conceptual graphic. RCC continued its exploratory efforts regarding its indoor recreation center proposal. At the RCC Annual Public Hearing for Programs and Budget held on June 17, 2013, the Board of Governors approved to seek 2014 bond financing to fund an indoor recreation center, and directed its Building Committee to review potential sites. The Building Committee completed its review with a report dated October 29, 2013, that recommended pursuing two site options: Baron Cameron Park and Reston Town Center North. The Building Committee determination was accepted and endorsed by the Board of Governors at its monthly meeting on November 4, 2013. Shortly thereafter, RCC submitted a written request to the Park Authority (Attachment 2) to reiterate the RCC interest in pursuing planning that would realize a comprehensive indoor recreation facility in Reston within the context of the Baron Cameron Park Master Planning process. In addition, RCC submitted a request to the Fairfax County government to consider an indoor recreation center as it master plans the areas in Reston Town Center North. Further, RCC requested to collaborate with the Park Authority to explore both options.

The draft Baron Cameron Park Revised Master Plan includes two conceptual development plans that reflect the park with and without an indoor recreation center (Attachment 3). In both options, the master plan strives to provide better parking and traffic management, increase the park's field playing capacity, and generally enhance the park experience. Key elements found in both options include:

- Upgrade the rectangle fields to full-size with synthetic turf and lights
- Add a second lighted diamond field
- Increase the amount of parking spaces
- Add a second park entrance off Wiehle Avenue
- Add a multi-use court complex
- Expand the community garden plots
- Create a trail network throughout the park and a new pedestrian connection to the adjacent RA Browns Chapel Park

Optional elements found in the alternative CDP include:

- Remove athletic fields to accommodate an indoor recreation center and additional parking
- Relocate the existing off-leash dog area (OLDA) and reuse the current OLDA location as a flexible community use area

The draft Master Plan will be published on the Park Authority website in order to collect public input. A public comment meeting will be held in the spring of 2014, followed by a

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30-day open comment period. Consideration for approval by the Park Authority Board is expected during the summer or fall of 2014 after all public comments are reviewed and the plan is adjusted accordingly.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Park Vicinity Map

Attachment 2: Reston Community Center Written Request regarding an Indoor Recreation Center

Attachment 3: Draft Baron Cameron Park Master Plan Revision

STAFF:

Cindy Messinger, Acting Director

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning & Development Division

Cindy Walsh, Director, Resource Management Division

Barbara Nugent, Director, Park Services Division

Todd Johnson, Director, Park Operations Division

Judy Pedersen, Public Information Officer

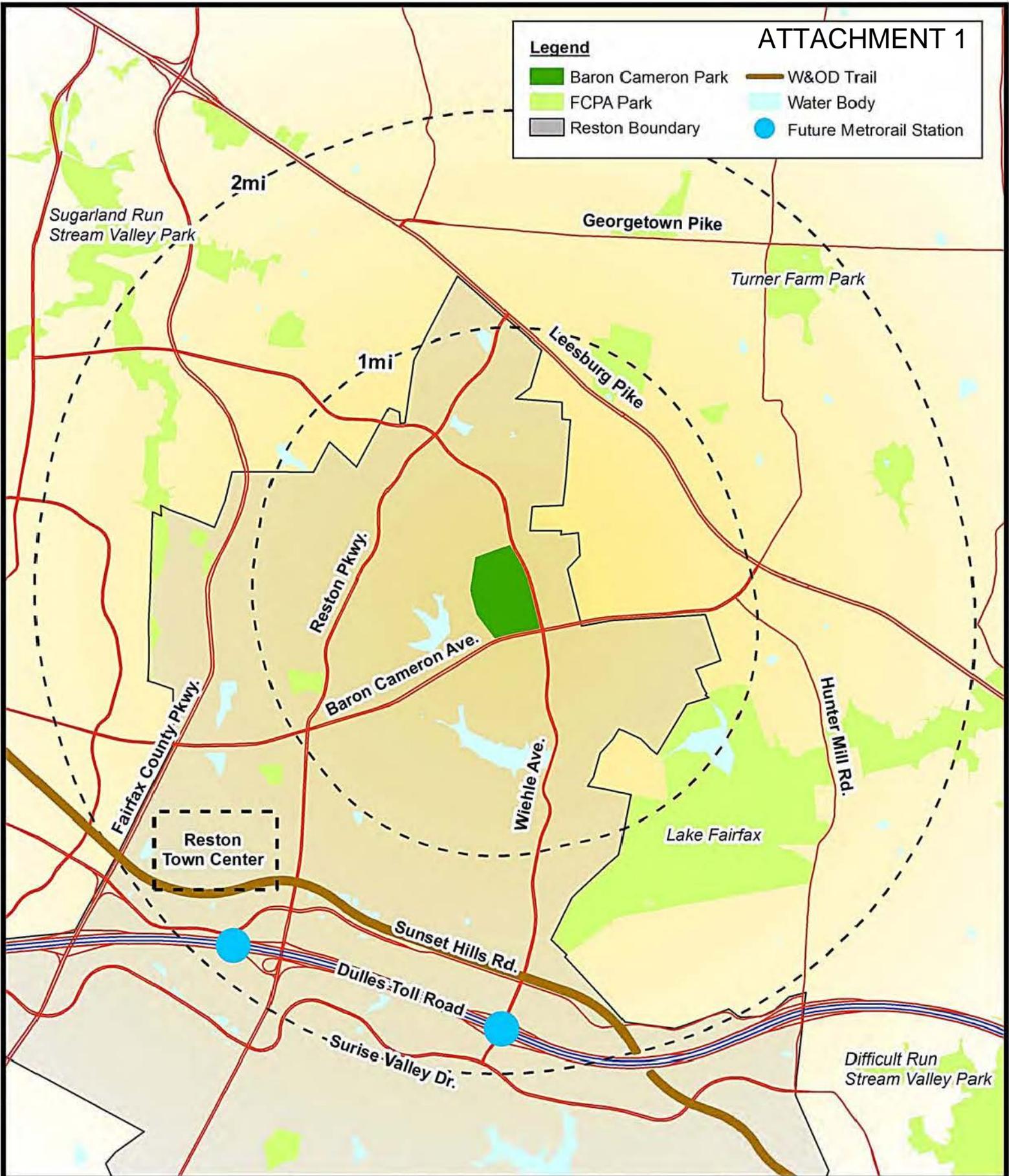
Sandy Stallman, Manager, Park Planning Branch

Jay Rauschenbach, Project Manager, Park Planning Branch

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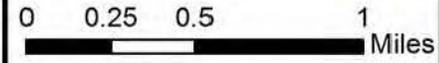
Legend

- Baron Cameron Park
- FCPA Park
- Reston Boundary
- W&OD Trail
- Water Body
- Future Metrorail Station



**FAIRFAX COUNTY  
PARK AUTHORITY**  
12055 Government  
Center Parkway, Suite 406  
Fairfax, VA 22035-1118

**BARON CAMERON PARK**  
**VICINITY MAP**



1:36,000

December 17, 2013



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**Rauschenbach, Jay R.**

---

**From:** Gordon, Leila  
**Sent:** Wednesday, November 13, 2013 6:55 PM  
**To:** Stallman, Sandra; Messinger, Cindy; Bowden, David R.; Rauschenbach, Jay R.  
**Cc:** 'beverlycosham@yahoo.com'; 'bbouie@aol.com'  
**Subject:** RCC's Continued Interest in Working with the Park Authority on Indoor Recreation for Reston

Dear Sandy, Cindy, Dave and Jay—

Per Sandy's request, I am formally reiterating the interest of Reston Community Center in pursuing planning that would realize a comprehensive indoor recreation facility in Reston. As you know, we expressed our formal desire to have this considered within the context of the Baron Cameron Park Master Planning process currently underway and have proceeded working in parallel with you in that regard. In addition, we have requested that Fairfax County government consider this type of public facility as it master plans the areas in Reston Town Center North. As the Park Authority is also involved in that effort, I am requesting that we continue to work collaboratively to explore both options.

At its November 4 meeting, the Board of Governors accepted and endorsed their Building Committee Report and its recommendation to pursue both potential locations. We believe that continuing to work with our colleagues at the Fairfax County Park Authority is the optimum path to realizing this facility for the community of Reston.

Please let me know if you require any additional information at this time.

Warmest regards as always,

*Leila*

**Leila Gordon**

Executive Director

Reston Community Center

2310 Colts Neck Rd.

Reston, Virginia 20191

[www.restoncommunitycenter.com](http://www.restoncommunitycenter.com)

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# BARON CAMERON PARK

## Master Plan Revision



**DRAFT**

## ACKNOWLEDGEMENTS

### FAIRFAX COUNTY PARK AUTHORITY BOARD

William G. Bouie, Chairman, Hunter Mill District  
Kala Leggett Quintana, Secretary, At-Large Member  
Ken Quincy, Treasurer, Providence District  
Edward R. Batten, Sr., Lee District  
Mary Cortina, At-Large Member  
Linwood Gorham, Mount Vernon District  
Faisal Khan, At-Large Member  
Harold L. Strickland, Sully District  
Richard C. Sullivan, Jr., Dranesville District  
Michael Thompson, Jr., Springfield District  
Frank S. Vajda, Mason District  
Anthony J. Vellucci, Braddock District

### SENIOR STAFF

Kirk Kincannon, Director  
Cindy Messinger, Deputy Director/Chief Financial Officer  
Sara Baldwin, Deputy Director/Chief Operating Officer  
David Bowden, Director, Planning & Development Division  
Barbara Nugent, Director, Park Services Division  
Cindy Walsh, Director, Resource Management Division  
Todd Johnson, Director, Park Operations Division  
Judith Pedersen, Public Information Officer

### PROJECT TEAM

Sandy Stallman, AICP, Manager, Park Planning Branch, PDD  
Jay Rauschenbach, Project Manager, Park Planning Branch, PDD  
Wayne Brissey, Area 6 Manager, POD  
Leila Gordon, Executive Director, Reston Community Center  
Patty Paczan, Aquatics Section Manager, PSD  
Justin Roberson, Natural Resource Specialist, RMD  
Chris Scales, Region 3 Manager, Department of Neighborhood and Community Services  
Tom Ward, Deputy Director, Reston Community Center

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## APPENDIX

Appendix A: Executive Summary, Market and Feasibility Analysis for Indoor Recreation (2013).  
Prepared for Reston Community Center by Brailsford & Dunlavy.

## **I. INTRODUCTION**

### **A. PURPOSE AND PLAN DESCRIPTION**

The purpose of a Master Plan is to create a long-range vision for the identified park by determining the appropriate uses and resource management for a specific site. During the planning process, the site is considered in the context of the surrounding community and as one park of many within the Fairfax County Park Authority (Park Authority) system. The approved master plan serves as a long-term decision making tool to be referred to before any planning, design/construction projects, resource management activities, or programming is initiated. Master Plans are general in nature and can adapt over time to accommodate changing park users' needs, and management practices. They should be updated as necessary to reflect changes that have occurred both in and around the park.

### **B. PARK MASTER PLANS**

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The County's residents, work force, and visitors all greatly benefit from the more than 23,000 acres of parkland and a myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of maintaining the viability and sustainability of this expansive system of parks and facilities. In providing quality facilities and services while protecting the county's cultural and natural resources, the Park Authority seeks to improve the county's quality of life today and well into the future.

In order to achieve its long-range goals and objectives, the Park Authority has established a consistent and equitable approach in the planning of park property and facilities. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision guiding future site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhoods as well as within the framework of the entire Fairfax County park system. Potential and desired land uses are considered with regard to the ability to establish them sensitively and sustainably with public input as a key component in the decision-making process. When completed, the individual Park Master Plan will serve as a long-term, decision-making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. The approved Park Master Plan is presented at a conceptual level of detail and future site design and engineering may result in a shift of use location within the park.

### **C. PLANNING PROCESS & PUBLIC INVOLVEMENT**

The public planning process to revise the Baron Cameron Park Master Plan began in late 2012 after the Board of Supervisors transferred ownership of the site to the Park Authority in 2011. The Park Authority held a public information meeting on May 7, 2013, that was attended by over 150

community members. The majority of the comments centered on the Reston Community Center (RCC) proposal to consider a partnership with the Park Authority to build an indoor recreation center in the park that would provide aquatic, gymnasium, and fitness options. In particular, community members raised questions and expressed concerns regarding traffic impacts, loss of open space, the proposed location, community need for such a facility, and financial responsibilities. Other comments related to possible enhancements of existing facilities and new facilities that would benefit the community.

Concurrent with the Park Authority planning process, RCC initiated its own public input process regarding its indoor recreation center proposal and the potential programmatic features. The RCC process was considered a parallel and independent process and did not replace the Park Authority public planning process.

Following the public information meeting, the Park Authority conducted further site analysis, reviewed the public comments, and developed a draft revised Master Plan. During this time period, RCC continued its exploratory efforts regarding its indoor recreation center proposal. At the RCC Annual Public Hearing for Programs and Budget held on June 17, 2013, the RCC Board of Governors approved an initiative to seek 2014 bond financing to fund an indoor recreation center, and directed its Building Committee to review potential sites. The RCC Building Committee completed its review with a report dated October 29, 2013, that recommended pursuing two site options: Baron Cameron Park and Reston Town Center North. The Building Committee determination was accepted and endorsed by the RCC Board of Governors at its monthly meeting on November 4, 2013. Shortly thereafter, RCC submitted a written request to the Park Authority to reiterate the RCC interest in pursuing planning that would realize a comprehensive indoor recreation facility in Reston within the context of the Baron Cameron Park Master Planning process. In addition, RCC submitted a request to the Fairfax County government to consider an indoor recreation center as it master plans the areas in Reston Town Center North. Further, RCC requested to collaborate with the Park Authority to explore both options.

---TO BE EXPANDED AFTER PUBLIC COMMENT MEETING---

## II. PARK BACKGROUND

### A. GENERAL DESCRIPTION

Baron Cameron Park is a 60-acre, District-classified park in the Hunter Mill Supervisory District, located at 11300 Baron Cameron Avenue in Reston (Figure 1). In accordance with an interim use agreement with Fairfax County Public Schools (FCPS) who owned the site, the Park Authority created a park master plan in 1975 and subsequently managed and developed the park for over 35 years. Established recreational facilities include nine rectangle fields, a lighted diamond field, 32 individual garden plots, a playground and picnic area, and a 0.5-acre off-leash dog area. Ownership of the site was transferred to the Park Authority in 2011, as further described below in C. ADMINISTRATIVE AND MASTER PLAN HISTORY.

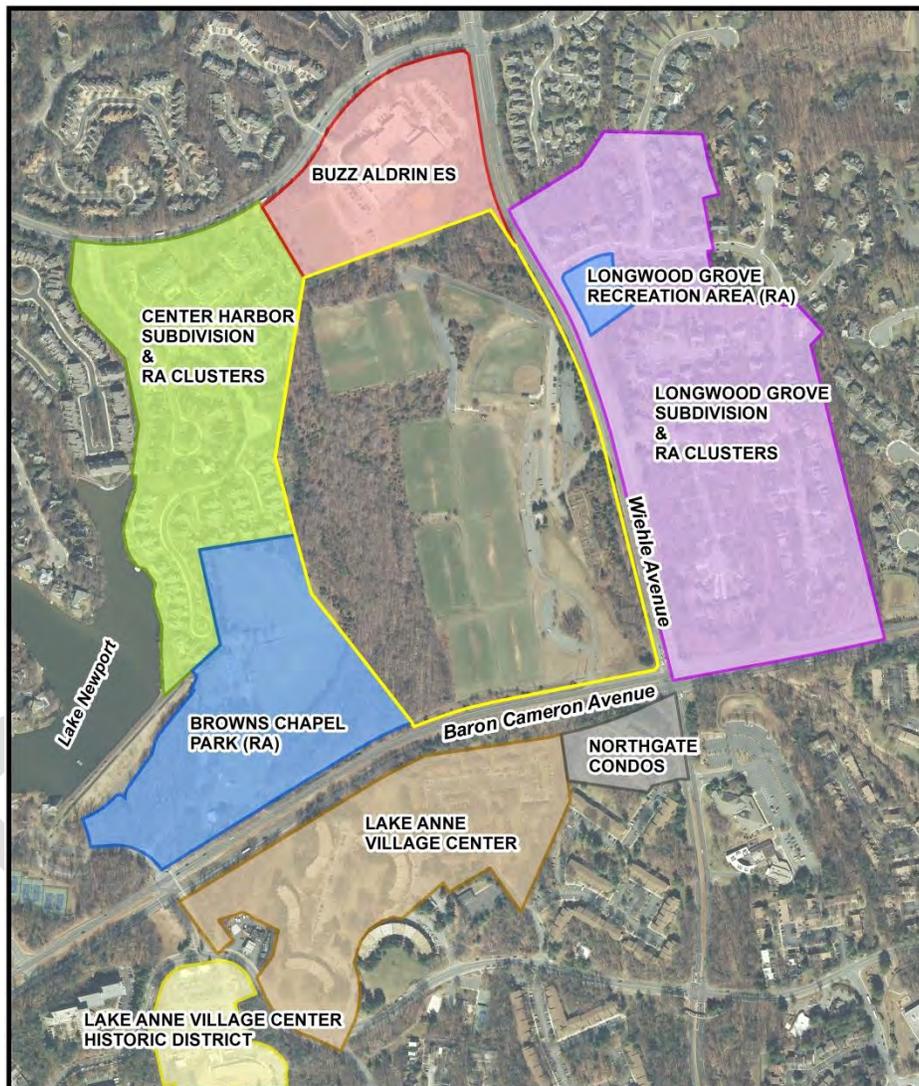
Figure 1: Location of Baron Cameron Park



**B. AREA CONTEXT**

Baron Cameron Park is surrounded by a multitude of uses (Figure 2), including Buzz Aldrin Elementary School, single-family detached homes, single-family attached townhomes, multi-family condominiums, the Lake Anne Village Center, and two Reston Association public parks.

*Figure 2: Surrounding Land Uses of Baron Cameron Park*



Using the planning geography designated in the Fairfax County Comprehensive Plan, Baron Cameron Park is located in Area III, Upper Potomac Planning District, UP5 Reston Community Planning Sector. The Upper Potomac Planning District is generally bounded by the Potomac River to the north, Loudoun County to the west, Lee Jackson Memorial Highway (Route 50) to the south, and Vale and Stuart Mill Roads to the east. The Reston Community Planning Sector is generally bounded by Leesburg Pike (Route 7), Hunter Mill Road, Stuart Mill Road, Fox Mill Road, and the Fairfax County Parkway.

The Reston Community Planning Sector is primarily comprised of the 7,100-acre community of Reston, which has its own Master Plan because the community was planned and developed as one of the nation's landmark new towns, beginning in the 1960s (Figure 3). Reston is designed around the concept of clustering the community into five "villages," each with its own village center. These centers provide for neighborhood-serving retail, office, and social needs. Lake Anne Village Center, the first developed village center and a designated county Historic District, is located nearby and accessible from Baron Cameron Avenue opposite the park.

Figure 3: Reston Master Plan



In March 2007, the Fairfax County Department of Planning and Zoning kicked off a multi-phase planning study to identify appropriate changes to the Fairfax County Comprehensive Plan in anticipation of the Metrorail Silver Line expansion through Reston. The first phase focused on the three

proposed Metrorail stations within the Dulles Corridor. This phase was completed in early 2014 and recommended increased densities reflecting transit-oriented development that provide a mix of regional retail and other attractions, and a balance of residential uses and employment opportunities. The focus of the second phase will be broadened to include the remaining portions of Reston.

### C. ADMINISTRATIVE AND MASTER PLAN HISTORY

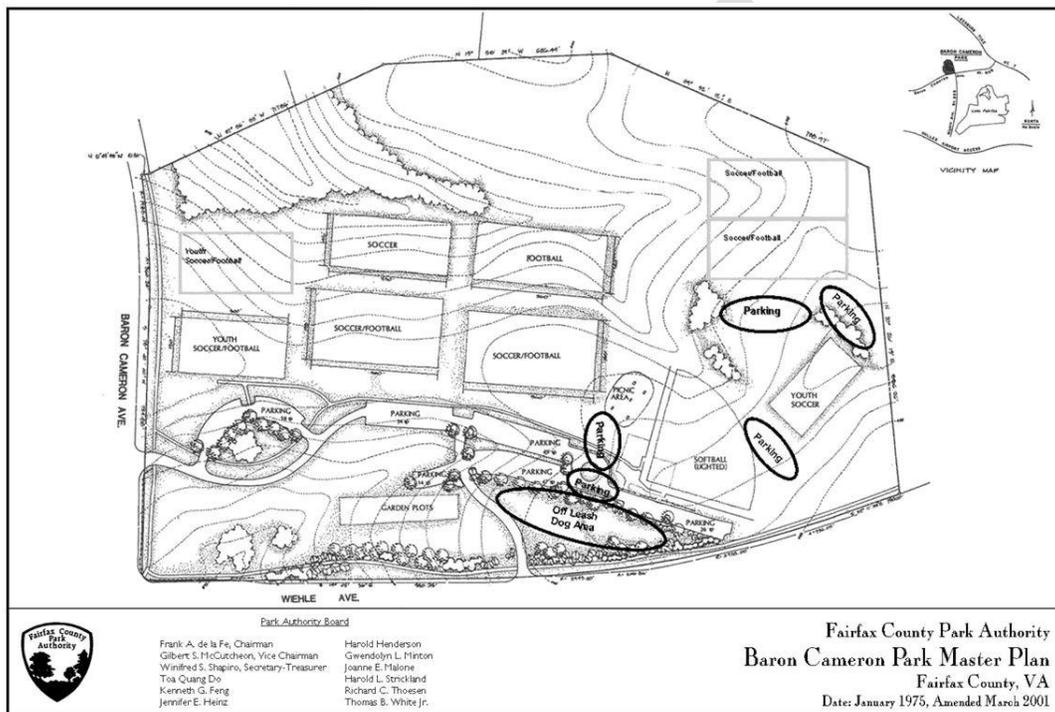
The single parcel comprising Baron Cameron Park (Tax Map: 011-4 ((1)) 0050) was previously owned by Fairfax County Public Schools (FCPS) until it was declared surplus and subsequently transferred to the Board of Supervisors in 2006, which in-turn transferred ownership to the Park Authority in 2011. Following the ownership transfer, the Park Authority initiated the public planning process in 2012 to revise the master plan.

Prior to owning the site, the Park Authority entered into an interim use agreement with FCPS in 1974 to allow interim recreational uses on the vacant site contingent on the creation of a park master plan, which was established by the Park Authority Board in 1975 (Figure 4). The plan approved in 1975 depicts athletic fields, garden plots, picnic areas, and an area designated for model airplanes. Pursuant to Code of Virginia Section 15.1-456, a public use determination for the park was submitted by the Park Authority and approved by the Fairfax County Planning Commission in 1975; this requirement is now under Code of Virginia Section 15.2-2232. Over the next 15 years, the park was developed in substantial conformance with the plan approved in 1975. In 1990, the Park Authority updated the master plan to reflect the as-built conditions (Figure 5). The 1990 updated plan reflected the addition of five rectangle fields, a playground, and vehicular access from Wiehle Avenue; as well as the removal of the area designated for model airplanes.



In 2000, the Park Authority received a request from the Reston Dog Park Coalition (Reston Dogs) to consider an off-leash dog area (OLDA) in the park. In order to realize a publicly-accessible OLDA, the use had to be reflected on the approved park master plan. Shortly thereafter, the Park Authority initiated a public planning process to examine the proposed OLDA use. The OLDA request had strong support from the community and was approved by the Park Authority Board in 2001 (Figure 6). The 2001 amendment also reflected the addition of one rectangle field and parking.

Figure 6: Baron Cameron Park Master Plan approved in 2001



**D. PARK CLASSIFICATION SYSTEM**

The Park Classification System is a general framework intended to guide open space and public facilities planning, and also to assist in the development of public and private land management plans, by grouping parks according to certain common typical characteristics. The Park Classification System specifically supports Countywide Policy Plan Objective 1, Policy a. by outlining the primary purpose, location and access, character and extent of development for the following park classifications. The four park classifications include: Local, District, Countywide, and Resource-Based.

Baron Cameron Park is designated as a District Park. District parks are mid-size parks (typically between 50 and 150 acres) that provide a variety of outdoor and indoor recreational facilities and park experiences, as well as natural and cultural resource protection where appropriate. District parks are typically located on major arterial roads to afford vehicular access; public transit and

pedestrian/bicycle access are also frequently provided to encourage non-vehicular use. The service area for District parks can range from three to six miles, although they may attract more distant users.

District parks may combine recreation complex facilities with areas of the park that are undeveloped. The extent of development depends on actual site conditions, such as topography, amount of developable acreage, natural and cultural resources, and access. Appropriate facilities include those that support active and passive recreation, often clustered together, areas for programmed activities and gathering places and areas designated for resource protection. Lighted facilities and extended hours of operation are the norm. Furthermore, typical recreation activities at District Parks include golf, skating, cultural and holiday events, performing arts, field complexes, and sports play and activities scheduled in RECenters. Other desirable features include woodlands, open space, trails, and open play areas. Baron Cameron Park conforms to the district park classification.

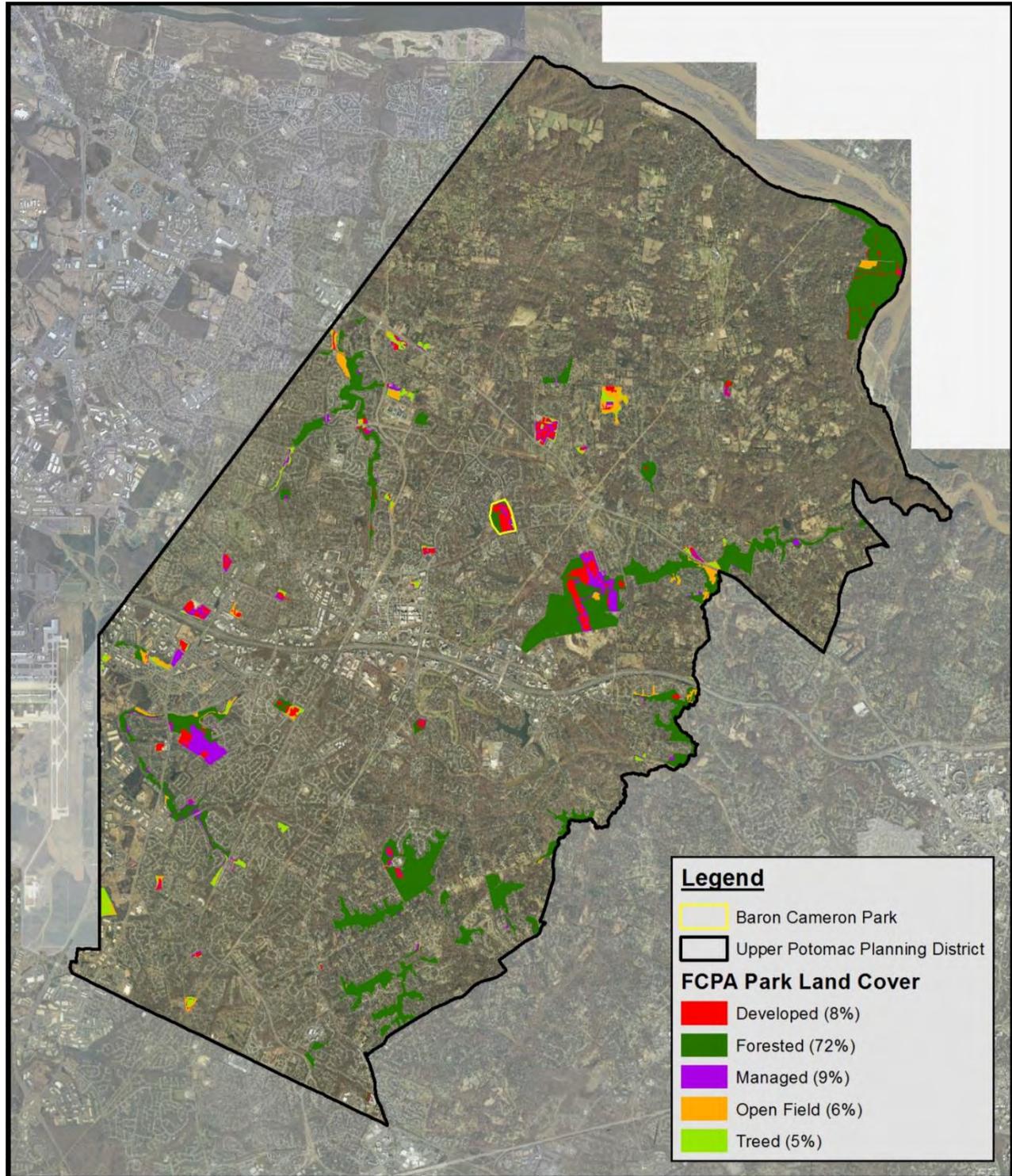
### E. PARK LAND COVER

The distribution of land cover is a meaningful indicator of past and current uses within a park. The Park Authority classifies land cover for each park using five categories: Developed, Forested, Managed, Open Field, and Tree Cover.

- “Developed” indicates an area contains constructed features that typically involve significant grading and require frequent maintenance such as playing fields, courts, parking, drives, buildings, dry storm water management ponds, and water features.
- “Forested” indicates a treed area greater than 10 acres in size or smaller if directly contiguous to a functional forested block.
- “Managed” indicates an area has little or no built features, but requires routine maintenance such as lawns, gardens, agricultural fields, and orchards.
- “Open Field” indicates a non-treed area in a mostly natural state including meadows, old growth fields, and certain utility corridors.
- “Treed” indicates a treed area less than 10 acres in size and/or having a significantly impaired vegetative integrity due to human activity, invasive plant species and/or damage due to deer browsing; scattered trees in open areas, buffers along edges of parks or use zones adjacent to development.

Approximately 3,108 acres of Park Authority parkland are located in the Upper Potomac Planning District, which has the following land cover distribution: 8% developed, 72% forested, 9% managed, 6% open field, and 5% treed (Figure 7). The importance of preserving natural resources and landscapes throughout the diverse semi-rural and urban areas of the Upper Potomac Planning District is evidenced by the Park Authority’s management that has retained about 83% of parkland in a forested, open field, or treed state. The distribution of land cover in Baron Cameron Park is discussed in the existing conditions section.

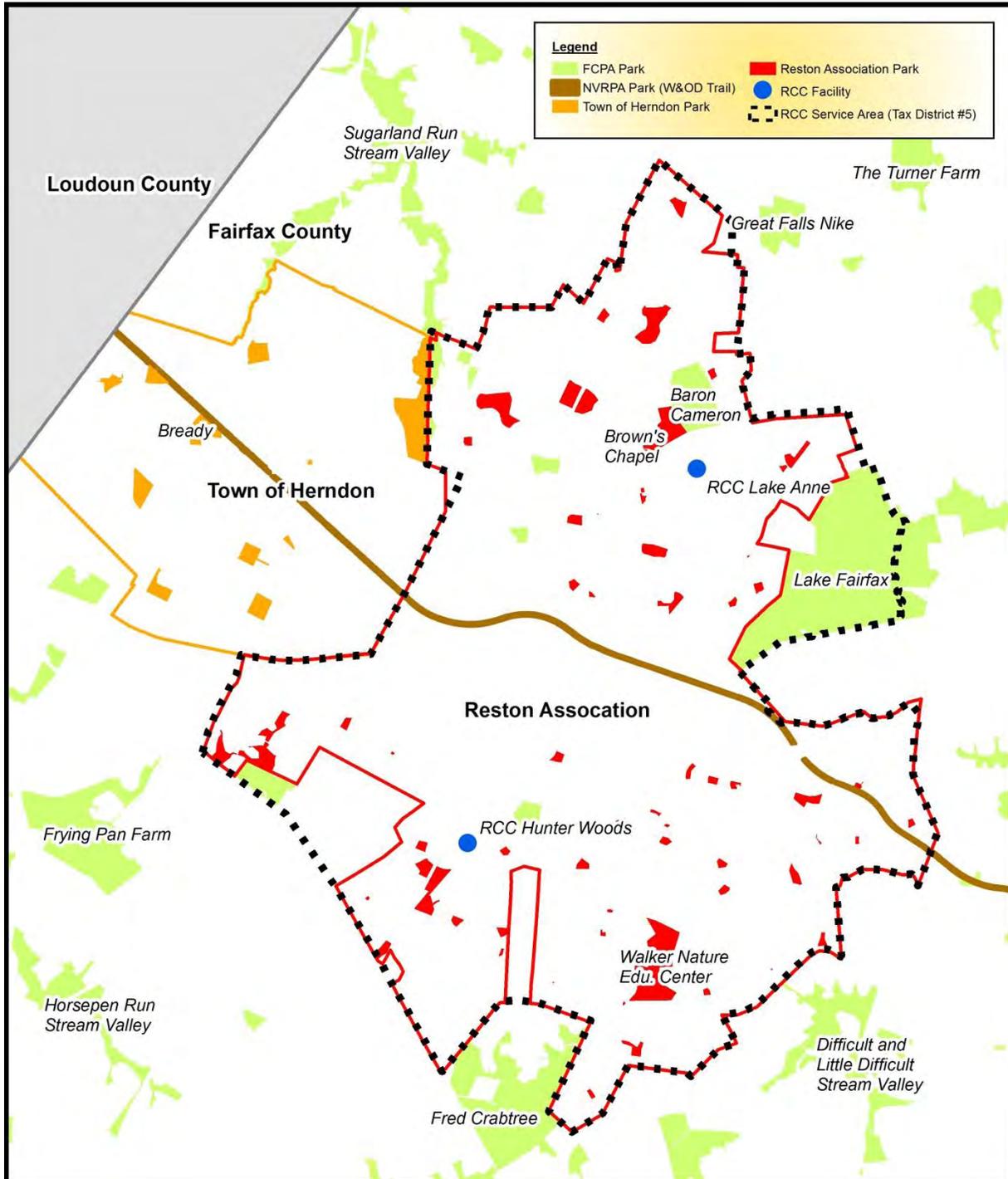
Figure 7: Park Land Cover in Upper Potomac Planning District



**F. PARK AND RECREATION PROVIDERS AND NEEDS**

The Reston area is served with multiple park and recreation providers that together serve diverse park and recreation needs, as shown in Figure 8 and described below.

Figure 8: Reston Area Park System Map



- Fairfax County Park Authority (FCPA) offers a wide-range of park and recreational opportunities, including Baron Cameron District Park, Lake Fairfax District Park, and a few local parks.
- Reston Association (RA) is Virginia’s first planned community and one of the largest community associations in the United States, covering approximately 12 square miles. RA maintains and operates a vast array of recreational facilities, including 15 pools, 48 tennis courts, 55 miles of paved pathways, ballfields, playgrounds, multipurpose courts, picnic areas, garden plots and a variety of rental facilities for public meetings and gatherings. In addition, RA seeks to protect Reston’s natural beauty and environment though maintaining over 1,300 acres of open space, including 4 lakes, 3 ponds, streams, wetlands, forests, and meadows.
- Reston Community Center (RCC), a Fairfax County agency funded by tax revenues of Small District #5 and governed by a nine-member Board of Governors, was established in 1979 through special tax assessment funding to provide a wide variety of leisure-time, recreational, cultural, and aquatics programs and venues. In particular, RCC maintains and operates community centers in Hunters Woods and Lake Anne Village Center.
- Town of Herndon is the third largest town in the Commonwealth of Virginia with a population of about 23,000 residents. Herndon offers a variety of neighborhood-oriented parks and recreational facilities that primarily serve local residents.
- Northern Virginia Regional Park Authority focuses on regional park and recreation needs, as well as the protection of regional natural resources, such as woods, meadows, lakes and streams.

In a collaborative effort, a list of core park and recreation facility needs have been identified for the Reston area, which includes:

- Trails
- Local Parkland
- Playgrounds
- Sports courts
- Athletic fields
- Dog exercise areas and parks
- Memorial Garden of Reflection (outdoor)
- Public art
- Indoor aquatic facility
- Indoor tennis facility
- Indoor performance center

The need for park and recreation facilities in Fairfax County is determined through long-range planning efforts. Planning district-level park plans are provided in the Park Authority’s *Great Parks, Great Communities Comprehensive Park System Plan*. Baron Cameron Park is located in the Upper Potomac Planning District. Recreation needs are generally met through the provision of park facilities. The Parks and Recreation Needs Assessment provides guidance for parkland and facility needs, and includes a process that considers industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Park Authority Board adopts countywide population-based service level standards for parkland and park facilities. Table 1 reflects projected park facility needs in the Upper Potomac Planning District.

Table 1: Upper Potomac Planning District 2020 Facility Needs Analysis

<b>185,092</b>		2010 population			
<b>196,181</b>		2020 projected population			
<b>Facility</b>	<b>Service Level Standard</b>	<b>2010 Existing Public Facilities</b>	<b>2010 (Deficit)/ Surplus</b>	<b>2020 Needed Facilities</b>	<b>2020 Projected (Deficit)/ Surplus</b>
Rectangle Fields	1 field / 2,700 people	68	0	73	(5)
Adult Baseball Fields	1 field / 24,000 people	8	0	8	0
Adult Softball Fields	1 field / 22,000 people	4	(4)	9	(5)
Youth Baseball Fields	1 field / 7,200 people	27	1	27	0
Youth Softball Fields	1 field / 8,800 people	13	(8)	22	(9)
Basketball Courts	1 court / 2,100 people	18	(70)	93	(75)
Playgrounds	1 playground / 2,800 people	30	(36)	70	(40)
Neighborhood Dog Parks	1 dog park / 86,000 people	2	0	2	0
Neighborhood Skate Parks	1 skate park / 106,000 people	0	(2)	2	(2)

As reflected in the *Great Parks, Great Communities Comprehensive Park System Plan*, the Park Authority also conducted a more localized examination of needs within the Upper Potomac Planning District. Based on the above adopted service level standards, the Upper Potomac Planning District is currently deficient in the provision of rectangle fields, adult and youth softball fields, basketball courts, playgrounds, and neighborhood skate parks. Projected population growth indicates that by 2020 the demand will be greatest within the Upper Potomac Planning District for basketball courts as well as rectangle fields, youth softball fields, and playgrounds. Needs are reassessed every decade and may shift over time.

*Great Parks, Great Communities* also serves as a long-range plan for the place-based, physical aspects of the park system, its land, its natural and cultural resources, and its facilities. In this respect, the plan offers recommendations and strategies to improve or enhance the overall park system and specifically Baron Cameron Park. Some of the major recommendations and strategies applicable to the Baron Cameron Park master plan revision include:

- Work with transit providers to improve bus transit service to parks in the district, especially the numerous district parks.
- Partner with other park providers to leverage facility capacity and use through shared allocations.
- Where appropriate, convert athletic fields to synthetic turf and add lights to increase playing capacity.
- Undertake athletic field improvements.
- Provide new linkages between remaining public and private natural areas.
- Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible.
- Construct new park facilities in areas that require minimal removal of trees.

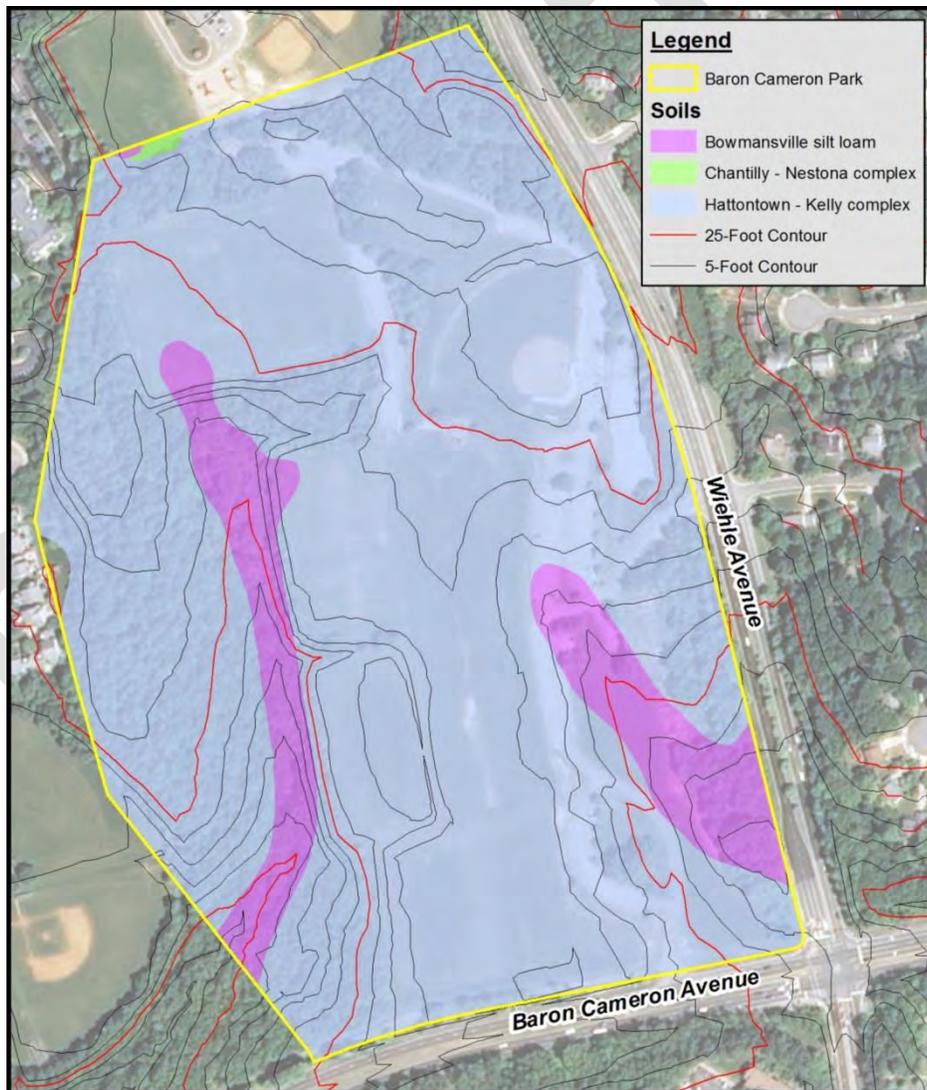
### III. EXISTING CONDITIONS

#### A. NATURAL RESOURCES

##### 1. Topography and Soils

The topography of Baron Cameron Park (Figure 9) is moderately flat in the central and northern portions of the park that have been developed, while the undeveloped areas on the western edge and southeastern corner of the park are characterized as wooded valleys with a high degree of elevation change.

Figure 9: Topography and Soils of Baron Cameron Park

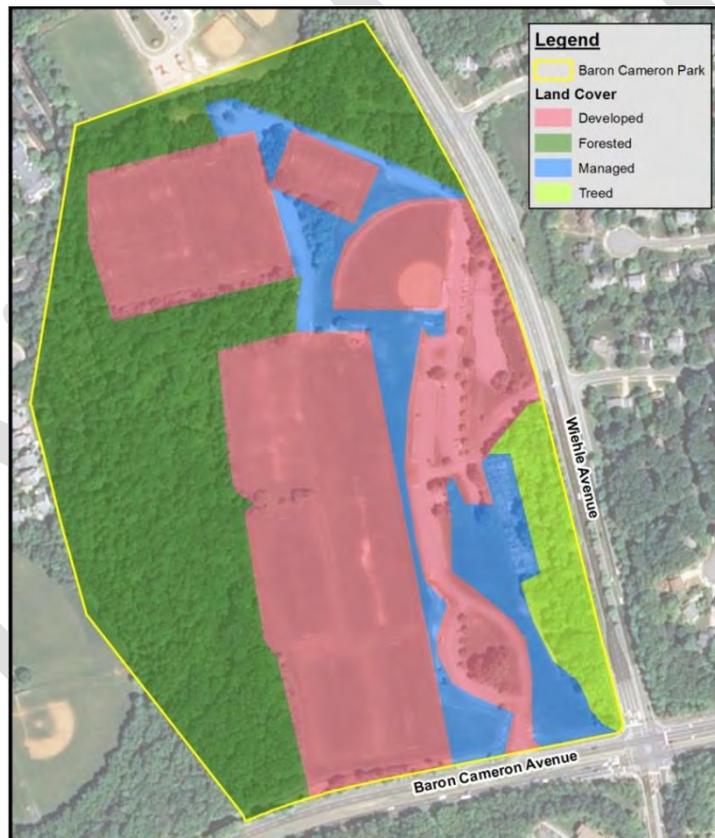


The park is primarily composed of two types of soil, Hattontown – Kelly complex and Bowmansville silt loam soils (Figure 9). Hattontown – Kelly complex soils generally have a high erosion potential and afford poor drainage with a permeability rate of 0.02 to 0.2 inches per hour. These soils have a problem class of IVA, which indicate that the soils have been disturbed or altered as a result of grading or construction. Bowmansville silt loam soils have a low erosion potential and afford poor drainage with a permeability rate of 0.2 to 0.6 inches per hour. These soils have a problem class of III, which indicate that the soils are undisturbed natural soils that have characteristics such as high shrink/swell potential, landslide susceptibility, high compressibility, low bearing strength, and shallow water tables.

*2. Land Cover and Forest Stands*

Several land cover types are distributed through the 60-acre Baron Cameron Park (Figure 10). Refer to II. PARK BACKGROUND, E. PARK LAND COVER for land cover descriptions.

Figure 10: Land Cover of Baron Cameron Park



Land Cover	Acres	Percentage of Total Park
Developed	28	46.5%
Forested (>10 acres)	21.5	36%
Managed	7.5	12.5%
Treed (<10 acres)	3	5%
<b>Total</b>	<b>60</b>	<b>100%</b>

Within these four land cover designations, there are nine natural resource areas that have unique characteristics and plant species (Figure 11).

Figure 11: Natural Resource Areas of Baron Cameron Park



Natural resource area #1 is a small remnant stand of mature oaks (*Quercus spp.*), maples (*Acer spp.*), ash (*Fraxinus spp.*) and tuliptree (*Liriodendron tulipifera*). The understory contains invasive Japanese honeysuckle (*Lonicera japonica*) and autumn olive (*Elaeagnus umbellate*), along with native black cherry (*Prunus serotina*) and flowering dogwood (*Cornus florida*).

Natural resource area #2 consists of a variety of meadow species such as Milkweed (*Asclepias spp.*) and Broomsedge (*Andropogon virginicus*).

Natural resource area #3 contains a variety of plant species. The edges of the forest stand have a mix of milkweed (*Asclepias spp.*) and blackberry (*Rhus spp.*) species. A high amount of non-native

invasive species, which is consistent with the amount of disturbance in the area, is also located along the forest edges, including white mulberry (*Morus alba*), autumn olive (*Elaeagnus umbellata*), multiflora rose (*Rosa multiflora*), oriental bittersweet (*Celastrus orbiculatus*), callery pear (*Pyrus calleryana*), tree of heaven (*Ailanthus altissima*), mimosa (*Albizia julibrissin*), porcelain berry (*Ampelopsis brevipedunculata*) and Japanese honeysuckle (*Lonicera japonica*). The forest stand interior contains native devil's walkingstick (*Aralia spinosa*), red maple (*Acer rubrum*), tuliptree (*Liriodendron tulipifera*), blackhaw viburnum (*Viburnum prunifolium*), ash (*Fraxinus spp.*), sweetbay magnolia (*Magnolia virginiana*), and pine (*Pinus spp.*). The southern portion of the natural resource area contains a section of planted, non-native conifer species, which are not invasive but were probably planted as landscaping in the past.

Natural resource area #4 contains a row of planted Higan cherry (*Prunus subhirtella*) trees along with several different invasive species mixed within.

Natural resource area #5 contains non-native invasive vines on its edges, while the interior portion consists of tuliptree (*Liriodendron tulipifera*) and black oak (*Quercus velutina*) species. The area lacks a midstory and the understory shows no signs of regeneration and contains some small, but growing patches of invasive oriental bittersweet (*Celastrus orbiculatus*). The western portion of the forest stand contains black locust (*Robinia pseudoacacia*) and oak trees (*Quercus spp.*) as well as a dirt pile for park operations use, which may have contributed to the spread of invasive princess tree (*Paulownia tomentosa*).

Natural resource area #6 is a small remnant white oak (*Quercus alba*) stand with an understory of non-native invasive species; however, several large and healthy oaks remain today.

Natural resource area #7 is a small remnant stand that contains black cherry (*Prunus serotina*) and red maple (*Acer rubrum*) trees with a mowed understory.

Natural resource area #8 encompasses the entire western side of the park. The edges adjacent to the park's developed areas contain a variety of non-native invasive plants such as mile-a-minute (*Persicaria perfoliata*), tree of heaven (*Ailanthus altissima*) and autumn olive (*Elaeagnus umbellata*). The stand interior contains an overstory of red maple (*Acer rubrum*), black cherry (*Prunus serotina*), tuliptree (*Liriodendron tulipifera*), ash (*Fraxinus spp.*) and black walnut (*Juglans nigra*) trees. The interior midstory contains a small amount of some dogwood trees (*Cornus florida*). The interior understory contains numerous invasive species, such as autumn olive (*Elaeagnus umbellata*), Japanese honeysuckle (*Lonicera japonica*), garlic mustard (*Alliaria petiolata*) and mile-a-minute (*Persicaria perfoliata*). Stormwater run-off generated from the nearby rectangular fields flows down into the southern half of the area, resulting in an incised stream bed with a high amount of bank erosion due to the high volume and velocity of water.

Natural resource area #9 is a narrow strip of vegetation that contains mostly non-native invasive plants, such as tree of heaven (*Ailanthus altissima*).

### *3. Hydrology and Watershed*

Baron Cameron Park contains one stream in the western forested area of the park. The stream receives stormwater runoff generated from the upland park and nearby athletic fields in particular. The large, disproportionate amount of water that flows through the smaller stream has resulted in stream incision and bank erosion. The only other hydrological feature in the park is a drainage swale located in the southeastern corner that provides stormwater drainage underneath Wiehle Avenue via a culvert.

Baron Cameron Park is situated in the Difficult Run watershed and Colvin Run sub-watershed. According to the Difficult Run Watershed Management Plan prepared by the Fairfax County Department of Public Works and Environmental Services, the Colvin Run sub-watershed is characterized as one of the more densely developed subwatersheds found within the Difficult Run watershed and contains nearly 13 miles of streams, of which the majority are considered to be in fair condition for aquatic habitats. The watershed management plan does not include any recommendations for watershed improvements in Baron Cameron Park.

### *4. Wildlife*

The Park Authority has not conducted a formal wildlife survey for Baron Cameron Park, but staff observations revealed a variety of commonplace, non-rare species, such as deer, squirrels, and birds.

## **B. FACILITIES AND INFRASTRUCTURE**

Since the first athletic field was constructed in 1975, Baron Cameron Park has been developed according to the master plan as revised through 2001. Consequently, the park provides a variety of recreational opportunities and uses, including nine rectangle fields, one diamond field, an off-leash dog area, 32 individual garden plots, and a playground and picnic area (Figure 12).

Figure 12: Existing Recreational Facilities at Baron Cameron Park



1. Rectangle Athletic Fields

Nine grass rectangle fields encompass the majority of the existing facilities and activity in the park in regard to size and intensity of use. All nine fields are unlit, maintained by the Park Authority and scheduled for public use by the Department of Neighborhood and Community Services (NCS). This is the standard arrangement for public athletic fields. The fields are also available for public use on a first-come, first-serve basis outside scheduled times. On average, each rectangle field is scheduled annually for about 1,000 hours of public use. The size and condition of the nine fields vary dramatically and are recommended for improvements in the Park Authority's *Great Parks, Great Communities 2010-2020 Comprehensive Park System Plan* (Figure 13).

Figure 13: Athletic Field Dimensions in Baron Cameron Park



### 2. Diamond Athletic Field

Similar to the rectangle fields, the diamond field is maintained by the Park Authority and scheduled for public use by NCS. However, the field is lighted which expands the playing capacity to approximately 1,500 hours of scheduled public use annually. The field is generally scheduled for adult softball.

### 3. Off-Leash Dog Area

The 0.5-acre off-leash dog area (OLDA) was added to the Baron Cameron Park Master Plan in 2001 following a public planning process to amend the master plan. The OLDA was subsequently established as a sponsored use with Reston Dog Park Coalition, locally known as “Reston Dogs”, according to the memorandum of understanding between the Park Authority and Reston Dogs. The OLDA consists of a stone-dust surface and affords a large area for all dogs and a smaller area designated for small dogs only.

The OLDA sponsored use is a public-private partnership between the Park Authority and a sponsor group that desires an OLDA for their community and is willing to invest in its development and operation. Sponsor groups serve as the agency's liaison between facility users, local residents, animal control officials, and the police department. The sponsor group is responsible for monitoring the facility, publicizing and communicating OLDA regulations, and reporting maintenance needs.

#### *4. Garden Plots*

There are 32 individual garden plots in Baron Cameron Park. The garden plots are 30 feet by 20 feet in size and rented to individuals on an annual basis through the Park Authority from May 1 until November 15.

#### *5. Playground and Picnic Area*

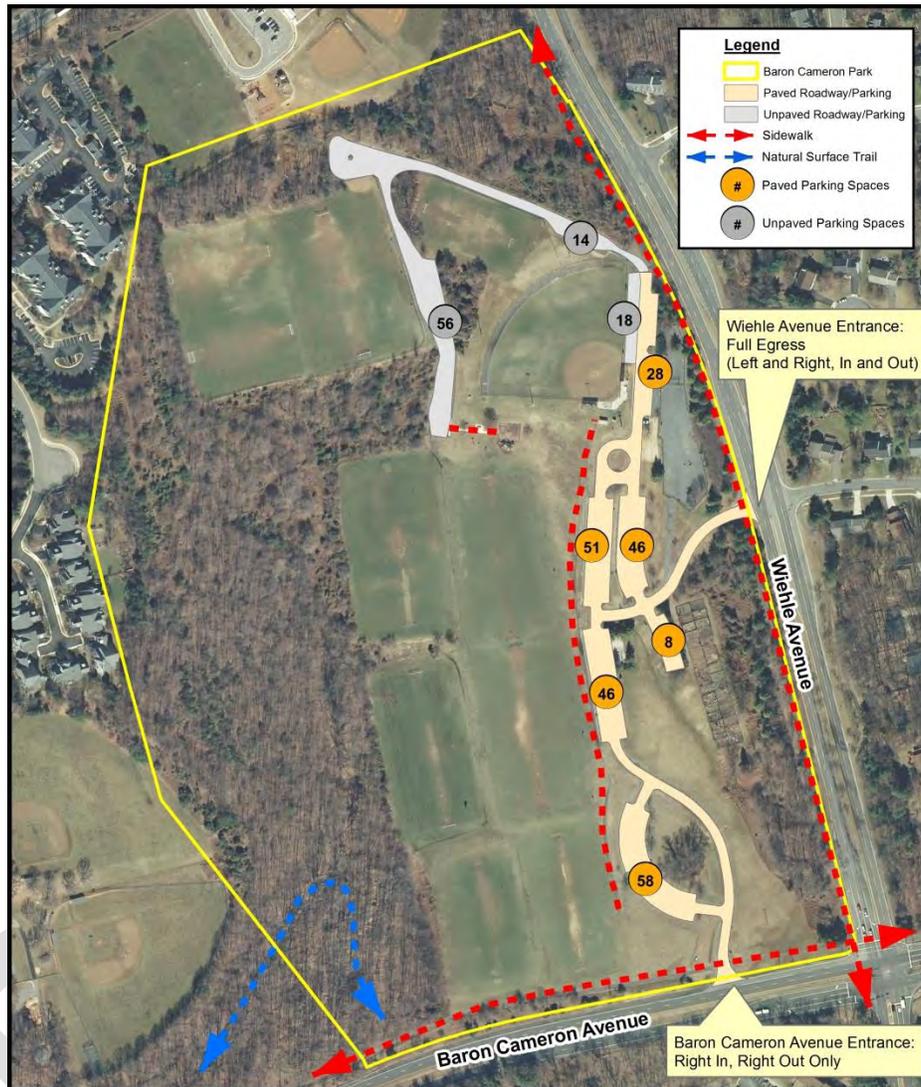
A playground and picnic area with tables is located between rectangle field #3 and diamond field #4.

#### *6. Vehicular Access, Circulation, and Parking*

Vehicular access to Baron Cameron Park is provided from Wiehle Avenue and Baron Cameron Avenue (Figure 14). The Wiehle Avenue entrance is accessible to both southbound and northbound motorists, while the Baron Cameron Avenue entrance is only accessible to westbound motorists due to a right-in/right-out configuration. Once inside the park from either entrance, vehicular circulation is limited to the paved road that generally runs south-north along the eastern side of the park and a gravel road that extends northerly around the diamond field to afford closer access to the rectangle fields in the northwest corner of the park.

There are approximately 325 existing parking spaces in the park, which accounts for 237 stripped spaces on the paved road sections and approximately 88 generally allotted spaces on the gravel road sections. The parking spaces near the Baron Cameron Avenue entrance are designated for Fairfax Connector commuter bus parking on a first-come, first-serve basis as a bus stop is located just outside the park entrance. Based on the current Park Authority standard of 50 parking spaces per athletic field, Baron Cameron Park is approximately 125 parking spaces deficient to adequately serve the existing recreational facilities.

Figure 14: Pedestrian and Vehicular Access to Baron Cameron Park



### 7. Pedestrian Access

Pedestrian access to Baron Cameron Park is afforded from the paved sidewalks on the west side of Wiehle Avenue and north side of Baron Cameron Avenue (Figure 14). Once inside the park, a paved sidewalk is located parallel to the main parking areas. A paved sidewalk is also provided from a portion of the gravel road section to the playground and picnic area.

### 8. Vendor Pad

Baron Cameron Park has one vendor pad that affords mobile food vending trucks the opportunity to provide food services to park patrons. The vendor pad is located within the roundabout area just south of the existing diamond field.

## **IV. PARK ASPIRATIONS AND MANAGEMENT**

### **A. PARK PURPOSE**

Park Purpose statements provide high-level guidance for planning and development. The purpose of Baron Cameron Park is to balance:

- Meet community and District-serving recreation and leisure needs;
- Preserve natural resources and substantial wooded buffers; and
- Enhance the user experience of a District-serving park.

### **B. DESIRED VISITOR EXPERIENCE**

Baron Cameron Park has served as a District-serving park since it was first developed with athletic fields in the 1970s. The park's role in the community only intensified with the construction of Wiehle Avenue and as surrounding neighborhoods began to sprout up, which contributed to the need for additional recreational opportunities. Recreational facilities were added to the park over the past decades that have made the park a destination for youth soccer and adult softball leagues, residents wanting to exercise and socialize, and to enjoy gardening, the forested areas, and open space.

Baron Cameron Park offers diverse experiences and activities that typically involve an individual or group for a time period of up to a half day and may attract spectators or participants. Therefore, the visitor experience should accommodate the broad needs of all users and be enhanced by the addition or upgrading of amenities.

### **C. MANAGEMENT OBJECTIVES**

In order to achieve the park's purpose, the following objectives have been developed to guide specific actions and strategies for dealing with management issues. Baron Cameron Park should:

- Provide District-level recreation and leisure elements to address overall needs within Reston and the Upper Potomac Planning District;
- Incorporate complementary uses and amenities;
- Plan within the context of multiple park and recreation providers;
- Consider partnership options that serve the park and its users;
- Seek sustainable site design and optimize facility capacity to the extent feasible;
- Enhance operation efficiencies through site design; and
- Establish natural resource protection zones to protect and manage habitat for different types of ecosystem functions.

## V. CONCEPTUAL DEVELOPMENT PLAN

### A. INTRODUCTION

The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended park elements. The CDP is shown as Figure 15. In addition, the master plan provides a CDP with alternative options to afford flexibility in park development as opportunities arise, as shown in Figure 16. These alternative options may be pursued and/or implemented on a singular or combined basis.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions as described in Section III. EXISTING CONDITIONS of this master plan. The scope of the master plan process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although planning site analysis forms the basis of the design, final facility locations for the planned elements will be determined through more detailed site analysis and engineering design that will be conducted when funding becomes available for park development. Final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.

Figure 15: Conceptual Development Plan for Baron Cameron Park

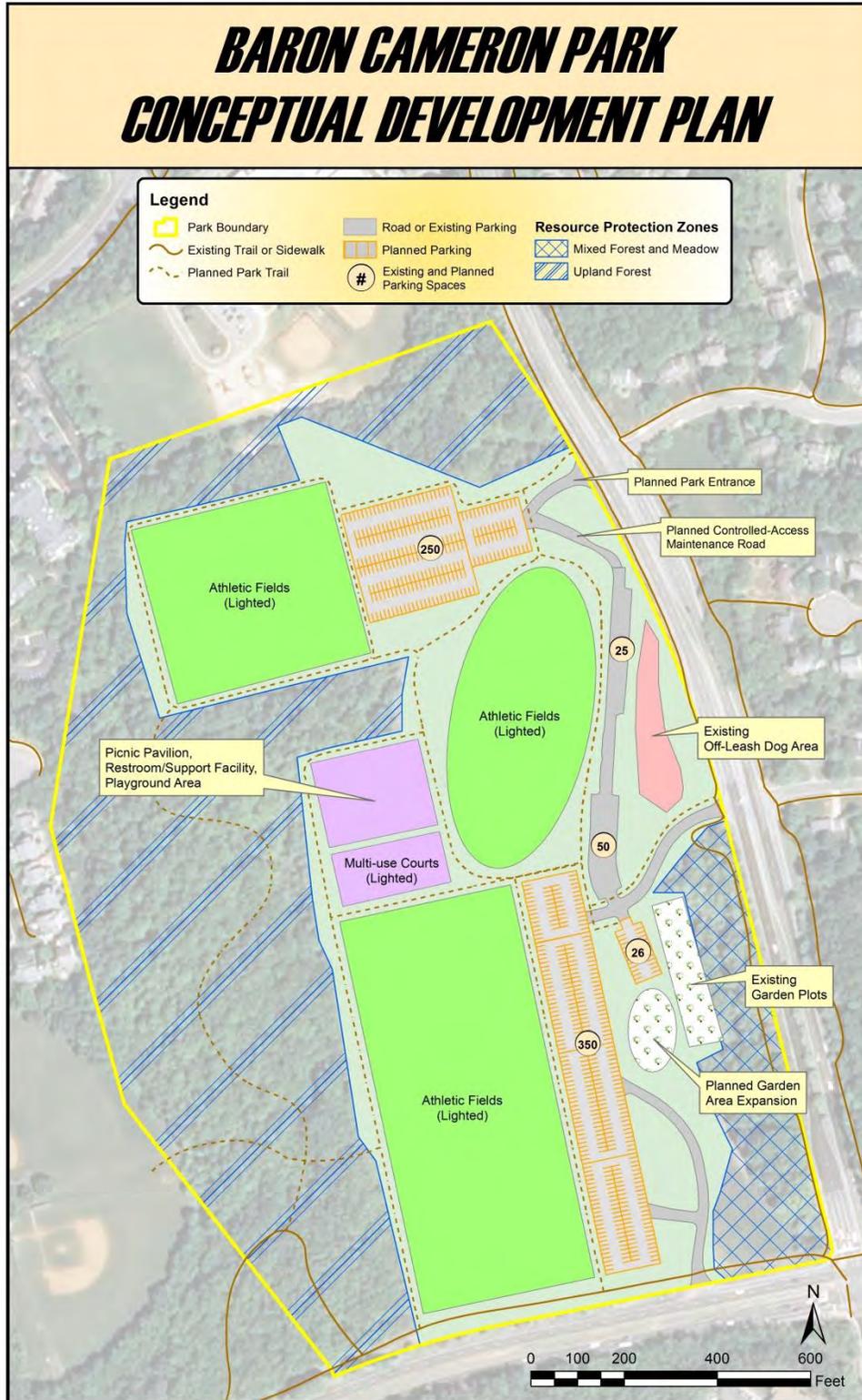
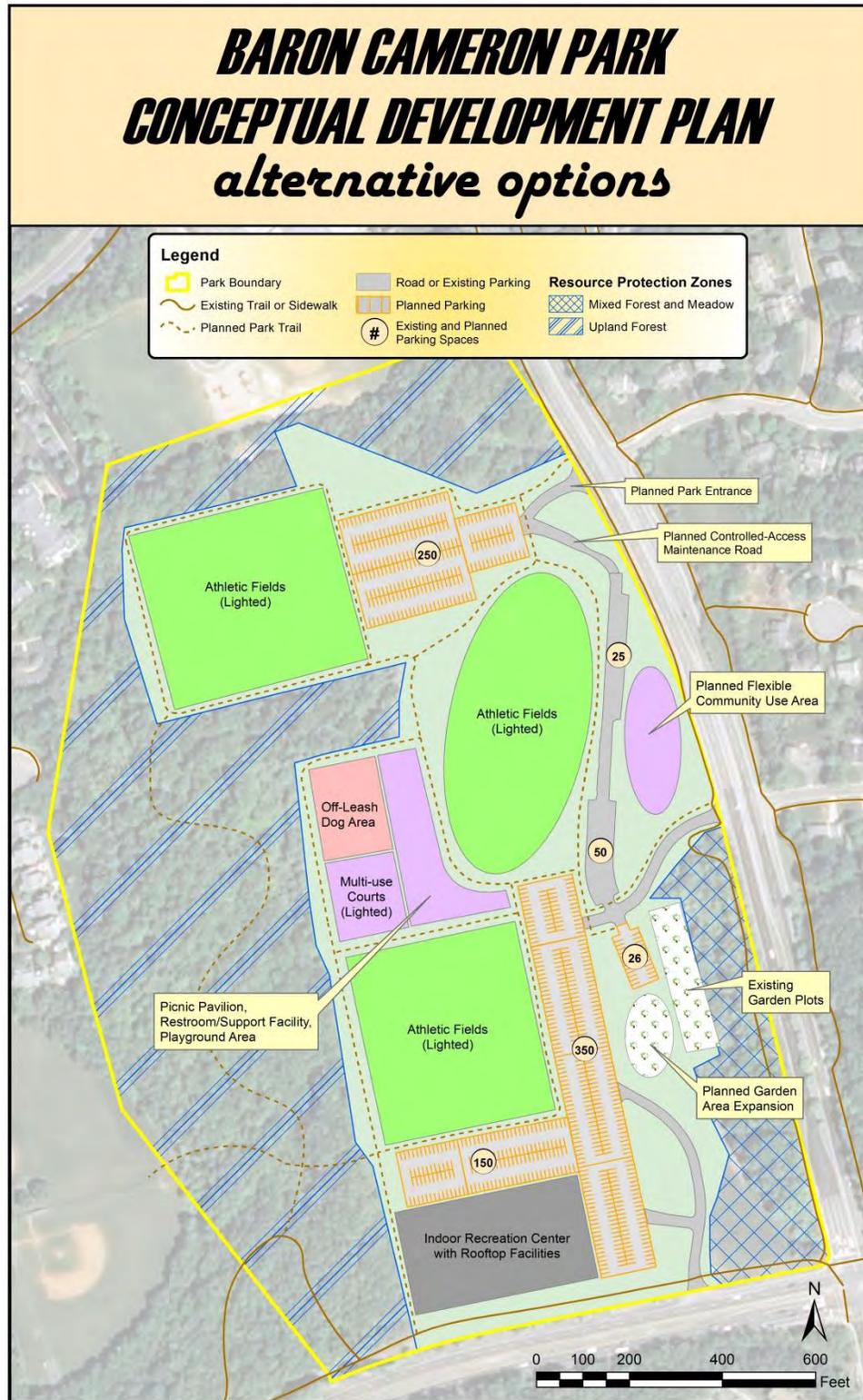


Figure 16: Conceptual Development Plan Alternative Options for Baron Cameron Park



## B. PLAN ELEMENTS

### *1. Vehicular Access, Parking, and Circulation*

Vehicular access to Baron Cameron Park will remain from the two existing entrances located on Baron Cameron and Wiehle Avenues. The Baron Cameron Avenue entrance may be shifted or redesigned as warranted at site plan upon implementation of park improvements. A third entrance to the park should be provided on Wiehle Avenue in relationship to the new parking lot to help distribute and manage park traffic, as described below. This new park entrance may require a southbound right turn lane, which will be accommodated on park property at site design during implementation; a northbound left turn lane already exists that can be utilized.

Additional parking is needed to support existing and planned features in the park. The existing parking lot fronting athletic fields #1-3 should be expanded to increase the amount of parking and to provide for more efficient traffic circulation. The existing parking lot serving the garden plots should also be expanded to accommodate the patrons of the existing and future expanded garden plots. The existing parking lots in between the diamond field and off-leash dog area will remain and vehicular access to the existing gravel parking lots north of the diamond field should be eliminated; however, the drive aisle should be retained for park maintenance use and special events in the park that require onsite traffic management.

The existing gravel parking lots should be improved and paved in order to increase the amount of parking and provide more efficient traffic circulation, especially for users of facilities located in the northern end of the park. Vehicular access to these new parking lots should be provided from a new park entrance on Wiehle Avenue, as discussed above. While the configuration of the new parking lot will be determined at site plan during implementation, the design should consider the existing trees located in the vicinity to the extent possible. In the event the indoor recreation center option is implemented, additional parking should be provided as discussed in Plan Element 12. Indoor Recreation Center Option.

### *2. Athletic Fields*

This master plan seeks to increase the playing capacity of the existing athletic fields while concurrently improving field playing conditions. In order to achieve this objective, a combination of adding lights and/or installing synthetic turf is envisioned. While the number of athletic fields may shift over time to accommodate these improvements, the overall field playing capacity of the park should increase.

### *3. Picnic Pavilion and Restroom/Support Facility*

A picnic shelter and restroom/support facility should be centrally located in the park to enhance the user experience of a District-serving park. The pavilion should be able to accommodate large groups and be available for rental by permit to support sport events, family gatherings, and other activities in the park. A restroom facility with additional support features, such as concessions, storage space, multi-use rooms, and utility access should also be included.

#### *4. Off-Leash Dog Area*

The existing off-leash dog area (OLDA) will remain in Baron Cameron Park. The OLDA is a popular facility in the park and has been strongly supported by the community for over a decade. The OLDA will continue to be operated in accordance with Park Authority standards and the sponsor group's memorandum of understanding.

The master plan provides an alternative option to relocate the OLDA if the facility cannot be operationally sustained in its current location, configuration, and design. The relocated OLDA is envisioned to be located farther into the park to help address noise-related issues (see C. COMMUNITY AND DESIGN CONCERNS, 5. Noise Generated from Off-Leash Dog Area) and should conform to Park Authority standards and the sponsor group's memorandum of understanding. The configuration and design of the relocated OLDA will be determined during implementation.

#### *5. Garden Area*

The existing 32 individual garden plots will remain in Baron Cameron Park. Access and parking for these garden plots are provided by a designated parking lot for garden plot users. In order to alleviate the long waiting list for garden plots, the garden area should be expanded in the adjacent areas. In addition, the parking lot should be expanded to increase the amount of parking for these users as discussed in Plan Element 1. Vehicular Access, Parking, and Circulation. The expanded garden area may afford an opportunity to explore other community garden models that may differ from the existing individual garden plot model.

#### *6. Playground*

The existing playground in Baron Cameron Park will remain; however, the location, configuration, and design may shift over time to accommodate or be co-located with other park facilities, such as the picnic pavilion and restroom facility.

#### *7. Multi-use Courts*

A cluster of lighted multi-use courts should be provided in Baron Cameron Park to address the area's deficiency and desire for multi-use courts, as well as to bolster the diversity of recreational opportunities in the District-serving park.

#### *8. Natural Resource Management*

The Park Authority designates Resource Protection Zones (RPZ) to identify park areas that contain natural resources and provide ecosystem functions by type for protection and management. RPZs may contain resources that are sensitive, rare or unique, but may also contain resources that while not necessarily being of the highest quality may cover large areas, protect water resources, provide important habitat and corridors, and provide educational and recreational opportunities. RPZs are intended to be managed primarily to protect and enhance natural resources, but may also provide for appropriate levels of human access and activities compatible with the resources present at the park level. Two RPZs have been designated for Baron Cameron Park.

### Upland Forest Resource Protection Zone

This area contains the largest and most contiguous forest stands, and currently does not contain any development besides trails. This stand should be targeted for long term restoration. This will require invasive species removal, white-tailed deer control and native plantings. Any new park facilities built near this resource protection zone should control stormwater runoff utilizing best management practices and include habitat restoration to provide a buffer to the Upland Forest RPZ. There is a unique opportunity to reduce stormwater runoff, construct new wetland habitat and restore the degraded stream located in the southern half of this area as part of a project to install the nearby planned synthetic turf athletic fields. This would create a unique habitat in the park, restore a degraded area and provide improved long term stormwater management. New development in the Upland Forest RPZ should be restricted to sustainably built trails located to minimize ecological impact and uses should be restricted to on-trail activities. Active use activities should not occur in this zone.

### Mixed Forest and Meadow Resource Protection Zone

This area contains an assemblage of meadow, lowland forest and upland forest species. This is the second largest and contiguous habitat remaining in the park. Restoration efforts should be undertaken in this RPZ focused on the diverse meadow and forested habitat. Restoration should be included as part of adjacent construction and/or stormwater management project. Invasive species removal, white-tailed deer control and native plantings should be included. There is an opportunity in the southern half of the Mixed Forest and Meadow RPZ to construct a wet meadow and/or a rain garden for stormwater management and educational purposes due to the local topography. Visitation in this RPZ should be restricted to educational and passive recreation activities, and new development should be limited to sustainably built trails located to minimize ecological impacts. No active use activities should occur in this zone.

In addition to the RPZs, management objectives have been established for remnant forest stands, and edge and low quality habitats. Within remnant forest stands, non-native invasive species should be removed and good quality mature shade trees should be preserved. Invasive species removal should coincide with new parking lot construction and then be maintained with regular mowing to suppress any newly established invasive plants.

Edge and low quality habitats are characterized as being heavily degraded and filled with non-native invasive species, but also provide screening and buffers to adjacent developed areas while retaining some habitat value. Subsequently, these areas are considered low priority for control if funding and resources are limited as restoration would require almost complete removal of vegetation and replanting with native species.

### *9. Trail Network, Pedestrian Access, and Fitness Stations*

A sustainable trail network is envisioned to support recreational use, nature observation, and pedestrian connections to facilities in the park as shown on the CDP. The trail network is shown as a general concept and will be field located at the time of implementation. Trails through the Resource Protection Zone (RPZ) should be located and designed to minimize impacts to natural resources and

discourage off-trail disturbances within the RPZ while also providing opportunities for enhanced connectivity and for users to enjoy and interpret the natural resources.

Pedestrian access to Baron Cameron Park is currently afforded from the sidewalks along Baron Cameron and Whiele Avenues that surround the park on two sides. To enhance this pedestrian access, a direct pedestrian connection to the westerly adjacent Reston Association's Brown's Chapel Park should be provided with Reston Association coordination. The pedestrian connection is envisioned to connect to the existing looped dirt path near the Baron Cameron Avenue sidewalk and the overall trail network in the park.

To contribute to the diversity of recreational opportunities in the park, a series of fitness stations is envisioned to be clustered along the trail network. While the exact number and location of the fitness stations will be determined during implementation, the stations should accommodate a range of ages and skill-levels.

#### *10. Vendor Pad*

The existing vendor pad in Baron Cameron Park will remain as an opportunity to provide food services to park patrons, such as the mobile food vending program and other concessions. The current location of the vendor pad may shift over time to accommodate new or modified park facilities; however, the ultimate location is envisioned to be in close proximity to high-pedestrian activity areas, such as the picnic pavilion and restroom facility.

#### *11. Stormwater Management*

Construction of stormwater management facilities may be necessary to address water runoff from the addition and/or enhancement of park facilities. Low Impact Development (LID) principles should be used to the extent possible for this purpose, such as pervious pavers, innovative rooftop systems, rain gardens, and/or bio-retention areas. The master plan identifies two areas in Baron Cameron Park for stormwater management: the southeast corner of the park at the Baron Cameron and Wiehle Avenues intersection, and the western forest stand in between the park and Reston Association's Brown's Chapel Park. A third potential stormwater management area is the indoor recreation center rooftop if it is pursued, as discussed in Plan Element 12. Indoor Recreation Center Option.

#### *12. Indoor Recreation Center Option*

Included in the Baron Cameron Park Master Plan is an option for an indoor recreation center that would provide aquatic, gymnasium, multi-purpose, and fitness facilities. The indoor recreation center is framed around a feasibility study conducted by Reston Community Center (RCC) in May 2009, later updated in May 2013, concerning the feasibility and market analysis for such a facility in the Reston area. The executive summary from the updated May 2013 study report can be found in Appendix A of this master plan. The updated study report details two possible options for an indoor recreation center: a 52,000 square foot facility, and a 90,000 square foot facility. The preferred 90,000 square foot facility could include the following major program elements:

- 50-meter competition pool
- 6,500 square foot weight and fitness center
- Two (2) 3,000 square foot group fitness rooms
- Two (2) multi-activity courts
- Two (2) multi-purpose meeting rooms

The indoor recreation center option is envisioned to be located at the southern end of the park near Baron Cameron Avenue, and will generally require the removal of athletic fields. Building design should provide rooftop recreational facilities as well as innovative stormwater management components. While the ultimate configuration and design of the indoor recreation center will be determined at the more detailed site plan phase, at least 250 parking spaces should be provided. Operational details of the facility, including fee schedule and parking management, will be determined upon implementation.

### C. COMMUNITY AND DESIGN CONCERNS

#### *1. Importance of Open Space*

Public comment reflects that Baron Cameron Park is regarded and valued as an oasis of open space that should be preserved. While nearly 60% of the park has been developed or is actively managed, the types of facilities in the park afford mostly unobstructed vistas throughout the park. Community members enjoy going to the park and experiencing the feel of open space; therefore, this characterization of the park should be retained to the extent possible. This can be achieved by limiting land use-intensive, large-scale new development to prescribed locations.

#### *2. Traffic Impacts*

The current level of vehicular traffic in the immediate area of Baron Cameron Park is already of a concern to many nearby residents. The Virginia Department of Transportation (VDOT) estimates that 41,000 cars pass through the intersection of Baron Cameron and Wiehle Avenues on a daily basis based on 2010 traffic count data. Specifically, about 25,000 cars travel east or west on Baron Cameron Avenue, and about 16,000 cars travel north or south on Wiehle Avenue.

According to the May 2013 updated report concerning the feasibility and market analysis for an indoor recreation center (see Plan Element 12. Indoor Recreation Center Option), the typical number of patrons visiting at the same time could possibly range from 228 to 454, with a total daily capacity of about 1,800. The peak usage time is estimated to be from 5 p.m. to 7 p.m. To supplement this capacity and demand analysis, VDOT trip generation rates were examined for the indoor recreation center. Based on the Institute of Transportation Engineers' *Trip Generation Manual, 8<sup>th</sup> Edition (2008)*, a recreational community center generates approximately 1.45 trip generations per 1,000 square feet of facility at the p.m. peak hour. The preferred indoor recreation center is a roughly a 90,000 square feet facility; subsequently, this equivalents to about 130.5 trip generations at the p.m. peak hour, which generally coincides with the 5 p.m. to 7 p.m. peak usage time estimated in the May 2013 updated report.

While an indoor recreation center will add only a fraction of trip generations to the daily total of 41,000 cars passing through the Baron Cameron and Wiehle Avenues intersection, park management objectives will strive to address traffic impacts through provision of adequate entry and exit points, efficient internal circulation patterns, and an adequate amount of parking for proposed and retained facilities.

### *3. Preservation of the Western Forest Stand*

Similar to the appreciation of open space mentioned above, public comment reflects the desire to leave Baron Cameron Park's western forest stand undeveloped. To bolster this desire, the western forest stand contains a high degree of elevation change and natural resources that would make any development inherently difficult. Subsequently, no new development is proposed that would require significant tree removal in this area.

### *4. Interim Park Facility Improvements*

The existing facilities and amenities found in the park are well used and enjoyed by the community, which is shown in their respective physical conditions. A significant portion of the public comment reflected the desire to retain either some or all existing facilities and amenities, and frequently recommended enhancements. These comments aided the Park Authority in determining which facilities and amenities to prioritize for enhancement. In particular, the physical conditions of the rectangle fields are worn and both public comment and the *Great Parks, Great Communities 2010-2020 Comprehensive Park System Plan* recommends repair and/or enhancement.

### *5. Noise Generated from Off-Leash Dog Area*

Public comment reflects that the existing off-leash dog area (OLDA) in Baron Cameron Park is strongly supported and used by the community. However, public comment also reflects that there is some concern about OLDA generated noise. During the master plan revision process, the Park Authority explored noise abatement and facility relocation options. While the master plan provides a relocated OLDA option, the Park Authority should prioritize mitigating noise concerns through facility operations.

### *6. Fiscal Responsibility*

Economic realities require that public park funding be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability, as outlined in the agency Financial Sustainability Plan, is essential to be incorporated into the master plan implementation. Successful implementation of the fiscal sustainability plan and master plan will allow the agency to address community needs, as well as critical maintenance, operational and stewardship programs by providing latitude in funding options and decisions. Together these plans will serve the public, park partners and the Park Authority by providing a greater opportunity for fiscal sustainability while managing the inevitable needs for capitalized repairs and replacements.

### *7. Broader Programming Opportunities*

Given the proximity of Baron Cameron Park to Lake Fairfax Park and Reston Association's Brown's Chapel Park, opportunities to design and program facilities to serve in the broader park context should

be considered to gain efficiencies and optimize event and program planning, such as camps and tournaments.

DRAFT

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MARKET ANALYSIS UPDATE

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# RESTON COMMUNITY CENTER

MAY 2013



# EXECUTIVE SUMMARY

## INTRODUCTION

In February of 2013, Brailsford & Dunlavey (“B&D”) was engaged by the Reston Community Center (“RCC”) to update key information from a market study conducted in 2008. The objective of the study was to understand public interest and financial parameters associated with developing a new indoor recreation center. B&D’s approach involved both qualitative and quantitative research that included input from RCC’s Board of Governors, RCC staff, and the general community. B&D examined existing conditions with respect to current operations, demographic composition of Reston, and general market conditions, and used these analyses to quantify demand for a new facility.

## SCOPE OF WORK

B&D’s work effort commenced with a meeting of the Board of Governors to understand the drivers and vision associated with the prospective development of a new recreation center. Based on feedback from the Board, B&D updated key components of the previous market analysis to include Reston’s demographic composition and existing facilities in the region. Several meetings were also conducted with the community to understand interest and concerns with developing a facility. The results of the analysis are instrumental in framing issues that would affect demand for a new facility relative to key market characteristics. The methodologies employed in this study included the following:

- *Focus groups* conducted with the community to gain qualitative information regarding interest or concerns with a new facility;
- A *demographic analysis* was updated to understand changes within the makeup of Reston;
- A *competitive context analysis* was updated to assess the environment within which any new facility would compete, with consideration of facility conditions, amenities, plans for future development, and pricing;
- A *financial analysis* was completed to analyze potential revenues, expenses, capital costs, and general financial performance of a recreation project.

**MARKET FINDINGS**

B&D conducted a market analysis update to examine critical factors in order to frame the issues that would affect demand and financial feasibility for this project. Below is a summary of key findings:

- There was substantial input from several users and community organizations regarding the need for additional aquatic facilities to support a variety of user groups and programs. Aquatics are a big part of Reston, and serve all age groups and abilities. It was stated that current demand exceeds the capacity of existing facilities, forcing programs to turn away potential users. The conditions of the current pool limit the functionality and ability to appropriately serve multiple types of users.
- The demographic make-up of Reston suggests a higher propensity to participate in recreation activities. Two key factors that are the basis of this assumption include household income and education attainment. The median household income in Reston is nearly double that of the national average. Reston also has a high percentage of residents with either a high school or undergraduate degree.
- The median age within Reston as well as the surrounding area continues to increase. The ability to provide services, programs, and facilities that cater to an ever increasing active adult market will be critical.
- With the continued development of Reston, there are plans to introduce two new private recreation facilities to the area, LifeTime Fitness, and Crunch Fitness. B&D identified seven existing facilities within Reston, as well as two that are planned to open within the year.
- B&D compared the average rates of private facilities to those of public facilities. An adult private monthly membership is 10% higher than a public sector membership. A family can expect to pay 18% more for a private club membership. In comparing annual membership rates, the private sector is 45% and 46% higher for adult and family membership. RCC rates are well below that of comparable public facilities.
- In order to estimate the amount of square footage required to support expressed demand, B&D updated the analysis focused on the demand from the primary market. As a conservative estimate, B&D assumed a 10% capture rate of the extended market. Based on this assumption there is current demand for 15,700sf of fitness spaces (multipurpose rooms), 21,600sf of weight and fitness spaces, and 19,200sf of gymnasium space.

Activity	SF Demand
Fitness Activities	15,713
Weight and Fitness	21,629
Gymnasium	19,264

## FINANCIAL ANALYSIS

To understand the financial implications of developing a new indoor recreation center, B&D created a financial model to test different scenarios with respect to program, operating revenues, and expenses based on the results of the market study and current economic conditions.

The facility's program, development budgets, revenue, and operating assumptions are inputs within the model, thereby allowing any changes in assumptions within one of these components to automatically force a corresponding adjustment throughout the model. B&D's use of conservative assumptions throughout the analysis allows RCC to proceed with the knowledge that detail-related decisions can be made within the established financial parameters without compromising the project's scope or quality.

B&D developed two scenarios of the financial model that correspond with the proposed facility options. The assumptions, with respect to revenues, expenses, and debt service correspond to the building scope. The detailed financial model can be found in Appendix C of this report.

### *Project Economics*

In B&D's experience, most of the successful recreation facilities are able to cover 80-90% of operating costs with the remaining expenses subsidized by various public monies. In the case of Fairfax County, all of the recreation facilities operate at break-even or better. The ability to assess fees close to market rates and generate revenue through a comprehensive menu of programs provides the opportunity to achieve financial stability. The following chart represents the cost recovery for each option based on preferred rate structure assuming a four-year ramp up period. Based on these parameters, each scenario is able to cover between 60% and 81% of operating expenses in year 4 (stabilized year).

#### OPTION A:

Cost Recovery Percentage	Low	Moderate	Market
Year 1	53%	59%	65%
Year 2	55%	61%	67%
Year 3	56%	62%	68%
Year 4	57%	63%	69%
Year 5	57%	63%	69%
Year 6	57%	63%	69%
Year 7	58%	64%	70%
Year 8	58%	64%	70%
Year 9	58%	64%	71%
Year 10	59%	65%	71%

OPTION B:

Cost Recovery Percentage	Low	Moderate	Market
Year 1	60%	66%	73%
Year 2	61%	68%	75%
Year 3	63%	69%	76%
Year 4	63%	70%	77%
Year 5	63%	70%	77%
Year 6	64%	71%	78%
Year 7	64%	71%	78%
Year 8	65%	72%	79%
Year 9	65%	72%	79%
Year 10	65%	73%	80%

**NEXT STEPS**

The results of this study serve as a guide for RCC as well as the Reston community to make an informed decision as it relates to developing a future indoor recreation facility. The next steps involve engaging the community in order to determine the best course of action for moving forward. These steps include:

- Present the findings of the Study to RCC Board Members and the community
- Develop a preferred program based on feedback from the community and other entities as necessary
- Work with the community and interested agencies to determine the best options associated with potential sites

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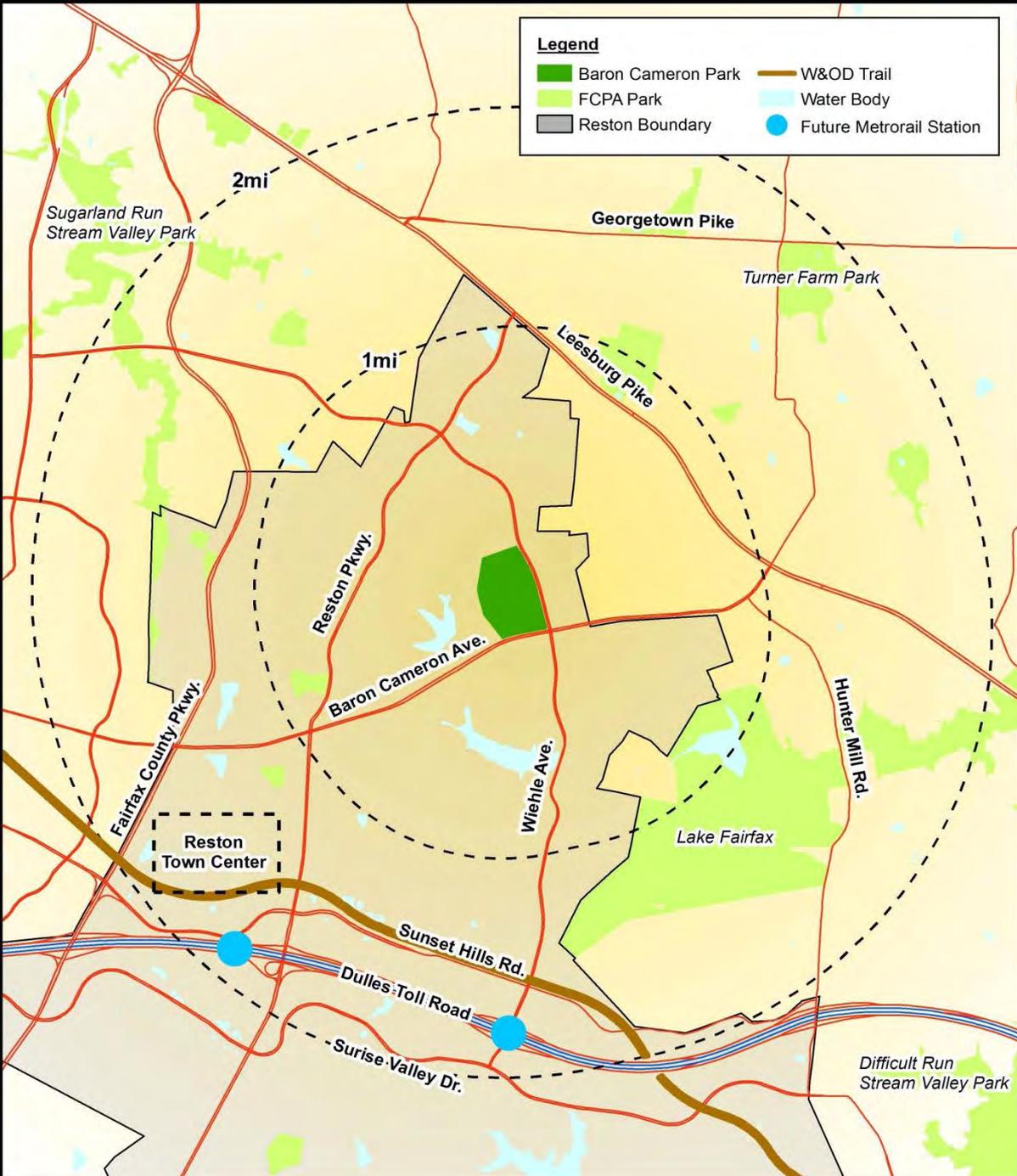
# BARON CAMERON PARK

Master Plan Revision  
PAB-P&D Committee  
January 29, 2014



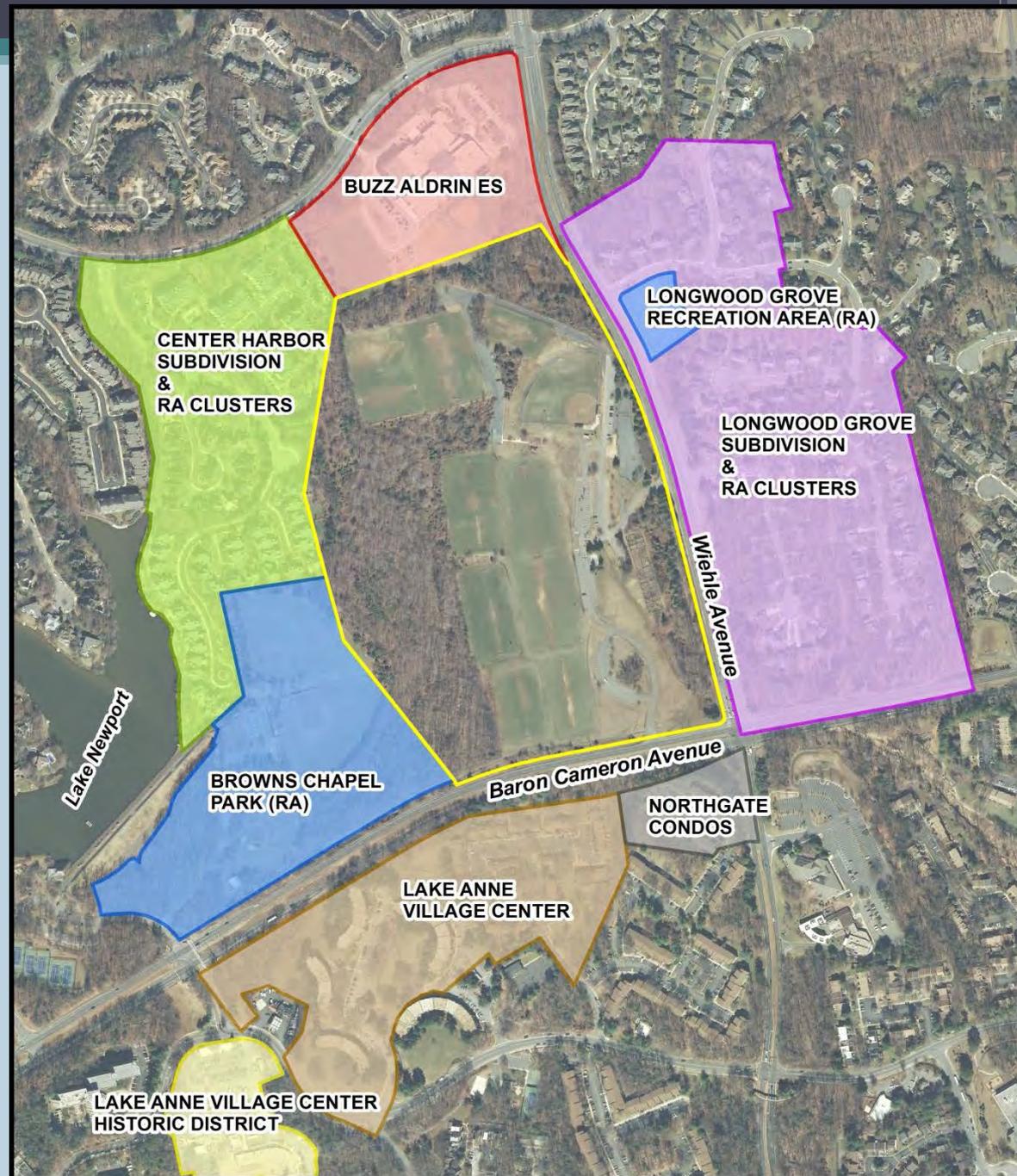
# Location of Site

- 11300 Baron Cameron Avenue, Reston
- Hunter Mill Supervisory District
- Reston Association
- 60-acre District Park



# Vicinity of Site

- Single-family detached homes
- Single-family townhomes
- Multi-family condominiums
- Reston Association public parks
- Elementary school
- Lake Anne Village Center and Historic District



# History of the Site/Master Plan

## Prior to 1971 through 2000

- Fairfax County Public Schools obtain ownership of the vacant site
- Park Authority coordinates with Public Schools to allow interim recreational uses on the vacant site
- Park Authority Board approves Master Plan for Baron Cameron Park and develops the park there after
- Master Plan is updated over the years to reflect as-built conditions

# History of the Site/Master Plan (continued)

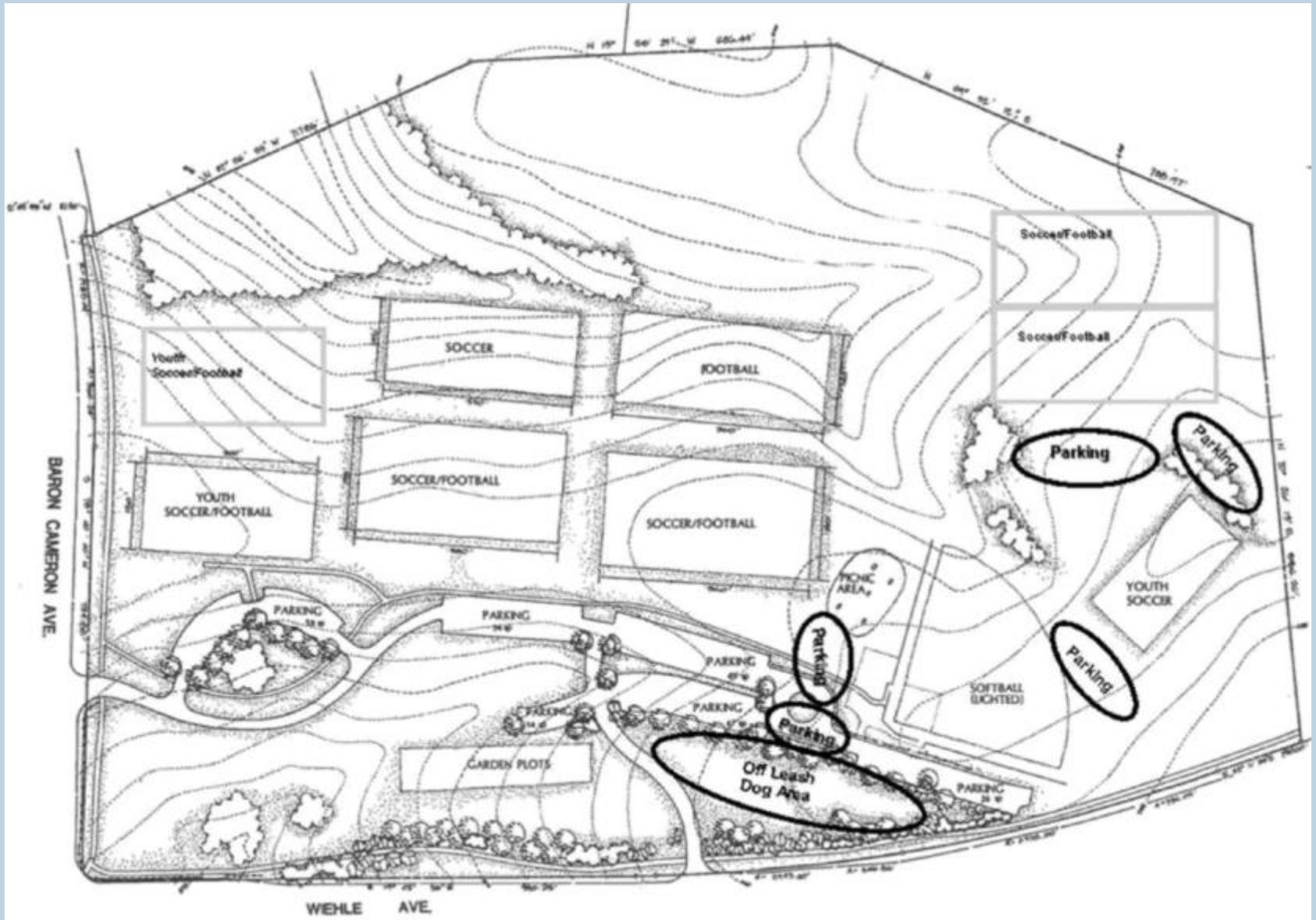
## 2000

- Park Authority receives a request from the Reston Dog Park Coalition (Reston Dogs) to consider an off-leash dog area in Baron Cameron Park

## 2001

- Park Authority Board approves the request for an off-leash dog area
- Master Plan is amended to add the off-leash dog area use and parking, and to reflect as-built additional parking

# 2001 Master Plan



# History of the Site/Master Plan (continued)

## 2006

- Public Schools deem the site as surplus and subsequently transfer ownership to the Board of Supervisors

## 2011

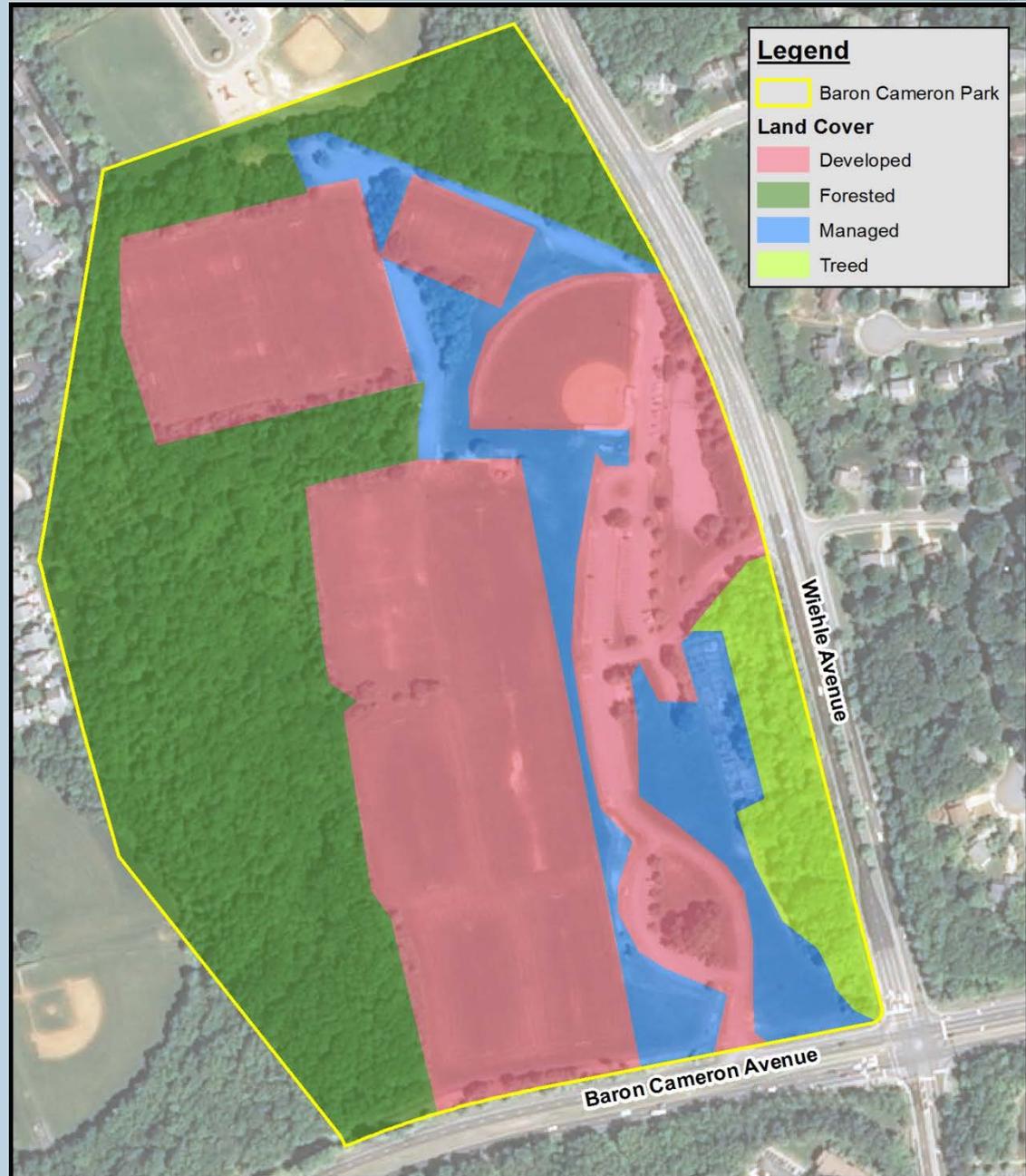
- The Board of Supervisors transfer ownership to the Park Authority

## 2012-2013

- Request from RCC to consider an indoor recreation center at BCP
- Park Authority begins the park planning process to revise the Master Plan

# Existing Land Cover

- Developed = 46%
- Managed = 13%
- Forested = 35%
- Treed = 6%



# Existing Facilities

- 9 rectangle fields
- 1 lighted diamond field
- Picnic area
- Playground
- Off-Leash Dog Area
- 32 community garden plots



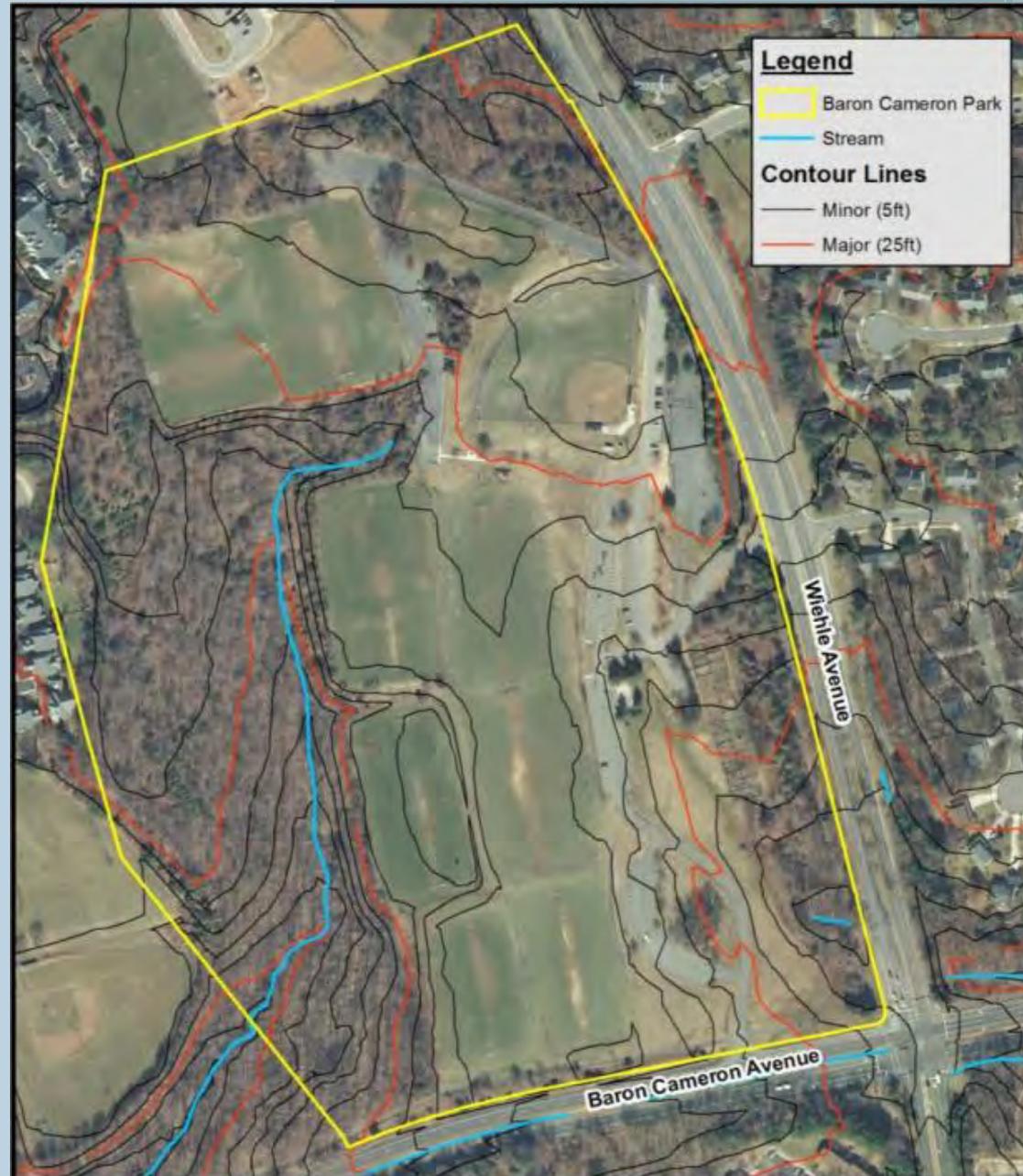
# Existing Athletic Fields

- 9 rectangle fields
  - No standard size
  - On average, each field is scheduled for about 1,000 hours annually
  - Conditions vary
- 1 lighted diamond field
  - Scheduled for about 1,600 hours annually
  - Softball



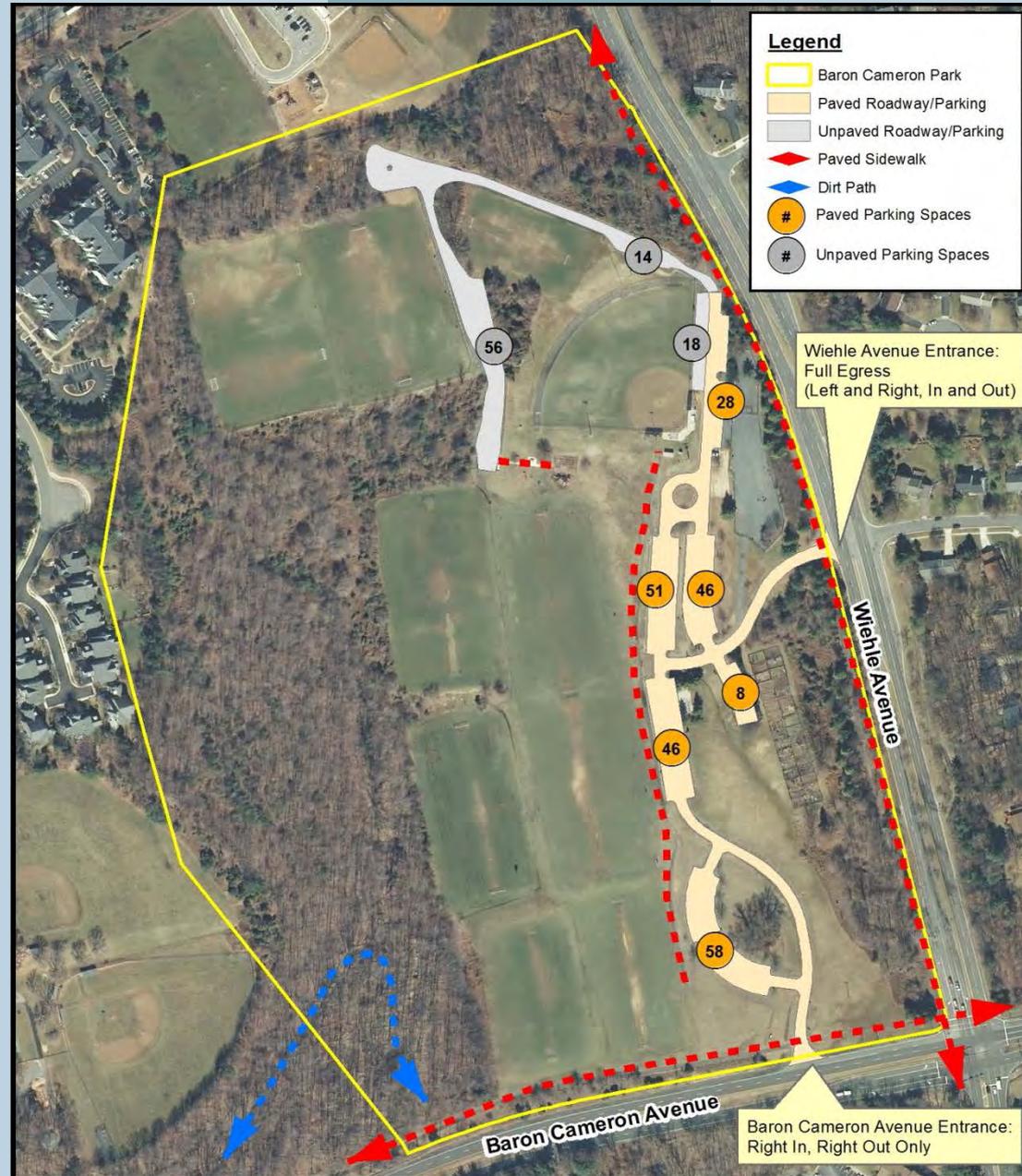
# Existing Site Conditions

- Generally flat topography
- Wooded valley between Baron Cameron and Browns Chapel Parks
- Natural drainage creates stream channel in valley
- No rare, threatened or endangered natural resources
- No cultural resources



# Existing Site Conditions

- Vehicular access from Baron Cameron and Wiehle Avenues
- 237 stripped parking spaces
- ~88 gravel parking spaces
- Sidewalks and a dirt path provide pedestrian access





# Great Parks, Great Communities



- Based on adopted service level standards, there is a projected 2020 deficit of numerous recreational facilities in the Upper Potomac Planning Area, which includes Baron Carmon Park, including:
  - Rectangle fields – adult and youth size
  - Diamond fields – adult and youth size
  - Multi-use courts
  - Playgrounds
  - Off-leash dog areas
  - Skate parks

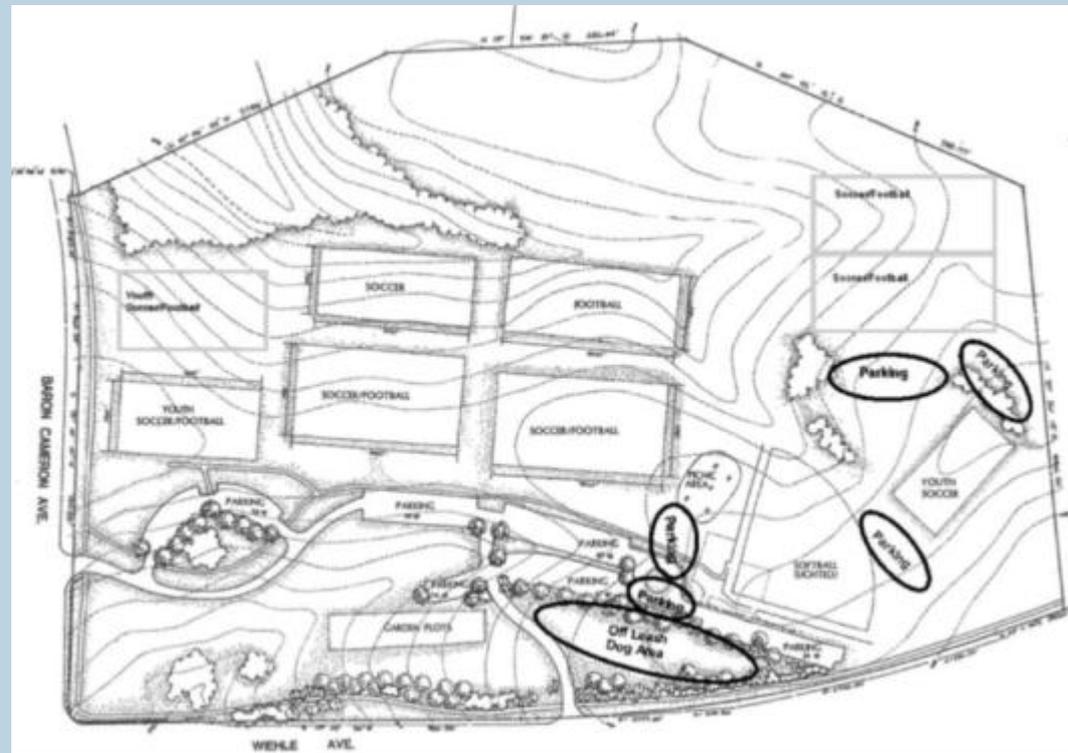
# Great Parks, Great Communities (continued)



- The plan recommends several strategies to meet these needs, such as:
  - Partner with other park providers to leverage facility capacity and use through shared allocations
  - Where appropriate, convert athletic fields to synthetic turf and add lights to increase playing capacity
  - Undertake athletic field improvements at Baron Cameron Park

# Master Plan Revision Process

- **Starting point was the existing Master Plan and examined:**
  - Input from the public
  - RCC request
  - Increase field capacities
  - Enhancements and/or improvements to non-field park facilities



# Reston Community Center

- May 2013 - Updated report on *Feasibility and Market Analysis for Indoor Recreation* conducted by Brailsford & Dunlavey
  - Findings included current demands and priorities
  - Two options recommended: 52,000 and 90,000 sq.ft.
- June 17, 2013 – RCC Annual Public Hearing for Programs and Budget
  - Recommended pursuing an indoor recreational facility with 2014 bond financing
- November 4, 2013 – RCC Building Committee Determination
  - Recommended pursuing facility locations at BCP and Reston Town Center North
  - RCC formal request to consider an indoor recreation center use at BCP



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# Reston Community Center

Indoor Recreation Center  
Preferred Option – 90,000 sq.ft.

- 50-meter competition pool
- 6,500 square foot weight and fitness center
- Two (2) 3,000 square foot group fitness rooms
- Two (2) multi-activity courts
- Two (2) multi-purpose meeting rooms



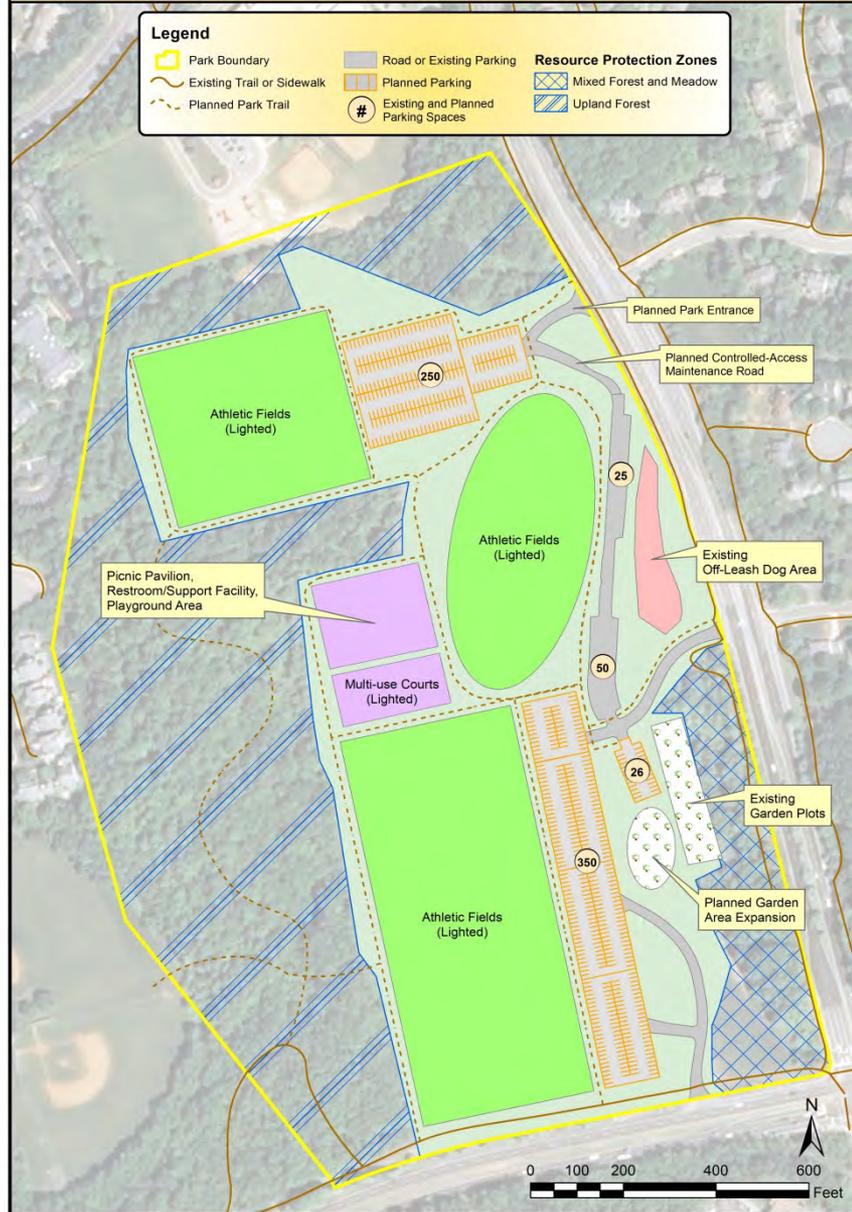
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# ***BARON CAMERON PARK***

## ***CONCEPTUAL DEVELOPMENT PLAN***

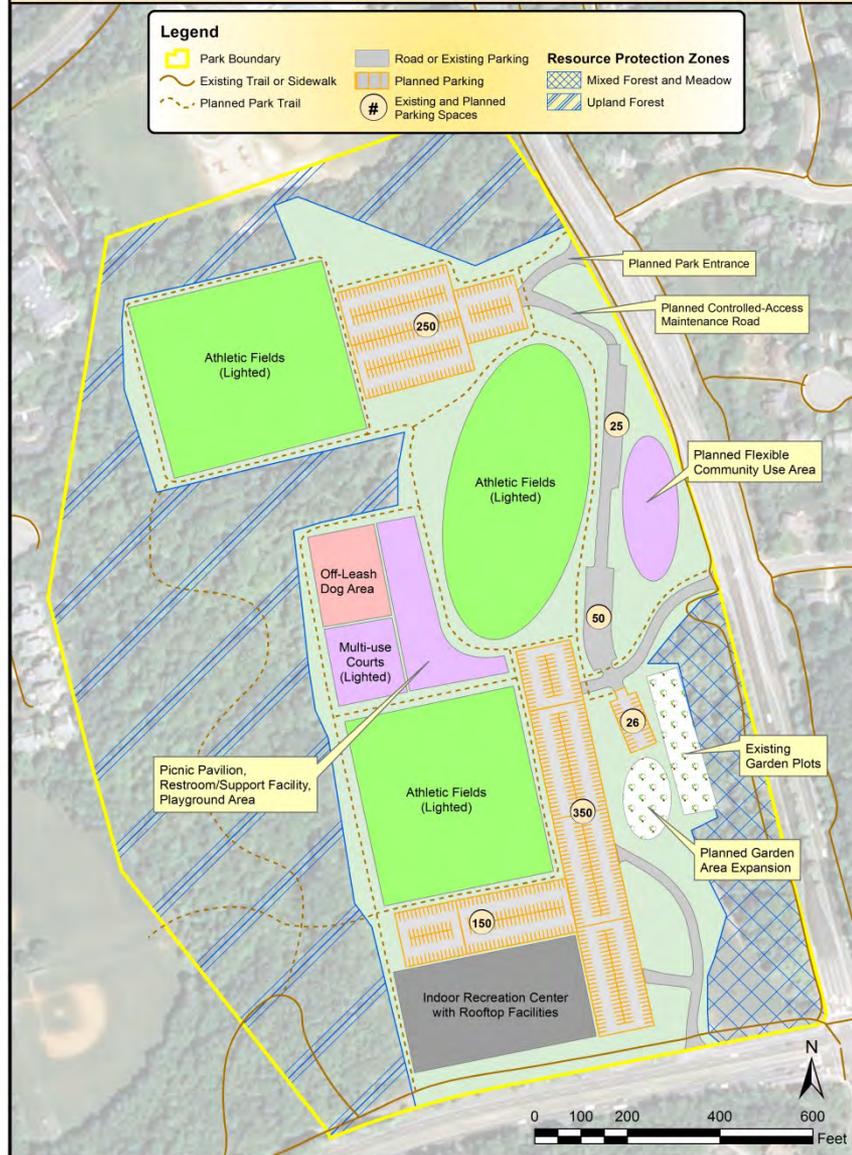
**Legend**

Park Boundary	Road or Existing Parking	<b>Resource Protection Zones</b>
Existing Trail or Sidewalk	Planned Parking	Mixed Forest and Meadow
Planned Park Trail	Existing and Planned Parking Spaces	Upland Forest



Draft  
Master  
Plan  
Revision

# ***BARON CAMERON PARK*** ***CONCEPTUAL DEVELOPMENT PLAN*** ***alternative options***



Draft  
Master  
Plan  
Revision

Alternative  
Options

# Next Steps

## **March 27, 2014**

- Public Comment Meeting
- 30 Day Public Comment – ends April 27

## **Spring 2014**

- Refinements to Revised MP

## **Spring/Summer 2014**

- PAB action

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## INFORMATION

### Park Proffers Update

The Park Authority Board has fiduciary oversight of the Park Capital Improvement Fund, 80300. Proffers are a key component of the fund and given state code changes in the utilization of proffers. Staff will provide a brief presentation of the entire proffer process highlighting what is available for commitment so that the Board is aware of the strides being made.

As part of the County development review process, the Park Authority requests that rezoning applicants mitigate impacts to County parks and recreational needs. Development applicants seek to offset development impacts through proffer commitments that may include land dedication, park improvements and/or monetary contributions. Proffers are legally binding voluntary commitments approved by the Board of Supervisors and become part of the zoning district. Proffers received in the form of monetary contributions are appropriated at the Fiscal Year Carryover Review and are available as part of Project PR-000058, Park Proffers in Fund 80300, Park Capital Improvement Fund.

Proffers in the amount of \$359,485 were appropriated as part of the FY 2013 Carryover Review. A total of \$11,954,380 in monetary contributions has been received since the inception of the receipt of proffer funds in FY 1985 through the close of FY 2013. These funds include those earmarked for specific parks, as well as proffers to be utilized at park sites in the general area of the proposed developments. The available balance in the Park Proffers Category as of the FY 2012 Carryover Review was \$3,372,940. The current available balance in Park Proffers is \$2,240,506 which breaks down by Supervisory District as follows:

Braddock	\$43,086
Dranesville	\$2,773
Hunter Mill	\$229,603
Lee District	\$163,943
Mason	\$593,721
Mount Vernon	\$332,172
Providence	\$376,636
Springfield	\$163,821
Sully	\$334,752

Board Agenda Item  
February 12, 2014

This amount is available to be expended as designated in the individual proffer text. The funds can be used for stand-alone capital projects or as part of a larger capital project utilizing additional funding sources, such as park bond funds to complete park improvements. Examples of recent projects where proffer funds have been utilized in conjunction with park bond funds include grouped playground replacements, Twin Lakes Oaks Room, Patriot Park East Development, continued improvements at Laurel Hill, development of the Laurel Hill Equestrian site, South Run Entrance Road and Parking Lot, and Sully Historic Site. The Park Authority has also used proffer funds to design a new replacement pedestrian bridge at Nottoway Park, fitness equipment at RECenters, and to continue supporting the Nottoway Nights Programs.

Attachment 1 lists the available inventory of proffers for all districts. The proffers have been sorted and subtotaled according to conditions that may be included in the proffer, including Athletic Fields (AF), Community Arts (CA), District Wide (DW), Land Acquisition (LA), Park Specific (PS), Tax Map vicinity (TM), and Trails (TR). It is important to note that of the \$2,240,506 in available proffers, many have conditions that restrict their use including \$487,500 for land acquisition in Bren Mar, \$142,225 for Huntington Park, and \$85,000 Cameron Run SV.

State Code Section 15.2-2303.2 was amended in 2005 to require that agencies receiving cash proffers approved after July 1, 2005, need to start expending those proffer funds within seven years of receiving full payment as noted in the April 27, 2011, Park Proffer Update to the Park Authority Board. Subsequent to that code change, the state took action in 2013 to extend that time period from seven to twelve years. Staff has identified proffers received after July 1, 2005, that may be subject to this legislation and has included those dates in the column titled "Date Funds Rec'd after July 1, 2005.

Over the past year, the Financial Management Branch and Senior Management have regularly reviewed proffers to identify appropriate projects, which meet the terms of the proffer language, for potential use. The objective is to actively commit and spend proffers to address park needs as a means to supplement the capital improvement budget. As a result of the focused management of proffers, \$764,313 in proffers was spent in FY 2013 and \$409,882 to date in FY 2014.

**FISCAL IMPACT:**

Proffer funds currently available are \$2,240,506 in Project PR-000058, Park Proffers in Fund 80300, Park Capital Improvement Fund as of FY 2013 Carryover approval.

Board Agenda Item  
February 12, 2014

ENCLOSED DOCUMENT:

Attachment 1: FY 2014 Park Proffers Update – Fund 80300, Park Capital Improvement  
Fund, Project PR-000058, Park Proffers, Available Balance

STAFF:

Cindy Messinger, Acting Director  
Sara Baldwin, Deputy Director/COO  
David Bowden, Director, Planning and Development Division  
Janet Burns, Fiscal Administrator  
Mike Baird, Capital Services Manager

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FUND 80300, PARK PROFFERS - BRADDOCK DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION- PROJECT
<b>Committed Proffers</b>											
ROYAL LAKE PARK	PRESERVE PLAN	July 8, 2005	8,612	2,617	5,995	-	PS	164/156	Memo 11/12/08 - Lakeside Park; 2/24/10 PAB \$5,995 to Kings Park Park Playground	Rec Fac at Lake Royal	
BRADDOCK SUPERVISOR	BURKE MANOR		7,266	3,135	4,131	-	TM	056/156	(M) 4/16/09-Tennis Wall @Country Club View; 2/24/10 PAB \$4,131 to Kings Park Park Playground	Rec Facilities in vicinity of Map 078-2	
<b>Committed Proffers:</b>					<b>10,126</b>						
<b>Park Specific Proffers</b>											
FAIRFAX VILLA PARK	CLOISTER OF FAIRFAX		12,217			12,217	PS			Main/dev at Fairfax Villa Pk.	RMD-Interpretive signs
FAIRFAX VILLA PARK	FAIRFAX GATEWAY		35,335		8,341	26,994	PS		Pending Memo 12/31/2013 Fairfax Villa Trail Resurfacing \$8,341	Active Rec Facilities at Fairfax Villa Park	Trails - Park Operations Division
FAIRFAX VILLA PARK	CHANDLER GROVE PLAN	July 1, 2005	7,375		3,500	3,875	PS		(M) Interpretive Signs - FFX Villa	Main/dev at Fairfax Villa Pk.	Interpretive signs - RMD
<b>Park Specific Proffers</b>					<b>11,841</b>	<b>43,086</b>					
<b>TAX MAP SPECIFIC</b>											
						-					
<b>Tax Map Specific</b>						-					
<b>GRAND TOTAL BRADDOCK DISTRICT</b>			<b>193,419</b>		<b>21,967</b>	<b>43,086</b>					

FUND 80300, PARK PROFFERS - DRANESVILLE DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION- PROJECT
<b>Committed Proffers</b>											
ALABAMA DRIVE PARK	TOWN OF HERNDON		12,200	8,883	3,317	-	-	002	ADA Imprvmnts: water fount, curb cut, path.		
GREAT FALLS NIKE PARK	PINEY RUN L.C.		1,000	631	369	-	-	172	Great Falls Nike Park		
LEWINSVILLE ROAD	HOLLYRIDGE TRAIL PLAN		1,000		1,000	-	PS		(M) 11/20/2012 Lewinsville Rd- Interpretive Signs	Signage along Lewinsville Rd frontage	RMD - Signs
LEWINSVILLE PARK	MCLEAN VILLAGE		14,674	9,503	5,171	-	PS	174	(M) 10/4/11-Lewinsville playground /Install wood guardrails (\$5,171)	Acquire/develop/maintain facilities.	Park Operations
DRANESVILLE SUPERVISOR	TYSONS 89 LLC	October 7, 2009	2,679		2,679	-			(M) 11/2/12 CCT Trail - Old Dominion Dr	Park purposes in the Dranesville Dist	Trails - P&D
DRANESVILLE SUPERVISOR	Maymont Section 1		46,640	45,543	1,097	-	DW	903/914	Spring Hill Ath Field Landscaping; \$34,437.95 for Cedars of McLean Trail	Park purposes and/or facilities in the Dranesville area	
MCLEAN CENTRAL PARK	MAPLEWOOD		24,700		24,700	-	-		To McLean Central Pk 10/24/01(PAB)		
<b>Committed Proffers</b>					<b>38,333</b>						
<b>Districtwide Proffers</b>											
DRANESVILLE SUPERVISOR						-					
<b>DISTRICTWIDE</b>											-
<b>Park Specific Proffers</b>											
GRAND HAMPTONS PARK	GUEST HOUSE PROPERTY		1,500		-	1,500	PS			Improvements to Grand Hamptons Park	Park Operations
<b>PARK SPECIFIC</b>						-	<b>1,500</b>				
<b>TAX MAP SPECIFIC</b>											
DRANESVILLE SUPERVISOR	CLIFF EDGE		1,500	227	-	1,273	-			Rec Fac in vicinity of Map 5-4	
<b>TRAILS</b>						-	<b>1,273</b>				
<b>GRAND TOTAL DRANESVILLE DISTRICT</b>			<b>191,304</b>		<b>38,333</b>	<b>2,773</b>					

**FUND 80300, PARK PROFFERS - HUNTER MILL DISTRICT**

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REQ'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION - PROJECT
<b>Committed Proffers</b>											
DIFFICULT RUN S.V.	HIGHLAND MEWS		43,873	39,725	4,148	-	PS	858/921/ FOCUS 064	Memo 8/31/09 CCT Bridge Diffcult Run SV \$35,000; Memo 4/12/11 - Trail	Development of trails and facilities.	P&DD - Trails
HUNTER MILL SUPERVISOR	FRANCIS YOUNG ESTATES	July 8, 2010	15,000	8,109	6,891	-	DW	Focus 009&049		Establish or Maintain parks/rec facilities in Hunter Mill	
ASHGROVE HISTORIC SITE	TYSONS ESTATES		7,596		7,596	-	PS		(M) 11/20/12 Ashgrove Outbuilding Stabilization	Improvements to Ashgrove Historic Site	RMD-Signs/Invasives
ASHGROVE HISTORIC SITE	TYSONS 89 LLC	July 7, 2009	7,950		7,950	-			(M) 11/20/2012 Ashgrove Outbuilding Stabilization	Improvements to Ashgrove Historic Site	RMD-Signs/Invasives
RAGLAN ROAD/OTHER NEARBY	HEARTHSTONE COURT		6,000		6,000	-	PS		(M) 11/20/2012 Ashgrove Outbuilding Stabilization	Acq,dev,maintain park and rec facilities	RMD - Ashgrove
HUNTER MILL SUPERVISOR	VIENNA MEWS		7,350	-	7,350	-	TM	163	(M) 11/20/2012 \$2,600 Lahey Lost Valley, \$2,600 Ashgrove, \$2,150 Freedom Hill - Interpretive Materials	Rec Facilities in vicinity of Map 38-1.	RMD-Freedom Hill Sign
HUNTER MILL SUPERVISOR	NATIONAL AT WOODLAND PARK	April 22, 2011	48,063	104	47,959	-	TM	FOCUS 039	(M) 1/24/12 Stuart Road Park - Playground Replacement	Rec facilities in vicinity of Map 16.3	
FLORIS PARK	HORSEPEN ACRES		3,720		3,720	-	PS		(M) 10/15/13 Frying Pan Sound System	Improvements to Floris Community Park.	RMD
FRYING PAN PARK	ENGLE HOMES		4,474		4,474	-	PS		(M) 10/15/13 Frying Pan Sound System	Frying Pan Stream Park	RMD - PA System
HUNTER MILL SUPERVISOR	VERIZON ADDITION/ESS		2,500		2,500	-	TM		(M) 10/15/13 Frying Pan Sound System	Dev in the vicinity of 15-4	RMD - Frying Pan- PA System
<b>Committed Proffers:</b>					<b>98,587</b>						
<b>ATHLETIC FIELDS</b>											
HUNTER MILL SUPERVISOR	WOODLAND CROSSING		161,290			161,290	AF			Dev baseball field on Map 16-4, if not, Dev Rec Fac	Return to Developer
<b>ATHLETIC FIELDS</b>					<b>161,290</b>						
<b>DISTRICT-WIDE</b>											
HUNTER MILL SUPERVISOR	COHEN PROPERTY		1,800	-	-	1,800	DW	163		Rec Facilities in Hunter Mill	P&DD-Lk Fairfax Dam
<b>DISTRICTWIDE</b>					<b>-</b>	<b>1,800</b>					
<b>PARK SPECIFIC</b>											
DULLES SUBURBAN, LAND UNIT D1	DULLES TOWN CENTER		33,800			33,800	PS			Acquire & develop active recreation.	
DULLES SUBURBAN, LAND UNIT D1	MC NAIR FARMS WEST		3,000			3,000	PS			Acquire & develop active recreation.	
DULLES SUBURBAN, LAND UNIT D1	WELLESLEY		12,000			12,000	PS			Acquire & develop active recreation.	
EUDORA PARK	MARSHALL ESTATES		10,300			10,300	PS			Recreational improvements to facilities.	Park Operations - Trails
SULLY HISTORIC SITE	COPPERMINE CROSSING	January 26, 2012	513			513	PS			Sully Historic Site	
<b>PARK SPECIFIC</b>					<b>-</b>	<b>59,613</b>					
<b>TAX MAP SPECIFIC</b>											
HUNTER MILL SUPERVISOR	EAST CREEK		6,900		-	6,900	TM			Dev in the vicinity of 38-2	Park Operations
<b>TAX MAP SPECIFIC</b>					<b>-</b>	<b>6,900</b>					
<b>GRAND TOTAL HUNTER MILL DISTRICT</b>			<b>1,566,642</b>		<b>98,587</b>	<b>229,603</b>					

**FUND 80300, PARK PROFFERS - LEE DISTRICT**

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Ptoj Detail	DIRECTIVES	CONDITIONS	DIVISION - PROJECT
<b>Committed Proffers</b>											
LEE SUPERVISOR DISTRICT	SHARON CHAPEL ROAD		9,805	9,784	21	-	TM	839 (FOCUS-022)	2/24/10 PAB Lee Dist Tree House	Outdoor Rec Facilities to serve development Tax Map 82.4	
HISTORIC HUNTLEY	HEIGHTS AT GROVETON	June 9, 2011	50,000	30,273	19,727	-	PS	000/FOCUS 001 & 030	(M) 8/16/11-Open Huntley	Restoration of Historic Huntley	
SPRINGFIELD FOREST PARK	CHARLESTON COLLECTION		13,000		13,000	-	PS		Pending Memo 01/3/2014 Springfield Forest- Tennis Ct Surfacing	Develop Springfield Forest Park.	Park Operations
SPRINGFIELD FOREST PARK	SCHUPP'S ADDITION		1,800		1,800	-	PS		Pending Memo 01/3/2014 Springfield Forest- Tennis Ct Surfacing	Develop Springfield Forest Park.	Park Operations
SPRINGFIELD FOREST PARK	FRONTIER VILLAGE		200		200	-	PS		Pending Memo 01/3/2014 Springfield Forest- Tennis Ct Surfacing	Enhancement of Springfield Forest Park.	Park Operations
SPRINGFIELD FOREST PARK	FRONTIER DRIVE OFFICE PK		10,000		10,000	-	PS		Pending Memo 01/3/2014 Springfield Forest- Tennis Ct Surfacing	Tennis cts or other facilities in the park	Park Operations
LEE SUPERVISOR DISTRICT	JCE/BURGUNDY WOODS TOWNEA @MANCHESTER PK	August 5, 2010	13,092		13,092	-	TM		Memo 07/17/2013 - Burgundy Park-Tennis Ct Fencing Renovation	Rec Fac in Vicinity of 82-2	Park Operations
MANCHESTER LAKES PARK			6,150	4,990	1,160	-	-	343	To Manchester Lakes 10/10/01PAB		
<b>Committed Proffers</b>					<b>59,000</b>						
<b>DISTRICTWIDE</b>											
LEE SUPERVISOR DISTRICT	EMBASSEY SUITES	February 27, 2012	15,000			15,000				Construct a park(s) in the Lee Dist	
<b>DISTRICTWIDE</b>					<b>-</b>	<b>15,000</b>					
<b>PARK SPECIFIC</b>											
ACCOTINK SV PARK	ACCOTINK BLUFF ESTATES		5,085			5,085	PS			Trail construction/imp in vic of Map 90-3.	P&DD-Trails @ Dam
ACCOTINK SV PARK	LAUREL CREEK		5,102			5,102	PS			Trail construction in Acc Stream Valley	P&DD-Trails @ Dam
BONNIEMILL LANE AREA	HUNTER TRACT		31,500			31,500	PS			Recreational facilities on Pcl. A, Bd. Sup.	Park Operations-Hoos Rd Playground
KINGSTOWN CONCERT SERIES	KINGSTOWNE-SEC 37, BLG G		3,000			3,000	PS			Kingstown Concert Series	L&W-Lee Concert Series
LEE DISTRICT PARK - FAMILY RECREATION AREA	Opus East LLC	December 12, 2013	25,000			25,000	PS			Improvements to the Family Recreation Area at Lee Dist	
LEE DISTRICT PARK	BELVOIR CORP CAMPUS	April 9, 2013	25,000			25,000	PS			Construction or enhancements at Lee District Park	
MANCHESTER LAKES PARK	FOSTERS CREST	July 14, 2011	21,856			21,856	PS			Rec Facilities or resource management at Manchester Lakes	
OLD KEENE MILL RDPARKING FACILITY	SPRINGFIELD HOTEL	January 26, 2012	32,400			32,400	PS			Public Rec Facilities in planned commuter parking facility	
<b>PARK SPECIFIC</b>					<b>-</b>	<b>148,943</b>					
<b>Tax Map</b>											
<b>Tax Map</b>					<b>-</b>	<b>-</b>					
<b>GRAND TOTAL LEE DISTRICT</b>			<b>1,036,959</b>		<b>59,000</b>	<b>163,943</b>					

FUND 80300, PARK PROFFERS - MASON DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REQ'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION-PROJECT
<b>Committed Proffers</b>											
BACKLICK ROAD(MANASSAS GAP)	DEGROFF COURT		2,038	2,000	38	-	-	191	Contribution to Park Authority.(Manassas Gap)		
MASON SUPERVISOR DIST	MADISON LANE	June 18, 2009	38,100	24,679	13,421	-	DW	933	Memo 2/16/11 Shelter Hidden Oaks (\$418)/(M) 11/20/2012 \$37,682 - Hidden Oaks - Program Space	Rec Facilities in the Mason District, preferably near Tax Map 61-4	(After Hidden Oaks - Unused balance at Clark House)
MASON SUPERVISOR DIST	BANNERWOOD ESTATES	June 19, 2009	23,000	22,352	648	-	DW		(M)10/4/11-Edsall & Glasgow playground/(M) 11/27/2012 Dowden Terrace-trails/Ath field fencing/Improve Turf	Rec Facilities in the Mason District	
MASON SUPERVISOR DIST	MACKEY PROPERTY		5,730	3,511	2,219	-	TM	FOCUS 066	Memo 05/21/2013 Munson Hill Park Playground Improvements	Rec Fac in vicinity of Map 51-4	
MASON SUPERVISOR DIST	ASPEN HILL		37,245	30,778	6,467	-	DW	FOCUS 045	(M) 11/9/2012 Chivalry Rd to Pine Ridge Park Trail	Rec Facilities in the Mason District	P&DD - Green Springs Classroom
MASON SUPERVISOR DIST	WINDY HILL AT LINCOLNIA		15,000	14,679	321	-	DW	195	(M) 11/27/2012 Dowden Terrace-trails/Ath field fencing/Improve Turf		
MASON SUPERVISOR DIST	ASHTON COMMONS	August 3, 2005	19,875	16,107	3,768	-	DW	FOCUS 032	(M)9/29/11-Providence REC Earthquake damage	Rec Facilities in the Mason District	
ACCOTINK STREAM VALLEY TRAIL	MILL CREEK PARK, 2ND ADD		1,500	870	630	-	PS	191	Memo 1/27/10 PAB (Vajda) Fairfax County History Commission Marker/(M) 11/9/2012 Chivalry Rd to Pine Ridge Park Tr.	Manassas Gap RR sign for Accotink SV	P&DD-Trails @ Lake Accotink
SPRING LANE PARK	SPRING LANE TOWNHOUSE		30,100	30,083	17	-	-	284	Rec Improvements-Spring Lane Park.		
<b>Committed Proffers</b>					<b>27,527</b>						
<b>DISTRICTWIDE</b>											
DISTRICTWIDE (0)											
<b>LAND ACQUISITION</b>											
BREN MAR AREA	OVERLOOK		487,500			487,500	LA			Acquire land in Bren Mar Park area.	P&DD - Land Acq
<b>LAND ACQUISITION</b>					<b>487,500</b>						
<b>PARK SPECIFIC</b>											
ANNANDALE COMM PARK	MAINS AT ANNANDALE		2,700			2,700	PS			Enhance park facilities/ Annandale Comm Pk	Park Operations - Replacement Bridge
LINCOLNIA PARK	LINCOLNIA MEWS		21,900			21,900	PS			Recreational facilities on park property.	Park Operations - Shelter/Tennis
<b>PARK SPECIFIC</b>					<b>-</b>	<b>24,600</b>					
<b>Tax Map</b>											
MASON SUPERVISOR DIST	RIDGES AT EDSALL		6,150			6,150	TM			Rec Fac in vicinity of Map 81-2	
MASON SUPERVISOR DIST	CALLAWAY	February 14, 2013	75,471			75,471	TM			Rec Fac in vicinity of Map 71-2.	
<b>Tax Map</b>					<b>-</b>	<b>81,621</b>					
<b>GRAND TOTAL MASON DISTRICT</b>			<b>990,704</b>		<b>27,527</b>	<b>593,721</b>					

**FUND 80300, PARK PROFFERS - MOUNT VERNON DISTRICT**

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT. REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION - PROJECT
<b>Committed Proffers</b>											
MOUNT VERNON SUP	BECHERER PROP		5,730	3,731	1,999	-	TM	121/108	Grist Mill Grdn Plots Expan 5/24/06; Memo 4/2/09-GW Rec Fence \$1,730	Rec Fac in vicinity of Map 101-4	
MOUNT VERNON SUP	CRANFORD @ GUNSTON COVE		27,030	21,018	6,012	-	TM		Memo 7/22/08 - Irrigation at Mason Neck West Park	Rec Fac in vicinity of Map 113-2.	
MOUNT VERNON SUP	GALLAHAN PROP		3,444		3,444	-	TM	108	Memo 4/2/09 - GW RECenter Fence	Rec fac in vicinity of Map 101-4.	
NEWINGTON PARK	MEADOWS		30,000	3,987	26,013	0	PS	FOCOS 067	Retaining Wall-\$26,013	Park	
MOUNT VERNON SUP	BARNES PROPERTY	November 9, 2006	54,520		54,520	-	TM	FOCOS 067	(M) 10/22/13 Newington Heights- Playground/Renovate Cts/trails/Parking	Rec Fac in vicinity of Map 107-4 & 113-2	Park Ops-Newington Heights
MOUNT VERNON SUP	MEEKER PROPERTY	August 24, 2005	19,180		19,180	(0)	TM		(M) 11/20/2012 \$17,180 Mt. Air & \$2,000 Lyndham Hill	Rec fac in vicinity of Map 108-1	RMD -Mt Air
MOUNT VERNON SUP	POHICK CREEK ESTATES		20,000	1,200	18,800	-	TR	FOCUS 059	(M) 10/19/12 Pave 3,150 linear ft-Ft Hunt Road	Trail Construction in Mt. Vernon	P&DD - Ft. Hunt Trail
MOUNT VERNON SUP	ROBINSON PROPERTY	May 30, 2006	57,100		57,100	-	TM		(M) 11/5/2013 \$57,100 90" Diamond @ LH Heritage Rec Area.	Ballfields on Tax Map 106-4- Field at Lorton Arts Foundation to 90' Diamond	P&DD
MOUNT VERNON SUP	SPRING HILL SENIOR CAMPUS		903,000	714,911	188,089	-	PS	765/ 865/ 881 FOCUS 023	Memo 2/21/07 Laurel Hill; Memo 4/22/08 Equestrian	Fields or Rec Fac in vicinity of Laurel Hill	
LEVELLE DUPELL	WINSTEAD MANOR		29,000	22,429	6,571	-	PS	218	Memo 04/11/2013 Levelle Dupell Park- B-Ball Court Resurfacing		Park Operations - Shelter
MOUNT VERNON SUP	SUMMIT OAKS PROP		35,335		35,335	-	DW		(M) 11/6/12 - Indoor lobby fitness - Air curtain	Rec Facilities in Mt. Vernon Dist	Park Svcs/RMD - Water Rowers; Mt Eagle Signs
MOUNT VERNON SUP	MOZZELLO COVE PROP		6,625		6,625	-	TM		Memo 04/11/2013 Levelle Dupell Park- B-Ball Court Resurfacing	Rec fac in vicinity of Map 99-3.	Park Ops-Levelle Dupell
MOUNT VERNON SUP	MONACAN ESTATES		4,305		4,305	-		212	10/6/09 (M) MT Vernon Manor Park	Improvements in Mt. Vernon District	
MT VERNON MANOR PARK	WYNGATE		19,500	12,117	7,383	-	-	212	Memo 7/1/08 - Asphalt Trail; Memo 10/6/09 - Drainage \$7,383	Installation/improvements Mt. Vernon Manor	
<b>Committed Proffers</b>					<b>435,376</b>						
<b>DISTRICTWIDE</b>											
MOUNT VERNON SUP	<b>DISTRICTWIDE</b>										
						-	-	DW			
<b>PARK SPECIFIC</b>											
CAMERON RUN SV	HUNTINGTON MEWS	November 6, 2006	85,000			85,000	PS			Cameron Run SV Trail	Reviewing options
HUNTINGTON PARK	HUNTINGTON STATION (MT.V)		42,225			42,225	PS			Improvements to Huntington Park	Reviewing options
HUNTINGTON PARK	HUNTINGTON STATION (MT.V)		100,000			100,000	PS			Improvements to Huntington Park	Reviewing options
MOUNT VERNON SUP	SPRING HILL SENIOR CAMPUS	February 27, 2006	60,000			60,000	PS			SWM/BMP Future Maint	Reviewing options
POHICK ESTATES PARK	POHICK LANDING		22,500	22,497	3	(0)	PS	247	Memo 04/17/2013 Pohick Estates - Athletic Field Imp	Improvements to Pohick Estates	
<b>PARK SPECIFIC</b>					<b>3</b>	<b>287,225</b>					

FUND 80300, PARK PROFFERS - MOUNT VERNON DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Pct Detail	DIRECTIVES	CONDITIONS	DIVISION - PROJECT
<b>Tax Map</b>											
MOUNT VERNON SUP	SULLENBERGER PROPERTY		5,000			5,000	TM			Rec fac in vicinity of Map 98-3.	Park Ops-Newington Heights
MOUNT VERNON SUP	MT. ZEPHYR COMMONS		36,290		28,492	7,798	TM		<i>Pending Memo 12/27/2013 Mt. Vernon Manor- Trail Reconstruction &amp; Resurfacing-\$28,492.</i>	Rec Fac in vicinity of Map 101-3	Park Operations-Woodlawn
MOUNT VERNON SUP	STREAM VALLEY EST	July 27, 2006	15,635	12,457		3,178	TM		<i>Memo 04/10/2013 - Rolling Woods School Site-B-Ball Ct (\$12,457)</i>	Rec Fac in vicinity of Map 89-3.	Park Operations
MOUNT VERNON SUP DIST	ROLLING OAKS		7,585	1,298		6,287	TM	121		Rec Fac in vicinity of Map 98-4	
MOUNT VERNON SUP	LAUREL RIDGE CROSS		34,820	11,760	2,426	20,634	TM	FOCUS 067	<i>(M) 12/17/2012 Magic Leaf Trail Improvements-\$12,000(M) 10/22/13 Newington Heights Park-Trails, parking (\$2,186 - FOCUS 067)</i>	Rec Fac in vicinity of Map 107-2, 4	Park Operations - Newington Heights
MOUNT VERNON SUP	GRACE BIBLE CHURCH		2,050			2,050	TM			Rec Fac in vicinity of Map 107-2	
<b>TAX MAP SPECIFIC</b>					<b>30,918</b>	<b>44,947</b>					
<b>TRAILS</b>											
TRAILS -											
<b>GRAND TOTAL MOUNT. VERNON DISTRICT</b>			<b>2,058,968</b>		<b>435,376</b>	<b>332,172</b>					

FUND 80300, PARK PROFFERS - PROVIDENCE DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION - PROJECT
<b>Committed Proffers</b>											
PROVIDENCE SUPRVSR	ARDEN OAKS		9,418	9,403	15	-	TM	069/024	Dunn Loring(Brian D 7/10/03); Ken Quincy Memo 2/18/09 - Well Capping @Briarcliff Park	Rec Fac in vicinity of Map 39-4	
PROVIDENCE SUPRVSR	VIENNA ESTATES @ SUNCREST		8,815	7,375	1,440	-	-	821	South Railroad Street Memo 4/13/07	Improvements in Vicinity of Map 39.1.	
SOUTH RAILROAD ST	TYSONS CORNER CENTER	October 11, 2012	15,000	4,628	10,372	-	PS		(M)9/25/2013 South RR St- Upgrade existing trail and signage	Development of South Railroad St Park	
PROVIDENCE SUPRVSR	WOODFORD RESERVE		1,230		1,230	-	-		South Railroad Street Memo 4/13/07	Improvements in Vicinity Map39-1	
PROVIDENCE SUPRVSR	PATRIOT VILLAGE @ DUNN LOR		257,050	257,500	(450)	-	TM	931	Ath Field Lights Luther Jackson (M) 3/26/08	Land Acq/Rec Improvements in Merrifield Area	
PROVIDENCE SUPRVSR	ELM STREET COMMUNITIES	May 24, 2012	43,260		43,260	-	TM	FOCUS 063	(M) 9/10/12 Trail Work @ Jefferson	Off-site recreational facilities in the vicinity of Map 49-1	
OAK MARR PARK	VALLEY ROAD CULVERT		66,500	62,130	4,370	-	-	225	\$540 OMRC(J. Malone), \$3,830 Aquatic Wall OMRC Email		
BRIARWOOD PARK	CEDARCREST ASSEMBLAGE		30,000	28,742	1,258	-	PS*	222/897	\$10,000 Trails @ Nottoway memo 12/6/06 \$900 email 9/11/07; \$19,100 10/14/09 Memo Ped Bridge	Briarwood Prk or nearby Prk if Briarwood not built	
PROVIDENCE SUPRVSR	MERRIFIELD METRO CENTER		64,800	64,219	581	-	TM	897	Memo 10/14/09 Nottoway-Pedestrian Bridge	Land Acq/Rec Improvements in Merrifield Area	
PROVIDENCE SUPRVSR	OAKTON KNOLL ESTATES		5,750		5,750	-	TM	897	Memo 10/14/09 Nottoway-Pedestrian Bridge	Rec Fac in vicinity of Map 47-2	
PROVIDENCE SUPRVSR	OAKTON EAST	May 18, 2011	78,000	78,000	(0)	(0)	DW	FOCUS 038	(M)04/27/12-Oakton Community Park Playground	Rec in Prov Dist in consultation with Providence Dist Supervisor	
PROVIDENCE SUPRVSR	WHITESONE ADDITION TO MARSHALL HEIGHTS	March 15, 2011	6,325	4,483	1,842	-	DW	FOCUS 038	(M)04/27/12-Oakton Community Park Playground	Development of REC Facilities in Providence Dist	
PROVIDENCE SUPRVSR	JEFFERSON PARK		26,868	19,986	6,882	-	DW	587	\$5,400 Prov RECcenter Per J. Malone; Memo 4/13/11 Prov Rec Fitness Equip		
PROVIDENCE SUPRVSR	WINCHESTER HOMES		15,000		15,000	-	-		Aquatic Wall OMRC Email	Improvements in Vicinity of Map 48-3.	
<b>Committed Proffers</b>					<b>91,549</b>						
<b>COMMUNITY ARTS</b>											
PROVIDENCE SUPRVSR	TYSONS WESTPARK	December 5, 2005	60,000	9,703	297	50,000	CA		(M) 4/25/12 Nottoway Nights	Community Arts Program	Park Services/Planning
<b>COMMUNITY ARTS</b>					<b>297</b>	<b>50,000</b>					
<b>DISTRICTWIDE</b>											
PROVIDENCE SUPRVSR	PENDERBROOK SECTION 9C & 9D	January 26, 2012	10,176		10,176	-	DW		Pending Memo 12/27/2013 Jefferson Village -Diamond Field #1 Renovation - \$10,176	Dev of other recreational facilities in the Providence Dist	
<b>DISTRICTWIDE</b>					<b>10,176</b>	<b>-</b>					

FUND 80300, PARK PROFFERS - PROVIDENCE DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION- PROJECT
<b>PARK SPECIFIC</b>											
HIDEAWAY PARK	NUTLEY/LEE HY PROPERTY		10,670	8,141		2,529	PS				Park Ops-Playground Equip
HIDEAWAY PARK/VILLA LEE OR BRIARWOOD	FAIRFIELD MANOR	May 31, 2012	10,500			10,500	PS			Recreational needs for Hideaway, Villa Lee or Briarwood	
MERRIFIELD SUBURBAN CEN	DUNN LORING METRO	November 3, 2009	11,366	4,823	177	6,366		900	Acq park-land or facilities at Merrifield Sub Center; Memo 4/6/11 Rukstahl Property Tree Removal		
MERRIFIELD SUBURBAN CEN	NEVZAT KANSU	March 31, 2010	2,150			2,150			Acq park-land or facilities at Merrifield Sub Center		P&DD - Land Acq
MERRIFIELD HARTLAND GREEN PARK	HALSTEAD MIXED USE DEVELOPMENT	October 11, 2012	35,000			35,000				Development of the Merrifield Hartland Green Park	
MERRIFIELD HARTLAND GREEN PARK	CLAUDE MOORE EDUCATION CENTER	October 11, 2012	11,414			11,414				Development of the Merrifield Hartland Green Park	
IDYLWOOD PARK	BRITTANY PARC	August 15, 2007	40,110			40,110	PS			Idylwood Park	
IDYLWOOD PARK	BRITTANY PARC AT TYSONS		25,625	1,123	5,454	19,048	PS	145	Pending Memo 12/27/2013 Idylwood Park Diamond Field #2 Renovations \$5,454.	Idylwood Park	Park Operations @Idylwood Park
OAKBOROUGH SQUARE	HEARTHSTONE VILLAGE@OAK		19,500	476		19,024	PS			Improvements at Oakborough Park	Park Operations
VILLA LEE/HIDEAWAY PARK	CEDAR WOODS		4,221			4,221	PS			Dev,improve Villa Lee or Hideaway	Park Ops-Backboards
VILLA LEE/ACC SV PARK	WELLS ADDITION		25,000	14,848	10,152	-	PS		Pending Memo 1/2/2014 Accotink SV/CCT/Eakin Replacement of culvert pipe crossing-\$10,152.	Imp to Villa Lee and/or Acc SV Pk.	Park Operations
MOSBY WOODS	MOSBY WOODS	June 27, 2006	17,964			17,964	PS*			Mosby Woods, if not needed there, then Blake Ln Park	Park Operations @Mosby Woods
MOSBY WOODS	MOSBY WOODS	October 3, 2007	44,312			44,312	PS			Mosby Woods, if not needed there, then Blake Ln Park	
NOTTOWAY PARK	TYSONS WESTPARK A-6	October 11, 2012	50,000			50,000	PS			Rectangular Field Planning for Nottoway Park	
NOTTOWAY PARK	HUNTERS BRANCH LANDBAY D	October 11, 2012	50,000			50,000	PS			Rectangular Field Planning for Nottoway Park	
BRIARWOOD PARK	TOWNS OF COVINGTON SQ		19,675	8,641		11,034	PS*	834(FOCUS 021)	(M)01/25/12-Oakton schoolhouses	Briarwood Prk or nearby Prk if Briarwood not built	Park Operations - Paint
<b>PARK SPECIFIC</b>					<b>15,783</b>	<b>323,672</b>					
<b>Tax Map</b>											
PROVIDENCE SUPRVSR	OAK MARR COURTS SEC 2		3,180	1,766		1,414	TM			Park Facilities within 2 mile radius- map #47-2	Blake Lane Dog Park-Park operations
PROVIDENCE SUPRVSR	ELM STREET COMMUNITIES	July 20, 2011	18,746		18,746	-	TM		Pending Memo 12/27/2013 Idylwood Park Diamond Field #2 Renovations \$18,746.	Off-site fac in the vicinity of Map 49- 1.	
PROVIDENCE SUPRVSR	SANDBURG PARK		17,190	15,640		1,550	TM	149	Jefferson Court Lights	4	Jefferson Mini Golf
<b>TAX MAP SPECIFIC</b>					<b>18,746</b>	<b>2,964</b>					
<b>GRAND TOTAL PROVIDENCE DISTRICT</b>			<b>2,179,073</b>		<b>136,551</b>	<b>376,636</b>					

FUND 80300, PARK PROFFERS - SPRINGFIELD DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION- PROJECT
<b>Committed Proffers</b>											
PATRIOT PARK (POPES HEAD)	EAST MARKET AT FAIR LAKES	July 27, 2005	262,631	162,546	100,085	-	PS		(M)3/28/12-Professional Services-Patriot East	Athletic Fields at Popes Head Assemblage	
PATRIOT PARK (POPES HEAD)	CAMDEN MONUMENT	April 4, 2007	200,891		200,891	0	PS		(M)3/28/12-Professional Services-Patriot East	Athletic Facilities and Fields at Popes Head Assemblage	
PATRIOT PARK (POPES HEAD)	CARDINAL ESTATES	January 9, 2007	3,275		3,275	-	PS		(M)3/28/12-Professional Services-Patriot East	Popes Head Assemblage	
PATRIOT PARK (POPES HEAD)	CENTERPOINTE 3	April 16, 2007	115,020		115,020	-	PS		(M)3/28/12-Professional Services-Patriot East	Development of Park Facilities at Popes Head Assemblage	
PATRIOT PARK (POPES HEAD)	RCV/FAIR LAKES LANDBAY 6E	December 4, 2007	6,500		6,500	-	PS		(M)3/28/12-Professional Services-Patriot East	Development of Park Facilities at Popes Head Assemblage	
PATRIOT PARK (POPES HEAD)	RIDGEWOOD RESIDENTIAL PHASE 1	April 8, 2008	193,304		193,304	-	PS		(M)3/28/12-Professional Services-Patriot East	Development of Park Facilities at Popes Head Assemblage	
PATRIOT PARK (POPES HEAD)	FAIR CHASE SEC 3		540,000		540,000	-	PS	250	(M) 10/12/12 - Patriot Park	Two complete/usable 90-Ft Baseball Diamonds	
PATRIOT PARK (POPES HEAD)	EAST MARKET @ FAIR LAKES PH 4	October 4, 2005	75,600	66,265	9,335	-	PS		(M)3/28/12-Professional Services-Patriot East	Athletic Fields at Popes Head Assemblage	
SPRINGFIELD SUPERVISOR	FAIR OAKS PLAN		46,640	15,202	31,438	-	TM	733/604	(M) 02/02/2013 - Ox Hill Battlefield-Stone Monuments	Rec Facilities in the Vicinity of Map 56-1.	
SPRINGFIELD SUPERVISOR	MORRISON WAY		6,360	5,042	1,318	-	TM	733	(M) 02/02/2013 - Ox Hill Battlefield-Stone Monuments	Imp in the vicinity of Map 56-2	Ox Hill - Interpretive Signs
SPRINGFIELD SUPERVISOR	ETHEL'S POND	July 3, 2007	6,360		6,360	-	TM		(M) 02/02/2013 - Ox Hill Battlefield-Stone Monuments	Maint/acquire/dev recreation facilities in the vicinity of Map 55-2	
LAKE MERCER	SILVERBROOK FOREST		20,000		20,000	-	PS	FOCUS 065	(M) 11/9/12 - South Run SV-Lk Mercer Loop	Future road construction.	Park Ops / P&DD - Trails
SOUTH RUN S.V.	SOUTH RUN OAKS,HARGETT		12,000		12,000	-	PS	FOCUS 065	(M) 11/9/12 - South Run SV-Lk Mercer Loop	Trail improve/extension-South Run S.V.	P&DD - Trails - Magic Leaf
SPRINGFIELD SUPERVISOR	PEPPER TREE		10,800		10,800	-	TR	FOCUS 065	(M) 11/9/12 - South Run SV-Lk Mercer Loop	Trail const vicinity of Lee Chapel Road	P&DD - Trails
SPRINGFIELD SUPERVISOR	GAMBRILL COURT #2	January 26, 2012	2,152		2,152	(0)		FOCUS 065	(M) 11/9/12 - South Run SV-Lk Mercer Loop	Rec fac in the vicinity of 98-1	
POHICK STREAM VALLEY	OLDE OAK RIDGE		9,200	7,272	1,928	-	-	000	Trails in Pohick Stream Valley.		
<b>Committed Proffers</b>					<b>1,254,406</b>						
<b>DISTRICTWIDE</b>											
DISTRICTWIDE -											
<b>PARK SPECIFIC</b>											
GREENBRIAR PARK	FAIR OAKS GLEN		12,900			12,900	-			Greenbriar Park	Park Operations
OLD KEENE MILL ROAD AREA	WESTHAVEN		5,500			5,500	PS			Escrow for trail construction waiver.	P&D Trails
PATRIOT PARK (POPES HEAD)	FAIR LAKES LANDBAY V-B RESIDENTIAL	March 11, 2013	72,600			72,600	PS			Athletic Fields/Facilities at Popes Head Assemblage	
BARRINGTON(SOUTH RUN)	BARRINGTON		21,480	11,718		9,762	PS				
<b>PARK SPECIFIC</b>					<b>100,762</b>						

FUND 80300, PARK PROFFERS - SPRINGFIELD DISTRICT

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REC'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION - PROJECT
<b>Tax Map</b>											
SPRINGFIELD SUPERVISOR	FAIRLAKES COURT		58,559			58,559	TM			Rec fac in the vicinity of 45-4	Greenbriar Field Upgrades - Park Operations
						<b>TAX MAP SPECIFIC</b>	<b>58,559</b>				
<b>TRAILS</b>											
SPRINGFIELD SUPERVISOR	SOUTH RUN OAKS	January 26, 2012	4,500			4,500	TR			Improve existing trail within South Run Oaks Homeowners Assoc open Space	
						<b>TRAILS</b>	<b>4,500</b>				
<b>GRAND TOTAL SPRINGFIELD DISTRICT</b>			<b>2,088,347</b>		<b>1,254,406</b>	<b>163,821</b>					

**FUND 80300, PARK PROFFERS - SULLY DISTRICT**

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REQ'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	PtoJ Detail	DIRECTIVES	CONDITIONS	DIVISION- PROJECT
<b>Committed Proffers</b>											
SULLY SPV DIST	NEWGATE		72,999	32,738	40,261	-	-	226/292	\$64,000 - Old Centreville Rd Pk\$8,999 for Sully (292)		
ARROWHEAD PARK	LEE HIGHWAY	August 17, 2005	2,500		2,500	-	PS		(M) 6/25/12 - Fence	Rec Facilities at Arrowhead	P&DD
HUNTER/HACOR AREA	PLEASANT VALLEY RD PROP		3,000		3,000	-	PS		PAB 11/10/10 Sully Woodlands & Historic Centreville Signs	Heritage resource proj at Hunter/Hacor	
OLD CENTREVILLE ROAD	LEROY HARRIS PROP		4,775	4,000	775	-	PS	FOCUS 055	PAB 11/10/10 Sully Woodlands & Historic Centreville Signs	Rec Facilities at Old Centreville Park	
ELLANOR C. LAWRENCE	BIG ROCKY FOREST		29,100	3,000	25,000	1,100	PS		(M)10/26/11-ECLP Forest Mgmt	Improvements at ECL Park	
SULLY SPV DIST	VILLAGE AT MT. GILEAD		16,385	13,630	2,755	-	TM	FOCUS 055	PAB 11/10/10 Sully Woodlands & Historic Centreville Signs	Rec facilities in vicinity of Map 54-4	
SULLY SPV DIST	STANLEY MARTIN CO		31,515		31,515	-	TM		(M) 11/20/2012 Interpretive Pavilion and Panels- Historic Contreville	Rec facilities in vicinity of Map 65-1	
SULLY SPV DIST	OLD MILL ROAD PROP	March 20, 2006	28,809		28,809	-	TM		(M) 11/20/2012 Interpretive Pavilion and Panels- Historic Contreville	Rec facilities in vicinity of Map 65-1	
SULLY SPV DIST	OMR		26,400		26,400	-	TM		(M) 11/20/2012 Interpretive Pavilion and Panels- Historic Contreville	Rec facilities in vicinity of Map 65-1	
SULLY SPV DIST	COMPTON CHASE PLAN	December 7, 2005	2,000		2,000	-	PS		(M) 11/20/2012 Centreville Military RR - Interpretive Materials	Centreville Military RR on National Register	RMD- Civil War
SULLY SPV DIST	EWELL PROPERTY		8,405		8,405	-	TM		(M) 11/20/2012 Interpretive Pavilion and Panels- Historic Contreville	Rec facilities in vicinity of Map 65-1	RMD - Lanes Mill
SULLY SPV DIST	STONE CREEK CROSS	July 25, 2007	4,450	1,450	3,000	-	DW		3/23/11 Breeding Birds (M)12/19/11-Sully Visitors Ctr	Improvements in Sully Dist	
SULLY SPV DIST	STEVENSON STREET		6,798	4,336	2,462	-	TM		(M)10/4/11-Dixie Hill plgrnd/(M)\$4,336 10/3/12 Trails	Rec facilities in vicinity of Map 56-2	
SULLY SPV DIST	COMPTON CHASE PLAN	December 7, 2005	5,000		5,000	-	TM		(M) 11/20/2012 Lanes Mill - Interpretive Materials	Rec facilities in vicinity of Map 65-3.	
SULLY SPV DIST	CENTREVILLE RIDGE	August 16, 2006	11,920		11,920	-	TM		(M) 11/20/2012 Interpretive Pavilion and Panels- Historic Contreville	Rec facilities in vicinity of Map 65-1	
SULLY SPV DIST	FAIR LAKES CROSSING		13,202	6,333	6,869	-	DW	FOCUS 034	To Pleasant Hill Plgrnd 1/15/02 (V) (M)12/19/11-Sully Visitor Ctr	Improvements in Sully Dist	
SULLY SPV DIST	CREEKSIDE		36,841		36,841	-	TM		(M) Board Item - Sully Historic	Rec fac,bridge in vic of Map 25-3.	RMD- Horsepen or Sully
SULLY SPV DIST	OX HILL PROP	January 28, 2008	2,210		2,210	-	DW		3/23/11 Breeding Birds	Improvements in Sully Dist	
SULLY SPV DIST	CENTREVILLE RD	June 21, 2007	84,042	29,015	55,027	-	TM	FOCUS 034	Sully Visitor Ctr-12/19/11	Rec facilities in vicinity of Map 34-2 or 34-4	Sully
SULLY SPV DIST (ARROWHEAD)	SHIRLEY GATE ESTATES		3,300	1,181	2,119	-	-	005	Use in a park in vicinity.		
<b>Committed Proffers</b>					<b>296,871</b>						
<b>DISTRICTWIDE</b>											
<b>DISTRICTWIDE</b> -											
<b>PARK SPECIFIC</b>											
ELLANOR C. LAWRENCE	WALNEY WOODS ESTATES		19,500			19,500	PS			Rec Improvements to ECL Park	RMD @ECL Exhibits
OLD CENTREVILLE ROAD	TANNERS RIDGE	November 1, 2005	45,551	5,197	6,272	34,082	PS	FOCUS 055	PAB 11/10/10 Sully Woodlands & Historic Centreville Signs	Rec Facilities at Old Centreville Park	P&DD - Signage
POPLAR TREE PARK	HIDDEN CREEK AT FAIR LK		5,400			5,400	PS			Develop recreation facilities at Poplar Tree.	Park Ops @Poplar
ROCKY RUN SV	SCARBOROUGH CORP	June 1, 2012	11,000			11,000	PS			Future construction in Rocky Run SV Park	
WAYLAND STREET PARK	PENDERBROOK/VALLEY		20,000			20,000	PS			Park improvements at the park site.	Park Operations
<b>PARK SPECIFIC</b>						<b>89,982</b>					

**FUND 80300, PARK PROFFERS - SULLY DISTRICT**

PARK NAME	SUBDIVISION	DATE FUNDS REC'D after JULY 1, 2005	PROFFER AMT REQ'D TO DATE	EXPENSE	COMMIT	AVAILABLE BALANCE	Code	Proj Detail	DIRECTIVES	CONDITIONS	DIVISION-PROJECT
<b>Tax Map</b>											
CENTREVILLE SOUTH AREA	HARRIS PROPERTY		5,330			5,330	TM			Acquisition of park facilities in area.	P&DD - Land Acq
SULLY SPV DIST	POPLAR TREE LLC		42,665			42,665	TM			Rec facilities in vicinity of Map 44-4	RMD - ECL-Natural Capital
SULLY SPV DIST	THE LEONARD PROP		75,656	72,727	354	2,575	TM	793/ FOCUS 040	(M) 10/2/12 \$9,829 Trails/ (M) 10/3/12 \$9,829 Chantilly Park Trail Resurfacing	Rec Facilities in vicinity of Map 45-4	Park Operations
SULLY SPV DIST	WEST GROVE ESTATES		25,200	9,039		16,161	TM	113		Rec Facilities in vicinity of Map 46-1	Park Ops - Greenbriar
SULLY SPV DIST	WESTVALE WOODS		6,835	4,391	-	2,444	TM		(M) 10/3/12 -\$4,391 Trail Work	Rec facilities in vicinity of Map 45-2	Park Operations
SULLY SPV DIST	ESTATES AT LEEWOOD		15,769			15,769	TM			Rec facilities in vicinity of Map 56-2	Park Ops - Carney Park
SULLY SPV DIST	KENSINGTON PARC	August 29, 2006	23,596			23,596	TM			Rec facilities in vicinity of Map 65-1	Park Operations
SULLY SPV DIST	KENSINGTON MANNER	September 27, 2006	85,831			85,831	TM			Rec facilities in vicinity of Map 65-1	Park Operations
<b>TAX MAP SPECIFIC</b>						<b>194,371</b>					
<b>TRAILS</b>											
BIG ROCKY RUN	CENTREVILLE BUSINESS PARK	January 26, 2012	6,122			6,122	TR			trail construction in area of Big Rocky Run	
ELCLICK RUN SV	PLEASANT VALLEY RD		44,277			44,277	TR			Trail construction in area of SV	P&DD - Elclick Trails-Kirk
<b>TRAILS</b>						<b>50,399</b>					
<b>GRAND TOTAL SULLY DISTRICT</b>			<b>1,608,643</b>		<b>303,497</b>	<b>334,752</b>					

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# PROFFERS 101

Fairfax County  
Park Authority Board

January 22, 2014

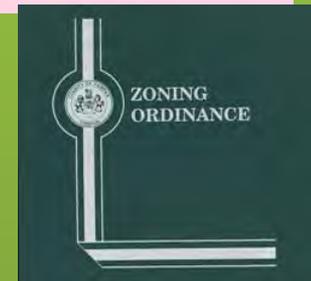
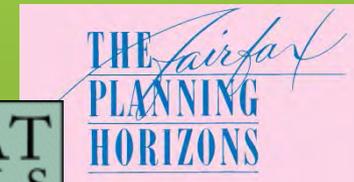
## Development Review

- County evaluation of land development applications (“rezonings”)
- Coordinated by DPZ with Agency input
- Staff reviews to identify park impacts (service levels, land and resources)
- Seek mitigation actions and commitments
- Negotiated outcomes

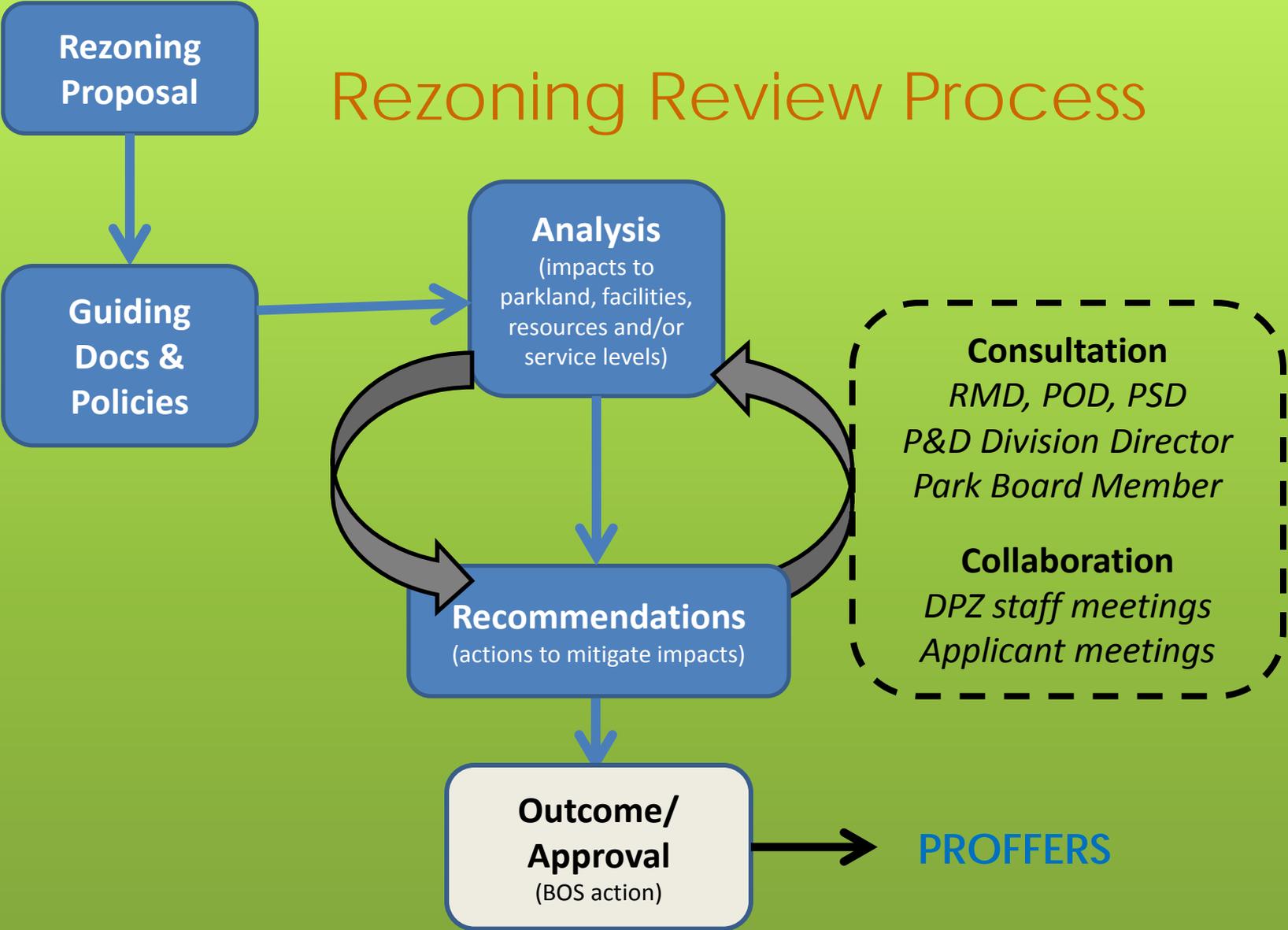


## Development Review Guiding Documents

- Comprehensive Plan
  - Area Plans Land Use recommendations
  - Policy Plan guidance for Parks
- Great Parks Comprehensive Plan
- Zoning Ordinance
- NRMP & CRMP plans
- Public Facilities Manual



## Rezoning Review Process



## FCPA Comments Typically Ask...

- Residential impact offset - \$893 per new resident
- Commercial impact offset - .27/s.f. where supported by Plan text (Fairfax Center, Merrifield, Dulles Suburban Center)
- Dedicate land – Stream Valley Policy, trail connections, park additions
- Offset impacts to natural and cultural resources – Stormwater outfalls onto park land, invasive controls through use of native species, Phase 1 archaeology, interpretation

## What are Proffers?

- **Voluntary** commitments from developers as part of rezoning actions that include:
  - Mitigation actions
  - Land dedications
  - In-kind contributions (facility construction)
  - Cash contributions
- Legally binding; penalties apply if not met
- Run with the land, not the owner
- Time limits to use cash contributions
- Escalation clauses



## FY 2013 Park Proffers

- \$359,485 in funds
- 6.4 acres of dedicated property
- Arrowbrook – Turnkey 21 acre park
- EDS/Sully Highlands turnkey park
- Tysons Proffers



## Using Proffered Funds

- Can be spent only as stipulated in the BOS approved proffer document
  - May restrict use to specific park or district
- Funds must be paid to County after a specified trigger event occurs
  - Site plan approval
  - Issuance of occupancy permit
  - Specified date
- Must be spent within 12 years or funds revert to Commonwealth Transportation Board



## Using Proffered Funds

- Funds can be used for stand-alone capital projects or,
- Supplement bond funds or Park Capital Improvement funds
- Proffers are used to compliment bond and General Fund support
- Park Authority is committing and spending Proffers!
  - FY 2013 committed balance = \$2,375,244
  - FY 2013 Proffer Revenue = \$359,485
  - FY 2013 Proffer Expenditures = \$764,313
  - FY 2012 available balance = \$3,372,940
  - FY 2013 available balance = \$2,240,506



## Authorization Requirements to Utilize Proffer Funds – Park Authority

- Project Manager or Site Staff work with Section Manager or Division Director to review proposed project
- Request Memo Prepared
  - Scope of work
  - Funding amount requested
  - Identity Proffer
- Memo Provided to Financial Management Branch
  - Verify availability of funds
  - Proffer language supports proposed use



## Authorization Requirements to Utilize Proffer Funds – Park Authority

- Park Authority Deputy Director reviews and confirms that the request represents the best use of the funds
- PA Director signs and coordinates with staff to get the memo signed by the appropriate Park Authority Board member
- Final, signed memo serves as authorization to use the funds



## Reporting

- Land Development Services (LDS) provides a monthly Park Authority Proffer Report
- All Proffers received during the Fiscal Year are submitted to the Park Authority Board for approval through the Fund 80300 Carryover in July and appropriated through the Board of Supervisors with Carryover Approval
- Park Authority Board is provided with a yearly Park Proffers Update
- Regular meetings with Park Authority Staff to review proffers and identify appropriate projects



## Reporting – State of Virginia

- State Code Section 15.2-2303.2 requires the completion of “Cash Proffers Accepted by Local Governments” yearly
- Department of Planning and Zoning is the lead agency
- Required information includes:
  - Cash Proffer Revenue Collected (FY 13 = \$359,485)
  - Cash Proffer Revenue Expended (FY 13 = \$764,313)
  - Purpose of the expenditures – Parks, Recreation and Open Space



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Committee Agenda Item  
January 22, 2014

## **INFORMATION**

### Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the month of December 2013 in value over \$100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

### STAFF:

Cindy Messinger, Acting Director  
Sara Baldwin, Deputy Director/COO  
David Bowden, Director, Planning and Development Division  
John Lehman, Manager, Project Management Branch  
Tim Scott, Project Coordinator, Project Management Branch  
Brian Williams, Project Coordinator, Land Acquisition and Management Branch  
Monika Szczepaniec, Project Coordinator, Project Management Branch  
Janet Burns, Fiscal Administrator  
Michael P. Baird, Manager, Capital and Fiscal Services

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<b>Construction Services:</b>								
<b>Project Name</b>	<b>Company Name</b>	<b>Contract Award</b>	<b>Total Construction</b>	<b>Type of Contract</b>	<b>Funding Source</b>	<b>Scope of Work</b>	<b>NTP</b>	<b>Comments</b>
Huntley Meadows Wetland Restoration	Finley Asphalt	\$160,000		Purchase Order	WBS/PR/000 012-001 Fund 300-C30400	Reconstruct Entrance Road and Repave Hike/Bike Trail at South Kings Highway Entrance		The purchase order request has been withdrawn, and paving postponed until warmer weather in Spring 2014.

<b>Professional Services:</b>					
<b>Project Name</b>	<b>Firm Name</b>	<b>Amount</b>	<b>Funding Source</b>	<b>Scope of Services</b>	<b>NTP</b>
ADA Compliance Parks-Variou RECenters	Shaffer, Wilson, Sarver & Gray, PC		WBS/PR-000083-006,010,011,023, Fund 300-C30010	Architectural, Engineering and Construction Administration Services to design ADA improvements to comply with DOJ report	

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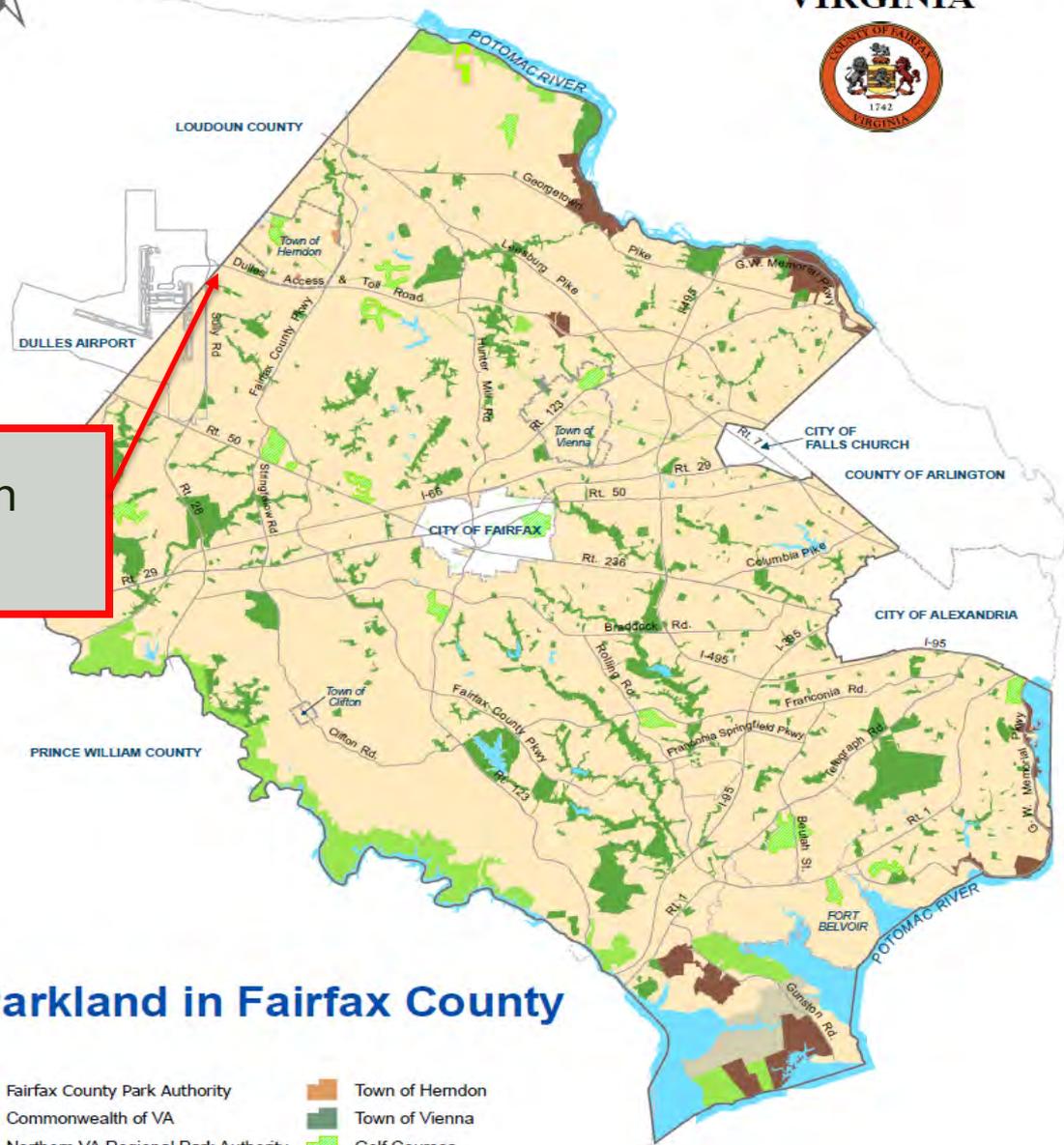
**Open Session**  
**Planning & Development**  
**Committee Meeting**  
**January 29, 2014**

Fairfax County Park Authority  
Land Acquisition Issues

# **Dulles Station Property**

**DRANESVILLE DISTRICT**

# FAIRFAX COUNTY VIRGINIA



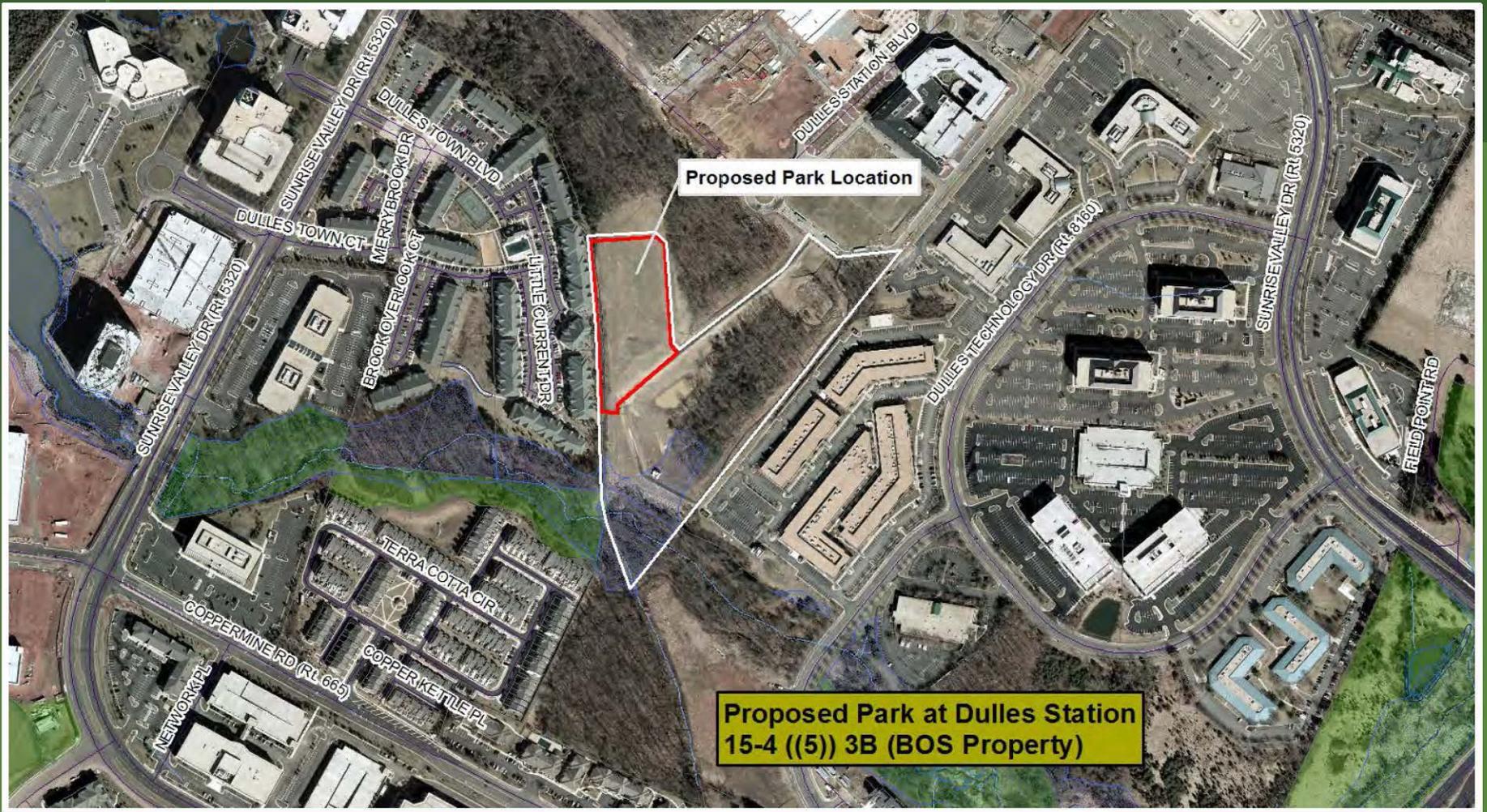
Dulles Station  
Property

## Parkland in Fairfax County

- |                                     |                 |
|-------------------------------------|-----------------|
| Fairfax County Park Authority       | Town of Herndon |
| Commonwealth of VA                  | Town of Vienna  |
| Northern VA Regional Park Authority | Golf Courses    |
| US Park Service                     | Other Parkland  |
| City of Fairfax                     |                 |

Map is current as of July, 2007

Note: This map is intended for reference purposes only. Fairfax County does not provide any guaranty of the accuracy or completeness regarding the map information. Courtesy of Fairfax County GIS and Mapping Services

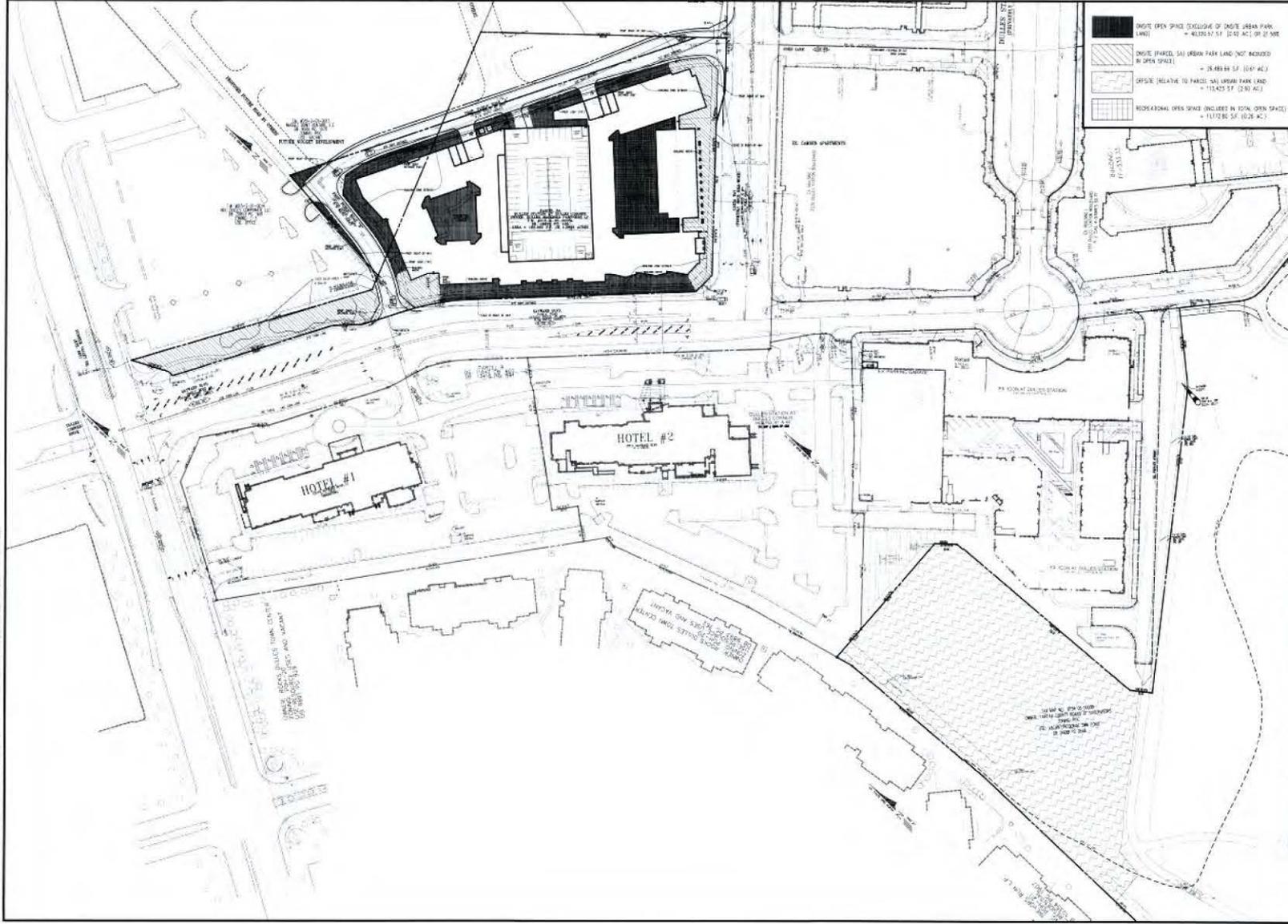


Proposed Park Location

Proposed Park at Dulles Station  
15-4 ((5)) 3B (BOS Property)



DATE: 11/11/10  
 PROJECT: DULLES STATION  
 SHEET: SP-1158-12



SHEET 11 OF 12 FILE NO. SP-1158-12	SCALE: 1" = 40' CLASS: CL-300 DATE: DEC. 2011	<p>       OFFICE OF        PLANNING        AND        ZONING        FAIRFAX COUNTY, VIRGINIA     </p>	<p>       urban        PLANNING &amp; ARCHITECTURE        10000 WOODBRIDGE BLVD., SUITE 100        FALLS CHURCH, VA 22044        (703) 441-1100        WWW.URBANVA.COM     </p>	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION																	



# Property Information

- Board of Supervisors transfer to the Park Authority at no cost.
- 11.7 acre addition to Merrybrook Run SV Park.
- The community park would be constructed by the applicant and maintained by the HOA.
- DPWES would continue to maintain the regional stormwater facility.
- Transfer will not be subject to the Land Bank Agreement but will be subject to BOS reservation of rights.
- The community park improvements must be completed and dedicated to the Park Authority prior to issuance of the first RUP.

# Recommendation

Authorize the Transfer