



# FAIRFAX COUNTY PARK AUTHORITY



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

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

**VIA:** Kirk W. Kincannon, Director

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

**DATE:** March 5, 2015

### *Agenda*

**Planning and Development Committee  
Wednesday, March 11, 2015 – 5:30 p.m.**

**Boardroom – Herrity Building**

**Chairman: Ken Quincy**

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

**Members: Linwood Gorham, Frank S. Vajda, Grace H. Wolf, Harold L. Strickland**

1. Scope Approval – Playground Replacement and Related Work at Surrey Square Park (Braddock District) – Action\*
2. Scope Approval – Hidden Pond Park Parking Lot and Shelter Improvements – Picnic Pavilion and Parking Lot (Springfield District) – Action\*
3. Scope Approval – South County Middle School Athletic Synthetic Turf Fields (Mount Vernon District) – Action\*
4. Scope Approval – Lee District and Providence RECenters – Americans with Disabilities Act Renovation of the Family Restroom Facility (Lee and Mason Districts) – Action\*
5. Approval of Sully Woodlands Regional Master Plan Core Properties Conceptual Development Plan and Park Name for Sappington Property (Sully District) – Action\*
6. Needs Assessment Update – Information\*
7. Monthly Contract Activity Report – Information\*
8. Closed Session
  - Land Acquisition

\*Enclosures



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March 25, 2015

## **ACTION**

### Scope Approval – Playground Replacement and Related Work at Surrey Square Park (Braddock District)

#### ISSUE:

Approval of the project scope for design and installation of replacement playground equipment and related work at Surrey Square Park.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the project scope for design and installation of replacement playground equipment and related work at Surrey Square Park.

#### TIMING:

Park Authority Board approval is requested on March 25, 2015, to maintain the project schedule.

#### BACKGROUND:

The priority playground replacement list shared with the Park Authority Board in December 2008 identified two playgrounds in the Surrey Square neighborhood in the Braddock Supervisory District for replacement.

This playground replacement project involves two playgrounds at two different locations, one in Surrey Square Park and the other in Long Branch Stream Valley. The playgrounds on park properties adjacent to the Surrey Square and Old Forge subdivision are referenced as Surrey Square Park 1 (SSP1) and Surrey Square Park 2 (SSP2). Both parks properties including the playgrounds were developed with minimal recreation facilities and dedicated to the Park Authority via developer proffer in the mid-1960s by the subdivision developer. Each park is located within the Surrey Square subdivision and no master plans exist for either park.

SSP1 is a 9.3-acre park site located on Twinbrook Road near the entrance to the Surrey Square subdivision (Attachment 1). Development includes a few small pieces of tot lot equipment, and an accessible concrete picnic pad and table. A split rail fence provides a barrier along Twinbrook Road. Since the original installation this equipment has been

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repaired or partially upgraded, but has long since exceeded its life expectancy and does not meet current playground safety guidelines.

SSP2 is located within the area of Long Branch Stream Valley Park that forms the northern border of the Surrey Square subdivision (Attachment 2). This area of the stream valley park is primarily accessed by a gravel trail from Twinbrook Road and is developed with recreational facilities that include a multi-purpose court, two belt swings, a small composite play structure, two climbing structures, and a bench. The playground equipment was installed by the developer of Surrey Square subdivision and has been upgraded and repaired over time but has exceeded its life expectancy and does not meet current playground safety guidelines. The current playground is also located in the Resource Protection Area (RPA) associated with the stream valley.

The Surrey Square community approached staff with an offer to partner with the Park Authority to replace the playground equipment. A project team was assembled with representatives from the Park Operations and Planning and Development Divisions to establish the project scope in accordance with the approved Planning and Development Division Fiscal Year 2015 Work Plan. The project team working with the Surrey Square community determined that based on the location of SSP2 in the RPA that the new replacement playground would be installed at SSP1 and the playground at SSP2 would be eliminated. The Surrey Square/Old Forge Civic Association (SSOFCA) has raised \$20,000 and is applying for a Mastenbrook Grant to help fund the playground replacement as part of the partnership. This \$20,000 donation will provide \$17,500 for the development of SSP1 and SSP2 and \$2,500 of in-kind services to help with restoration of disturbed areas at SSP2 after removal of the playground equipment at that location.

The project scope cost estimate for designing and installing the playground equipment and related work at SSP1 is \$137,300 (Attachment 3). The detailed scope of work includes:

- SSP1:
  - Demolish and salvage playground equipment
  - Playground design
  - Install new tot lot/playground equipment, timber border, safety surfacing, drainage, accessible access, fencing, and related amenities
- SSP2
  - Remove three outdated playground components by Park Operations Division Area 4 crew
  - Restore playground area with native plantings to be coordinated with the SSOFCA, Department of Public Works and Environmental Services, and the Park Authority

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- Trails, swings, bench, and multi-use court will remain

Park Operations staff will perform the demolition in order to maximize the project funding. Staff anticipates that the playground equipment and related components will be designed and installed through the county's U.S. Communities Contract entitled "Playground Equipment, Surfacing, Site Furnishings, and Related Products and Services" that was established through an open-bid process.

The proposed timeline for completing the project is as follows:

| <u>Phase</u> | <u>Planned Completion</u> |
|--------------|---------------------------|
| Scope        | March 2015                |
| Design       | April 2015                |
| Construction | July 2015                 |

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$137,300 is necessary to fund the project. Funding is available in the amount of \$89,674 in WBS/IO PR-000091, Existing Facility/Renovations, Playground Equipment Upgrades, and in the amount of \$20,000 in WBS PR-000016, Park Development, both in FOCUS Fund 300-C30400, Park Authority Bond Construction, and in the amount of \$10,126 in PR-000058/085, Park Proffers, and \$17,500 in PR-000061, Mastenbrook Grants, both in FOCUS Fund 800-C80300, Park Improvement Fund, for a total of \$137,300 to fund the design and construction of this project.

ENCLOSED DOCUMENTS:

- Attachment 1: Surrey Square Park (SSP1) - Location Map
- Attachment 2: Long Branch Stream Valley (SSP2) - Location Map
- Attachment 3: Scope Cost Estimate

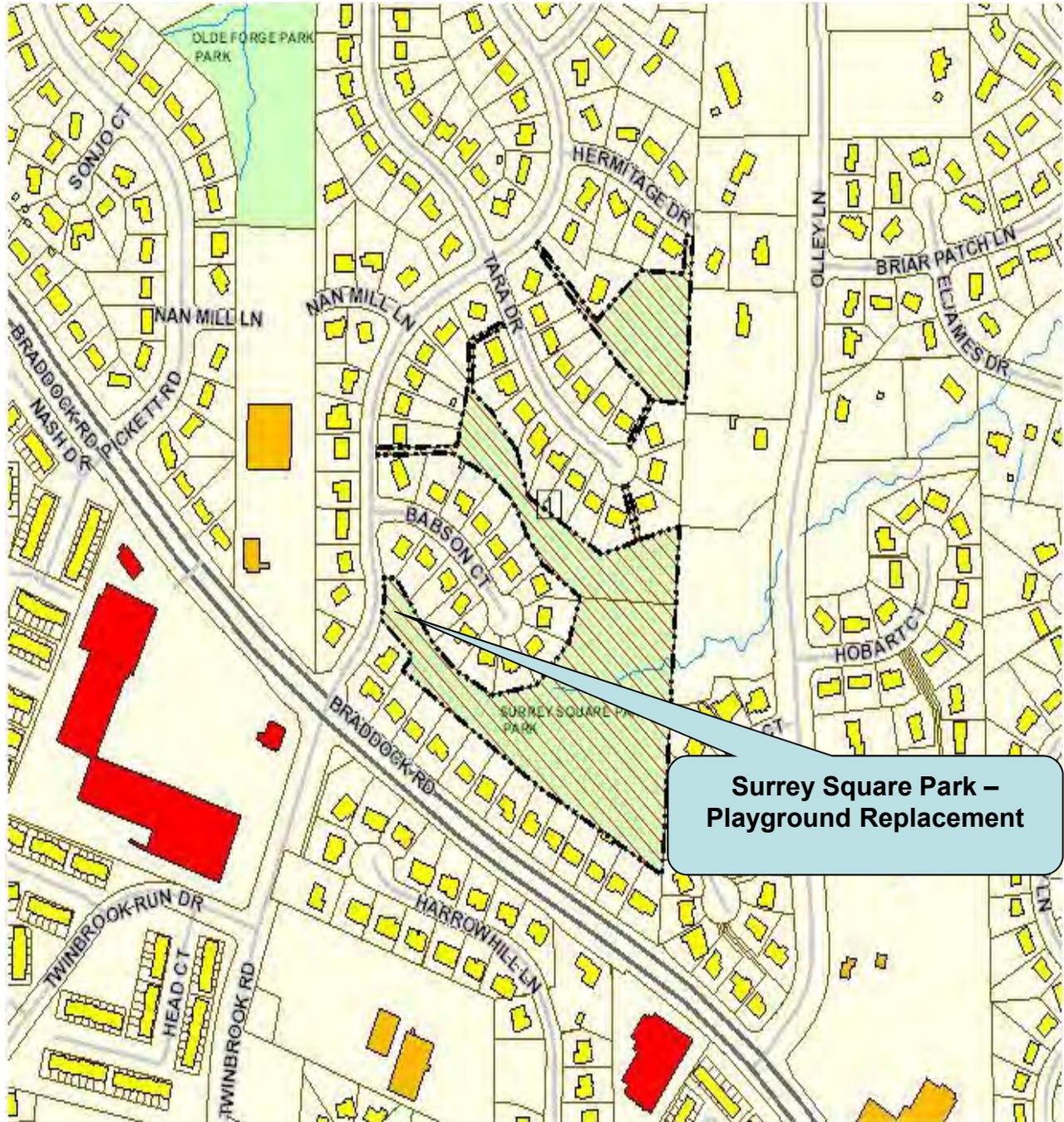
STAFF:

Kirk W. Kincannon, Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
Todd Johnson, Director, Park Operations Division  
David Bowden, Director, Planning and Development Division  
Timothy Scott, Manager, Project Management Branch  
Mark Holsteen, Project Manager, Project Management Branch  
Janet Burns, Senior Fiscal Manager  
Michael P. Baird, Manager, Capital and Fiscal Services

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# SURREY SQUARE PARK

Grouped Playground Replacement – Phase 4

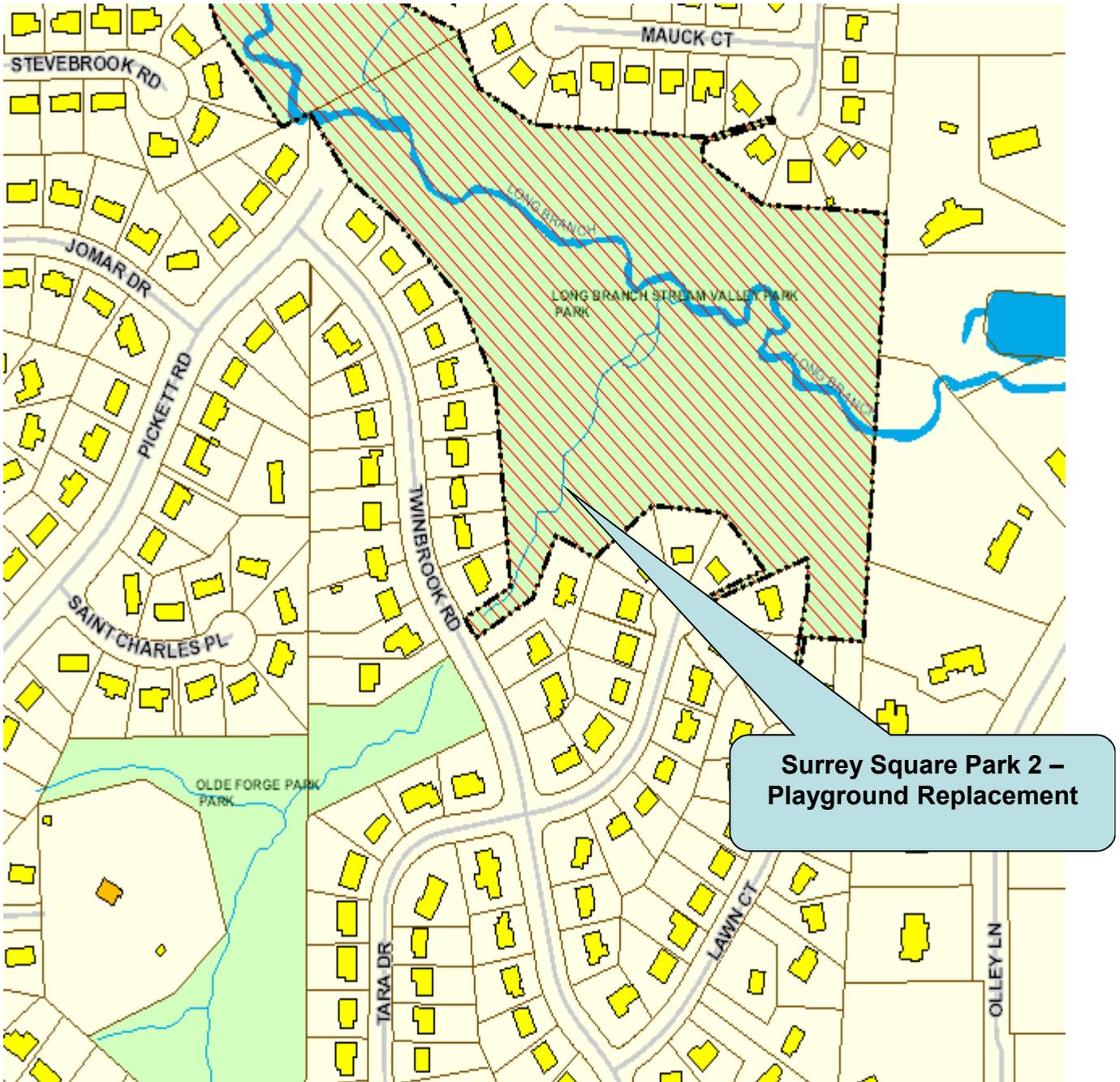


**SURREY SQUARE PARK – LOCATION MAP**

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# LONG BRANCH STREAM VALLEY PARK

## Grouped Playground Replacement – Phase 4



**LONG BRANCH STREAM VALLEY PARK –  
LOCATION MAP**

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## SCOPE COST ESTIMATE

**Grouped Playground Replacement  
Playground Equipment and Related Improvements at Surrey Square 1 Park**

|   |                |                |
|---|----------------|----------------|
| Scope & Design  | \$             | 7,000          |
| Permits   | \$             | -              |
| Construction -  |                |                |
| Salvage/Demolition (Area & Mobile Crew); E&S Controls   | \$8,300        |                |
| Install Play Equipment, Safety Surfacing, and Drainage<br>w/Accessible Picnic Pad, and Donor Plaque | \$87,000       |                |
| Perimeter Vinyl Coated Chain-link Fencing   | <u>\$9,600</u> |                |
| Subtotal Construction   | \$             | 104,900        |
| Utilities   | \$             | -              |
| Surveying/Engineering   | \$             | 5,000          |
| Contingency (10%)   | \$             | 11,000         |
| Administration (8%)   |                | <u>\$9,400</u> |
| <b>Total Project Estimate</b>   | <b>\$</b>      | <b>137,300</b> |

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## **ACTION**

### Scope Approval – Hidden Pond Park Parking Lot and Shelter Improvements (Springfield District)

#### ISSUE:

Approval of the project scope to design and construct improvements at Hidden Pond Park including a new parking lot, multi-use outdoor shelter and related work.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and construct improvements at Hidden Pond Park including a new parking lot, multi-use outdoor shelter and related work.

#### TIMING:

Board action is requested on March 25, 2015, to maintain the project schedule.

#### BACKGROUND:

The Park Authority Board approved a list of capital improvement projects for funding by the 2012 Park Bond Program on July 23, 2014. This project list includes a project to construct a multi-use outdoor shelter and expansion of the parking lot at the Hidden Pond Park Nature Center.

The Hidden Pond Park Nature Center receives more than 40,000 visitors per year, with programmed events drawing 300 to 500 park patrons in a day. Additional patrons visit the park to use the park's playground, tennis courts, and open space. The existing parking lot for Hidden Pond Park has an approximate capacity of 36 cars and 2 buses. During peak times, this capacity is insufficient to meet demand, resulting in park patrons using local streets for parking. The circular layout of the existing parking lot is not conducive to traffic flow and the existing layout prohibits expansion to increase the number of parking spaces. Staff recommends demolition of the existing parking lot and construction of a new parking lot with a capacity of 60 cars and 3 buses. Parking lot lighting will be included to allow for evening programming and related site work will include accessible sidewalks and enhanced stormwater treatment facilities (Attachment 1).

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Site staff identified a need for additional programming space as well as a rentable outdoor shelter at Hidden Pond Park in addition to the parking expansion. This work will include a prefabricated shelter structure with space for a minimum of 50 persons, electrical utility connections, and an asphalt trail to provide an accessible route to the shelter location. Archeological investigation and treatment for invasive plants related to the construction activities is included in the project scope.

The scope of work for this project includes:

- Remove existing parking lot
- Construct a new parking lot with minimum 60 car and 3 bus spaces
- Install parking lot lighting and sidewalks
- Install enhanced stormwater facilities
- Install outdoor shelter with a 50 person capacity and asphalt trail
- Phase I and II Archeological Investigation for disturbed areas
- Invasive plant management for disturbed areas

The detailed cost estimate for trail improvements as outlined above is \$1,000,000 (Attachment 2).

The proposed timeline for the project is as follows:

| <u>Phase</u> | <u>Planned Completion</u> |
|--------------|---------------------------|
| Scope        | March 2015                |
| Design       | May 2016                  |
| Construction | March 2017                |

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,000,000 is necessary for design and construction of this project. Funding is currently available in the amount of \$1,000,000 in WBS PR-000093-003, Land Acquisition and Stewardship, in Fund 300-C30400, 2012 Park Bond Construction, to fund this project.

ENCLOSED DOCUMENTS:

Attachment 1: Facility Layout - Hidden Pond Parking Lot and Shelter Improvements  
Attachment 2: Cost Estimate - Hidden Pond Parking Lot and Shelter Improvements

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STAFF:

Kirk W. Kincannon, Director

Aimee L. Vosper, Deputy Director/CBD

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning and Development Division

Cindy Walsh, Director, Resource Management Division

Todd Johnson, Director, Park Operations Division

Timothy Scott, Branch Manager, Project Management Branch

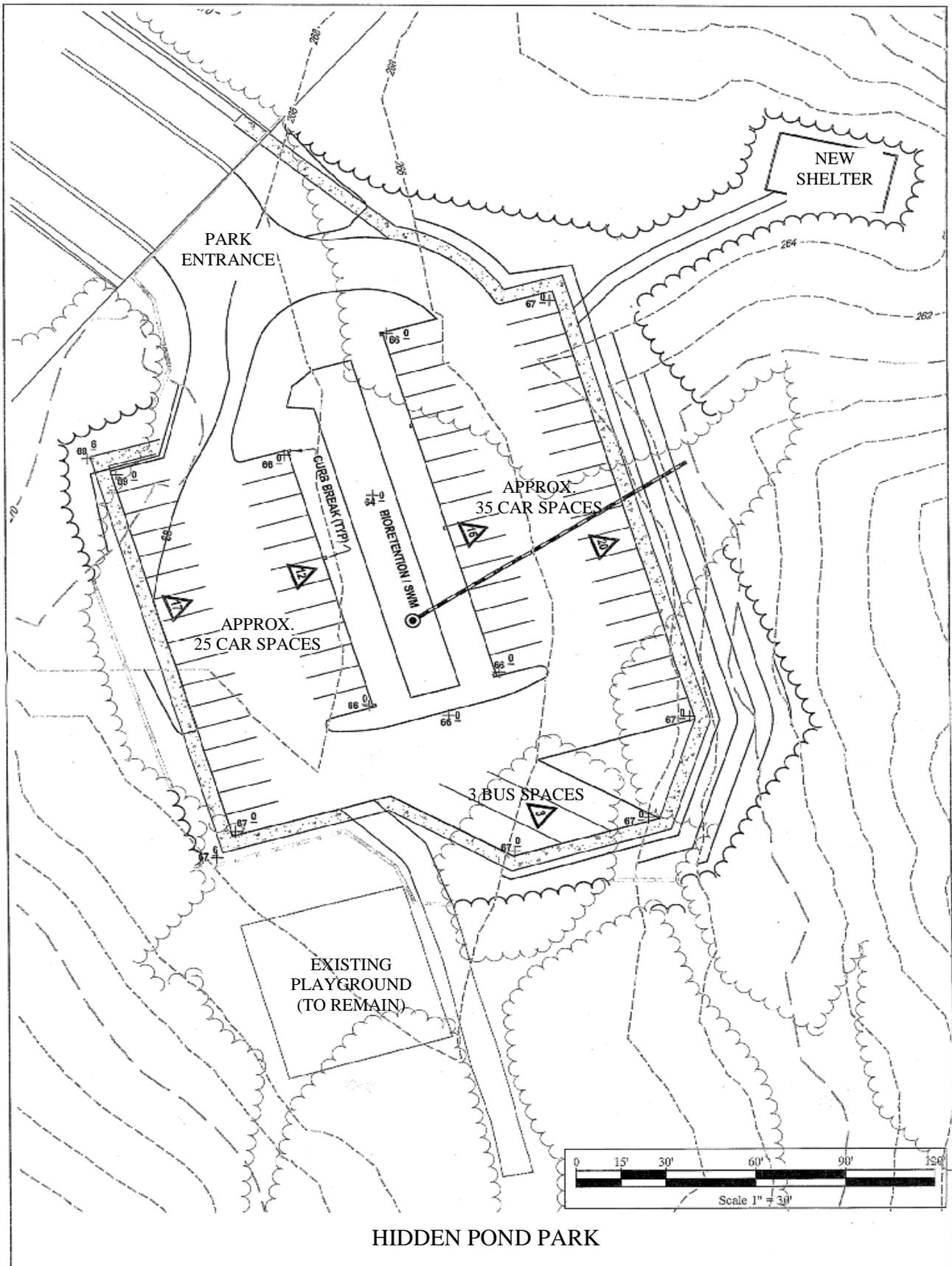
Elizabeth Cronauer, Trail Program Manager, Project Management Branch

Janet Burns, Senior Fiscal Administrator, Financial Management Branch

Michael Baird, Manager, Capital and Fiscal Services

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# Hidden Pond Park Parking Lot and Shelter Improvements



HIDDEN POND PARK

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**Hidden Pond Parking Lot and Shelter Improvements  
COST ESTIMATE**

Design phase:

|                          |                  |
|--------------------------|------------------|
| Concept Plan             | \$16,000         |
| Design (Minor Site Plan) | \$120,000        |
| Archeology               | \$20,000         |
| Permits                  | \$15,000         |
| Field Testing/Inspection | <u>\$10,000</u>  |
| <b>Subtotal</b>          | <b>\$181,000</b> |
| Administration           | <u>\$18,100</u>  |
| <b>Design Subtotal</b>   | <b>\$199,100</b> |

Construction Phase:

|  |                  |
|--|------------------|
| Parking Lot, Trail and Sidewalk Construction | \$250,000        |
| Shelter Structure and Installation           | \$100,000        |
| Invasive Management                          | \$20,000         |
| Bioretention Basin/Stormwater                | \$80,000         |
| Signs, Landscaping and other site fixtures   | \$15,000         |
| Demolition and Haul Off                      | \$109,000        |
| E&S Controls, Fine Grading and Seeding       | \$28,500         |
| Mobilization, Layout and Bond                | <u>\$65,000</u>  |
| <b>Construction Subtotal</b>                 | <b>\$667,500</b> |

|                                |          |
|--------------------------------|----------|
| Construction Contingency (10%) | \$66,700 |
|--------------------------------|----------|

|                             |                 |
|-----------------------------|-----------------|
| Construction Administration | <u>\$66,700</u> |
|-----------------------------|-----------------|

|   |                           |
|---|---------------------------|
| <b>Project Total (Design, Construction, Administrative)</b> | <b><u>\$1,000,000</u></b> |
|---|---------------------------|

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March 25, 2014

## **ACTION**

### Scope Approval – South County Middle School Synthetic Turf Fields (Mount Vernon District)

#### ISSUE:

Approval of the project scope to develop synthetic turf fields at South County Middle School.

#### RECOMMENDATION:

Approval of the project scope to develop synthetic turf fields at South County Middle School.

#### TIMING:

Park Authority Board approval is requested on March 25, 2015, to allow the project to proceed concurrently with Fairfax County Public Schools schedule for installing synthetic turf at the adjoining South County High School fields.

#### BACKGROUND:

The Park Authority constructed a 90' baseball diamond on the site of the former Lorton Prison maximum security area (central max) recreation grounds for community use in 2002. The central max area is designated for adaptive reuse in the Fairfax County Comprehensive Plan. The 90' baseball diamond was permitted as an interim use until the adaptive reuse development process moved forward.

The Board of Supervisors approved the *Recommendations for the Adaptive Reuse Areas Within Laurel Hill* in 2004, a document that describes the redevelopment of the former central max area into a mixed-use development. Construction of the mixed-use development at the central max area is scheduled to commence in late 2014 and as a result the 90' diamond was closed at end of the fall 2014 baseball season displacing the current user. The Laurel Hill Adaptive Reuse Area Master Plan, the Laurel Hill Project Advisory Committee Master Plan Recommendations, and the Fairfax County Comprehensive Plan all include a commitment to replace the existing interim use 90' diamond field at a location outside of the reuse area.

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An evaluation team consisting of county staff from the Department of Planning and Zoning, Neighborhood and Community Services and the Park Authority evaluated three sites that offered the best options for a permanent replacement 90' diamond field.

- Former NIKE Missile Launch Site (NIKE Site) - Laurel Hill 60' Diamond
- Occoquan Regional Park
- Workhouse Arts Center Field

Staff determined that converting the existing 60' diamond to a 90' diamond at the NIKE Site provided the best option for developing a permanent 90' diamond in the Laurel Hill area based on a site analysis of each of these locations.

A layout and grading plan was prepared by an engineering consultant firm to convert the 60' diamond at the Nike Site to a 90' diamond. The layout and grading plan revealed several site constraints and limitations that make this location less than ideal for a 90' diamond. Those constraints and limitations include:

- Shortened outfield dimensions due to the location of the existing Resource Protection Area (RPA)
- Reduction in the buffer area between the ball field and the 6<sup>th</sup> hole green on Laurel Hill Golf Course
- Required demolition of existing structures to accommodate grading for the field
- Limited parking due to lack of infrastructure.
- Lack of existing utilities prohibits installation of athletic field lighting and irrigation

The 60' diamond currently serves the local Little League association and the group would be displaced from the field once it is converted to a 90' diamond. Development of a 90' diamond at the middle school site would preclude the need to convert the 60' diamond at the NIKE Site to a 90' diamond.

Fairfax County Public Schools (FCPS) is planning on converting the existing stadium and rectangular practice fields at South County High School to synthetic turf in the summer of 2015. Park staff discussed the potential for partnering with schools to convert the existing grass playing area at the adjacent South County Middle School site to synthetic turf in conjunction with the high school turf conversion project during a county staff coordination meeting. Staff has evaluated the playing area at the middle school site and determined the existing area is large enough to support a 90' diamond and a separate full sized rectangular athletic field. The installation of continuous synthetic turf over the entire playing field area along with a movable outfield fencing system would provide the ability to allow for multiple rectangular field space in addition to accommodating the potential for multiple diamond sport use at this location. Ample infrastructure exists at the middle school and high school to support the field usage.

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School staff has indicated their willingness to partner with the Park Authority to install synthetic turf at the middle school as well as pursue installation of athletic field lighting in conjunction with installation of the synthetic turf.

The scope of work includes:

- Installation of erosion and sediment controls
- Grading for synthetic turf fields
- Installation of synthetic turf fields
- Constructing a new bleacher/dugout pad
- Installation of a new backstop, dugout
- Installation of sideline and outfield fencing
- Installation of rectangular field goal backstop fencing and perimeter fencing
- Seed/sod disturbed areas

| <u>Phase</u> | <u>Planned Completion</u> |
|--------------|---------------------------|
| Scope        | January 2015              |
| Design       | August 2015               |
| Construction | March 2016                |

Although the commitment to have the field completed prior to the commencement of construction of the redevelopment project will not be achieved, the Department of Neighborhood and Community Services (NCS) has committed to providing shared use of the South County High School 90-ft. diamond field until the permanent field is available for community use.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$2,858,000 is necessary to fund this project. Funding is currently available in the amount of \$266,937 in, WBS/IO PR-000058, Park Proffers, in Fund 800-C80300, Park Improvement Fund; and in the amount of \$359,105 in WBS/IO PR-000015/004, Community Parks/Courts, Laurel Hill Community Park Improvements, and in the amount of \$93,827 in WBS/IO PR-000015/006, Community Parks/Courts, Laurel Hill Equestrian Center, and in the amount of \$136,308 in WBS/IO PR-000005/023, Park and Building Renovation, Athletic Field Improvements – Countywide, and in the amount of \$2,001,823 in WBS/IO PR-000005, Park and Building Renovation, Bond Premium, all in Fund 300-C30400, Park Authority Bond Construction, to fund the construction of this project.

ENCLOSED DOCUMENTS:

Attachment 1: South County Middle School – Turf Replacement Plan

Attachment 2: South County Middle School – Turf Replacement Plan Cost Estimate

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STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

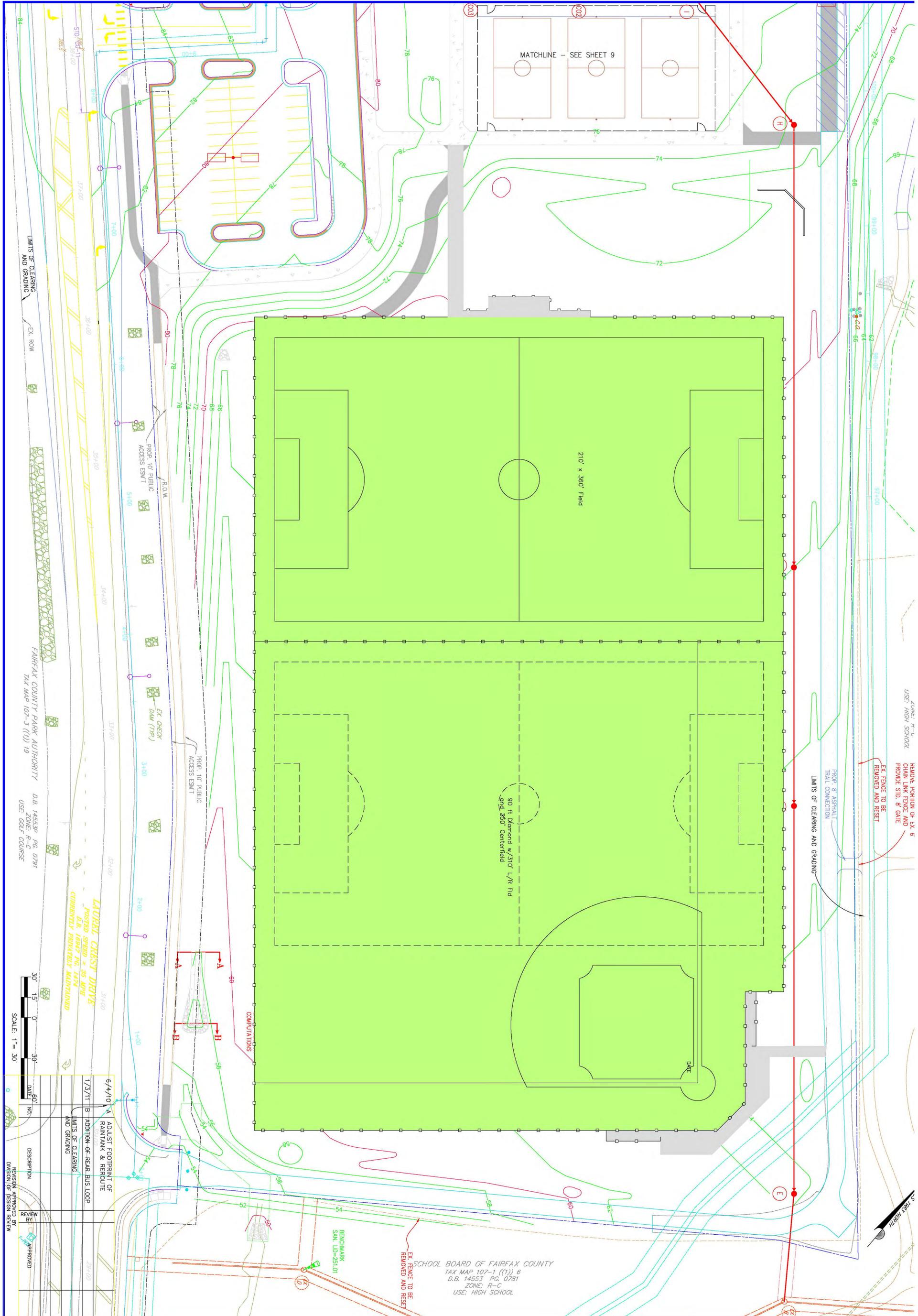
Todd Johnson, Director, Park Operations Division

David Bowden, Director, Planning and Development Division

Timothy Scott, Coordinator, Project Management Branch

Janet Burns, Senior Fiscal Administrator

Michael Baird, Manager, Capital and Fiscal Services



FAIRFAX COUNTY PARK AUTHORITY  
 TAX MAP 107-3 (11) 19  
 D.B. 14553 PG. 0791  
 USE: GOLF COURSE

LABORAL CREST DRIVE  
 POSTED SPEED = 35 MPH  
 D.B. 10647 PG. 1424  
 CURRENTLY PRIVATELY MAINTAINED

EX. FENCE TO BE REMOVED AND RESET

PROPOSED 10' PUBLIC ACCESS ESM'T

PROPOSED 8' ASPHALT TRAIL CONNECTION

LIMITS OF CLEARING AND GRADING

EX. ROW

PROPOSED 10' PUBLIC ACCESS ESM'T

EX. CHECK DAM (TRP)

COMPUTATIONS

BENCHMARK  
 S.M. LD=251.01

EX. FENCE TO BE REMOVED AND RESET

SCHOOL BOARD OF FAIRFAX COUNTY  
 TAX MAP 107-1 (11) 6  
 D.B. 14553 PG. 0781  
 ZONE: R-C  
 USE: HIGH SCHOOL

LIMITS OF CLEARING AND GRADING

PROPOSED 10' PUBLIC ACCESS ESM'T

EX. FENCE TO BE REMOVED AND RESET

PROPOSED 8' ASPHALT TRAIL CONNECTION

LIMITS OF CLEARING AND GRADING

EX. FENCE TO BE REMOVED AND RESET

PROPOSED 10' PUBLIC ACCESS ESM'T

EX. CHECK DAM (TRP)

COMPUTATIONS

BENCHMARK  
 S.M. LD=251.01

EX. FENCE TO BE REMOVED AND RESET

SCHOOL BOARD OF FAIRFAX COUNTY  
 TAX MAP 107-1 (11) 6  
 D.B. 14553 PG. 0781  
 ZONE: R-C  
 USE: HIGH SCHOOL

LIMITS OF CLEARING AND GRADING

PROPOSED 10' PUBLIC ACCESS ESM'T

EX. CHECK DAM (TRP)

COMPUTATIONS

BENCHMARK  
 S.M. LD=251.01

EX. FENCE TO BE REMOVED AND RESET

SCHOOL BOARD OF FAIRFAX COUNTY  
 TAX MAP 107-1 (11) 6  
 D.B. 14553 PG. 0781  
 ZONE: R-C  
 USE: HIGH SCHOOL

6/4/10 A ADJUST FOOTPRINT OF RAIN TANK & REROUTE 1/3/11 B ADDITION OF REAR BUS LOOP

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

| NO. | DATE   | DESCRIPTION                             |
|-----|--------|---|
| 1   | 6/4/10 | ADJUST FOOTPRINT OF RAIN TANK & REROUTE |
| 2   | 1/3/11 | ADDITION OF REAR BUS LOOP               |

DATE: MARCH 2009  
 SCALE: HOR. 1"=30'  
 VERT. N/A

SHEET 10 OF 85

CO. NO. 1183-SP-016  
 CAD NAME: FCPA FIELD LAYO  
 LAYOUT: Layout2  
 FILE NO. 08078.12

BC REVISIONS

| NO. | DATE   | DESCRIPTION                             |
|-----|--------|---|
| 1   | 6/4/10 | ADJUST FOOTPRINT OF RAIN TANK & REROUTE |
| 2   | 1/3/11 | ADDITION OF REAR BUS LOOP               |

DESIGNED BY: MSJ  
 DRAFTED BY: CAD  
 CHECKED BY: MDJ  
 DATE: MARCH 2009  
 SCALE: HOR. 1"=30'  
 VERT. N/A

SHEET 10 OF 85

CO. NO. 1183-SP-016  
 CAD NAME: FCPA FIELD LAYO  
 LAYOUT: Layout2  
 FILE NO. 08078.12

**GRADING PLAN**

# SOUTH COUNTY MIDDLE SCHOOL

MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

OWNER  
 FAIRFAX COUNTY PARK AUTHORITY  
 12055 GOVERNMENT CENTER PARKWAY  
 SUITE 927  
 FAIRFAX, VA 22035



**BC Consultants**

Planners • Engineers • Surveyors • Landscape Architects

12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22031  
 (703)449-8100 (703)449-8108 (Fax)  
 www.becon.com

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**South County Middle School**

**Synthetic Turf 90 Ft. Diamond Field and Rectangular Field**

**234,000 SF Synthetic turf**

Scope Cost Estimate

|  |                         |
|--|-------------------------|
| Design   | \$60,000                |
| Permitting   | <u>\$15,000</u>         |
|  | <b>\$75,000</b>         |
| <b>Construction</b>                                      |                         |
| Erosion and sediment Controls                            | \$90,000                |
| Demolition   | \$45,000                |
| Field Items - Earthwork, Subgrade, Drainage              | \$1,000,000             |
| Synthetic Turf   | \$875,000               |
| Concrete Backstop and Sidewalks                          | \$25,000                |
| Backstop and perimeter fence                             | \$75,000                |
| Dugouts  | \$35,000                |
| Bases, plates & removable mound materials & installation | <u>\$5,000</u>          |
| <b>Construction Subtotal</b>                             | <b>\$2,150,000</b>      |
| Construction Contingency                                 | \$215,000               |
| Administration   | <u>\$85,000</u>         |
| <b>Subtotal</b>  | <b>\$133,000</b>        |
| <b>Total Project Estimate</b>                            | <b>\$2,358,000</b>      |
| <b>Option for Athletic Field Lighting</b>                | <u><b>\$500,000</b></u> |
| <b>Total</b>   | <b>\$2,858,000</b>      |

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March 25, 2015

## **ACTION**

### Scope Approval – Lee District and Providence RECenters - Americans with Disabilities Act Renovation of the Family Changing Rooms (Lee and Mason Districts)

#### ISSUE:

Approval of the project scope to renovate family changing rooms at Lee District and Providence RECenters to achieve compliance with the Americans with Disabilities Act (ADA).

#### RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to renovate family changing rooms at Lee District and Providence RECenters to achieve compliance with the Americans with Disabilities Act (ADA).

#### TIMING:

Board action is requested on March 25, 2015, to maintain the project schedule.

#### BACKGROUND:

The United States Department of Justice (DOJ) entered into a settlement agreement with Fairfax County, Virginia, under Title II of the Americans with Disabilities Act of 1990 (ADA) – DJ 204-79-258 on January 28, 2011. The text of the agreement, in part, includes the requirement that the county make physical modifications to facilities surveyed by DOJ to provide accessible facilities including parking, routes into the buildings, entrances, service areas and counters, restrooms, public telephones and drinking fountains. The Park Authority has developed and is implementing a detailed capital plan to improve physical accessibility for 2005 – 2020 to comply with the mandate for full compliance within 7 ½ years from January 28, 2011. Lee District and Providence RECenters were part of the DOJ surveyed facilities and the family changing rooms at both facilities require upgrades in order to meet current ADA standards.

The Planning and Development Division Annual Work Plan for FY 2015 includes a project and funding in the amount of \$100,000 to design ADA improvements for both RECenters as part of the “Grouped ADA Retrofits Projects”.

A project team comprised of staff from Park Operations, Planning and Development, and Park Services Divisions was assembled to determine the project scope. Consulting

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firm Shaffer, Wilson, Sarver and Gray (SWSG) was hired to assist the team with developing the project scope. The team has completed their evaluation of the family changing rooms at Lee District and Providence RECenters and recommends the following scope of work to make the facilities ADA compliant:

Lee District RECenter:

- Demolish an existing masonry shower partition.
- Demolish and replace with new: existing heating and air conditioning supply and return diffusers, ceiling tiles and grid as well as existing lighting fixtures.
- Install new ADA handrails and shower seat as well as new ADA compliant hardware on the lockers.
- Install new accessible benches.

Providence RECenter:

- Demolish existing masonry partition between the family changing room and storage room.
- Demolish and replace with new: existing heating and air conditioning supply and return diffusers, ceiling tiles and grid, plumbing fixtures, piping, controls and plumbing accessories as well as existing lighting fixtures.
- Install new ADA handrails and shower seat and ADA compliant hardware on the lockers.
- Install new accessible benches.

The scope cost estimate for renovating the restroom facilities and completing related improvements is \$140,000 for Lee District and \$186,000 for Providence RECenters as detailed in Attachment 3 and Attachment 4.

The proposed timeline for completing the project is as follows:

| <u>Phase</u> | <u>Planned Completion</u> |
|--------------|---------------------------|
| Scope        | January 2014              |
| Design       | May 2015                  |
| Construction | September 2015            |

The changing room improvements at the Lee RECenter will be performed concurrent with the 2015 biannual pool maintenance shutdown schedule at the end of August and will not impact operation of the RECenter beyond the scheduled maintenance period.

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Due to the limited scope of work required at the Providence RECenter, the construction will occur during the regular operation of the pool with minimal impact to the operation of the RECenter. Staff will provide sufficient notice to alert the patrons of the extent and schedule of the upcoming work.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$140,000 is necessary to fund the Lee District RECenter ADA improvements. Funding is currently available in the amount of \$352,885 in WBS/IO Project PR-000083-006, Fund 300-C30010, ADA Compliance – Parks, Lee District RECenter, County Construction.

Based on the scope cost estimate, funding in the amount of \$186,000 is necessary to fund the Providence RECenter ADA improvements. Funding is currently available in the amount of \$242,235 in WBS/IO PR-000083-010, Fund 300-C30010 ADA Compliance – Parks, Providence RECenter, County Construction.

ENCLOSED DOCUMENTS:

Attachment 1: Lee District RECenter Floor Plan of Proposed Work  
Attachment 2: Providence RECenter Floor Plan of Proposed Work  
Attachment 3: Lee District Scope Estimate  
Attachment 4: Providence RECenter Scope Estimate

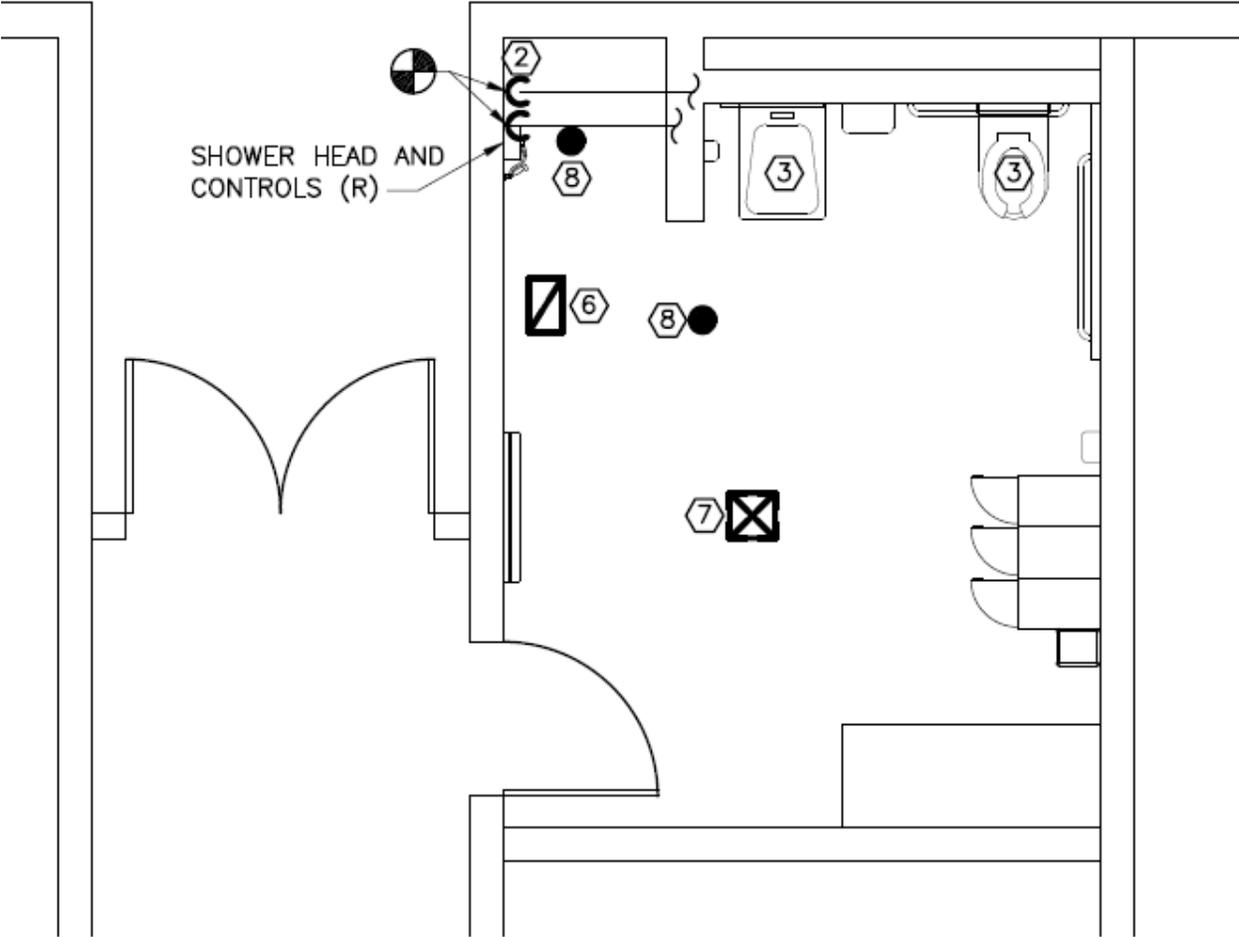
STAFF:

Kirk W. Kincannon, Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning and Development Division  
Barbara Nugent, Director, Park Services Division  
Brian Laws, Operations Manager Park Services Division  
John Lehman, Director, Project Management Branch  
Monika Szczepaniec, Manager, Project Management Branch  
Cecil F. Hardee, Jr., Project Manager, Project Management Branch  
Gary Logue, ADA Coordinator  
Janet Burns, Fiscal Administrator  
Michael Baird, Manager, Capital and Fiscal Services

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Lee District RECenter

- ② REMOVE AND RELOCATE SHOWER HEAD AND CONTROLS. DISCONNECT AND RECONNECT DOMESTIC WATER PIPING. PROVIDE NEW DOMESTIC WATER PIPING AS REQUIRED. INSULATE PIPING IAW THE SPECIFICATIONS.
- ③ LAVATORY AND WATER CLOSET TO REMAIN AS SHOWN.
- ⑥ PROVIDE NEW NAILOR MODEL NUMBER 5145H GRILLE/DIFFUSER THE SAME SIZE AS EXISTING. PROVIDE NEW RIGID DUCTWORK SAME SIZE AS EXISTING AS REQUIRED. COORDINATE EXACT LOCATION IN THE FIELD.
- ⑦ PROVIDE NEW NAILOR MODEL 6200IV LAY-IN T-BAR FRAME CEILING DIFFUSER SAME SIZE AS EXISTING. PROVIDE NEW FLEXIBLE DUCTWORK SAME SIZE AS EXISTING AS REQUIRED.
- ⑧ PROVIDE NEW JR SMITH NICKEL BRONZE FLOOR DRAIN STRAINER. VERIFY SIZE OF EXISTING FLOOR DRAIN GRATE PRIOR TO PURCHASE AND INSTALLATION.



**FAMILY CHANGING ROOM**  
**NEW WORK FLOOR PLAN**

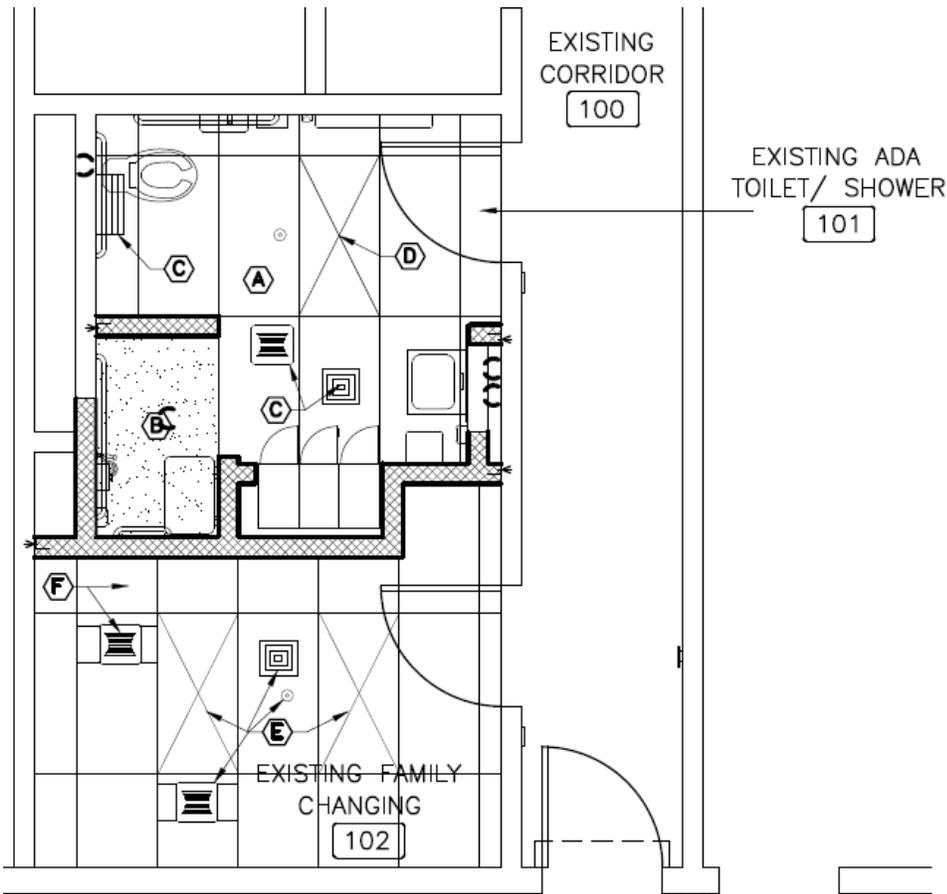
2  
MP1

SCALE: 1/4"=1'-0" 0 4 8 FT.

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Providence RECenter

- A** NEW 2X4 ACOUSTICAL CEILING PANELS IN SUSPENDED GRID SYSTEM. NEW CEILING HEIGHT TO MATCH EXISTING CEILING HEIGHT OF 8'-0" A.F.F (V.I.F.). SEE FINISH SCHEDULE FOR MORE INFO.
- B** NEW 5/8" GYPSUM BOARD CEILING SYSTEM SHALL BE SUPPORTED BY METAL STUD FRAMING ATTACHED TO SURROUNDING MASONRY WALLS. NEW CEILING TO MATCH EXISTING CEILING HEIGHT OF 8'-0" A.F.F (V.I.F.). GYPSUM CEILING TO RECEIVE PAINT FINISH. SEE FINISH SCHEDULE FOR MORE INFO.
- C** NEW MECHANICAL FIXTURE AT NEW SUSPENDED ACOUSTICAL CEILING . SEE MECHANICAL DWGS.
- D** NEW LIGHT FIXTURE IN SUSPENDED METAL GRID SYSTEM. PROVIDE FLUORESCENT (2'X4'), RECESSED 2-32W, T8 TO MATCH EXISTING.
- E** REMAINING SUSPENDED ACOUSTICAL CEILING SYSTEM, LIGHT FIXTURES AND ASSOCIATED MECHANICAL FIXTURES SHALL REMAIN IN PLACE.
- F** RELOCATE EXISTING MECHANICAL FIXTURE AND INSTALL SALVAGED ACOUSTICAL PANEL IN ITS ORIGINAL LOCATION. MODIFY EXISTING PANEL TO PLACE EXISTING FIXTURE. EXTEND EXISTING CIRCUIT AND ASSOCIATED ELECTRICAL DEVICES TO NEW LOCATION AS INDICATED ON NEW WORK REFLECTED CEILING PLAN.



**ADA TOILET/ SHOWER**

**NEW WORK REFLECTED CEILING PLAN**

2  
A2

SCALE: 1/4" = 1'-0" 0 4 8 FT.

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## SCOPE COST ESTIMATE

**Lee District RECenter - Americans with Disabilities Act  
Renovation of the Family Changing Room**

Scope and Design

|                         |                 |
|-------------------------|-----------------|
| • Professional Services | \$40,000        |
| • Administration        | <u>\$10,000</u> |
| Subtotal                | \$50,000        |

Construction

|  |                 |
|--|-----------------|
| • Demolition   | \$ 5,000        |
| • Installation of HVAC ductwork, ceiling tile, light fixtures<br>and ADA accessories | \$59,000        |
| • Install new accessible benches   | <u>\$ 1,000</u> |
| Subtotal   | \$65,000        |

|         |          |
|---------|----------|
| Permits | \$ 3,000 |
|---------|----------|

|                   |           |
|-------------------|-----------|
| Contingency (15%) | \$ 10,000 |
|-------------------|-----------|

|                              |                  |
|------------------------------|------------------|
| Project Administration (10%) | <u>\$ 12,000</u> |
|------------------------------|------------------|

|       |           |
|-------|-----------|
| Total | \$140,000 |
|-------|-----------|

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## SCOPE COST ESTIMATE

**Providence RECenter - Americans with Disabilities Act  
Renovation of the Family Changing Room**

Scope and Design

|                         |                  |
|-------------------------|------------------|
| • Professional Services | \$ 40,000        |
| • Administration        | <u>\$ 10,000</u> |
| Subtotal                | \$ 50,000        |

Construction

|   |                 |
|---|-----------------|
| • Demolition  | \$ 12,000       |
| • Installation of HVAC ductwork, ceiling tile, plumbing piping and fixtures, light fixtures and ADA accessories | \$ 89,000       |
| • Install new accessible benches  | <u>\$ 1,000</u> |
| Subtotal  | \$102,000       |

|         |          |
|---------|----------|
| Permits | \$ 4,000 |
|---------|----------|

|                   |           |
|-------------------|-----------|
| Contingency (15%) | \$ 15,000 |
|-------------------|-----------|

|                              |                  |
|------------------------------|------------------|
| Project Administration (10%) | <u>\$ 15,000</u> |
|------------------------------|------------------|

|       |           |
|-------|-----------|
| Total | \$186,000 |
|-------|-----------|

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Board Agenda Item  
March 25, 2015

## ACTION

### Approval of Sully Woodlands Regional Master Plan Core Properties Conceptual Development Plans and Park Name for Sappington Property (Sully District)

#### ISSUE:

Approval of the Sully Woodlands Regional Master Plan Core Properties Conceptual Development Plans and Park Name for Sappington Property

#### RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve the Sully Woodlands Core Properties Conceptual Development Plans and the name of Halifax Point District Park for the Sappington property.

#### TIMING:

Board action is requested on March 25, 2015.

#### BACKGROUND:

The Sully Woodlands Regional Master Plan (SWRMP) was approved by the Park Authority Board in September 2006. This regional plan aligns with the geography of the Bull Run and Cub Run Watersheds and was developed to comprehensively plan the future land use and stewardship for a grouping of parks and parkland totaling over 4,000 acres in the western portion of the county. Established parks in the regional plan totaled almost 2,250 acres that include Sully Historic Site, Ellanor C. Lawrence Park and Historic Centreville Park, among others. In addition, the plan includes an assemblage of parkland of more than 2,000 acres in four large parks that are referred to as the "Core Properties" in the SWRMP (Attachment 1).

The SWRMP approved in 2006 identified the core properties by their acquisition names that largely reflect previous landholders. Subsequent to SWRMP approval, several land acquisitions in this area were made that included the Cunnigan and Ingersoll properties that were added to Poplar Ford Park. On January 28, 2009, the Park Authority Board adopted park names and boundaries for the core properties into four parks: Hickory Forest Park, Poplar Ford Park, Elklick Preserve, and Mountain Road District Park. In August of 2010, a 220-acre acquisition known as Sappington was added to the Sully Woodlands Regional Park. No official park name was designated for this more recently acquired parkland. The SWRMP maps and text were updated to reflect the new acquisitions, adopted park names and boundaries (Attachment 2).

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The SWRMP included recommendations for generalized land use zones and park specific recommendations for follow-on actions. A priority recommendation included the development of conceptual development plans (CDPs) for the core properties that was initiated in 2011. Conceptual development plans graphically depict the general locations of planned park uses and facilities within individual parks.

The Sully Woodlands core properties CDP development process included a cross agency team evaluation of the original land use recommendations, new parkland additions, refined site analysis and trail planning, development of CDPs for the four core properties and the Sappington property, and public outreach. Natural and cultural resource sensitivity analysis and determination of land use and resource protection zones for new parcels was completed as it was not included in the approved SWRMP. Following is a summary of the final CDP elements with attached plans for the Sully Woodlands Core Properties and Sappington property that is proposed to be named Halifax Point District Park:

**Hickory Forest Park** (formerly known as Eagle)

This 97-acre resource –based park is recommended to be primarily a managed forest site. Proposed park facilities include constructed sustainable trails, accessible trails and several trailheads with signage. The SWRMP recommended a local park site within Hickory Forest Park, however, this recommended use was removed due to public input indicating that a general sufficiency of similar local serving recreation facilities within the adjacent Virginia Run community would make the recommendation of the local park redundant (Attachment 3).

**Poplar Ford Park** (formerly known as Horne, BOS Transfer #13, Cunnigan and Ingersoll)

This 535-acre resource-based park is located south of Bull Run Post Office Road and along the frontage of Bull Run stream. Manassas Battlefield National Park is located across the stream from the park. The park contains a variety of cultural and natural resources and the primary use for this park is to protect and interpret these resources. An extensive multi-use trail network is proposed for the site with cultural and natural resource interpretation features to be located throughout the park. The CDP includes a special use area to allow for model airplane flying and associated support facilities, a use that currently exists under an interim use agreement. The park's entrance zone is located and sized to allow for vehicle access to the park including horse trailers as per the SWRMP recommendations. It is envisioned that this portion of the park will serve as a gateway for experiencing the Sully Woodlands area and may include signage, kiosks or small shelters to highlight this entry point (Attachment 4).

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**Elklick Preserve** (Assembled properties formerly known as Hunter/Hacor; Elklick Woodlands; Coscan Brookfield, Cardinal Forest/Pleasant Valley West and northern portion of Sappington)

At 1,423 acres, Elklick Preserve is the largest park in Sully Woodlands. This resource-based park includes a prime example of a diabase forest in Fairfax County and its core holds a state easement for the protection of the globally and state rare plant community. The SWRMP designates Elklick Preserve primarily for resource protection. The CDP does the same in by designating various resource protection zones that align with the primary resource type protected such as diabase forest, meadow and forest. The SWRMP identified the northeastern corner of the site as a special use area that might support a Stewardship Education Center. A special use area is shown on the CDP in this location of the park for stewardship education activities. A network of sustainably constructed trails connecting the site to the other parks in the region is shown on the CDP. A managed open space area is planned for the northwestern portion of the site along Braddock Road. A natural area along the Loudoun County border is for permitted uses that could include nature camps or scout activities. As part of this planning process, 50 acres of the northern section of the Sappington property was transferred to Elklick to consolidate the forested areas in these adjacent sites with the power easement being a border between the two parks (Attachment 5).

**Mountain Road District Park** (formerly known as Stephens)

The SWRMP land use recommendations for this 200-acre district park include regionwide active recreation, special use and resource protection. The draft CDP for this site envisions a full service district park with lighted athletic fields, a basketball complex, a flexible open space suitable for permitted uses and events not including scheduled athletics, a maintenance facility, an accessible trails network and extensive natural resource protection (Attachment 6).

**Sappington Parcel (Proposed to be named Halifax Point District Park)**

The 170-acre remaining Sappington parcel south of Elklick Preserve and the power easement is classified a district park and includes generalized land use recommendations. Naming of the park is part of the proposed action. On September 22, 2010, the Park Authority Board approved the naming of a portion or recreational facility within the park as "Sappington Park", such name to be formalized during the master plan process. The park name proposed for this property is Halifax Point District Park and the designation of a future facility or portion of the park to be named Sappington is deferred to the future.

This park CDP shows a planned regionwide recreation zone that allows for active recreation facilities such as lighted athletic fields, or athletic complex, or an outdoor performance or event venue, along with trails and parking. This potential

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use is a long term vision and will require additional feasibility and transportation analysis. Another portion of the park is recommended for off-road bicycle use. Based on public input received during the planning process, this area could be developed and maintained in partnership with local bicycle support groups such as MORE or IMBA and may contain facilities including multi-use trails, off-road bike trails, parking areas, picnic shelters, dirt tracks and/or a pump track. This use is not intended for motorized vehicles (Attachment 7).

Public input has been a key element in the development of the Sully Woodlands CDPs. An interactive project website was developed that included all the relevant documents for public review as well as meeting notices and invitations for public participation. A public information meeting was held March 5, 2014 providing an opportunity for park staff to share SWRMP background, present the draft core properties CDPs and introduce the Sappington parcel existing conditions. Over 50 community members attended and more participated during the initial 60-day public comment period. Comments included a desire for a robust trail network, including mountain biking, a desire for environmental protection, concerns about impacts from traffic and additional park facilities in the area, a desire for equestrian facilities, and a desire to retain the radio-control model airplane use and a need for access to the parks in general. A number of Virginia Run residents expressed concerns about the trail route that bisected the forest and the need for proposed local park use at Hickory Forest Park given the existing facilities provided within the Virginia Run neighborhood. After consideration of the public input, revisions were made to the Hickory Forest Park CDP and clarifying notes were added or amended on the revised CDPs. The revised CDPs were then presented to the public on October 1, 2014, at another well-attended public meeting.

A second 60-day public comment period was established during which 94 comments were received. The comments were generally supportive of the revisions but also included continued concerns about traffic generation and active recreation uses in the region with the future park development. As more detailed park design, engineering and park development is funded and scheduled, design solutions and review by county and state transportation agencies will determine how park impacts will be mitigated.

Staff recommends approval of five attached Sully Woodlands Park CDPs and approval of park name of Halifax Point District Park for the Sappington property.

FISCAL IMPACT:  
None

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ENCLOSED DOCUMENTS:

Attachment 1: Sully Woodlands Map  
Attachment 2: Sully Woodlands Core Properties  
Attachment 3: Hickory Forest Park CDP  
Attachment 4: Poplar Ford Park CDP  
Attachment 5: Elklick Preserve CDP  
Attachment 6: Mountain Road District Park CDP  
Attachment 7: Halifax Point District Park CDP

STAFF:

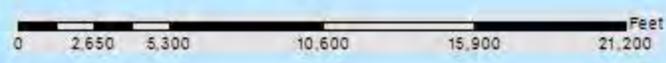
Kirk Kincannon, Director  
Sara Baldwin, Deputy Director, COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning & Development Division  
Cindy Walsh, Director, Resource Management Division  
Todd Johnson, Director, Park Operations Division  
Barbara Nugent, Director, Park Services Division  
Judy Pedersen, Public Information Officer  
Sandy Stallman, Manager, Park Planning Branch  
Pat Rosend, Project Manager, Planning & Development Division

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Limits of Sully Woodlands

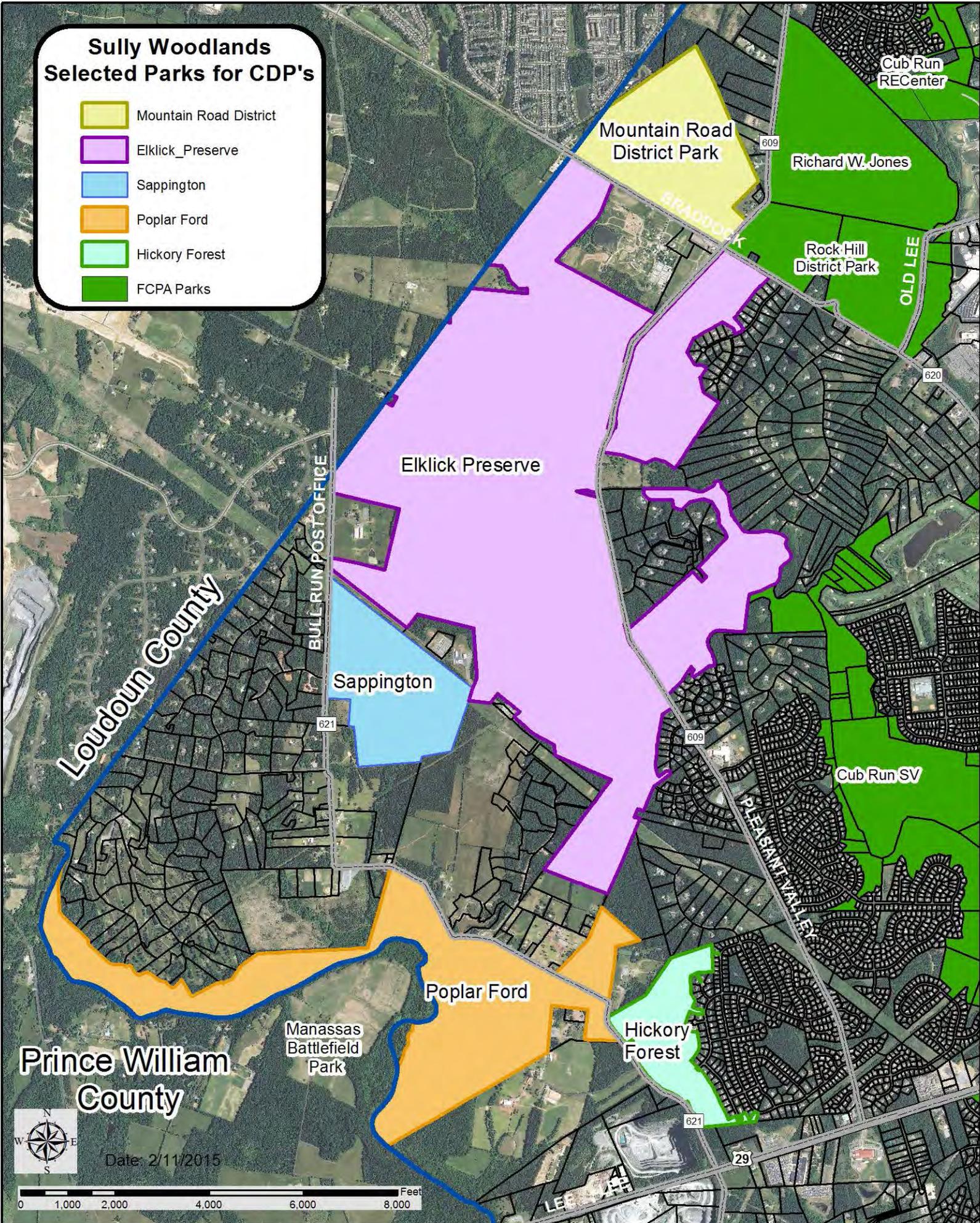
Date: 11/18/2013



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## Sully Woodlands Selected Parks for CDP's

- Mountain Road District
- Elklick\_Preserve
- Sappington
- Poplar Ford
- Hickory Forest
- FCPA Parks



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# HICKORY FOREST PARK

*Sully Woodlands*

## Conceptual Development Plan



March 25 2015

## **Hickory Forest Park CDP Notes:**

1. - Resource Protection Zone (RPZ): Uses within the Diabase Forest RPZ will be restricted to foot traffic on park-maintained trails, unless otherwise designated. Off trail use is highly discouraged for all visitors and their pets due to the sensitivity of the natural plant communities and rare or unique wildlife species. Authorized trails will be maintained within their existing footprints, though existing trails may be rerouted for resource management if they are found to be impacting rare species or natural communities, or to improve their sustainability with Park Authority approval. If trails are rerouted, all abandoned sections must be carefully restored and managed. No new trails may be constructed except as shown on the approved CDP.
2. - Trail maintenance should be coordinated internally to minimize impacts to all resources. Limited off-trail activity will be permitted for site management and programs scheduled and supervised by the Park Authority.
3. - Accessible trails are trails that are designed and constructed to align with ADA Guidelines to the extent possible. Trail design and construction should consider FCPA maintenance and operations needs and should minimize impacts to natural resource communities
4. - Constructed sustainable trails may be constructed as dirt paths, stonedust trails, or paved trails as site conditions warrant. They may not be able to be designed as fully accessible.
5. - The trails corridors shown are general in nature and do not constitute a final trail alignment. Ultimate trail location may vary as needed for ground conditions and operations purposes.
6. - Pedestrian trailheads shall include park identification, safety signage, map signage, and/or kiosks as needed. -
7. - See Poplar Ford Park CDP for details on park facilities at that site.

## **Resource Protection Notes:**

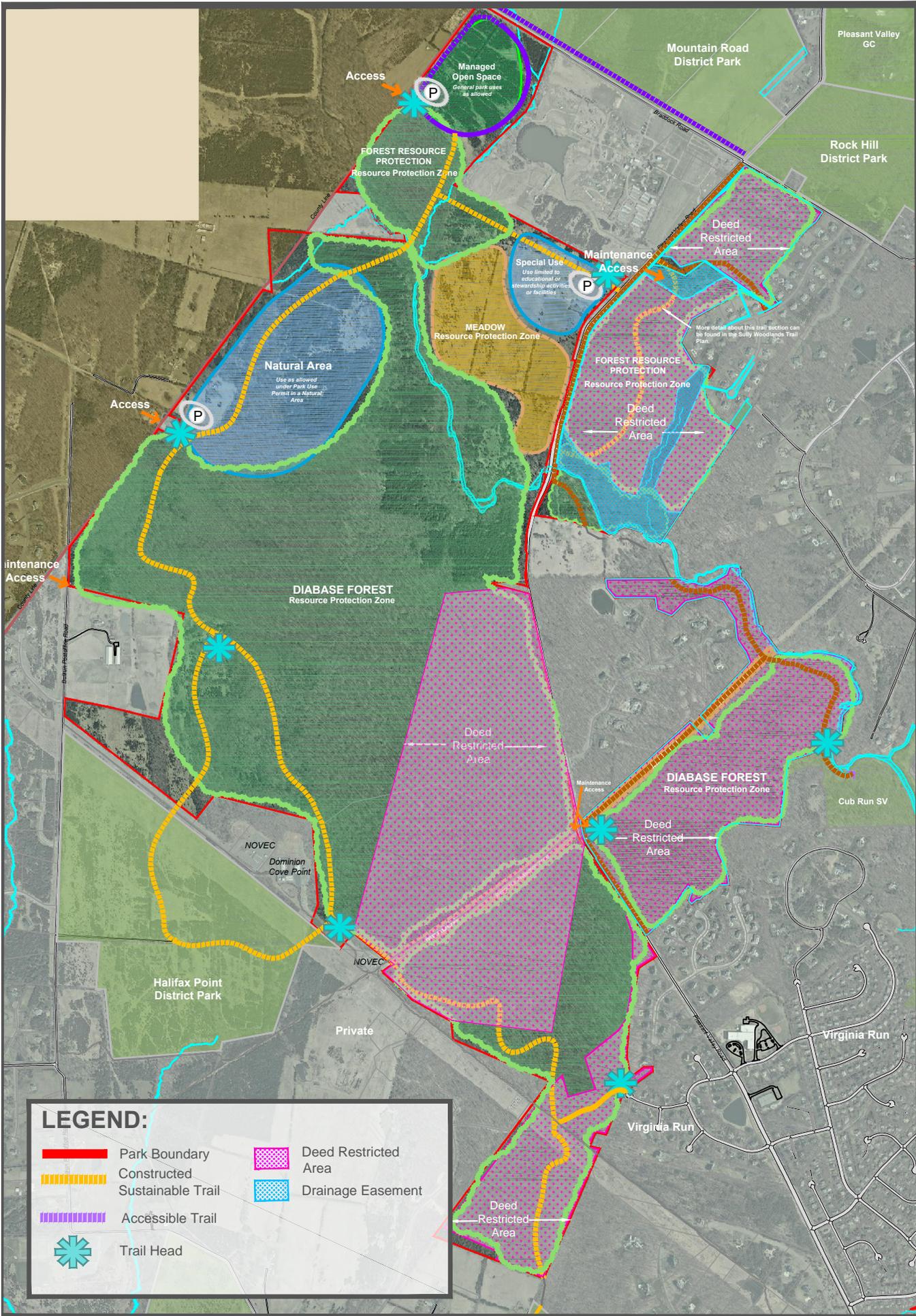
The Managed Diabase Forest contains a good example of the globally rare Northern Hardpan Basic Oak Hickory Forest. This community type is ranked as both globally and state rare (G3/S3) by the Virginia Natural Heritage Program. This forest type, characterized by white oak, pignut hickory, white ash and

redbud, occurs on diabase soil underlain by dense plastic clay, commonly referred to as shrink-swell soil. Under these conditions, water ponds easily during wet periods but evaporates quickly during dry spells. Such fluctuation in soil moisture results in stunted, open-canopy trees but encourages a wide variety of grasses and herbs to occupy the sunlit understory. With a natural range restricted to just a few counties in the northern Virginia and Maryland Piedmont, most examples of this forest type have disappeared due to the rapid urban and suburban growth of the area. Protecting the integrity of the remaining diabase forest blocks is critical to the survival of the community type and the species it supports. Other examples exist on Fairfax County parkland at the Elklick Woodlands Natural Area Preserve, Cub Run Stream Valley Park, and Confederate Fortifications Historic Site.

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March 25 2015



**ELCLICK PRESERVE**  
*Sully Woodlands*  
**Conceptual Development Plan**  
 1,473 acres • Tax Map 43-2 and 43-3

## **Elklick Preserve CDP Notes:**

1. Resource Protection Zone (RPZ): Uses within the RPZs will be restricted to foot traffic on park-maintained trails, unless otherwise designated. Off trail use is highly discouraged for all visitors and their pets due to the sensitivity of the natural plant communities and rare or unique wildlife species. Authorized trails will be maintained within their existing footprints, though existing trails may be rerouted for resource management if they are found to be impacting rare species or natural communities, or to improve their sustainability with Park Authority approval. If trails are rerouted, all abandoned sections must be carefully restored and managed. No new trails may be constructed except in the general areas as shown on the approved CDP.
2. Trail maintenance should be coordinated internally to minimize impacts to all resources. Limited off-trail activity will be permitted. Site management and programs scheduled and supervised by the Park Authority are permitted.
3. Accessible trails are trails that are designed and constructed to align with ADA Guidelines to the extent possible. Trail design and construction should consider FCPA maintenance and operations needs and should minimize impacts to natural resource communities
4. Constructed sustainable trails may be constructed as dirt paths, stonedust trails, or paved trails as site conditions warrant. They may not be able to be designed as fully accessible.
5. Trail locations are approximate and shall be located as ground conditions allow. Trails may be closed at the discretion of the FCPA as needed for operations or management purposes.
6. Pedestrian trailheads shall include park identification, safety signage, map signage, and/or kiosks as appropriate.
7. Use by special permission in natural areas may include activities such as: orienteering; geocaching, letterboxing or similar activities; search and rescue training; programs or classes; research or nature study; and other approved or nighttime activity.
8. Deed restricted areas are overlay areas where certain uses, facility development are limited. Refer to deed and/or agreement language for further development guidance.
9. See Mountain Road District Park CDP and Rock Hill District Park master plan for details on park facilities at those sites.

## **Resource Protection Notes:**

### **1. Diabase Forest Resource Protection Zone (RPZ)**

This Resource Protection Zone contains the best remaining example of the globally rare Northern Hardpan Basic Oak Hickory Forest. The core area of this RPZ is the Elklick Woodlands Natural Area Preserve, dedicated under Virginia state easement for the protection of this rare plant community. Northern Hardpan Basic Oak Hickory Forest is ranked as both globally and state rare (G3/S3) by the Virginia Natural Heritage Program. This forest type, characterized by white oak, pignut hickory, white ash and redbud, occurs on diabase soil underlain by dense plastic clay, commonly referred to as shrink-swell soil. Under these conditions, water ponds easily during wet periods but evaporates quickly during dry spells. Such fluctuation in soil moisture results in stunted, open-canopy trees but encourages a wide variety of grasses and herbs to occupy the sunlit understory. With a natural range restricted to just a few counties in the northern Virginia and Maryland Piedmont, most examples of this forest-type have disappeared due to the rapid urban and suburban growth of the area. Protecting the integrity of the remaining diabase forest blocks is critical to the survival of the community type and the species it supports. Other examples exist on Fairfax County parkland at Cub Run Stream Valley Park, Confederate Fortifications Historic Site and Hickory Forest Park.

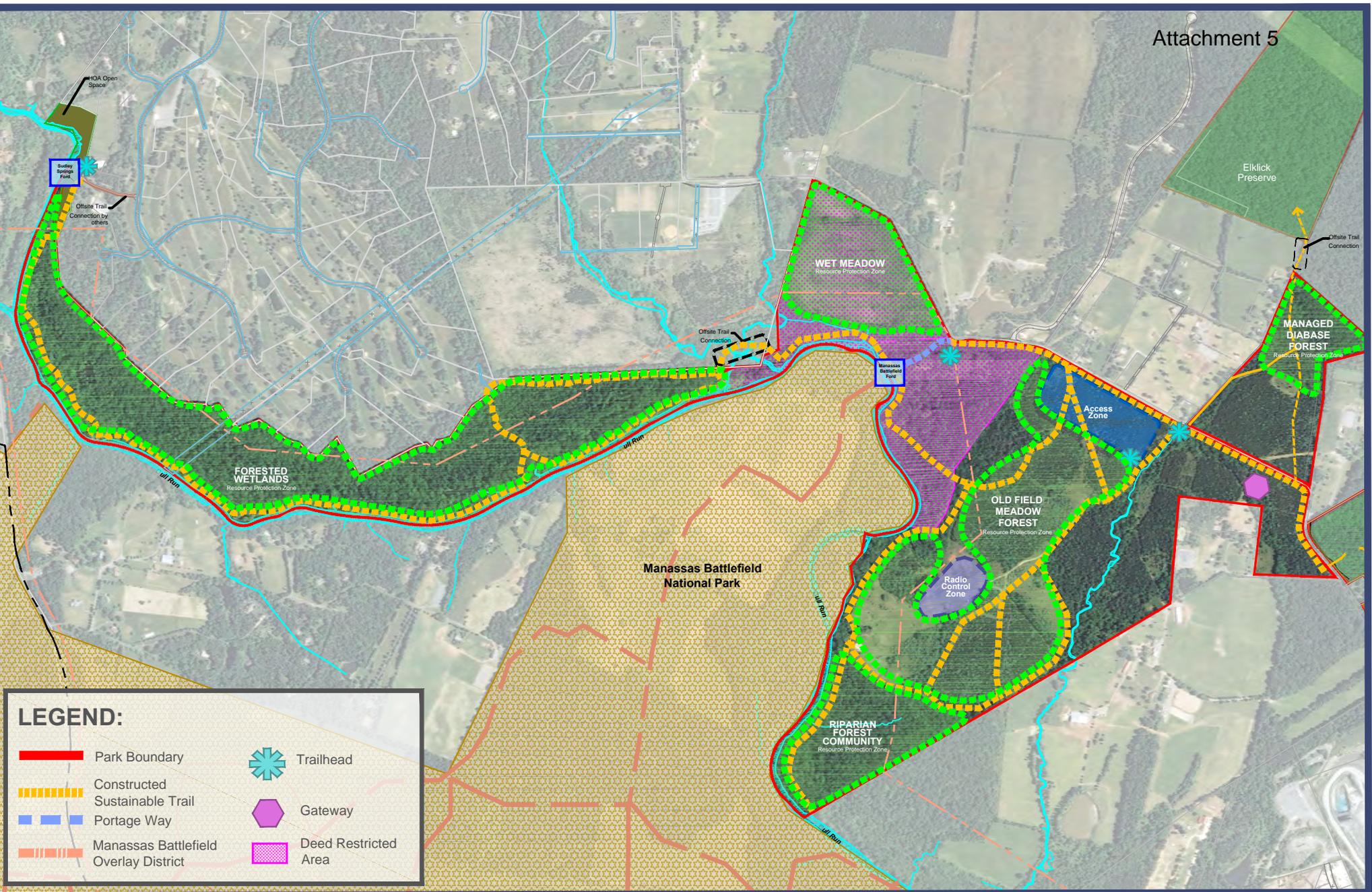
### **2. Meadow Resource Protection Zone (RPZ)**

This Resource Protection Zone contains a healthy warm season grass habitat that supports associated wide variety of bird, mammal and reptile species as well as state rare plants. The meadow habitat at Elklick Preserve is maintained using prescribed fire to promote the health of native plant species and remove non-native invasive species. Meadow habitats are disappearing from Northern Virginia as treeless areas are developed for human uses. Protecting the integrity of the old field and surrounding meadow habitat will support a hundreds of plant and animal species, provide outstanding wildlife viewing opportunities for the public and support the water quality protection goals for the Bull Run-Occoquan Reservoir.

### **3. Forest Resource Protection Zone (RPZ)**

This Resource Protection Zone contains a mixture of upland and bottomland forest. This forest was impacted by 20th century land use, and shows signs of disturbance and non-native invasive species. However, there is good forest cover overall which provides habitat for a variety of animal species. This forest can be improved overtime to increase the ecosystem services provided and the habitat value, while providing opportunities for human access and enjoyment.

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**LEGEND:**

- Park Boundary
- Constructed Sustainable Trail
- Portage Way
- Manassas Battlefield Overlay District
- Trailhead
- Gateway
- Deed Restricted Area



# POPLAR FORD PARK

*Sully Woodlands*

## Conceptual Development Plan



March 25 2015

### **Poplar Ford Park CDP Notes:**

1. Resource Protection Zone (RPZ): Uses within the RPZs will be restricted to foot traffic on park-maintained trails, unless otherwise designated. Off trail use is highly discouraged for all visitors and their pets due to the sensitivity of the natural plant communities and rare or unique wildlife species. Authorized trails will be maintained within their existing footprints, though existing trails may be rerouted for resource management if they are found to be impacting rare species or natural communities, or to improve their sustainability with Park Authority approval. If trails are rerouted, all abandoned sections must be carefully restored and managed. No new trails may be constructed except in the general areas as shown on the approved CDP.

Trail maintenance should be coordinated internally to minimize impacts to all resources. Limited off-trail activity will be permitted. Site management and programs scheduled and supervised by the Park Authority are permitted.

2. Accessible trails are trails that are designed and constructed to align with ADA Guidelines to the extent possible. Trail design and construction should consider FCPA maintenance and operations needs and should minimize impacts to natural resource communities

3. Constructed sustainable trails may be constructed as dirt paths, stonedust trails, or paved trails as site conditions warrant. They may not be able to be designed as fully accessible.

4. Trail locations are approximate and shall be located as ground conditions allow. Trails may be closed at the discretion of the FCPA as needed for operations or management purposes.

5. Pedestrian trailheads shall include park identification, safety signage, map signage, and/or kiosks as needed.

6. Deed restricted areas are overlay areas that may restrict the types of use, facility or maintenance in this portion of the park. Refer to deed and/or agreement language for further development guidance.

7. Radio Control Zone - Use in this area pursuant to special agreements. Enhancements to facilities may include pavilion or shelter, parking and/or other support amenities as agreed upon.

8. Access Zone - may include entrances, trailheads, information kiosks, and paved parking areas, some of which are suitable for equestrian trailers.

9. The Historic Overlay District for Manassas Battlefield Park limits the height of buildings within that area to sixty feet.

10. See Hickory Forest CDP for details on park facilities at that site.

### **Resource Protection Zone Notes:**

#### 1. Old Field & Meadow Resource Protection Zone

This Resource Protection Zone contains a healthy cedar dominated old field habitat that supports one of the largest remaining breeding populations of prairie warblers and associated bird species in our region. Prairie warblers have been documented to be in steep decline due primarily to habitat loss. The old field habitat at Poplar Ford Park is considered to be one of the best remaining breeding habitats for prairie warblers and related old field, scrub and meadow bird species by consensus of professional and amateur ornithologists consulted by the Park Authority. Similarly, meadow habitats are disappearing from Northern Virginia as treeless areas are developed for human uses. Meadows support a wide diversity of plant and

animal species. Protecting the integrity of the old field and surrounding meadow habitat will support hundreds of plant and animal species, provide outstanding wildlife viewing opportunities for the public and support the water quality protection goals for the Bull Run-Occoquan Reservoir.

## 2. Diabase Forest Resource Protection Zone

This Resource Protection Zone contains a good example of the globally rare Northern Hardpan Basic Oak Hickory Forest. This community type is ranked as both globally and state rare (G3/S3) by the Virginia Natural Heritage Program. This forest type, characterized by white oak, pignut hickory, white ash and redbud, occurs on diabase soil underlain by dense plastic clay, commonly referred to as shrink-swell soil. Under these conditions, water ponds easily during wet periods but evaporates quickly during dry spells. Such fluctuation in soil moisture results in stunted, open-canopy trees but encourages a wide variety of grasses and herbs to occupy the sunlit understory. With a natural range restricted to just a few counties in the northern Virginia and Maryland Piedmont, most examples of this forest-type have disappeared due to the rapid urban and suburban growth of the area. Protecting the integrity of the remaining diabase forest blocks is critical to the survival of the community type and the species it supports.

Other examples exist on Fairfax County parkland at the Elklick Woodlands Natural Area Preserve, Cub Run Stream Valley Park, Confederate Fortifications Historic Site and Hickory Forest Park.

## 3. Wet Meadow Resource Protection Zone

This RPZ contains wet meadow lying entirely within the county designated Resource Protection Area for Bull Run and its tributaries. The meadows are dominated by grasses and wildflower species, with some trees and shrubs. This habitat provides important ecological benefits, but is also susceptible to encroachment by non-native invasive plant species. Long term management will focus on promoting native meadow species, controlling woody plant species and eliminating invasive species.

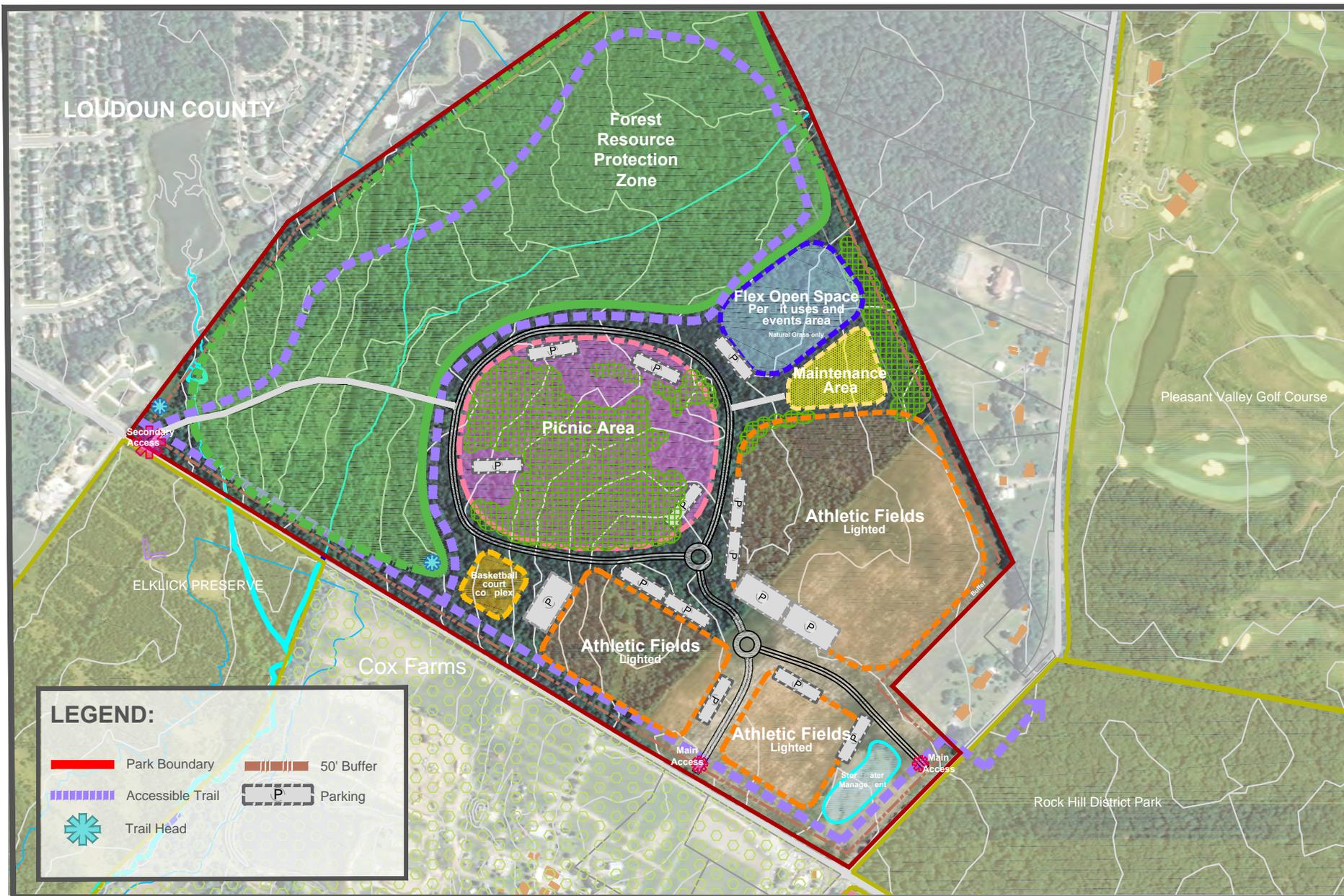
## 4. Forested Wetland Resource Protection Zone

This RPZ contains forested wetlands and lies almost entirely within the county designated Resource Protection Area for Bull Run and its tributaries. This bottomland forest community includes good to high quality forested wetlands which provide important habitat and ecological services within the Bull Run watershed, and supports rare and unusual plant and animal species. Threats include increased stormwater flows and sedimentation of wetlands from adjacent land development, encroachment by non-native invasive plant species, and the potential future construction of the Manassas National Battlefield By-Pass. Long term management will focus on protecting wetlands and forest species and controlling invasive species.

## 5. Riparian Forest Community

This RPZ contains an association of forested vegetation communities commonly found along riparian corridors and lies almost entirely within the county designated Resource Protection Area for Bull Run and its tributaries. This riparian forest community includes good to high quality vegetation which provide important habitat and ecological services within the Bull Run watershed, and supports aquatic dependent plant and animal species. Threats include increased stormwater flows, over-browse by white-tailed deer and encroachment by non-native invasive plant species. Long term management will focus on protecting existing native riparian forest species and controlling invasive species.

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# MOUNTAIN ROAD DISTRICT PARK

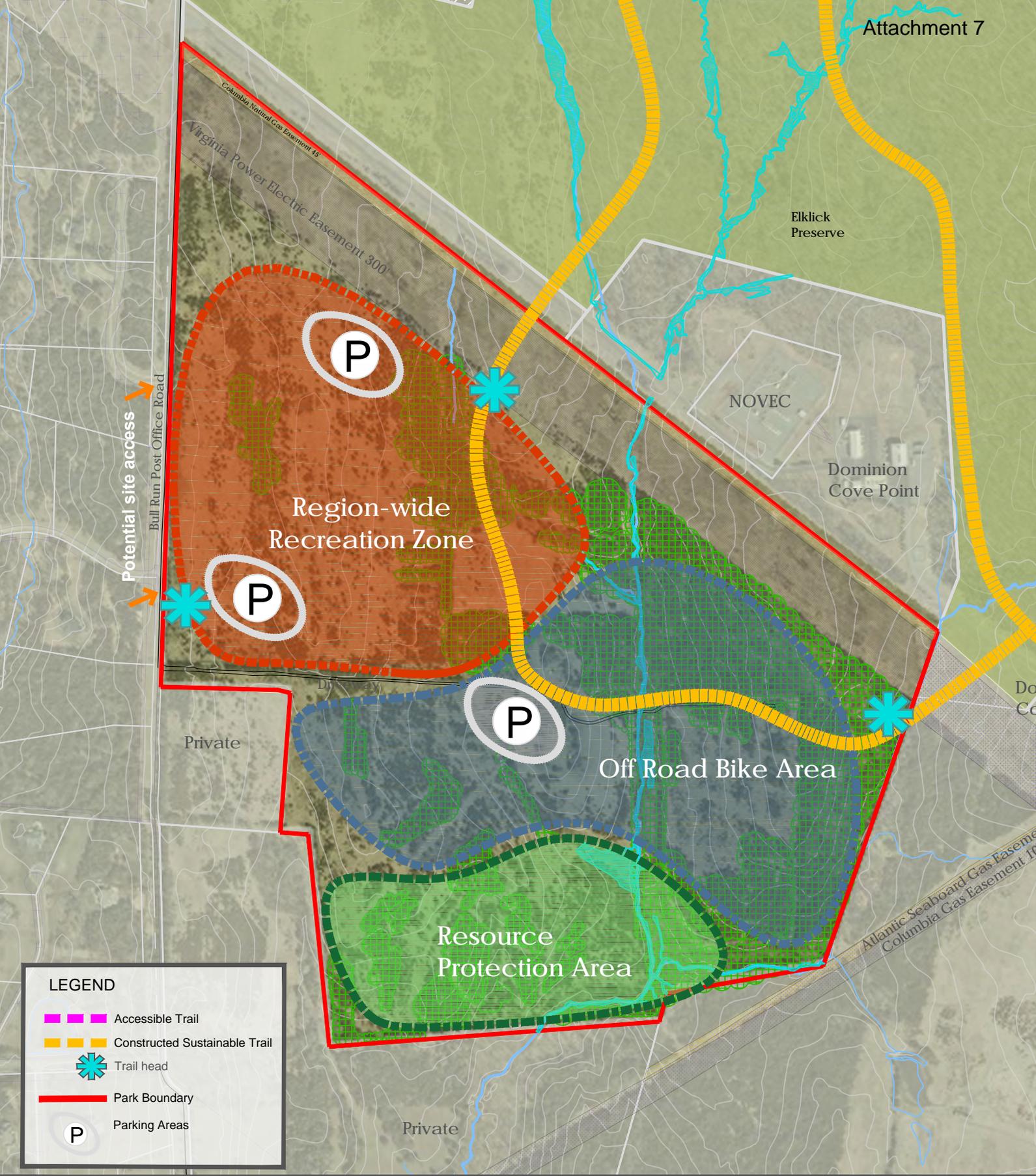
*Sully Woodlands*

## Conceptual Development Plan



## **Mountain Road District Park CDP Notes:**

1. Forest Resource Protection Zone (RPZ): Uses within the RPZ will be restricted park-maintained trails. Trail maintenance should be coordinated internally to minimize impacts to all resources. Limited off-trail activity will be permitted, such as site management and programs scheduled and supervised by the Park Authority.
2. Accessible trails are trails that are designed and constructed to align with ADA Guidelines to the extent possible. Trail design and construction should consider FCPA maintenance and operations needs and should minimize impacts to natural resource communities
3. Pedestrian trailheads shall include park identification, safety signage, map signage, and/or kiosks as appropriate.
4. All athletic field and other facility development will include adequate on-site parking.
5. All lighting should meet Park Authority performance standards and comply with County regulations to reduce light spill.
6. Flex Open Space use shall be limited to FCPA Park Use permit holders and Picnic Area users unless otherwise posted.
7. Picnic Area facilities may include group picnic facilities with lights, parking, trails, playgrounds, volleyball courts, disc golf course, and amenities such as grills, trash cans, benches and other operational elements.
8. Park development may be phased as funding allows.
9. The planned facilities on this CDP are subject to further design and possible relocation on-site at time of site engineering.
10. See Elklick Preserve CDP and Rock Hill Master Plan for details on park facilities at those sites.



**LEGEND**

- Accessible Trail
- Constructed Sustainable Trail
- Trail head
- Park Boundary
- Parking Areas



# HALIFAX POINT DISTRICT PARK

*Sully Woodlands*

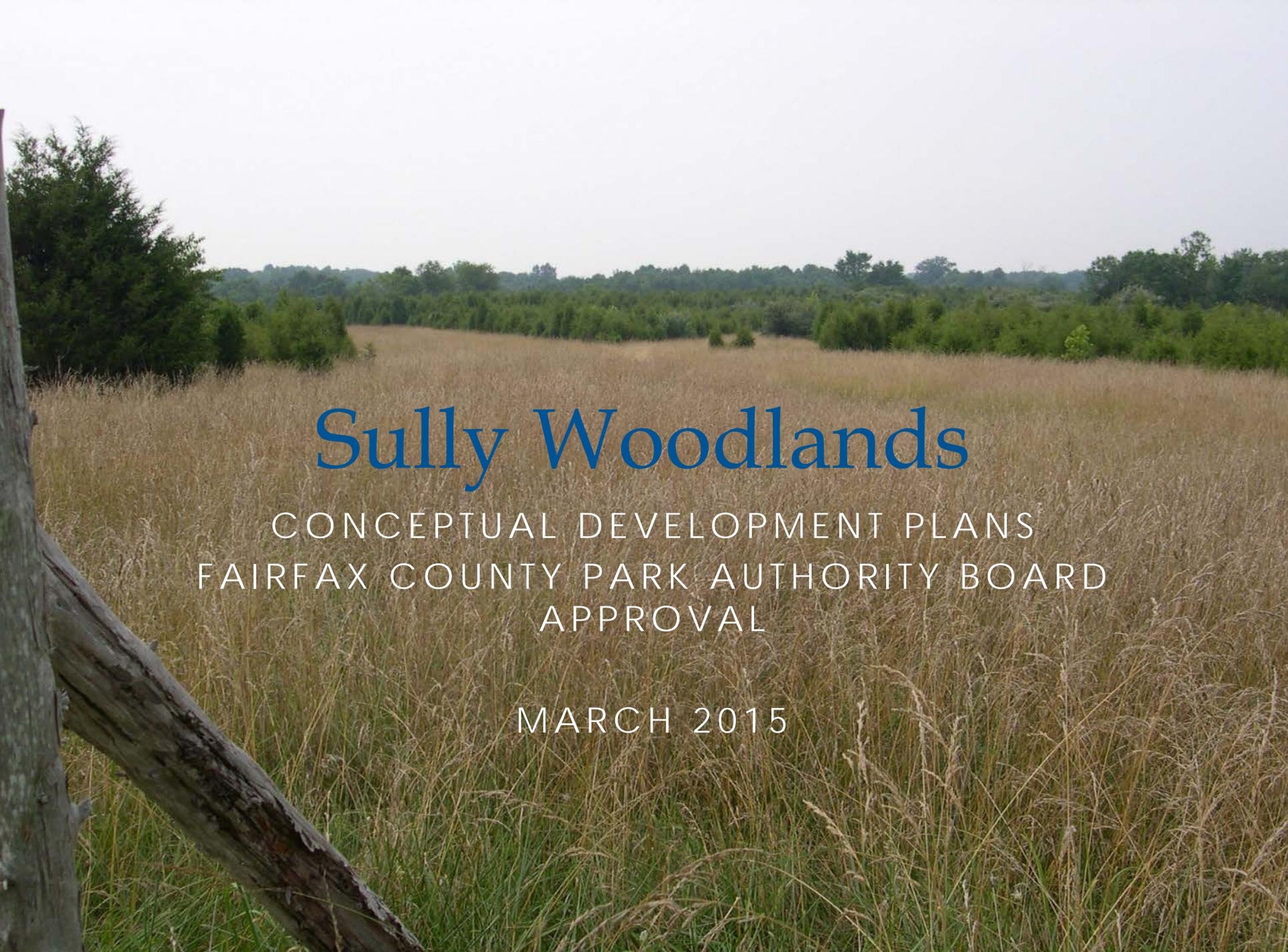
## Conceptual Development Plan



March 25 2015

## **Halifax Point District Park CDP Notes:**

1. Trail maintenance should be coordinated internally to minimize impacts to all resources. Limited off-trail activity will be permitted. Site management and programs scheduled and supervised by the Park Authority are permitted.
2. Constructed sustainable trails may be constructed as dirt paths, stonedust trails, or paved trails as site conditions warrant. They may not be able to be designed as fully accessible.
3. Trail locations are approximate and shall be located as ground conditions allow. Trails may be closed at the discretion of the FCPA as needed for safety, operations or management purposes.
4. Pedestrian trailheads shall include park identification, safety signage, map signage, and/or kiosks as needed.
5. Off Road Bike Area - Use in this area shall be reserved for bike trails and facilities as used for off-road biking. These specialty trails may be constructed and maintained by the FCPA, or thru agreements with sponsor organizations. Enhancements to facilities may include pavilion or shelter, parking and/or other support amenities as agreed upon.
6. Region-wide Recreation Zone - may include lighted, active recreational facilities such as athletic fields; sports complexes or an outdoor performance/event venue. Development should be supported with adequate vehicle entrances, paved parking areas, stormwater management, comfort facilities, trailheads, and information kiosks. Additional site design and engineering is anticipated.
7. See Elklick Preserve CDP for details on park facilities at that site.



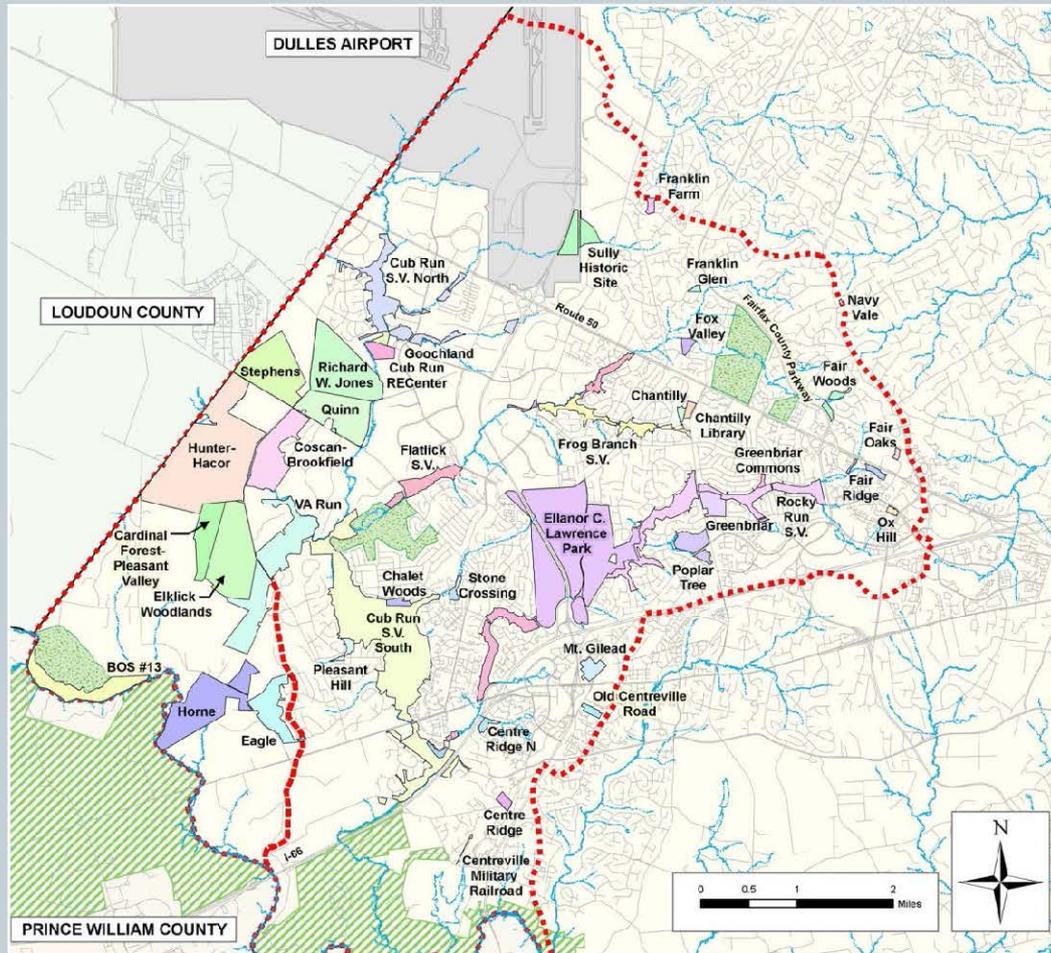
# Sully Woodlands

CONCEPTUAL DEVELOPMENT PLANS  
FAIRFAX COUNTY PARK AUTHORITY BOARD  
APPROVAL

MARCH 2015

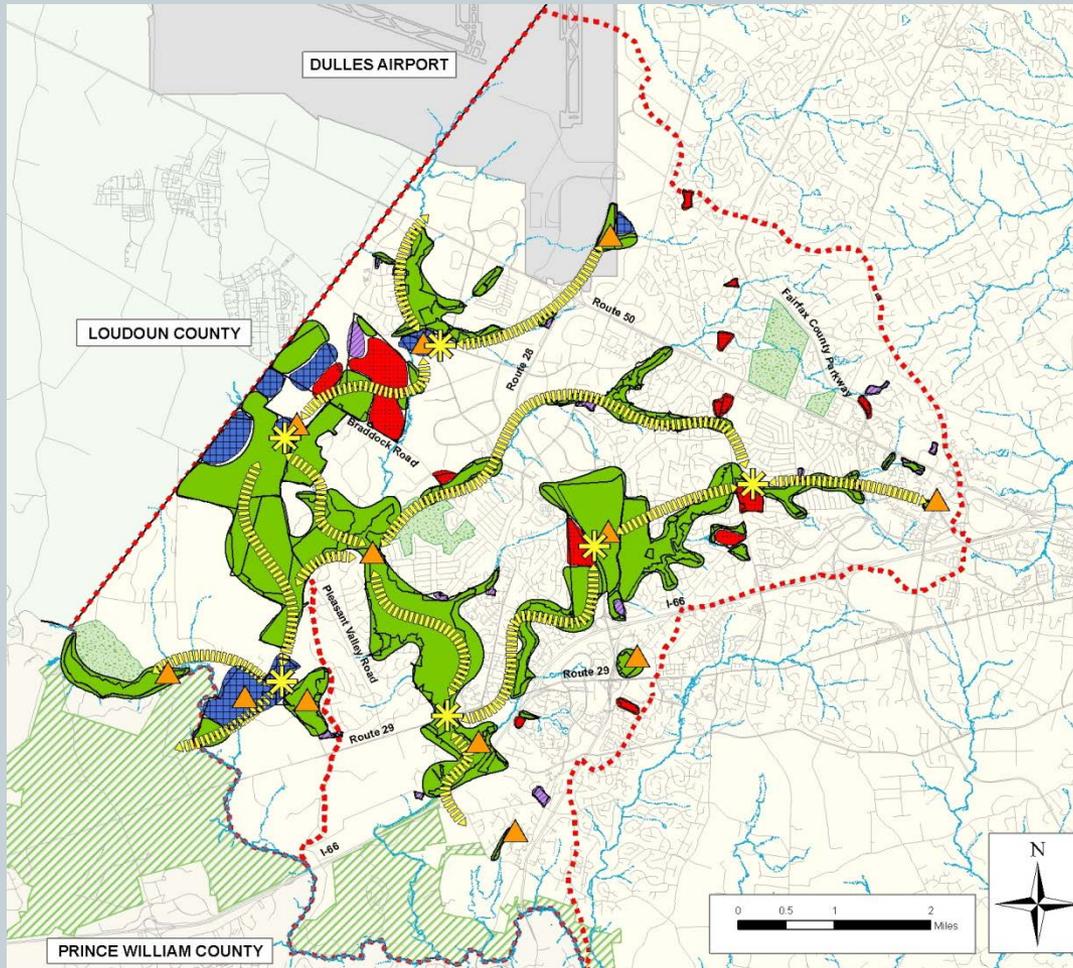


# Sully Woodlands Regional Master Plan





# Sully Woodlands Regional Master Plan



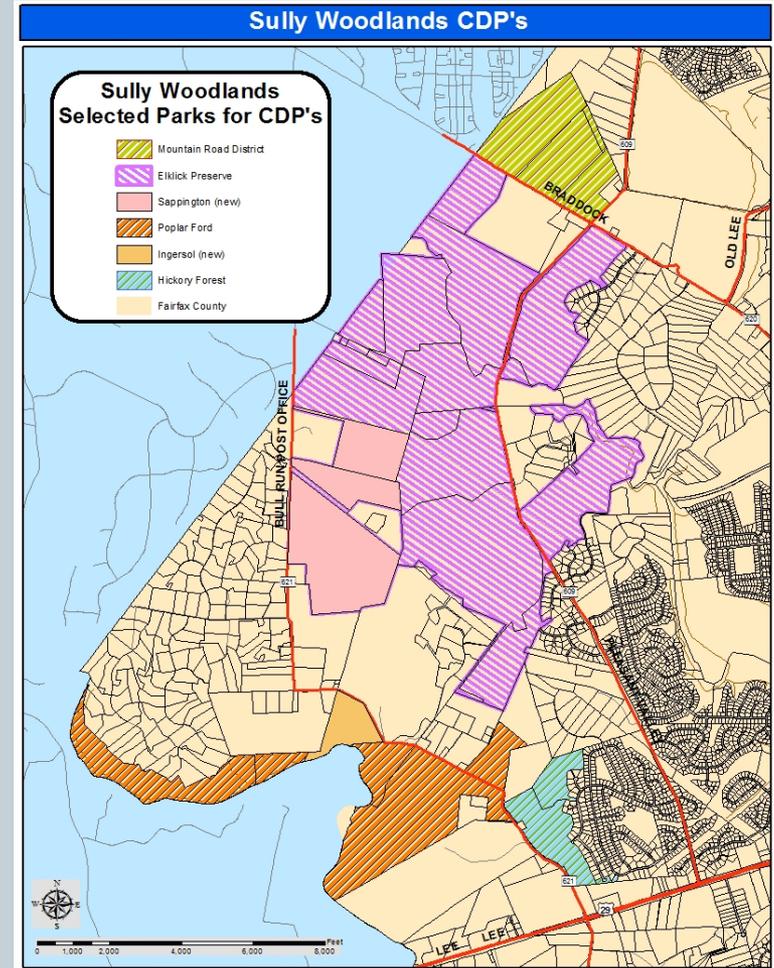
**LEGEND**

- Project Boundary
- Major Roads
- Perennial Streams
- Region-wide Recreation Zone
- Community Serving Recreation Zone
- Resource Stewardship Zone
- Special Use Zone
- Point of Interest
- Gateways
- Connections

**Majority  
designated as  
Resource  
Stewardship Zone**

# Project Scope

- **Core Property CDP's**
  - Elklick Preserve
  - Mountain Road District
  - Poplar Ford
  - Hickory Forest
- **New Property integration**
  - Cunnigan/Ingersoll
  - Sappington
    - ✦ Existing conditions
    - ✦ Identify land use
    - ✦ Append to Regional Master Plan



# Conceptual Development Plan Project Team

- **Pat Rosend, Project Manager, PDD**
- **Justin Roberson, NRMP**
- **John Rutherford, CRMP**
- **Liz Cronauer, Trails Program Manager**
- **Taylor Dixon , NCS**
- **Kevin Williams, Area 5 Manager**
- **Butch Loughry, Forestry Operations**
- **Wang Bang, Community Connections Coordinator, PSD**
- **Sousan Frankeberger, Program Services, PSD**



# Project Schedule



**January - March**  
2014

- Public Outreach Planning

**April**  
2104

- Public Information and Input
- 4 draft CDP's
- Present existing conditions for Sappington

**April - June**  
2014

- 60-day public comment for 4 CDPs
- Revisions/develop draft CDP for Sappington

**July/August**  
2014

- Present draft Sappington CDP and
- Final CPDs for Core Properties

**October**  
2014

- Public comment meeting and Public comment period

**Winter**  
2015

- PAB action on 4 CDPs and Sappington

# Public Participation

- Public comment and participation was an integral part of Sully Woodlands Regional Master Plan Development
- Public and other stakeholders invited to comment on Core Property Draft and Final CDP's
- Park Authority commitment to public input





# CONCEPTUAL DEVELOPMENT PLANS

## Public Process

**April 2014  
PUBLIC MEETING  
60 DAY COMMENT**

**October 1, 2014  
PUBLIC MEETING  
60 DAY COMMENT**

**Informative Website**

**Meeting with VA Run HOA**

**What We Heard**

**Recreation use impact  
concerns:**

- Traffic
- Noise
- Lights

**Mountain Bike Use Desired**

**Equestrian Use Desired**

**Trail and Trailhead Locations**



“In wilderness is the preservation of the world “

*Henry David Thoreau*

Core properties comprise  
**2,379 acres**

**175 acres**

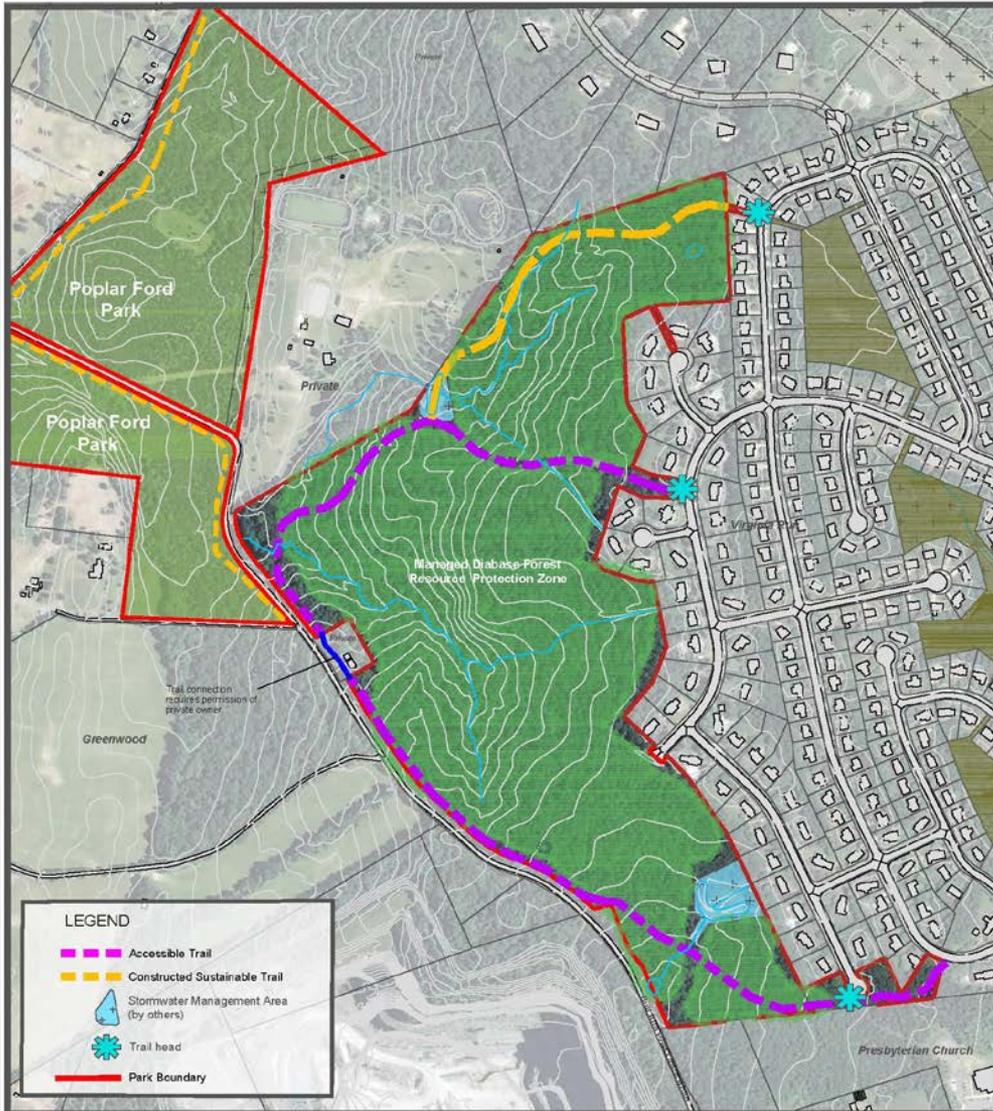
Reserved for active recreation

20 miles of new trails  
proposed

**78%** undisturbed

# Hickory Forest Park

- 97 acres
- Natural Resources
- Trails and Trails heads
  - Accessible trails

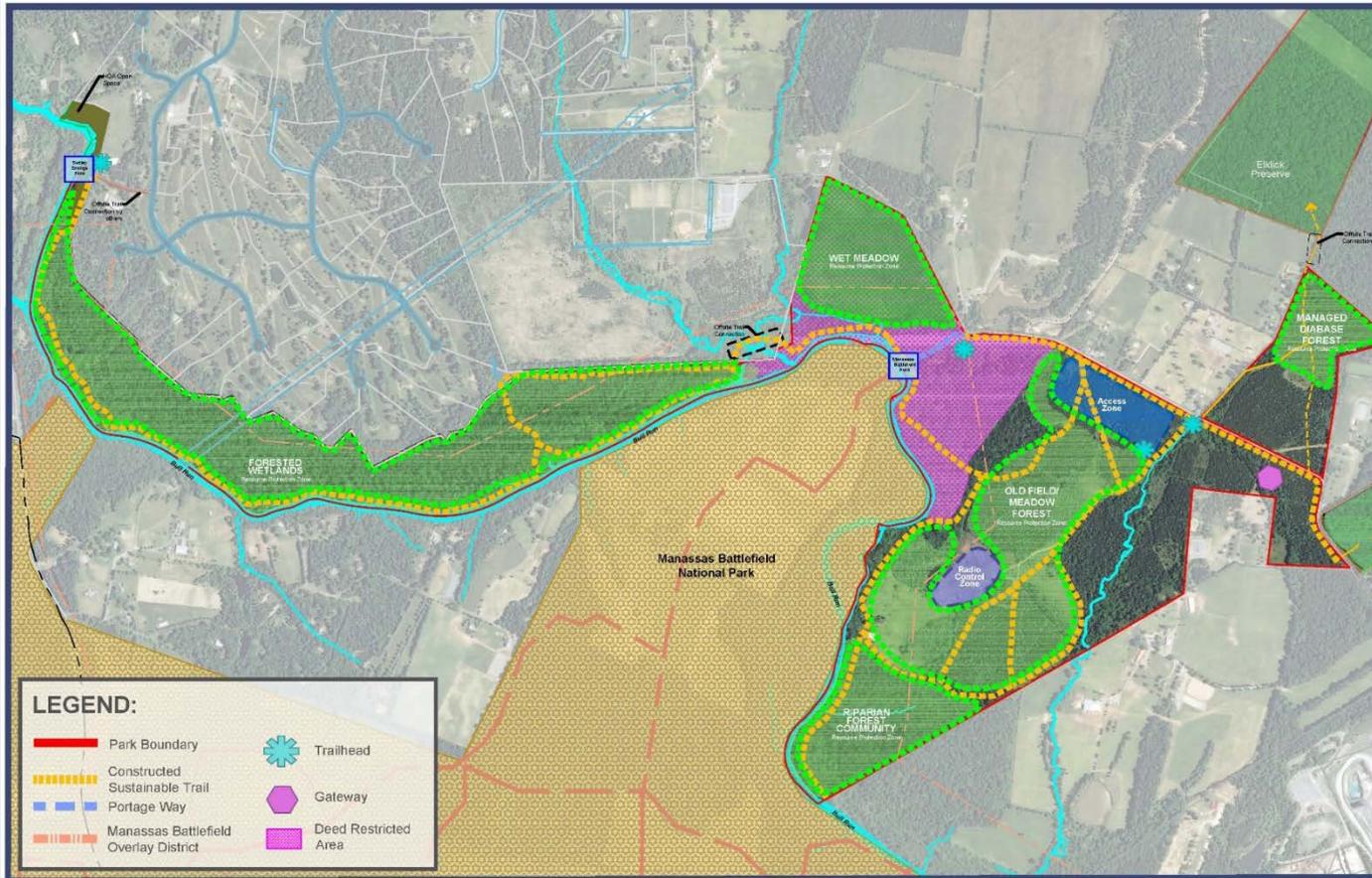


## HICKORY FOREST PARK Sully Woodlands Conceptual Development Plan



March 25 2015

# Poplar Ford Park



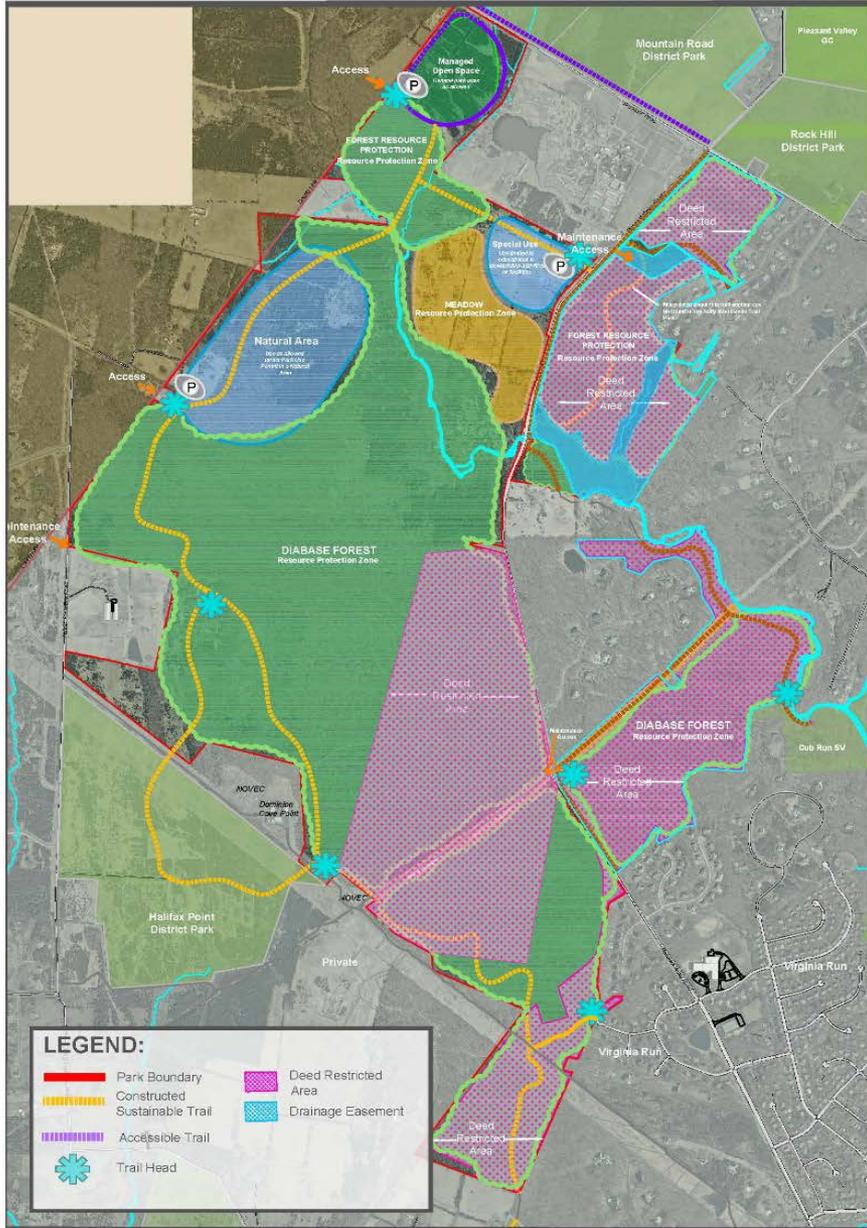
- 440 acres
- Resource Stewardship
- Trails
- Equestrian Access
- Gateway
- Special Use Zones



# Elklick Preserve



March 25 2015



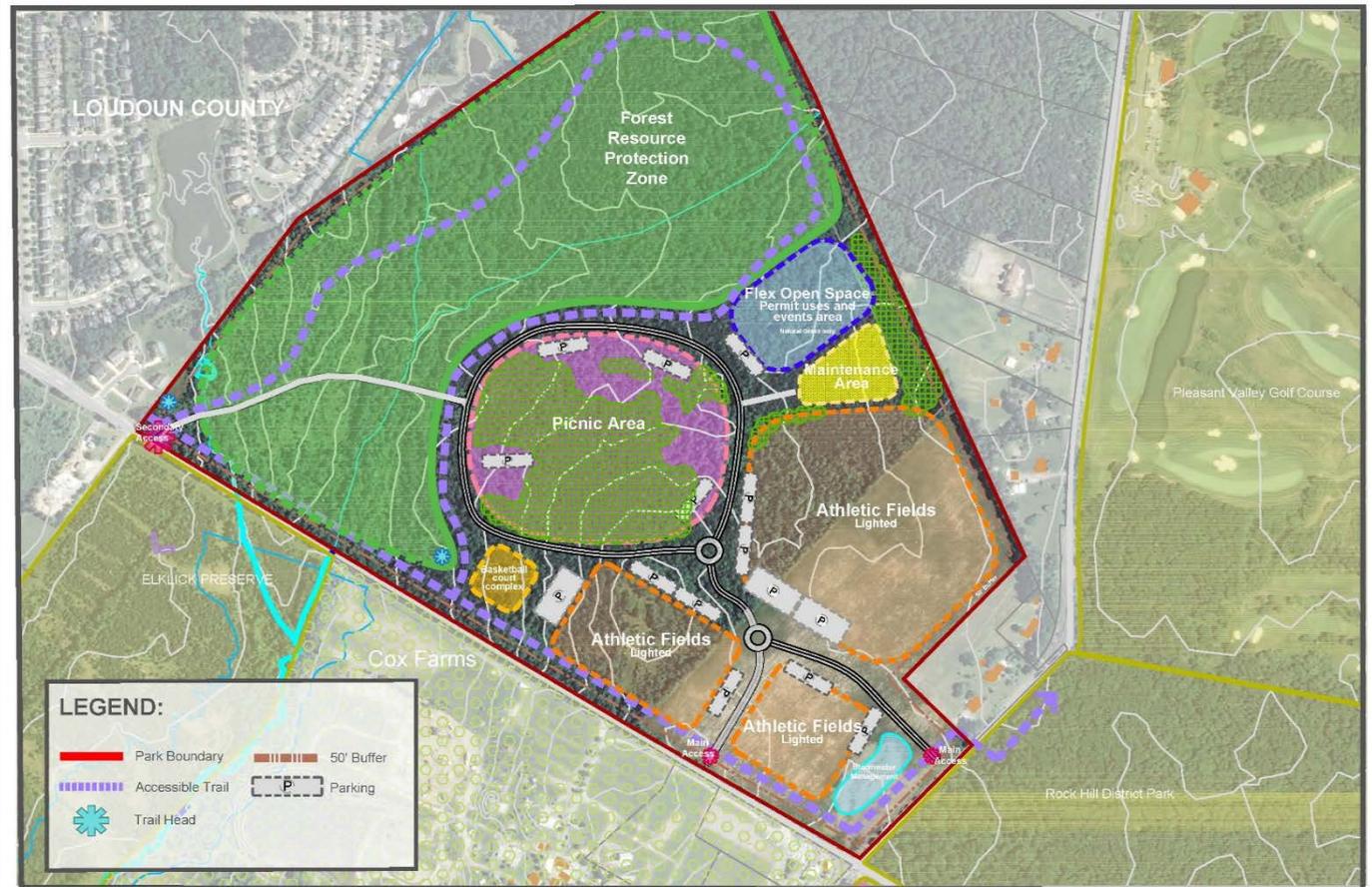
**ELKLICK PRESERVE**  
*Sully Woodlands*  
 Conceptual Development Plan  
 1,473 acres • Tax Map 45-2 and 43-3

Sheet 1 of 3  
 Plan notes found on Sheets 2 and 3  
 Prepared by: Fairfax County Park Authority

- 1,473 acres
- Merge from Sappington
- Deed restricted areas
- Constructed Sustainable trails
- Natural Area
- Managed Open Space Area
- Special use area- natural resource education

# Mountain Road District Park

- 200 acres
- Athletic Fields
- Picnic areas
- Flex space
- Natural Resources
- Trails



Prepared by: Fairfax County Park Authority

## MOUNTAIN ROAD DISTRICT PARK Sully Woodlands Conceptual Development Plan

200 acres • Tax Map 43-1

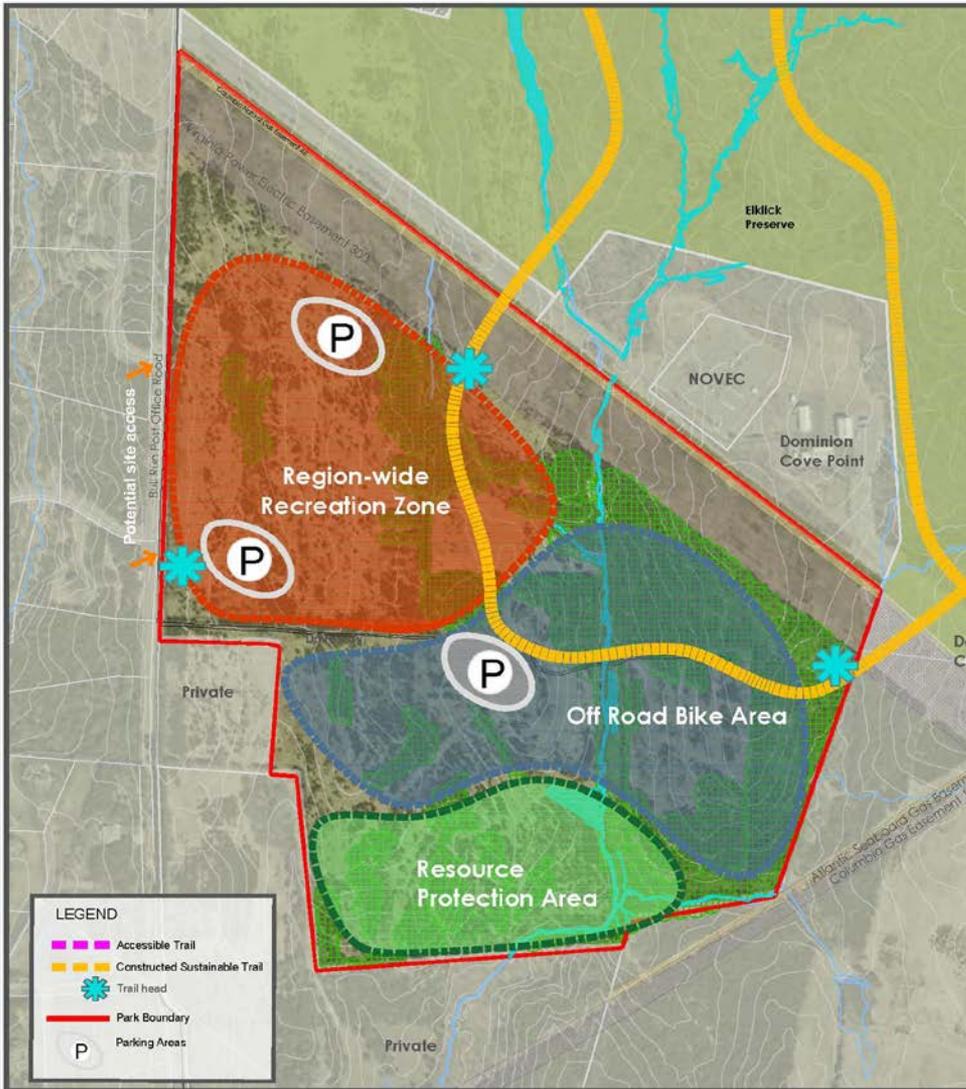


March 25 2015

Sheet 1 of 2

Plan notes found on Sheet 2

# Halifax Point District Park



- 170 acres
- Region Wide Recreation Zone
  - Lighted facilities
  - Parking
  - Comfort facilities
  - Shelters and other typical park structures
- Off-Road Bike Area
  - Managed and constructed by interest group
  - Support facilities such as packing and shelters
- Access from Bull Run Post Office Road



## HALIFAX POINT DISTRICT PARK Sully Woodlands Conceptual Development Plan

169 acres • Tax Map 52-2



March 25 2015

Sheet 1 of 2  
Plan notes found on Sheet 2

Board Agenda Item  
March 11, 2015

## **INFORMATION**

### Needs Assessment Update

The purpose of the Needs Assessment Study is to determine countywide park and recreation needs and determine how best to meet those needs through service level standards, contribution levels, and development of a long range capital improvement plan. The PROS Consulting team has been engaged to assist in conducting the Needs Assessment.

Work on this initiative is ongoing. Staff will provide the Park Authority Board with an update on efforts since the last update to the Board in December 2014. Updates will include online and in-person outreach efforts, survey development, and natural/cultural cost assessment work.

Staff anticipates providing another update to the Board in June 2015.

### ENCLOSED DOCUMENTS:

None

### STAFF:

Kirk W. Kincannon, Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
David Bowden, Director, Planning & Development Division  
Cindy Walsh, Director, Resource Management Division  
Todd Johnson, Director, Park Operations Division  
Barbara Nugent, Director, Park Services Division  
Judy Pederson, Public Information Officer  
Sandy Stallman, Manager, Planning & Development Division  
Anna Bentley, Planner, Planning & Development Division

# Needs Assessment Update

Park Authority Board

11 March 2015



# Parks

better parks

better living

# Count!

<http://www.fairfaxcounty.gov/parks/parkscount/>

# Outreach

- Qualitative input
  - Check temperature
  - Formulation of survey
  - Increase awareness
  - Context for analysis, later findings
- Means
  - Project website
  - Crowdsourcing website
  - In-person interactions
  - Meetings in a Box
  - Emails, phone calls

<http://www.fairfaxcounty.gov/parks/parkscount/>

Parks  
Count!



# A Few Numbers

- Crowdsourcing site
  - 650 users
  - 270 comments (grouped into 56 ideas)
  - 2,115 votes
- Seven completed Meetings in a Box
- Over 100 in-person interactions
- About 25 direct e-mail comments
- Additional 850+ online/email responses

# What We're Hearing

- Wide variety of opinions, concerns, ideas
- Majority constructive
- About use, some operational and funding
- Specific topics include: trails, athletics, indoor facilities, programs/fitness, special events, volunteerism/education, maintenance (upkeep, signage), conservation, historic and natural resources

# Need Survey

- Statistically valid survey, distributed to a random sample of households
- Need for the need survey
- Consultant processing final draft
- Mid to late March release
- Preliminary results early to mid June



# Moving Forward

- Survey release
- Continued online presence
- Facility assessment end of March
- Natural, cultural cost task
- Preparation for analysis
- Return to PAB June

# Timeline

|  | 2014   |        |      |        | 2015   |        |      |        | 2016 |
|--|--------|--------|------|--------|--------|--------|------|--------|------|
|  | Spring | Summer | Fall | Winter | Spring | Summer | Fall | Winter |      |
| Contracting/Procurement                        | █      |        |      |        |        |        |      |        |      |
| Public and Stakeholder Involvement             |        | █      | █    | █      | █      | █      | █    | █      |      |
| Needs Survey                                   |        |        |      |        | █      |        |      |        |      |
| Needs Analysis and Service Level Standards     |        |        |      | █      | █      | █      | █    |        |      |
| Natural and Cultural Resource Costs Assessment |        |        |      | █      | █      |        |      |        |      |
| Facility Assessments and CIP Development       |        |        | █    | █      | █      | █      |      |        |      |
| Final Report and Approvals                     |        |        |      |        |        |        |      | █      |      |

# Alignment with 2016 Park Bond

| Season                            | Needs Assessment                          | 2016 Bond Schedule                        |
|-----------------------------------|---|---|
| Fall 2015                         | NA Consultants Complete Draft CIP         | Begin Project/Category Allocation Process |
| Nov & Dec 2015/<br>Jan & Feb 2016 | CIP and NA Final Report Completed         | Refine Project Selection                  |
| Spring 2016                       | NA Complete and informing decision-making | Bond Outreach Begins                      |
| Summer/<br>Fall 2016              | NA Complete and informing decision-making | Bond Outreach Continues                   |

# Needs Assessment Update

Park Authority Board

11 March 2015



# Parks

better parks

better living

# Count!

<http://www.fairfaxcounty.gov/parks/parkscount/>

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Committee Agenda Item  
March 11, 2015

## **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 February 2015 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 is listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

### STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

Timothy Scott, Project Coordinator, Project Management Branch

Brian Williams, Project Coordinator, Land Acquisition and Management Branch

Monika Szczepaniec, Project Coordinator, Project Management Branch

Janet Burns, Senior 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> |
| Cross County Trail in Difficult Run SV @ Old Dominion Drive | Accubid             | \$113,028             |                           | PO                      | WBS-PR-000016-040<br>Fund 300-C30400<br>WBS-PR-000089-003<br>Fund 300-30010 | Trail Repair         | February 4, 2015 |                 |

| <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> |
| Scotts Run Trail – Magarity Rd. to Colshire Meadow Drive | Whitman, Requardt, and Associates, LLC | TBD           | WBS/PR-#1400107-13<br>FUND 500-C50000 | Design and Permitting services for trail project                                      |            |
| Sully Woodlands Stewardship Education Center             | GWWO Inc. Architects                   | TBD           | WBS/PR-000012-013<br>Fund 300-C30400  | Public Outreach, Programming, and Site Selection for new Stewardship Education Center |            |

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