



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: April 7, 2016

Agenda

**Planning and Development Committee
Wednesday, April 13, 2016 – 5:30 pm
Boardroom – Herrity Building**

Chairman: Ken Quincy

Vice Chair: Michael Thompson, Jr.

Members: Linwood Gorham; Frank S. Vajda; Walter Alcorn

1. Scope Approval – Playground Replacement and Related Work at Hidden Pond and South Run District Parks – Action*
2. Approval – Piney Branch Stream Valley Land Dedication Request – SP 2016-BR-002 – Action*
3. Approval - Staff Recommendation for Land Dedication as part of the Rezoning, Proffer Condition Amendment, & Special Exception Application PCA B-715 / RZ 2015-MV-015/ SE 2015-MV-030, Bock Farm – Action*
4. Patriot Park North at Willow Springs Park (aka Lincoln Lewis Vannoy) Draft Master Plan Public Comment Meeting – Information*
5. Monthly Contract Activity Report – Information*

*Enclosures



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

Board Agenda Item
April 27, 2016

ACTION

Scope Approval – Playground Replacement and Related Work at Hidden Pond Park and South Run District Park (Springfield District)

ISSUE:

Approval of the project scopes for design and installation of replacement playground equipment and related work at Hidden Pond Park and South Run District Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scopes for design and installation of replacement playground equipment and related work at Hidden Pond Park and South Run District Park.

TIMING:

Park Authority Board approval is requested on April 27, 2016, to maintain the project schedules.

BACKGROUND:

The 2012 Park Bond includes a group project to replace playground equipment throughout the county that has exceeded its useful life. Staff identified the replacement of the playground equipment at Hidden Pond Park and South Run District Park as priorities in the FY 2016 Planning and Development Division Work Plan. Although the equipment at both locations has been repaired or partially upgraded since their original installation in the early 1990's, they have now exceeded their life expectancy and no longer meet current playground safety guidelines.

Project teams were assembled with representatives from Park Operations, Resource Management, Park Services, and Planning and Development Divisions for each project to establish the project scope in accordance with the approved FY 2016 Planning and Development Division Work Plan. Staff anticipates that the playground equipment and related components will be designed and installed using 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.

Board Agenda Item
April 27, 2016

The existing playground at Hidden Pond is located south of the parking lot. There is an ongoing project at Hidden Pond to install a new shelter and improve the parking lot, trails, and drainage. After several meetings with the project team and the Friends of Hidden Pond Park, a decision was made to locate the replacement playground equipment east of the existing parking lot (Attachment 1) and construct the new shelter at the original playground location. The proposed playground will include nature themed elements consistent with the park and includes a 2-5 tot lot and a 5-12 playground area.

At South Run District Park the playground and tot lot are located at the northeast end of the RECenter near the multiuse and tennis courts (Attachment 2). In addition to replacing the playground and tot lot equipment, and safety surfacing, the shade structures will also be replaced.

ADA access to each playground will be provided along with supplementary facilities including safety fencing, benches, and trashcans.

The scope of work anticipated to replace the playground components at both sites includes:

- Design and layout for the replacement equipment.
- Demolition of the existing equipment and related features.
- Installation of the equipment, safety surface, border, subsurface drainage, fencing and related amenities including shade structures at South Run District Park.
- Construction of an accessible route to the playground area from nearby parking or pedestrian walkways.

The project scope cost estimate for designing and installing the playground equipment and related work at Hidden Pond Park is \$290,000 (Attachment 3). The proposed timeline for completing this project is as follows:

<u>Planned Completion</u>	
Scope	2nd Quarter CY 2016
Design	3rd Quarter CY 2016
Construction	4th Quarter CY 2016

The project scope cost estimate for designing and installing the playground equipment and related work at South Run District Park is \$500,000 (Attachment 4). The proposed timeline for completing the project is as follows:

Board Agenda Item
April 27, 2016

Planned Completion

Scope	2 nd Quarter CY 2016
Design	3 rd Quarter CY 2016
Construction	4 th Quarter CY 2016

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$290,000 is necessary to fund the Hidden Pond Park Playground project. Funding is available in the amount of \$110,000 in PR-000091-030, Existing Facility/Renovations, Hidden Pond Playground, in Fund 300-30400, Park Authority Bond Construction and \$180,000 in PR000093-003, Land Acquisition and Stewardship, Fund 300-C30400, Park Authority Bond Construction, for a total of \$290,000 to fund this project

Based on the scope cost estimate, funding in the amount of \$500,000 is necessary to fund the South Run District Park project. Funding is available in the amount of \$500,000 in PR-000091-027, Existing Facility/Renovations, South Run District Park Playground, in Fund 300-30400, Park Authority Bond Construction, to fund this project.

ENCLOSED DOCUMENTS:

- Attachment 1: Hidden Pond Park – Playground Location
- Attachment 2: South Run District Park – Playground Location
- Attachment 3: Scope Cost Estimate -- Hidden Pond Park
- Attachment 4: Scope Cost Estimate – South Run Park

STAFF:

- Kirk W. Kincannon, Director
- Aimee L. Vosper, Deputy Director/CBD
- Sara Baldwin, Deputy Director/COO
- Todd Johnson, Director, Park Operations Division
- David Bowden, Director, Planning and Development Division
- John Lehman, Director, Project Management Branch
- Isabel Villarroel, Project Manager, Project Management Branch
- Mark Holsteen, Project Manager, Project Management Branch
- Janet Burns, Fiscal Administrator
- Michael Baird, Manager, Capital and Fiscal Services

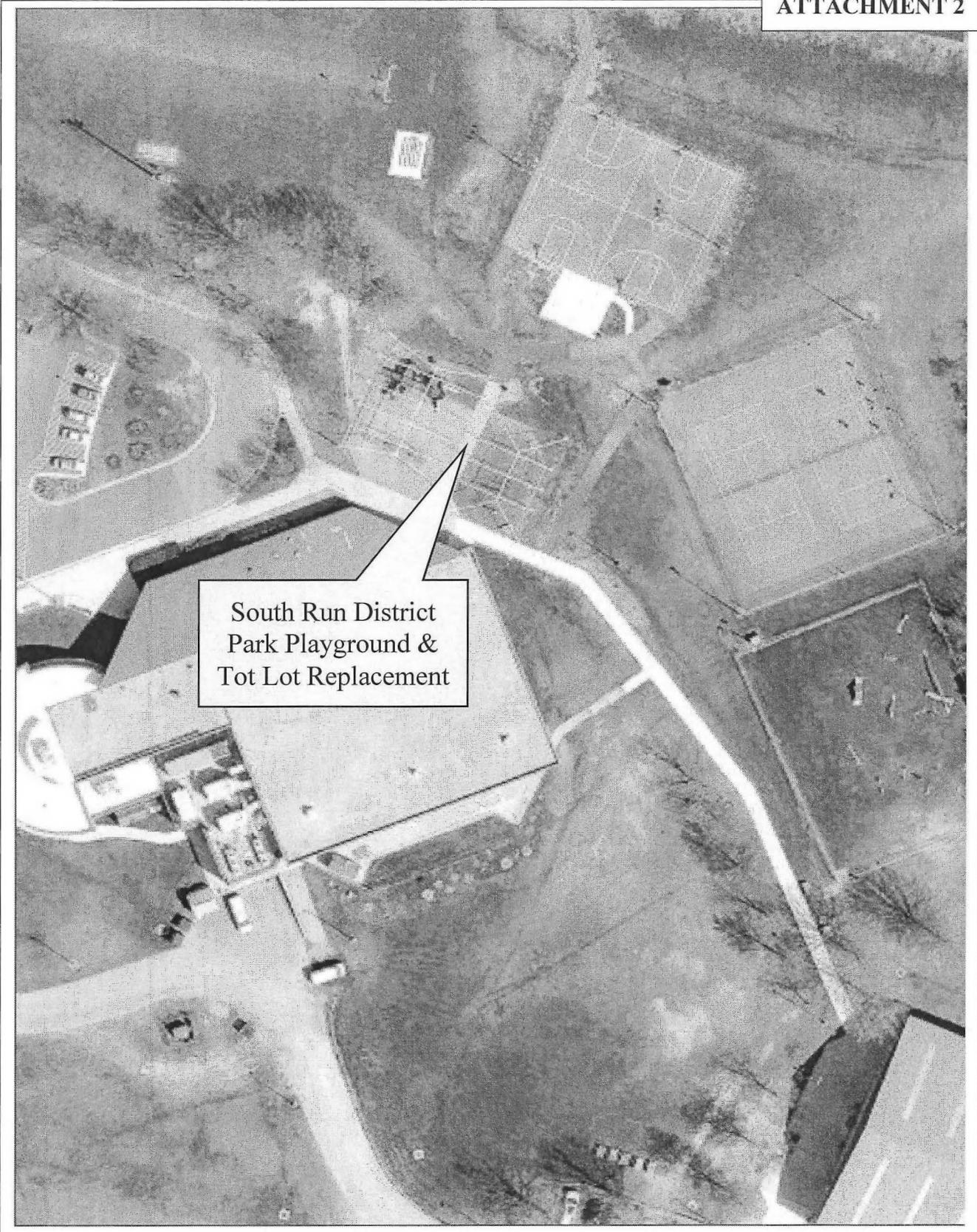


HIDDEN POND PARK



April 2016





South Run District
Park Playground &
Tot Lot Replacement

SOUTH RUN DISTRICT PARK



April 2016



SCOPE COST ESTIMATE

Hidden Pond Park Playground Replacement

Construction (5,100 SF) Themed Playground and Tot Lot Equipment, EWF Safety Surfacing, Subsurface Drainage, Border and Perimeter Fencing	\$ 245,000
Contingency (10%)	\$ 24,500
Administration (8%)	<u>\$ 20,500</u>
Total Project Estimate*	\$ 290,000

*Site design and construction of the new playground location is included in the Hidden Pond Shelter and Parking Lot Improvements Project.

SCOPE COST ESTIMATE

South Run District Park Playground Replacement

Professional Services	\$	35,750
Permits - Shade Structure	\$	11,000
Construction (5,800 SF)		
Demolition	\$	25,470
E&S & Temp Security Fencing	\$	3,500
Playground & Tot Lot Equipment, Safety Surfacing (Rubber & EWF), Subsurface Drainage, Border and Perimeter Fencing	\$	220,000
Accessible Walks	\$	12,000
Shade Structure - Playground & Totlot	\$	<u>120,000</u>
Subtotal Construction	\$	380,970
Contingency (10%)	\$	38,000
Administration (9%)	\$	<u>34,280</u>
Total Project Estimate	\$	500,000

Board Agenda Item
April 27, 2016

ACTION

Approval – Piney Branch Stream Valley Land Dedication Request – SP 2016-BR-002 (Braddock District)

ISSUE:

Approval of staff recommendation for land dedication as part of the Special Permit application to the Braddock district for SP 2016-BR-002 (Expectation Church, Inc.).

RECOMMENDATION:

The Park Authority Director recommends approval of dedication of approximately 16.9886 acres of land to the Park Authority as part of the Special Permit application for SP 2016-BR-002 (Expectation Church, Inc.).

TIMING:

Board action is requested on April 27, 2016, in anticipation of a Planning Commission public hearing to be held later this year.

BACKGROUND:

The applicant, Expectation Church, Inc., seeks a Special Permit to establish a place of worship in an R-C zoning district for Tax Map No. 67-1 ((1)) 33. The 31.567-acre parcel is adjacent to Piney Branch Stream Valley Park/Brentwood Park and contains areas of both Chesapeake Bay Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) land (Attachments 1 and 2). The parcel is within a Water Supply Protection overlay district and contains wetlands bordering Piney Branch and the on-site farm pond. The land to be dedicated includes acreage within the RPA and adjacent to Piney Branch Stream Valley Park.

Historically, the parcel has been used for agricultural operations and contains a residence and structures suitable to farming and equestrian use. While portions of the RPA remain forested, much of the property has been cleared for planting and pasture use. The current Special Permit application proposes to develop 12.95 acres of the property with a 56,000 square foot church building and parking to serve 2,200 congregants. The development review process is ongoing with the County; Department of Planning & Zoning staff will include this potential dedication in its analysis to the applicant for consideration.

Board Agenda Item
April 27, 2016

Goals and strategies in the Comprehensive Plan and Great Parks, Great Communities (GPGC) Plan include protecting the County's sensitive natural and cultural resources, preserving, protecting, and enhancing stream valleys, meadows, woodlands, wetlands, farmland, and plant, and animal life (Comp. Plan, Environmental Policy element, Board of Supervisors Goals). The GPGC strategies for the Bull Run Planning District specify the need to acquire and protect the district's remaining natural areas, water resources, and wildlife corridors (GPGC, Bull Run strategies BR-NR-1, -2, and -3). Acceptance of this dedication furthers the goals of the Comprehensive and GPGC Plans and conforms to County and Park Authority policies on land acquisition and EQC, stream valley, and natural resources protection. Linkages to Braddock Road in accordance with the Countywide Trails Plan are possible, as is the potential for a trail connecting Piney Branch Stream Valley Park with the Mott Community Center and Patriot Park to the south.

FISCAL IMPACT:

Following the applicant's approval and dedication, the addition of this 16.9886 acres to Piney Run Stream Valley Park will require the same level of perpetual maintenance typically provided in stream valley parks.

ENCLOSED DOCUMENTS:

Attachment 1: Location Map

Attachment 2: Land Dedication Map

Attachment 3: Applicant's Conceptual Development Plan

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

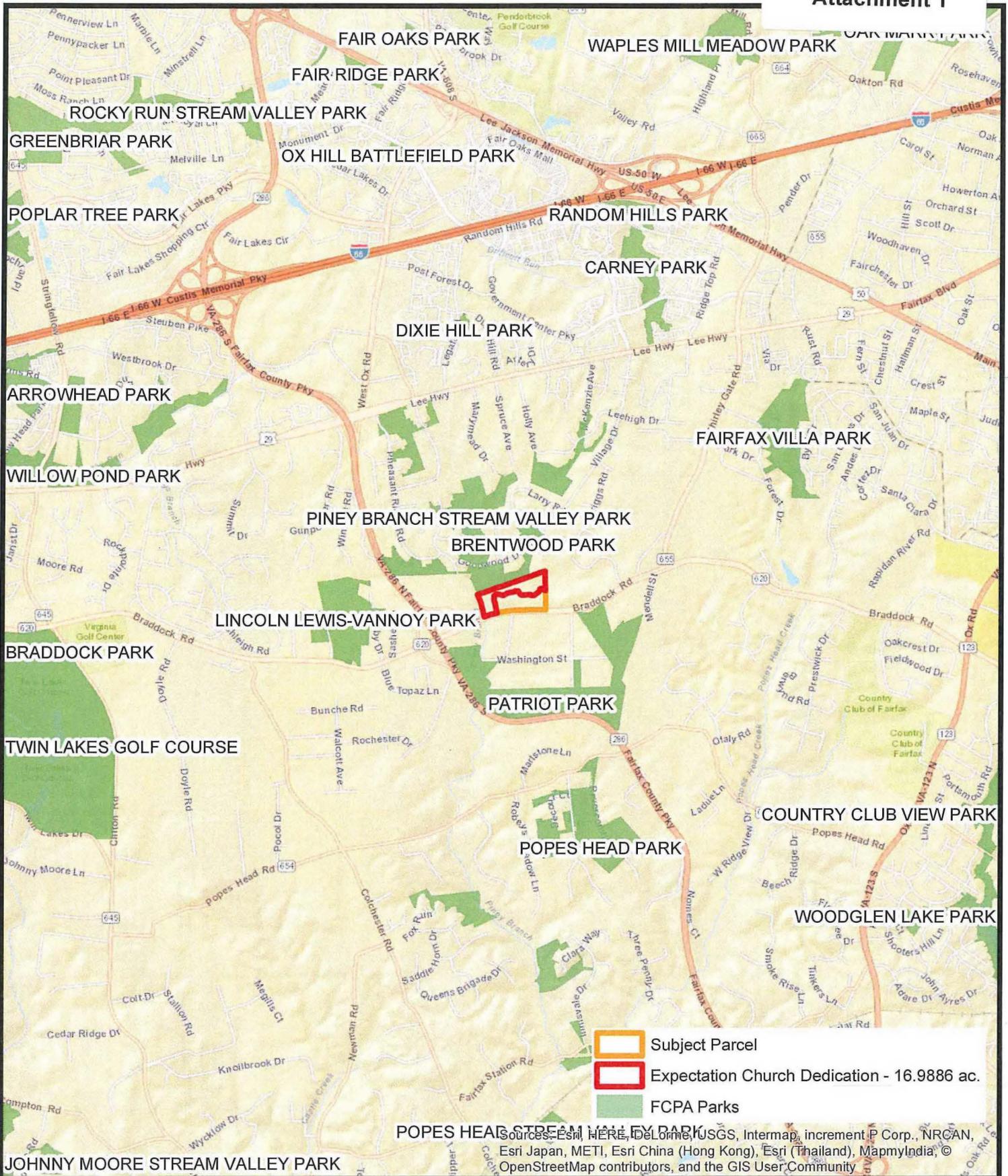
Cindy Walsh, Director, Resource Management Division

John Stokely, Manager, Natural Resource Management & Protection Branch

Todd Johnson, Director, Park Operations Division

Sandy Stallman, Manager, Park Planning Branch

Ryan Stewart, Planner III, Park Planning Branch

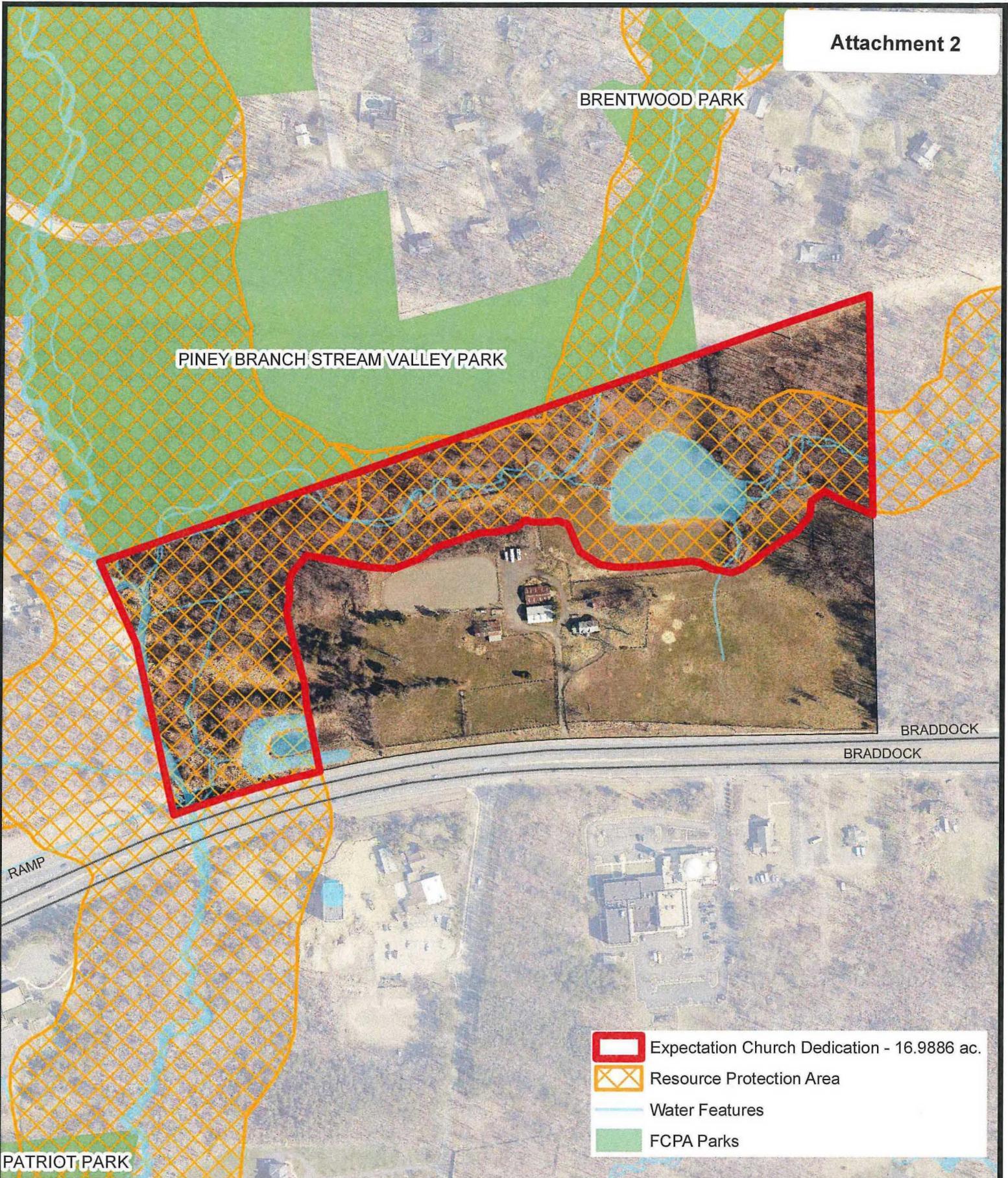


**FAIRFAX COUNTY
PARK AUTHORITY**
12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

EXPECTATION CHURCH
SP 2016-BR-002
67-1 ((1)) 33 - FAIRFAX COUNTY, VA

0 2,500 5,000 N
Feet
W E
S

2016 March 1



-  Expectation Church Dedication - 16.9886 ac.
-  Resource Protection Area
-  Water Features
-  FCPA Parks



**FAIRFAX COUNTY
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Center Parkway, Suite 406
Fairfax, VA 22035-1118

EXPECTATION CHURCH
SP 2016-BR-002
67-1 ((1)) 33 - FAIRFAX COUNTY, VA

0 220 440 N
Feet
W E
S

2016 March 1



Piney Branch Stream Valley Park Land Dedication

**Special Permit SP 2016-BR-002
Braddock District**

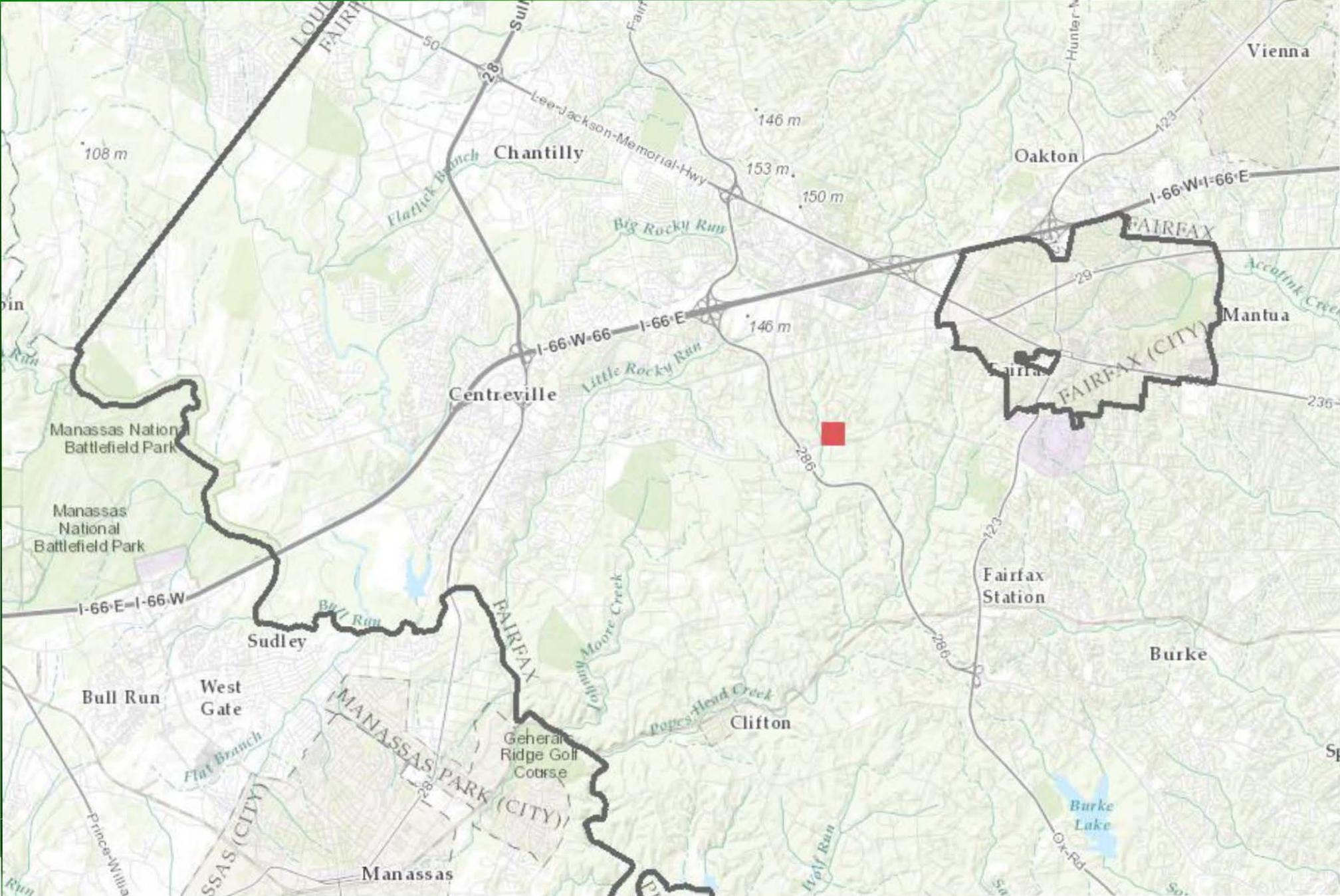


PARK AUTHORITY BOARD MEETING

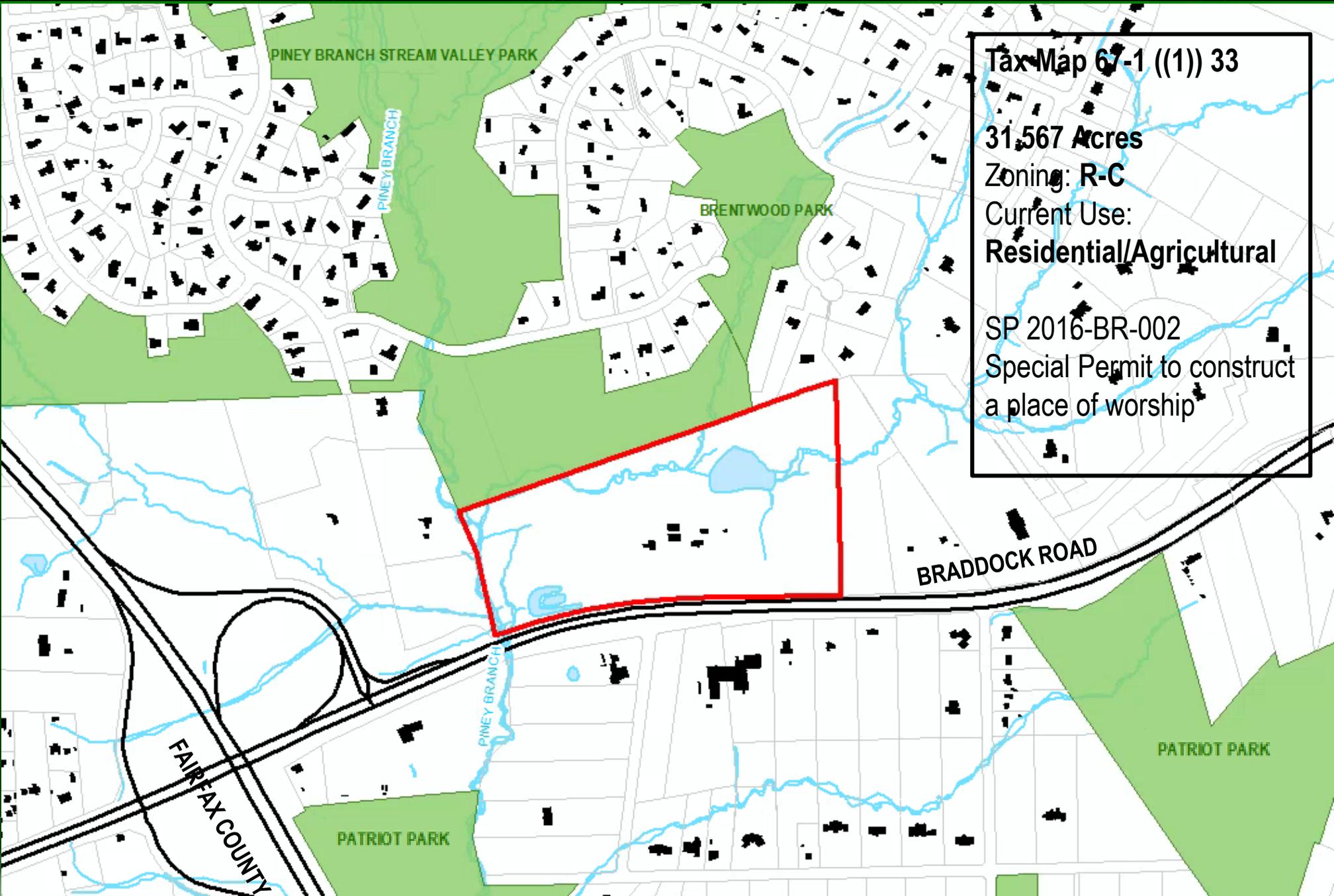
April 13, 2016



Project Location



Subject Parcel



Tax Map 67-1 ((1)) 33
31,567 Acres
Zoning: R-C
Current Use:
Residential/Agricultural
SP 2016-BR-002
Special Permit to construct
a place of worship



Aerial Overview



BRENTWOOD PARK

PINEY BRANCH STREAM VALLEY PARK

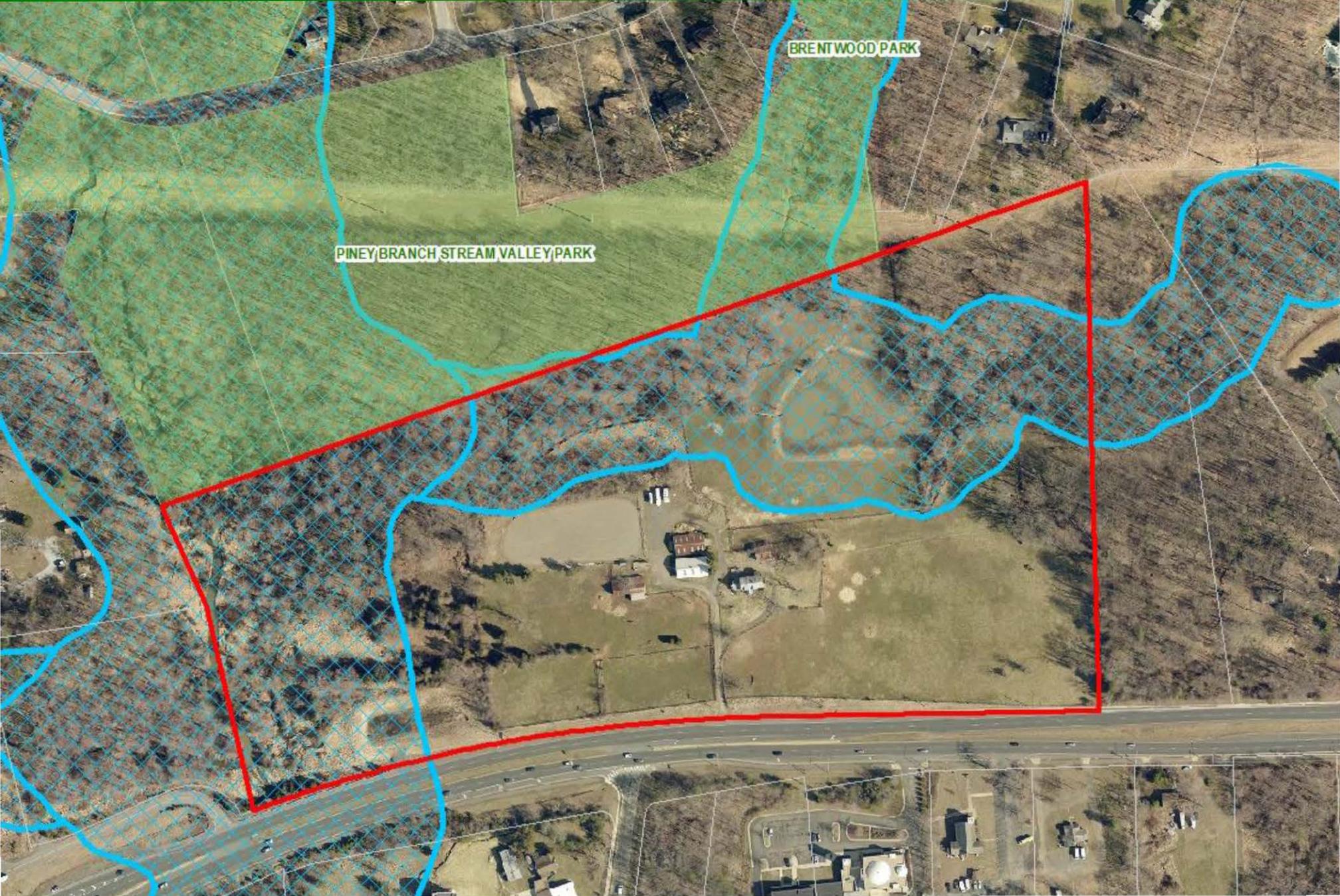


Aerial Overview





Resource Protection Areas



Proposed Dedication of Stream Valley/RPA



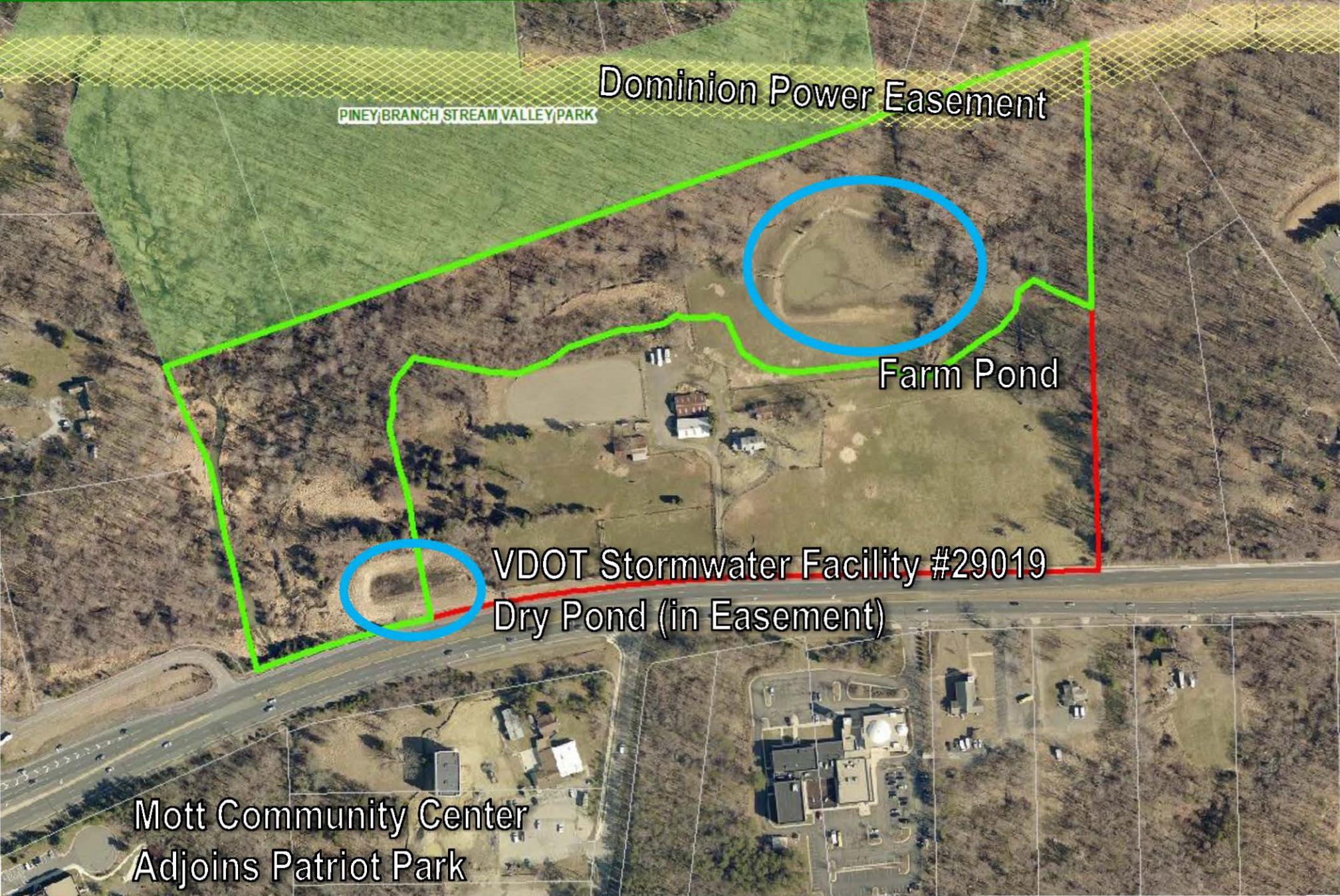
BRENTWOOD PARK

PINEY BRANCH STREAM VALLEY PARK

Proposed Dedication
~ 16.9 Acres



Site Features



PINEY BRANCH STREAM VALLEY PARK

Dominion Power Easement



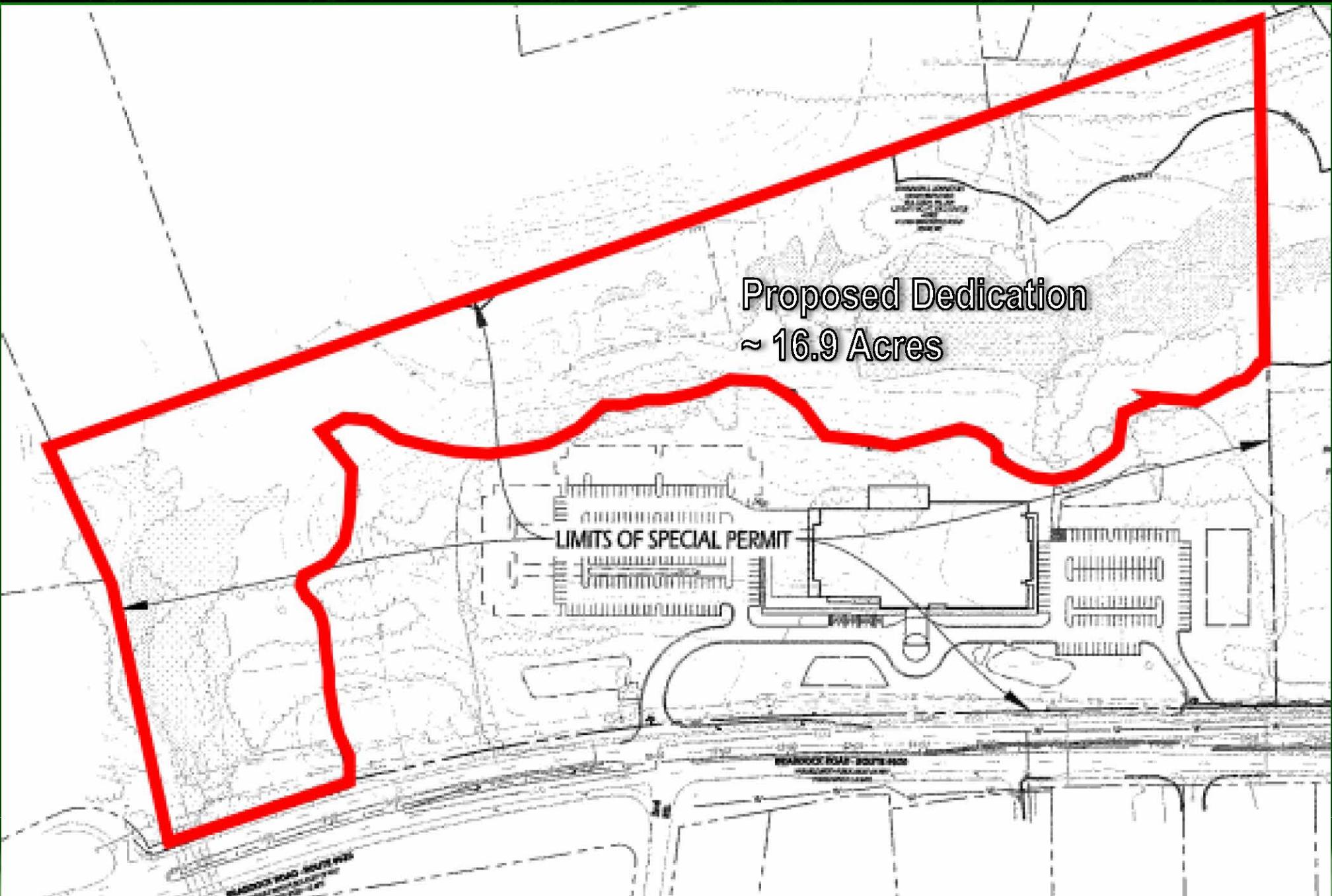
Farm Pond



VDOT Stormwater Facility #29019
Dry Pond (in Easement)

Mott Community Center
Adjoins Patriot Park

Proposed Site Plan (December 2015 Draft)



Proposed Dedication
~ 16.9 Acres

LIMITS OF SPECIAL PERMIT

SEABROOK ROAD - ROUTE 102

SEABROOK ROAD - ROUTE 102

Board Agenda Item
April 27, 2016

ACTION

Approval - Staff Recommendation for Land Dedication as part of the Rezoning, Proffer Condition Amendment, & Special Exception Application PCA B-715 / RZ 2015-MV-015/ SE 2015-MV-030, Bock Farm (Mount Vernon District)

ISSUE:

Approval of staff recommendation for land dedication as part of the Rezoning, Proffer Condition Amendment, & Special Exception Application PCA B-715 / RZ 2015-MV-015/ SE 2015-MV-030, Bock Farm.

RECOMMENDATION:

The Park Authority Director recommends approval of the staff recommendation for dedication of approximately 6.9 acres of land as part of the Rezoning, Proffer Condition Amendment, & Special Exception Application PCA B-715 / RZ 2015-MV-015/SE 2015-MV-030, Bock Farm.

TIMING:

Board action is requested on April 27, 2016, in anticipation of a Planning Commission public hearing scheduled for May 12, 2016.

BACKGROUND:

The subject property has been used as a residence and horse stable with riding rinks and pastures, dating back to the late 1960's or earlier. In 1973, the subject property was included in a rezoning (RZ B-715) that included a restrictive covenant on the property to ensure that it remained as open space for the community. The current rezoning application (RZ 2015-MV-015) proposes to develop 4.4 acres of the 11.3 acre site with 128 new age restricted housing units, leaving 6.9 acres undeveloped. Based on the projected park needs discussed in the Comprehensive Plan and Great Parks Great Communities Plan (GPGC), this site is an ideal location for a local park as identified in the Park Comprehensive Plan.

Strategies in the GPGC Plan include creating more facilities, better distributing facilities across the county, and reducing barriers to use. Specific Mount Vernon District chapter recommendations include adding a combination of active and passive recreation facilities, amenities and gathering spaces to attract and promote social interaction among community members in local parks collocated with other civic uses, such as the

Board Agenda Item
April 27, 2016

nearby Mount Vernon Government Center and Mount Vernon Hospital which is directly across the street. Due to the existing dense development within the Mount Vernon District, there are few opportunities to acquire land suitable for park facilities. Therefore, the most likely source of new parkland to address the service level deficiencies will come from infill development and redevelopment (Great Parks Great Communities, Mount Vernon chapter, p.1, 14, 17-18). The Mount Vernon Area Plan of the Fairfax County Comprehensive Plan further supports this dedication, specifically stating that local park facilities should be provided with residential developments, and that at least one local park should be added in the Mount Vernon District (Area IV, Mount Vernon Planning District, Overview, Parks and Recreation, Amended through 10-20-2015, p.21-23).

Staff is requesting that the applicant dedicate the remaining 6.9 acres as shown on the applicant's Conceptual Development Plan to the Fairfax County Park Authority to preserve the remaining open space as a local public park.

FISCAL IMPACT:

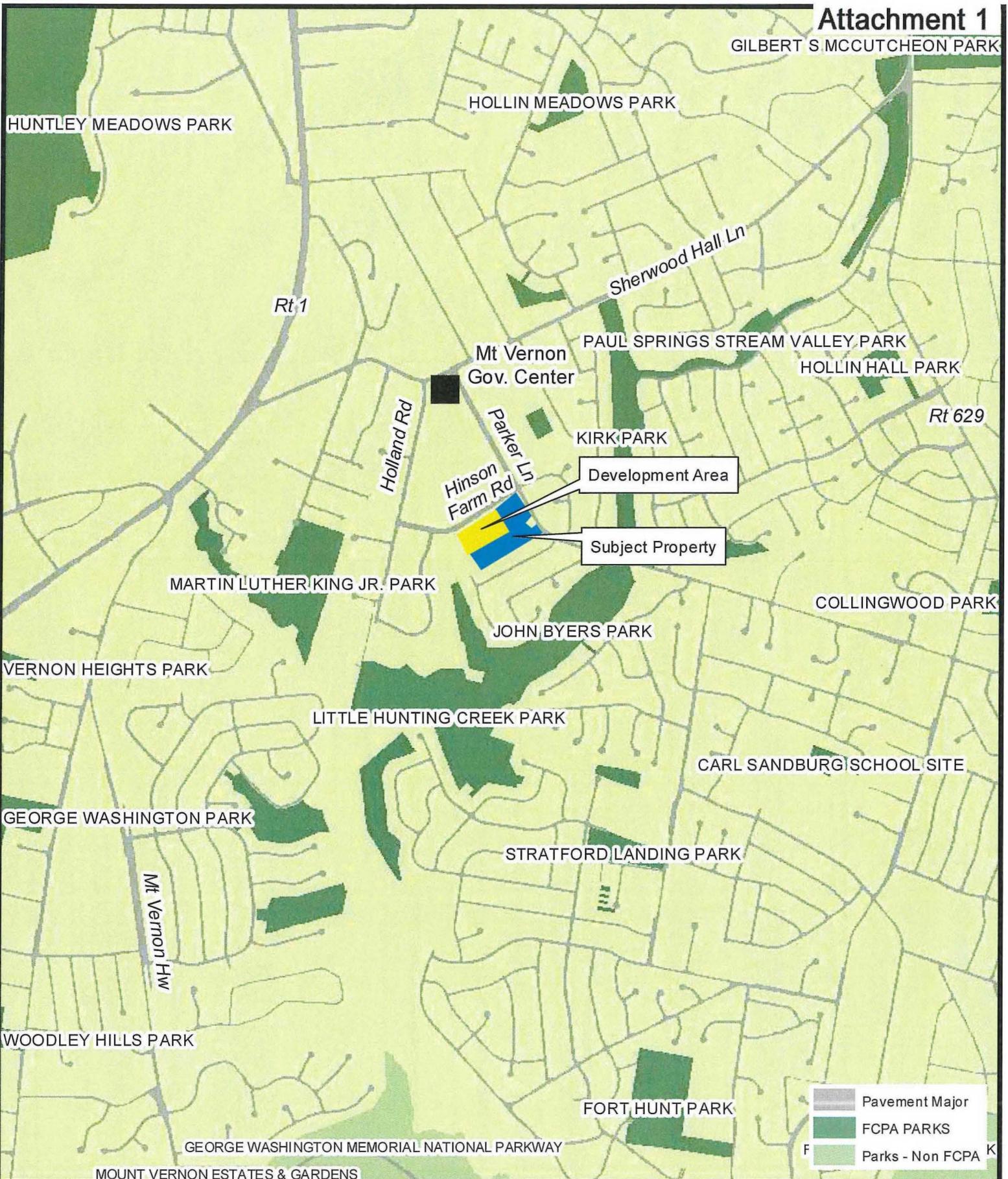
This land dedication to the Park Authority would provide a much needed local-serving park in the Fort Hunt Area of the Mount Vernon Supervisory District. The Park Authority will need to master plan, develop, and provide regularly scheduled maintenance for the new park when and if it is dedicated. Master Planning and maintenance are generally funded by the General Fund, while park construction is usually funded through park bonds.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map
Attachment 2: Site Map
Attachment 3: Applicant's Conceptual Development Plan

STAFF:

Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
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
Sandy Stallman, Manager, Park Planning Branch



**FAIRFAX COUNTY
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VICINITY MAP
BOCK FARM - PCA-B-715,
RZ 2015-MV-015, SE 2015-MV-030
FAIRFAX CO VA

0 750 1,500
Feet

DRAFT
3 March 2016

Proposed Age Restricted Housing
4.4 Acres

Proposed Dedication
6.9 Acres

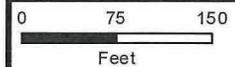


**FAIRFAX COUNTY
PARK AUTHORITY**

12055 Government
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Fairfax, VA 22035-1118

**REQUESTED DEDICATION
BOCK FARM - PCA-B-715,
RZ 2015-MV-015, SE 2015-MV-030**

FAIRFAX CO VA



DRAFT
March 3, 2016

Land Dedication

PCA B-715 / RZ 2015-MV-015/ SE
2015-MV-030, Bock Farm



PARK AUTHORITY BOARD MEETING

April 13, 2016



Location of Proposed Dedication

-  Rt 1
-  Sherwood Hall Ln
-  Parkers Ln
-  Mt Vernon Gov. Center
-  Mt Vernon Hospital





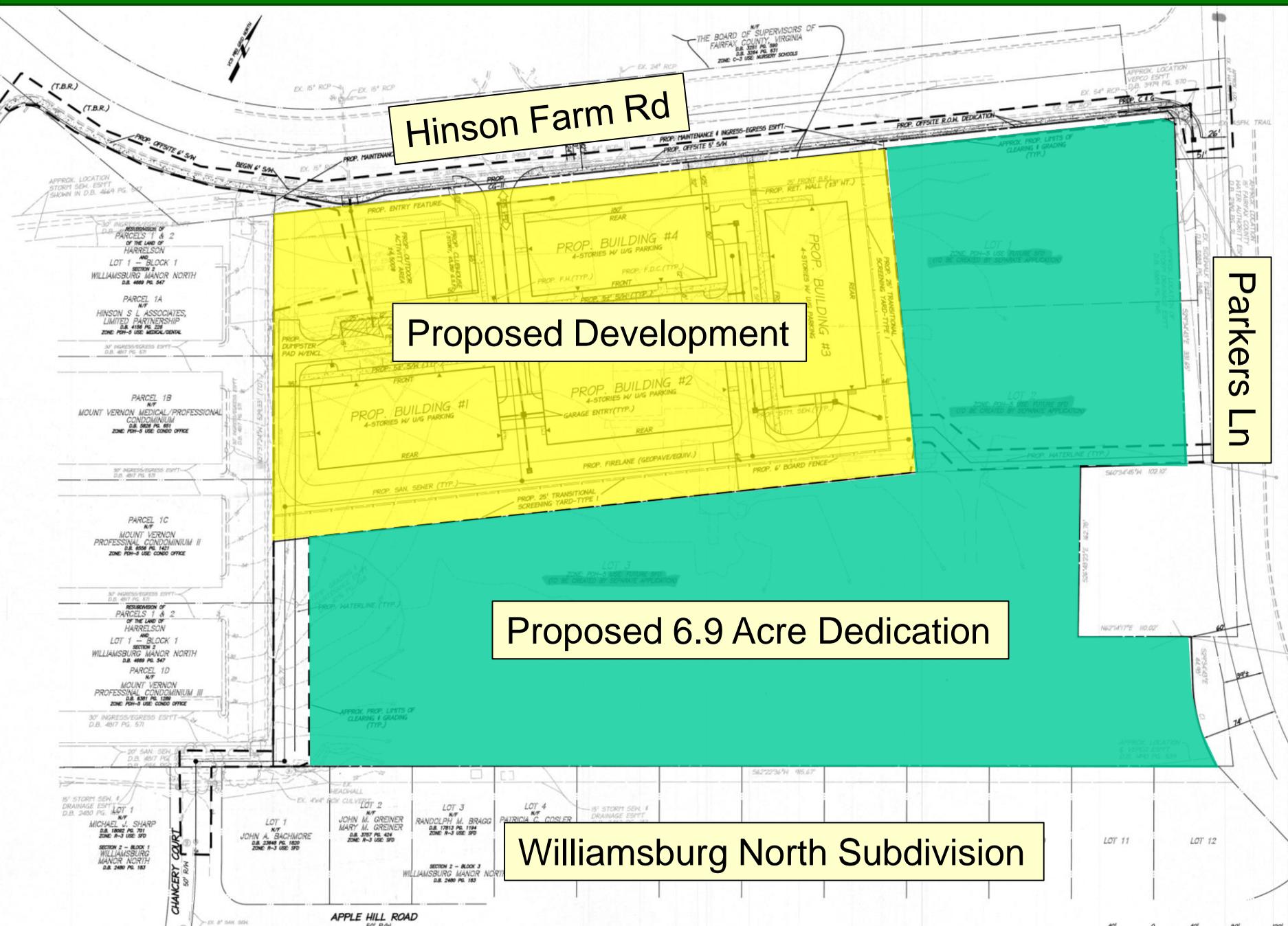
Mount Vernon Area Comprehensive Plan

- Local Park Facilities Should be Provided
- With Residential Developments
- Add at Least One New Local Park in Mount Vernon





Conceptual Development Plan



Hinson Farm Rd

Proposed Development

Parkers Ln

Proposed 6.9 Acre Dedication

Williamsburg North Subdivision



SPECIAL EXCEPTION G.D.P.

BOCK FARM

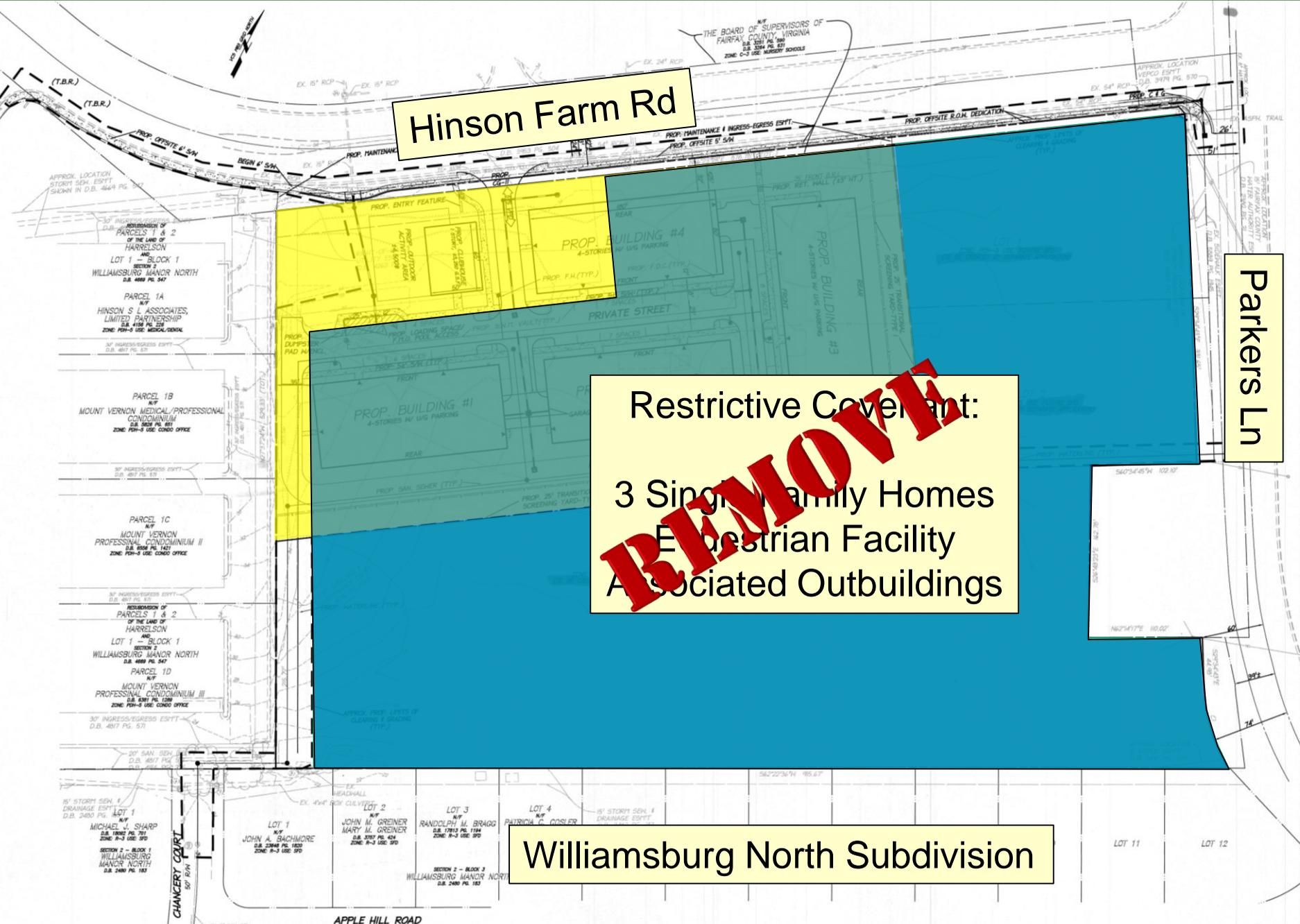
NO.	DATE	DESCRIPTION	BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.





Restrictive Covenant



Hinson Farm Rd

Parkers Ln

Restrictive Covenant:
3 Single Family Homes
Equestrian Facility
Associated Outbuildings

Williamsburg North Subdivision



SPECIAL EXCEPTION G.D.P.

BOCK FARM
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION	DESCRIPTION	APPROVED BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



Board Agenda Item
April 27, 2016

INFORMATION

Patriot Park North at Willow Springs Park (aka Lincoln Lewis Vannoy) Draft Master Plan Public Comment Meeting (Springfield District)

Located at the corner of Braddock and Willow Springs Roads, Lincoln Lewis Vannoy Park has 67 acres with three diamond athletic fields, parking areas, lawn, meadow, and forest areas. Lincoln Lewis Vannoy is classified as a local park and is located adjacent to Willow Springs Elementary School (Attachment 1).

On June 10, 2015, staff presented to the Board a draft master plan for Patriot Park North at Willow Springs Park (aka Lincoln Lewis Vannoy) followed by a Public Comment Meeting at Willow Springs Elementary School on July 14, 2015. The approximately 36 attendees were mostly supportive of the new master plan, and asked for an additional baseball diamond, bathroom building, maintaining vegetation screening, consideration of traffic/parking, and working with the adjacent Willow Springs Elementary School (Attachment 2).

Further investigation into the site's ability to support a septic system resulted in the approval of a septic drain field system location by the Fairfax County Health Department. The Conceptual Development Plan (CDP) has been updated in response to public comment heard at the public meeting held on July 14, 2015, and now includes the location of the septic field. The revised draft CDP shows a wheel-shaped cluster of four 90' diamond fields around a concession stand/press box; two 60' diamond fields; picnic shelter/restroom; playground; fitness stations; with associated facilities such as parking, food truck area, and trails (Attachment 3). All fields are to be lighted for night play.

To continue to engage community members, the revised draft CDP will be published to the project website and staff will conduct a Public Comment Meeting in May 2016 to receive public input on the draft plan, followed by a 30-day public comment period. The public input received will further inform the planning and decision making process. Refinements to the plan will be made, if necessary, based on public input and the final plan presented to the Park Authority Board to consider approval in fall of 2016.

FISCAL IMPACT:
None.

Board Agenda Item
April 27, 2016

ENCLOSED DOCUMENTS:

- Attachment 1: Vicinity Map
- Attachment 2: Public Comment Summary
- Attachment 3: Conceptual Development Plan

STAFF:

- Kirk W. Kincannon, Director
- Sara Baldwin, Deputy Director/COO
- Aimee L. Vosper, Deputy Director/CBD
- David Bowden, Director, Planning and Development Division
- Todd Johnson, Director, Park Operations Division
- Cindy Walsh, Director, Resource Management Division
- Judy Pedersen, Public Information Officer
- Sandy Stallman, Manager, Park Planning Branch
- Andy Galusha, Project Manager, Park Planning Branch
- Monika Szczepanec, Manager, Project Management Branch
- Colleen Regotti, Project Manager, Project Management Branch



LOCATION
LINCOLN LEWIS VANNOY PARK MASTER PLAN 2015
 BRADDOCK & WILLOW SPRINGS ROADS

0 395 790
 Draft Feet
 14 May 2015

Patriot Park North at Willow Springs Park Master Plan

PUBLIC COMMENT MEETING

July 14, 2015, 7:00 P.M. At Willow Springs Elementary School

Meeting Summary:

A Public Comment Meeting was held on the evening of July 14, 2015 to kick off the public master plan process for Willow Springs Park Master Plan. Public comments on the draft conceptual development plan were provided by the approximately 36 attendees signed in at the meeting.

The meeting began with introductions by Judy Pedersen, Public Information Officer, Fairfax County Park Authority

Opening remarks were provided by Mike Thompson, Park Authority Board Member, Springfield District Representative and Pat Herrity, Springfield District Supervisor

Other Officials and Staff in Attendance:

Kirk Kincannon, Director, Fairfax County Park Authority

Sara Baldwin, Chief Operations Officer, Fairfax County Park Authority

Sandy Stallman, Manager Park Planning Branch, Fairfax County Park Authority

Andy Galusha, Landscape Architect/Planner and Project Manager, Fairfax County Park Authority

Kristen Sinclair, Natural Resource Specialist, Fairfax County Park Authority

Chris Sperling, Senior Archaeologist, Fairfax County Park Authority

Dave Bowden, Director of Park Planning and Development Division, Fairfax County Park Authority

Monika Szczepaniec, Project Management Branch Manager, Fairfax County Park Authority

Peter Murphy, Springfield District Planning Commissioner

Staff Presentation

Judy Pedersen provided a brief overview of the Park Authority.

Andy Galusha, project manager for the Park Master Plan, provided a brief history of the site, site conditions, and surrounding context, master plan process, timeline, and described the draft plan.

Discussion Session:

Following the presentation, Judy Pederson moderated an open public comment period so those in attendance provide input on the draft plan. The following is a summary of each speaker's comments expressed during this session, after which, the meeting adjourned.

Speaker Number

Group/Organization:

01

NVTBS

From a baseball perspective, some of us have been working on this for over 10 years to build a multifield complex, especially as it relates to 90ft fields. The southern part of Fairfax County only has one ninety foot field in it and that is South Run Park. Having a complex that has 3 ninety foot fields really helps us. Biggest part we are excited about is the addition of two new 90' fields with lights and other amenities will help us do things we have not been able to do in the past. Looking forward to working with the Park Authority on design and implementation of this project and also working with the residents and Willow Springs Elementary to be great partners.

02

SYA

The whole SYA organization completely supports this project. It's a needed entity, lit fields, especially 90 foot are really needed. SYA has been the partner on multiple projects. We adopt fields and parks involved in spending money so county doesn't have to. We want to be good partners. FCPA is a premiere organization that works hard to take care of issues. We have never had negative issues after a project is complete.

Speaker Number**Group/Organization:**

03**SYA BASEBALL**

LLV is one of the main facilities that we use. SYA volunteers built the fields that are there now with grant money from county and some other county help. I estimate that we have put in hundreds of thousands of dollars and hundreds of thousands of volunteer hours on this park and fully support expansion and re-development of the park. We are 100% behind this. We want to retain the old school charm of the park and natural settings, benches, & playgrounds etc. SYA is one of most respected leagues in NOVA. We want full community partnerships. Turf & lights are critical. We have a snack shack already and would like one near both sets of fields. Safety is important, as are bull pens, batting cages, infrastructure (water, electricity, etc.) which brings people from outside in and creates revenue for local businesses. We hope to continue our partnership with the Park Authority.

04**Neighbor**

I live in the neighborhood on Ashleigh Road and current chair the facility and staff advisory of the school, where I have been an employee for the last three years. I'm also a past PTA president. I request that the Park Authority work closely with the school on where the parking and access will be for these fields. We ask for more direct access to the parking for the school community. There is currently very limited parking at the school. Buses are currently delayed by traffic and parking for the fields. We pushed for a light at Braddock Road which is a great help. Please consider the school needs when planning.

05**HAMPTON CHASE**

Would like to echo the need for partnership with schools. The walking path is one way in and one way out, people park in the neighborhood and walk to park.

06**HAMPTON CHASE**

I live on Ashleigh Road and want to make sure there is a septic system and not tying into public sewer system. I am concerned about the traffic, if 66 backs up, Braddock Road also backs up. The light was put in for the school not for 24 hour use, now the light is being rationalized for the ballfields.

07**BASEBALL COUNCIL**

One of the biggest scheduling crunches we have is in the month of May because there are not enough fields. Lit fields are a huge help. There seems to be a concern about noise and adults making noise at 11pm, I've never had anyone cheering for me at 11pm.

08**Neighbor**

Here is a quick picture of the surrounding environment, its all five acre lots, and semi rural, with a mental health group home in community. A dozen properties have been able to stay that way for years. Baseball fields have been good neighbors. If you maintain trees at top the way things are "I think we are probably ok". I just want to preserve the environment as much as I can. Especially the area to the North.

09**Neighbor**

1. Majority of land acquired through transfer from schools. Willow Springs is over crowded, and I fear that we are building on land that we need for the school expansion and don't have what we need. Need to think about it now and not later.
2. Not sure how it is funded. All tax dollars? Really like to know what other high priority projects are not getting funded if we do this.

10**CYA**

This is an excellent opportunity. The project that is great. We fully support it and will partner with you to make it happen.

Speaker Number**Group/Organization:**

11**Hampton Chase Neighbor**

My kid plays baseball with SYA. How many proposed parking spots are there? I count about 200+. Parents use the parking lot for overflow. Would like to see a path from the parking to the fields, not a path from the field to the school, with fencing that prevents people from going into the woods. I think you should consider repositioning the two 60 foot fields. Foul balls are a real problem in other fields we need something closer to 60 foot for those kids. Snack shop should be closer to the field. The design also needs additional bathrooms.

12**LL DISTRICT 10**

Diamond fields have been a sore subject since 1990. Those two fields positioned like that are not safe, and need at least 75 feet between the two fences to prevent balls going from one field to the other. I need this to do tournaments in FFX County which can't support it enough. We have got to make sure we have this project constructed. I would turn that parking sideways and make a road from the end of the parking to the school. School parents come in using that parking lot, buses would have a straight routh, otherwise the parking lot will be where the traffic will back up.

13**GVBRL**

We made a transition in Vienna where the field is right in the middle of town. Here's the biggest thing: FFX County needs a complex like this. Baseball has a vested interest in making sure we work with schools, neighbors, etc. Last thing: at Waters and Nottoway Park we were asked to host the Babe Ruth World Series but we need a complex to do so. Currently there is only one 90 ft diamond that is synthetic in the county with one planned for the future. There was some discussion about this being an artificial field. That is a big discussion coming into play.

14**HAMPTON FOREST**

My biggest issue is the sewer system. The parking if there is a big tournament will not be sufficient. Lights all being used at the same time will impact the community. The county requires that the local pool be closed at 9 p.m. - noise can't happen after 6 p.m. as far as I know. This is going to be a bond project, with an estimated cost of \$11 million. If this is going to be bond issue, then we need to make a decision about whether we really need this. We can use the money for education, school kids are using trailers and that is not acceptable. Go back to old plan, just build fields and use existing roads.

Comment Card**Neighbor**

Ten years ago we began talking about Patriot Park, drug our heels, and have lost our original concept. If we drag our heels again we will lose this one too. Let's get this one done. And consider Willow Springs Elementary School's access & parking concerns.

Comment Card**Neighbor**

I fully support this project. I have lived in the area since 1986. Both of my children attended Willow Springs Elementary. I have been involved in youth sports since 1993 and feel that this complex is needed both for this community and the county as a whole.



KEY:

1. 90' DIAMOND BASEBALL FIELD
- 1* FIELD WITH BEST ORIENTATION FOR TOURNAMENT FINALS (EXTENDED BLEACHERS)
2. 60' DIAMOND SOFTBALL/LITTLE LEAGUE FIELD (CONVERTS TO 50' PITCH DIST, 70' DIAMOND)
3. PRESSBOX/CONCESSION STAND
4. WARM UP AREA
5. BATTING CAGE
6. PITCHING WARM UP
7. FLAGPOLES OR OTHER SITE FEATURE
8. FOOD TRUCK AREA
9. BUS TURN AROUND
10. PAVILION
- 10* PAVILION / RESTROOMS
11. PLAYGROUND
12. TRAIL
13. FITNESS AREA
14. RIGHT TURN LANE
15. STORMWATER MANAGEMENT FACILITY
16. LOW IMPACT DEVELOPMENT FACILITY
17. TREE PRESERVATION AREA
18. EXISTING WETLANDS
19. EXISTING CEMETERY AREA
20. CONCRETE PLAZA WITH CAFE TABLES (SCORING INCLUDES BASEBALL SYMBOL)
21. APPROVED ACTIVE DRAINFIELD, TYPICAL
22. APPROVED RESERVE DRAINFIELD, TYPICAL

LEGEND

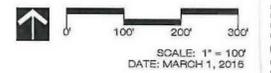
- LARGE DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- MEADOW SEED MIX
- LOW IMPACT DEVELOPMENT FACILITY
- ORNAMENTAL BOLLARDS
- BENCH

NOTES:

1. THE PARK SITE CONSIST OF FOUR (4) PARCELS, IDENTIFIED ON FAIRFAX COUNTY TAX MAP 66-2 ((1)) PARCELS 4B2, 4D, 8D, AND 8E.
2. THE PROPOSED PARK LAYOUT IS CONCEPTUAL AND SHOULD BE USED FOR MASTER PLANNING PURPOSES ONLY.
3. WETLAND LIMITS SHOWN WERE IDENTIFIED AND LOCATED BY STANTEC ON OCTOBER 28, 2014.
4. A TOPOGRAPHIC SURVEY WAS PREPARED BY PENNONI IN OCTOBER 2014 USING AERIAL PHOTOGRAPHY AND SUPPLEMENTAL FIELD SURVEYS.
5. AERIAL SURVEY PROVIDED BY MCKENZIE SNYDER, DATED APRIL 2014.
6. FOR ADDITIONAL SITE INFORMATION, REFER TO THE SITE ANALYSIS REPORT PREPARED BY PENNONI, DATED FEBRUARY 2015.
7. DRAINFIELDS ARE ACCORDING TO PLANS APPROVED BY HEALTH DEPARTMENT, JANUARY 2016.
8. 400 TOTAL PARKING SPACES ARE PROVIDED.

Final Concept Plan

Patriot Park
Lincoln ■ Lewis ■ Vannoy Property



Attachment 3



**FAIRFAX COUNTY
PARK AUTHORITY**
12055 Government Center Pkwy,
Suite 406, Fairfax, Virginia 22035

Engineers • Surveyors • Planners • Landscape Architects
Pennoni ASSOCIATES INC.
14532 Lee Road
Chantilly, VA 20151
T 703.449.8700
F 703.449.8713

Lincoln Lewis Vannoy Park

Conceptual Development Plan



PARK AUTHORITY BOARD MEETING

April 13, 2016



Location of LLV Park

-  Braddock Rd
-  Parkway
-  Braddock Park
-  Patriot Park
-  Shirley Gate Ext



Shirley Gate Extension

- Public Concept Meetings
- Comprehensive Plan - 2016
- Funding for Preliminary Engineering Only - 2018
- Final Design -2022
- Construction – 2026+



Existing Conditions

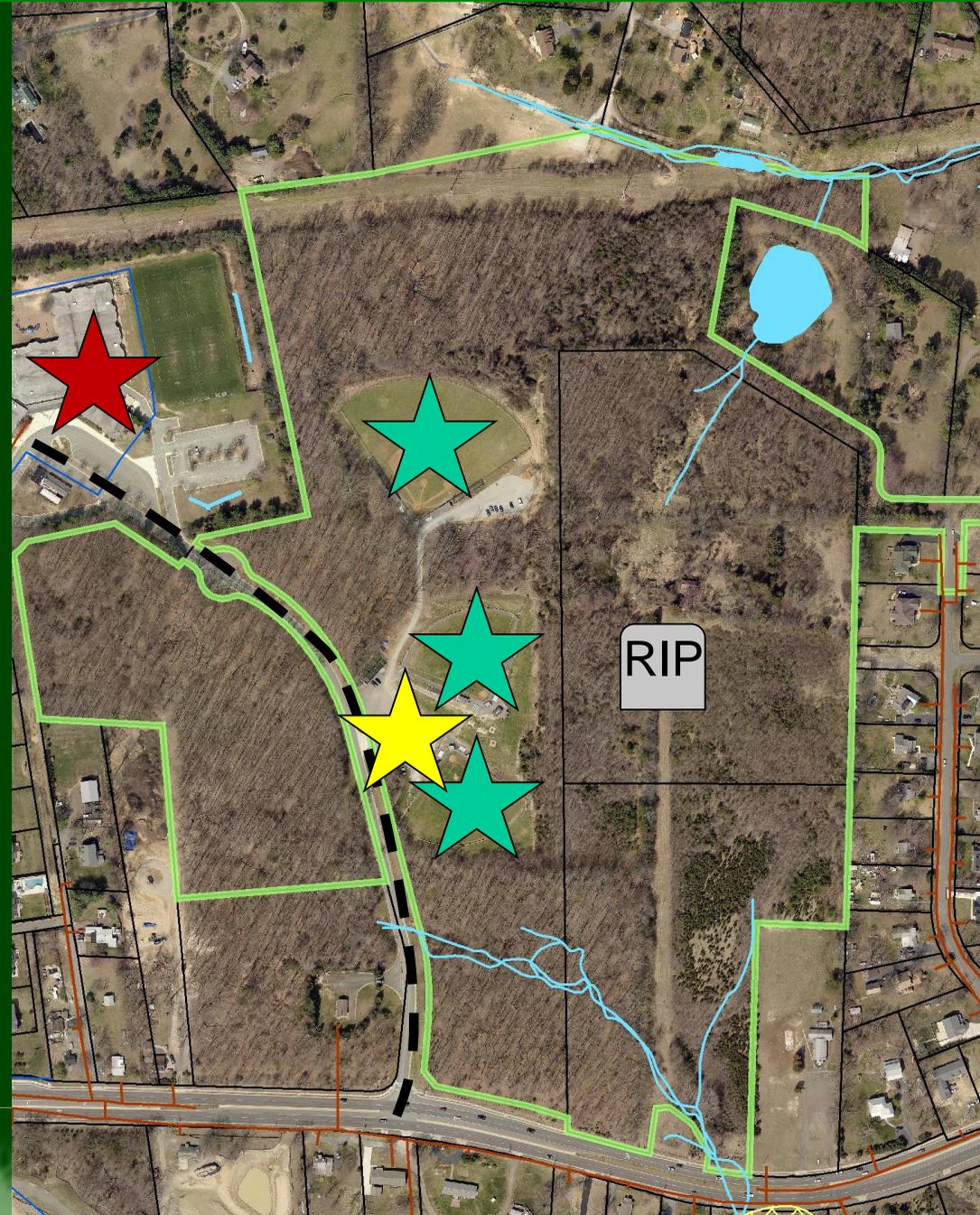
 Willow Springs School Rd

 Willow Springs School

 3 Diamond Fields

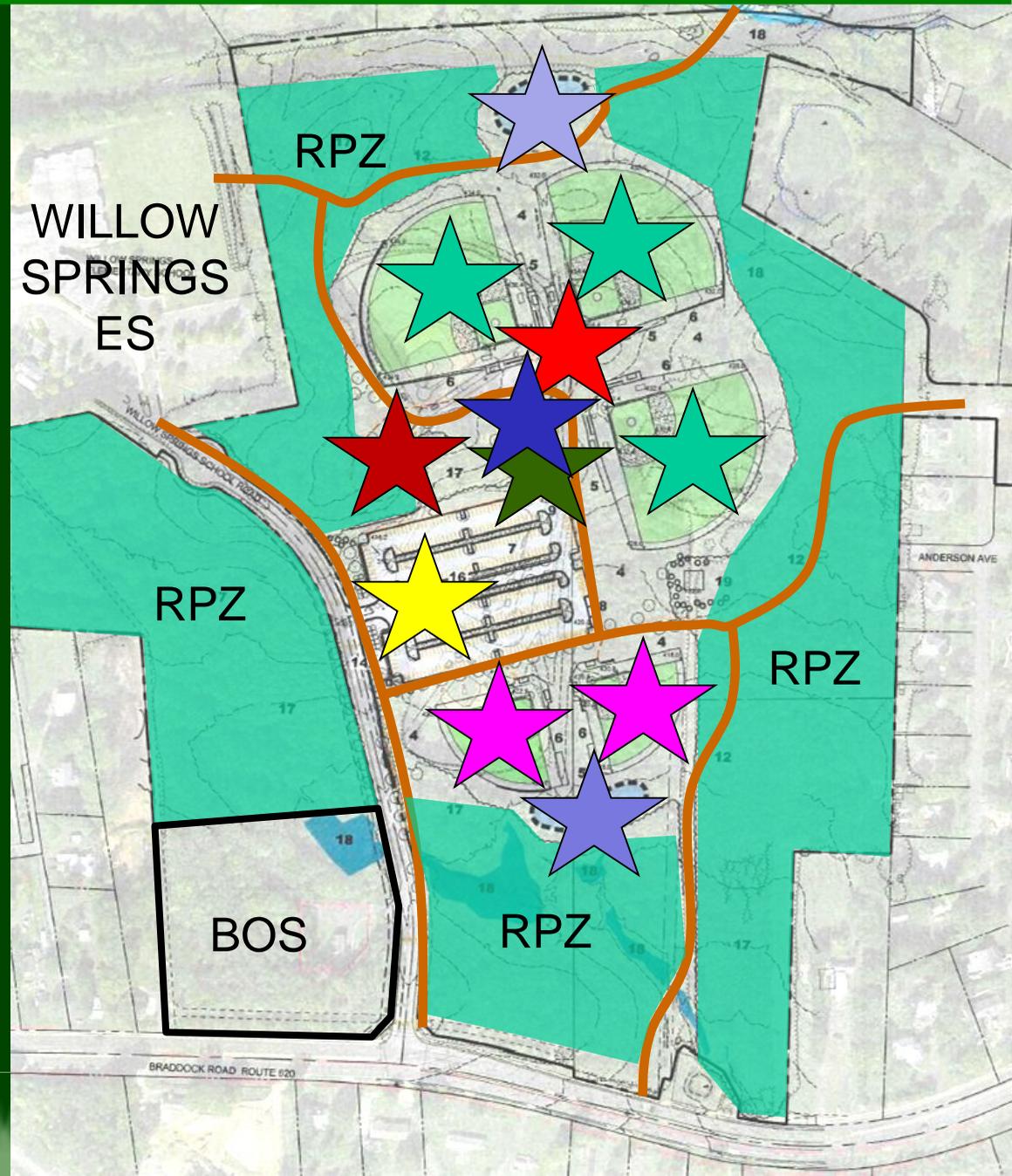
 Parking

 Cemetery



Conceptual Development Plan – June 2015

- ⦿ (3) 90' Diamond Fields
- ⦿ (2) 60' Diamond Fields
- ⦿ Concessions
- ⦿ Restrooms
- ⦿ Playground
- ⦿ Picnic Area
- ⦿ Fitness Station
- ⦿ Trails
- ⦿ Parking
- ⦿ LID Stormwater
- ⦿ Resource Protection Zone

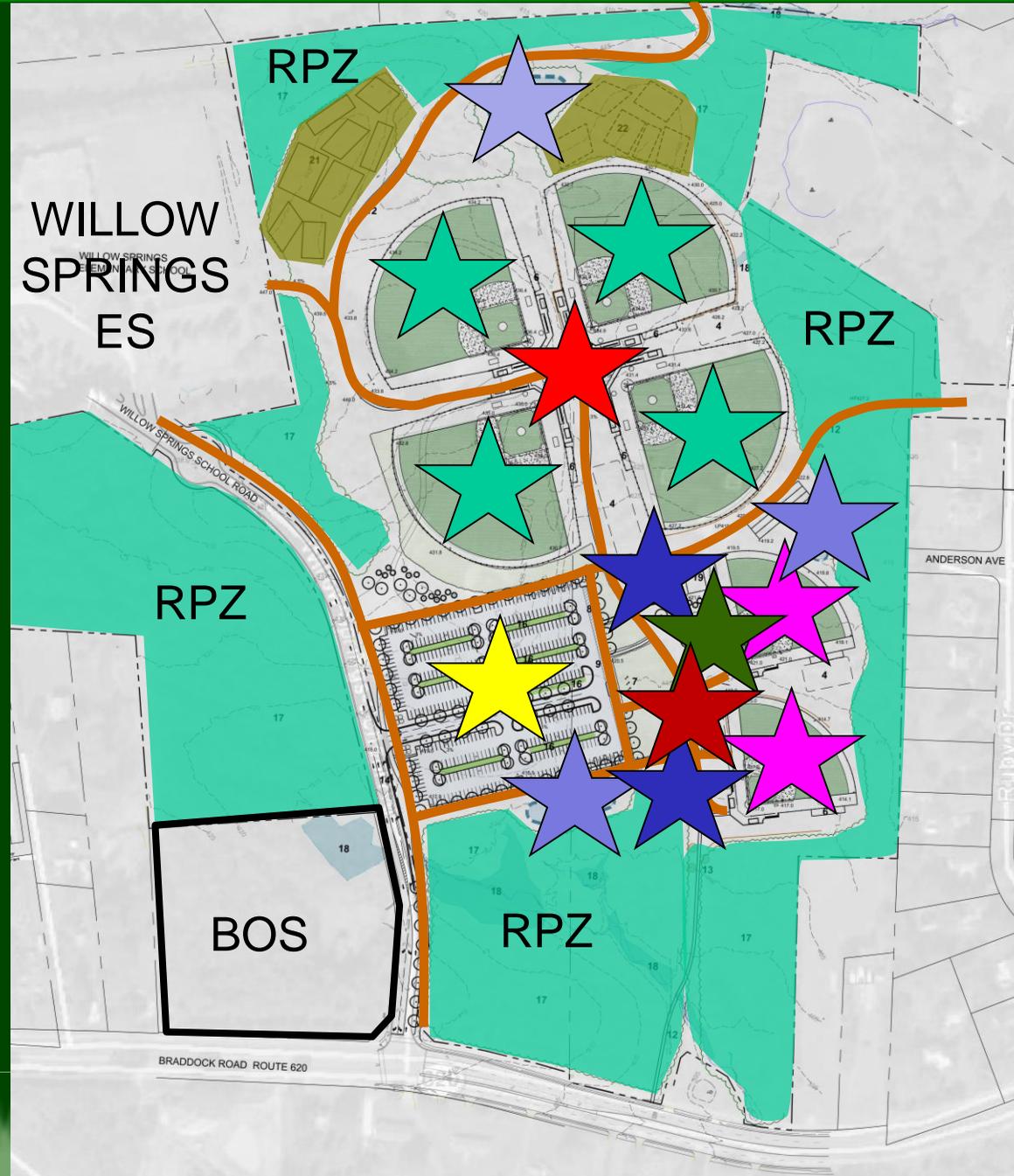


Conceptual Development Plan – March 2016

- Septic Fields
- (4) 90' Diamond Fields
- Parking
- LID Stormwater
- Resource Protection Zone

Only Moved:

- (2) 60' Diamond Fields
- Concessions
- Restrooms
- Playground
- Picnic Area
- Fitness Station
- Trails



Next Steps in Planning Process

Present Draft To Public – May 26

30 Day Comment Period – June 26

Revise Plan as needed - July

Present to Park Authority Board For Action – July



Committee Agenda Item
April 13, 2016

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 March 2016 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
Monika Szczepaniec, Project Coordinator, Project Management Branch
Mohamed Kadasi, Project Coordinator, Project Manager Branch
Janet Burns, Senior Fiscal Administrator
Michael P. Baird, Manager, Capital and Fiscal Services

Construction Services:								
Project Name	Company Name	Contract Award	Total Construction	Type of Contract	Funding Source	Scope of Work	NTP	Comments
Audrey Moore RECenter - Playground Replacement	Kompan, Inc.	141,444.77	\$170,000	PO	WBS/PR-000091-26	Replacement the tot playground and provide an ADA accessible route from the RECenter	3/16/16	
Pinecrest Golf Course – Turkeycock Run Stream Restoration	EQR, LLC	185,316.41	\$444,000	PO	WBS/PR-000012-020	Restoration of 250 linear feet of stream within Pinecrest Golf Course.	2/25/16	
Towers Park – Metro Connection Trail	Southern Asphalt Company, Inc.	\$124,160.00	\$201,500	PO	WBS/ST-000036-012	Construct 450 linear feet of cross county trail to connect Towers Park to the VDOT pedestrian crossing at Rt. 29 and Vaden Drive.	3/21/16	
Lake Fairfax Watermine Expansion	Scheibel Construction	\$109,614.81	\$109,614.81	Change Order	WBS/PR-000016-031 WBS/PR-000041-002	Installation of additional water features for the Water Mine.	2/16/16	
South Run RECenter ADA Improvements	HITT			PO	WBS/PR-000083-011 Fund 300-C30010	ADA Improvements to Family Changing Room and Locker Rooms		
Liberty Bell Trail				BID	PR-000008-013	5,800 LF of Stream Valley Trail and 60 ft bridge		
Pine Ridge Synthetic Turf field #6	FieldTurf			PO	PR-000091-021	Installation of rectangular synthetic turf field to include two U-12 sideplay fields		
Mason District Park - Synthetic Turf Replacement, Field #3	FieldTurf	\$364,190.73		PO	PR-000097-004	Field #3 replacement		

Construction Services:							
Burke Lake Sanitary Sewer Outfall	TBD			BID	PR000005-041	Installation of 7,000 linear feet of 8-inch sanitary sewer line.	

Professional Services:					
	Firm Name	Amount	Funding Source	Scope of Services	NTP
RECenter System Market Analysis/Feasibility Study	Hughes Group		WBS/PR000005-042	System-wide analysis and feasibility study of Park Authority's RECenters to provide recommendations to maximize market responsiveness and operational efficiency	
Open-Ended Contract for Architectural and Engineering Services			Determined as individual projects are identified.	Architectural and Engineering services required to accomplish projects within the Park Authority's Capital Improvement Program	
Open-Ended Contract for Civil Engineering and Related Services			Determined as individual projects are identified	Civil Engineering and related services required to accomplish projects within the Park Authority's Capital Improvement Program	