



# FAIRFAX COUNTY PARK AUTHORITY

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

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

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

**DATE:** May 5, 2016

### *Agenda*

**Committee of the Whole**  
**Wednesday, May 11, 2016 – 6:15 p.m.**  
**Boardroom – Herrity Building**  
**Chairman: William G. Bouie**  
**Vice Chair: Ken Quincy**

1. Funding Maintenance Backlog – Presentation\*
2. Approval – 2016 Bond Category Allocations – Action\*

\*Enclosures



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Committee Agenda Item  
May 11, 2016

## **PRESENTATION**

### Funding Maintenance Backlog

Staff will present on the amount of funding allocated to the park system's maintenance backlog using the following funds: 2016 Park Bond; 2016 General Fund CSF; 2016 Revenue Facilities Capital Sinking Fund; 2008 & 2012 Bond Re-allocation; 2016 Bond Premium; 2016 Telecom funding.

### STAFF:

Kirk W. Kincannon, Director  
Aimee L. Vosper, Deputy Director/CBD  
Sara Baldwin, Deputy Director/COO  
Janet Burns, Senior Fiscal Manager

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Board Agenda Item  
May 25, 2016

**ACTION**

Approval - 2016 Park Bond Category Allocations

ISSUE:

Approval of the 2016 Park Bond category allocations.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve the percent distribution of the \$94,700,000 2016 Park Bond into the following categories: Natural and Cultural Resource Stewardship 8%, Land Acquisition and Open Space Preservation 7%, Park Renovations and Upgrades 56%, and New Park Development 28%.

TIMING:

Board action is requested on June 1, 2016, to support the public information process for the 2016 Bond Resolution.

BACKGROUND:

The 2016 Park Bond referendum in the amount of \$107M was approved during the Board of Supervisor's approval of the FY2017-2021 Capital Improvement Program on April 26, 2016. \$94.7M of the \$107M Park Bond will be allocated to the Fairfax County Park Authority with the remaining balance of \$12.3M allocated to the Northern Virginia Regional Park Authority (NVRPA).

Through Committee of the Whole discussions held with the Park Authority Board over the last few months a general allocation of bond funds was discussed to be allocated between the following categories: Natural and Cultural Resource Stewardship, Land Acquisition and Open Space Preservation, Park Renovations and Upgrades, and New Park Development. (Attachment 1) The following allocation is consistent with discussions at these workshops:

Natural and Cultural Resource Stewardship	8%
Land Acquisition and Open Space Preservation	7%
Park Renovations and Upgrades	56%
New Park Development	28%

Board Agenda Item  
May 25, 2016

In May, the Board of Supervisors will take an action on a resolution requesting the Circuit Court of Fairfax County, Virginia to order an election on the question of contracting a debt, borrowing money and issuing bonds of the county, in addition to the parks and park facilities for the purpose of providing funds, with any other available funds, to finance the cost of parks and park facilities. The approved category allocations will be included in the ballot question and will be reviewed and approved by the Department of Justice following the Board of Supervisors action.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Bond Project Category Definitions

STAFF:

Kirk W. Kincannon, Director

Aimee L. Vosper, Deputy Director/CBD

Sara Baldwin, Deputy Director/COO

Cindy Walsh, Director, Resource Management Division

Barbara Nugent, Director, Park Services Division

Todd Johnson, Director, Park Operations Division

David Bowden, Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch

**2016 BOND CATEGOREY DEFINITIONS:**

The following definitions are formulated to provide guidance in determining the classification of projects. It is not intended that these full definitions are provided on the referendum ballot. As specific projects are proposed, these definitions will help the agency place them in the capital project category that best aligns with its primary purpose.

**Land Acquisition and Open Space Preservation** – Costs related to the acquisition of parkland and/or parkland rights and preservation of open space including easements, that are obtained through a variety of methods. Examples include: Purchase of Salona easement and related acquisition costs; Agreement with NVCT for Ruckstuhl Park; fee simple purchase of real property for park use and related costs; acquisition of trail easements; costs related to acceptance of dedications and donated properties; structure demolition costs.

**New Park Development** – Planning, design and/or construction of new park facilities where none existed before to meet new demand or to provide additional functionality or enhance planned capacity to an existing facility or site. Examples include the expansion of Lincoln Lewis Vannoy/Patriot North to add 90” diamond fields; adding event pavilions to an existing park or the planning, design and/or construction of new park facilities and/or new infrastructure to support future park development. Upgrades could also include RECenter expansions that support expanded programming and facility capacity.

**Park Renovations and Upgrades** – Planning, design and/or construction, including capital repair and replacement, to improve existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Renovations can extend the design life of facilities and can include infrastructure additions and modifications. Under this definition, ADA projects would be in the renovation category, as well as HVAC replacements, infrastructure repairs (such as entrance roads, parking lots, sidewalks, utilities and bridges), site amenity replacements and systems, life cycle maintenance. Upgrades to existing projects include scope, design and construction of new athletic field lighting or irrigation or conversion of natural turf field to a synthetic turf field.

**Natural and Cultural Resource Stewardship** – Planning, design and/or construction of capital projects which carry out the Park Authority’s stewardship mission, supports the approved Natural and Cultural Resource Management Plans and/or County’s environmental or cultural resource initiatives. Stewardship projects include capital projects that promote the protection, enhancement, interpretation and education of natural, cultural and general park resources. Improvements may include new or major renovation projects such as historic structure stabilization, preservation or rehabilitation, stewardship education facilities, historic and archaeological collections support facilities, exhibit space, museums, environmental enhancement projects ( e.g. stream restorations, rain gardens, riparian buffer enhancements and habitat restoration areas), energy enhancement alternatives and resources to support the cost difference between traditional building and site work designs versus the inclusion of LID and LEED design and construction enhancements (LID/LEED delta fund).

2016 PARK BOND CATEGORIES WITH PRIORITY PROJECTS

Park Name	Category	Subcategory	District	General Project Description	Estimated Project Cost (To be refined with scoping)	Land Acquisition and Open Space Preservation	New Park Development	Park Renovations and Upgrades	Natural and Cultural Resource Stewardship
COUNTYWIDE	Land Acquisition	Land Acquisition	CW	Land Acquisition for future parks and park additions	\$7,000,000	\$7,000,000			
AUDUBON ESTATES	New Park Development	Athletic Fields	LE	Construct rectangle field on leased property in area of high unmet need.	\$2,500,000		\$2,500,000		
BOYD A AND CHARLOTTE M HOGGE	New Park Development	Community Parks	MA	Engineer, permit and develop new local park - pavilion, sport court, playground, outdoor fitness, community gardens, parking, entrance and trails	\$2,000,000		\$2,000,000		
CLEMYJONTRI PARK	New Park Development	Infrastructure	CW	Add parking lot entry road, service road, 55 parking spaces, overflow parking, trails, gazebo, sanitary sewer, buffer landscaping, SWM and abandon septic system	\$2,000,000		\$2,000,000		
LANGLEY FORK	New Park Development	Athletic Fields	DR	Upgrade and add athletic fields, dog park, parking and infrastructure	\$2,700,000		\$2,700,000		
LAUREL HILL	New Park Development	Community Parks	CW	General Park Development/Improvements	\$7,000,000		\$7,000,000		
LEE DISTRICT	New Park Development	Community Parks	LE	Add rentable picnic shelters to the Family Recreation Area	\$520,000		\$520,000		
PATRIOT NORTH/ LINCOLN LEWIS	New Park Development	Athletic Fields	SP	Upgrade existing diamond fields, add parking, additional diamond fields and amenities per Master Plan.	\$10,000,000		\$10,000,000		
THE TURNER FARM	New Park Development	Infrastructure	DR	Advance design for added parking and new entrance from Springvale Rd.	\$100,000		\$100,000		
ALABAMA DRIVE	Park Renovations and Upgrades	Community Parks	DR	Replace Athletic Field Irrigation System-and Athletic Field Lighting	\$500,000			\$500,000	
ANNANDALE	Park Renovations and Upgrades	Community Parks	MA	Renovate and Upgrade Hidden Oaks Nature Center built in 1969; Picnic shelter replacements; playground equipment replacement, parking and security lights and court lighting	\$1,500,000			\$1,500,000	
BACKLICK	Park Renovations and Upgrades	Community Parks	MA	Picnic Shelters, Playground Equipment Upgrade, Outdoor Court Lighting, Parking Lots and Roadways	\$200,000			\$200,000	
BRADDOCK	Park Renovations and Upgrades	Athletic Fields	SP	Replace Field Irrigation System, Improve Security Lighting and Controls	\$500,000			\$500,000	
BURKE LAKE	Park Renovations and Upgrades	Community Parks	SP	General Park Improvements - Marina, parking lots	\$1,500,000			\$1,500,000	
COUNTYWIDE	Park Renovations and Upgrades	Buildings	CW	Replace roofs that are failing and have failed.	\$940,000			\$940,000	

2016 PARK BOND CATEGORIES WITH PRIORITY PROJECTS

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COUNTYWIDE	Park Renovations and Upgrades	RECenters	CW	Funding for critical RECenter systemwide lifecycle replacements	\$2,000,000			\$2,000,000	
COUNTYWIDE	Park Renovations and Upgrades	Golf	PR, SP	Renovate golf course irrigation systems - Twin Lakes and Oak Marr	\$800,000			\$800,000	
COUNTYWIDE	Park Renovations and Upgrades	Buildings	CW	Upgrading lighting, control systems, mechanical systems, and installation of renewable energy equipment for general fund buildings/facilities.	\$348,000			\$348,000	
COUNTYWIDE	Park Renovations and Upgrades	Athletic Fields	CW	Countywide athletic field irrigation system replacements to include the following parks: Beulah, Byron, Sandburg, Fred Crabtree, Greenbriar, Lewinsville, Pine Ridge, Poplar Tree, South Run.	\$1,400,000			\$1,400,000	
COUNTYWIDE	Park Renovations and Upgrades	Athletic Fields	CW	Upgrade/install Athletic Field energy efficient lighting and control systems to include the following parks: Greenbriar, Mason District, Ossian Hall	\$1,400,000			\$1,400,000	
COUNTYWIDE	Park Renovations and Upgrades	Infrastructure	CW	Upgrade poor Condition beyond lifecycle outdoor lights at parking lots, roadways and trails with energy efficient lights such as LED along with lighting controls for more efficient operations. 21 Parks	\$700,000			\$700,000	
COUNTYWIDE	Park Renovations and Upgrades	Community Parks	CW	Upgrading of tennis, basketball, volleyball and other outdoor court lighting to more energy efficient lighting technology and to improve playing conditions. 14 parks	\$1,000,000			\$1,000,000	
COUNTYWIDE	Park Renovations and Upgrades	Community Parks	CW	Replacement of playground equipment (replace unsafe, outdated per safety standards). 20 parks.	\$1,600,000			\$1,600,000	
COUNTYWIDE	Park Renovations and Upgrades	Buildings	CW	Replace outdated and unsafe Area Maintenance Facility.	\$3,000,000			\$3,000,000	
COUNTYWIDE	Park Renovations and Upgrades	Community Parks	CW	Replace poor condition shelters systemwide	\$400,000			\$400,000	
COUNTYWIDE	Park Renovations and Upgrades	Trails	(BD, SP, SU, LE)	Trail system Investments for safety, sustainability and connectivity in accordance with the Trail Development Strategy Plan priorities. Projects may include Cross County Trail Improvements - (Repaving and stream crossings); Lake Accotink Dam Crossing; Accotink, Long Branch and Pohick Stream Valley Trail connections; West County Trail System; Chessie's Trail at Lee District and critical park trail repairs.	\$4,600,000			\$4,600,000	

2016 PARK BOND CATEGORIES WITH PRIORITY PROJECTS

Park Name	Category	Subcategory	District	General Project Description	Estimated Project Cost (To be refined with scoping)	Land Acquisition and Open Space Preservation	New Park Development	Park Renovations and Upgrades	Natural and Cultural Resource Stewardship
HERNDON MIDDLE SCHOOL SITE	Park Renovations and Upgrades	Athletic Fields	DR	Advance design for park and field upgrades	\$100,000			\$100,000	
JEFFERSON DISTRICT	Park Renovations and Upgrades	Infrastructure	PR	Resurface and repair parking lots and roadways; security lighting; add event pavillion; cart path and trails repaving/repairs and roof replacement.	\$1,000,000			\$1,000,000	
LAKE ACCOTINK	Park Renovations and Upgrades	Community Parks	BD	General Park Improvements	\$1,500,000			\$1,500,000	
MOUNT VERNON DISTRICT	Park Renovations and Upgrades	RECenters	MV	Renovate and expand RECenter per Feasibility Study	\$20,000,000			\$20,000,000	
NOTTOWAY	Park Renovations and Upgrades	Park Renovations and Athletic Fields	PR	Reorient Field #4 to provide oversized rectangular playing field and convert to synthetic turf. Install new lighting. Upgrade irrigation and field lighting; replace picnic shelters; upgrade outdoor lights and court lighting;	\$3,000,000			\$3,000,000	
RIVERBEND	Park Renovations and Upgrades	Infrastructure	DR	Add Maintenance Shop to replace substandard maintenance area in Visitor's Center	\$750,000			\$750,000	
ROUNDTREE	Park Renovations and Upgrades	Community Parks	MA	Replace picnic shelter, resurface roadways and replace 630 LF trail and repace two wooden bridges with fiberglass bridges.	\$1,300,000			\$1,300,000	
WAKEFIELD (AMRC)	Park Renovations and Upgrades	RECenters	BD	Advance design for Audrey Moore RECenter major renovations	\$2,000,000			\$2,000,000	
BARON CAMERON	Park Renovations and Upgrades	Athletic Fields	HM	Design park redevelopment with sports complex and other park amenities as shown on revised MP	\$750,000			\$750,000	
COUNTYWIDE	Park Renovations and Upgrades	Community Parks	CW	Provide funding for the Mastenbrook Matching Grant Program for community-supported park projects.	\$400,000			\$400,000	
COLVIN RUN MILL	Natural and Cultural Resource Stewardship	Cultural Resources	DR	Phase II: Restoration of the Miller's House to its period of significance. Completion of programmatic building renovations for staff and public use (office space, program/museum space).	\$272,000				\$272,000
COUNTYWIDE	Natural and Cultural Resource Stewardship	Cultural Resources	CW	Advance site selection options analysis and refine program for museum and archaeology collections facility, offices, education, storage and laboratory facility.	\$2,320,000				\$2,320,000

2016 PARK BOND CATEGORIES WITH PRIORITY PROJECTS

Park Name	Category	Subcategory	District	General Project Description	Estimated Project Cost (To be refined with scoping)	Land Acquisition and Open Space Preservation	New Park Development	Park Renovations and Upgrades	Natural and Cultural Resource Stewardship
COUNTYWIDE	Natural and Cultural Resource Stewardship	Cultural Resources	CW	Funding for historic structures reports and associated infrastructure needs for properties to be included in the program (e.g. sewer, septic, driveways, etc).	\$1,800,000				\$1,800,000
COUNTYWIDE	Natural and Cultural Resource Stewardship	Cultural Resources	CW	Archaeology associated with capital projects.	\$1,000,000				\$1,000,000
COUNTYWIDE	Natural and Cultural Resource Stewardship	Natural Resources	(DR, SU, LE, MA, SP, HM)	Invest in natural capital through ecological restorations. (Riverbend/Scotts Run, ECL, Huntley, Annandale Park, Hidden Pond, and Frying Pan) Activities may include treatment plans and implementation of restoration measures to include forest enhancements, meadow installation, invasive plant control, boundary marking and other management measures that enhance or restore natural resource functions.	\$2,000,000				\$2,000,000
SULLY HISTORIC	Natural and Cultural Resource Stewardship	Cultural Resources	SU	Implement findings and recommendations from the Historic Structures Report/Treatment Plan	\$300,000				\$300,000
<b>TOTAL</b>					<b>\$94,700,000</b>	<b>\$7,000,000</b>	<b>\$26,820,000</b>	<b>\$53,188,000</b>	<b>\$7,692,000</b>
						<b>7%</b>	<b>28%</b>	<b>56%</b>	<b>8%</b>