

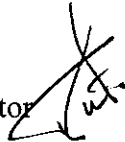


FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Chairman and Members
Park Authority Board

VIA: Timothy K. White, Acting Director 

FROM: David Bowden, Director
Planning and Development Division

DATE: June 8, 2007

Agenda

Planning and Development Committee
Wednesday, June 13, 2007 – 5 p.m.
Board Room – Herrity Building
Chairman: Winifred S. Shapiro

1. Planning and Development Division Annual Work Plan Schedule for FY 2008 – Action*
2. Approval of a Telecommunication License Agreement for Nextel Communications of the Mid-Atlantic, Inc., in Cub Run Stream Valley Park – Action*
3. Contract Activity Report – Information*
4. Update on District Park Plans – Information*
5. Closed Session
 - Land Acquisition

*Enclosures

cc: Cindy Messinger
Leadership Team



Board Agenda Item
June 27, 2007

ACTION -

Planning and Development Division Annual Work Plan Schedule for FY 2008

ISSUE:

Approval of the Planning and Development Division Annual Work Plan for FY 2008.

TIMING:

Board action is requested on June 27, 2007, so priority projects can be incorporated into the Planning and Development Work Plan and initiated in FY 2008 to meet the proposed project schedules.

BACKGROUND:

The Planning & Development Division's FY 2007 Work Plan was approved by the Board on May 24, 2006. In November 2006, a supplemental \$25 million Bond Referendum was approved that included \$10 million for synthetic turf fields, \$10 million for land acquisition, and \$5 million for trails. Many of the resulting projects from that Bond Referendum have informally been added to the work plan.

At the Planning and Development Committee meeting on May 24, 2007, staff presented a list of projects to the Board for consideration as additions to the FY 2008 Planning and Development Division Work Plan. The project list was separated into two distinct categories that included projects currently assigned and underway for a variety of reasons, and projects that Board members had recently expressed interest in adding to the work plan. Based on discussions during the Committee meeting and input provided by Board members after the meeting, staff is recommending that the current work plan be revised as shown on Attachment 1.

- Projects shown in blue on Attachment 1 are currently underway. The Work Plan provides a breakout of active projects at Laurel Hill Park and several active trail projects are also indicated in blue on Attachment 1.
- Projects highlighted in yellow on Attachment 1 have been added to the Work Plan and are scheduled to start in FY 2008.
- Staff is recommending revised schedules for the active projects indicated in red on Attachment 1, for the reasons noted below:
 - Lake Accotink Dredging – Notice to Proceed for the project was issued on October 20, 2005. Dredging began in June 2006, and approximately 57,000 cubic yards of material was removed and pumped to the Virginia Concrete site before a winter shutdown was approved in November 2006.

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The Department of Public Works (DPWES) performed a preliminary evaluation during the shutdown period to determine if the Virginia Concrete disposal site could accommodate additional dredge material above the 161,000 cubic yards currently specified in the contract. Based on their review, up to 204,000 cubic yards of material can be disposed of at the Virginia Concrete site. A preliminary estimate prepared by DPWES indicates it will cost approximately \$1,545,000 to dredge the additional 43,000 cubic yards, which is contingent upon receiving approval from Virginia Concrete to dispose of this additional material.

Dredging resumed in April 2007, and assuming the additional 43,000 cubic yards will be dredged, DPWES anticipates the contractor will not be able to complete the work until summer 2008.

- Lake Accotink Dam Repair – The Department of Public Works (DPWES) is recommending the dam repairs be delayed. The State is proposing changes to dam safety regulations that would remove the grandfathering provisions afforded to dams built prior to 1982. The impact is such that the Lake Accotink Dam may be required to pass the full Possible Maximum Flood (PMF) criteria in order to obtain a State permit. The current capacity of the spillway is 0.6 of the 6 hour PMF. DPWES staff suggests placing the dam repair work on hold until more detailed analyses can be conducted and evaluated.
- Frying Pan Park Equestrian Barns – When the 2004 Bond Program was approved by the Board, it was generally understood that the project would focus on replacing the existing stables which are in poor condition. During the scope development process the project team determined that other elements of the site need to be considered in order to improve the equestrian site operations. The first recommendation by the project team is to conduct an analysis of the existing Activities Center to develop a capital maintenance program for this aging facility. The second recommendation is to conduct an analysis of the core equestrian facilities to determine the best layout for this portion of the park. This analysis will result in conceptual plans to organize the access, parking, stables, warm-up areas, outdoor riding rings, and staging areas to better serve the equestrian functions that occur at the park. As a result of these additional tasks, an additional three quarters are required to complete this project.
- Pinecrest Golf Course Dam Reconstruction – The outlet and dam structures serving pond #1 (upper) and pond #2 (lower) at the golf course have reached their life expectancy and, as a result, the dam and outlet structure for pond #1

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failed during a storm event on April 22, 2006. Dam #2 was overtopped in fall 2006, and is also in danger of failing. Temporary construction measures were taken to stabilize the upper dam to ensure water was available for irrigation to the course; however, additional action was not taken because funding was not readily available. The Park Services Division has now identified funding in the amount of \$100,000 for the first phase of the project which will consist of completing an engineering study to determine how dams should be repaired and the anticipated cost for the project. Staff proposes to complete the study by the end of 2008 and recommends that funding be secured for design and construction in the 2008 Bond Program.

- Pimmit Run Phase I and II – The Trails Work Plan previously reviewed by the Board had already shown this as a multiphase project. This change reflects the Plan and adds a completed scoping phase. This work is scheduled to finish ahead of the approved Work Plan date.
- Cub Run Phase II - The scope was delayed for work on higher priority projects and the schedule adjusted accordingly. However, the construction completion date has not changed.
- Mount Gilead - Master Plan completion will be delayed until additional land acquisitions are completed. The Master Plan is anticipated to be completed in December 2008.

FISCAL IMPACT:

Funding for individual projects will be identified as project scopes are developed and contract awards are brought forward for approval.

ENCLOSED DOCUMENTS:

Attachment 1: Planning & Development Division FY 2008 Work Plan

STAFF:

Timothy K. White, Acting Director
Cindy Messinger, Acting Deputy Director/COO
David Bowden, Director, Planning and Development Division
John Lehman, Manager, Project Management Branch
Kirk Holley, Manager, Special Projects Branch
Sandy Stallman, Manager, Planning Branch
Kay Rutledge, Manager, Land Acquisition and Management Branch

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Deb Garris, Manager, Synthetic Turf Branch
Michael Baird, Management Analyst, Financial Management Branch

Planning & Development Division

Projects for FY 2008 Work Plan

FY 2008

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	Project from Attachment 2 of the Planning and Development Committee item presented on May 9, 2007
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W/C	Warranty/Closeout Project
I	Inactive Project

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Braddock	Wakefield Park	Audrey Moore RECenter Elevator, Chiller renovation/ replacement	Renovation/ replacement of the elevator and chillers.	Construction	A	Jul-07	Dec-08		2004 Bond
Braddock	Kings Park	Master Plan Revision and 2232	Revise MP to include new property and identify new uses.	MP	A	Apr-08	Jan-09	SS	
				2232		Mar-09	Jun-09		
Braddock	Danbury Forest	Bridge and Trail	400 LF trail and 40' bridge	Design		Jan-06	Dec-06	Kormos	
				Construction	A	Jan-07	Jun-07	Kormos	\$401,000
Braddock	Fairfax Villa	Master Plan & Use Permit		MP	A	Nov-03	Sep-07	AG	2004 Bond
				Land Acquisition	A	Mar-07	Mar-08	KR	
				2232		Sep-07	Mar-08		
Braddock	Lake Accotink Park	Dredging Lake Accotink	204,000 cubic yard of dredging.	Scope				JD	2004 Bond
				Design					\$10,000,000
				Construction	A	Jul-07	Jun-09		
Braddock	Lake Accotink Park	Dam Repairs	Structural repairs to the dam and embankment.	Scope				JD	2004 Bond
				Design	A	Jan-06	TBD		\$750,000
				Construction					
Braddock	Ossian Hall	Community park improvement	PI Plan-Clearing, trails, and entrance nodes	PI Plan: Construction	A	Nov-06	Apr-07	EB	2004 Bond
				Site Plan: Design	A	Jan-06	Dec-07		
				Site Plan: Construction		Jan-08	Dec-09		

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Countywide	County-wide	District Plans and Comp Plan Amendment	Create Long Range Plans by District to guide future development of park system.	Planning	A	Jan-07	Jun-09	SS	
Countywide	County-wide	2008 Bond	Create 2008 Bond program including wide and early public engagement and cross agency input.	Planning	A	Apr-07	Nov-11	SS	
Countywide	County-wide	GIS Trail Mapping / Inventory	Create GIS layer for existing trails and trail related resources . Mapping 300 miles of trails.	Planning	A	Dec-06	Sep-07	Cronauer	\$160,000
Countywide	County-wide	Synthetic Turf Conversion Field TBD	Program Includes the conversion of 1 Synthetic Turf Field per Year - Scope, design, permit and construct (1) synthetic turf field 2007-2008	Scope	A	Oct-07	Mar-08	DS/Dgu	2007/2008 Matching Funds
				Design		Apr-08	Jul-08		
				Construction		Aug-08	Dec-08		
Countywide	County-wide	Trail Development Strategy Plan	Trail development strategy plan to identify and prioritize and plan trail projects for 10 year time frame.	Planning	A	Sep-06	Sep-07	Cronauer	
Countywide	County-wide	Cross County Trail Operation and Management Plan	Create plan to guide the operation and management of the Cross County Trail. Plan deals with unique issues surrounding the upkeep and improvements to the facility.	Planning	A	Mar-07	Oct-07	Cronauer	
Countywide	County-wide	Accotink SV Trail (Hunter Village)	Construct trail from Lake Accotink Dam to beyond Hunter Village Drive	Design	A	Jan-02	Aug-07		
				Construction		Sep-07	Sep-08		
Countywide	County-wide	Group I Athletic Field Irrigation	Included Lee District Park (4) athletic fields; Manchester Lakes Park-rectangle fields and Wakefield Park (6) athletic fields.	Construction	A	Oct-06	Sep-08		
Countywide	County-wide	Group II Athletic Field Irrigation	Included Mason District Park (4) athletic fields; Idylwood Park-diamond field and Nottoway Park (3) athletic fields.	Construction	A	Oct-06	Sep-08		

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Countywide	County-wide	Group I & II Athletic Field Lighting	Includes Baron Cameron Park (1) athletic field; Lewisville Park (1) athletic field; Nottoway Park (3) athletic fields; Martin Luther King Jr. Park (1) athletic field; and Lincoln Lewis Park (2) athletic fields	Construction	A	Jan-07	Dec-08		
Countywide	County-wide	Grouped Golf Course Irrigation		Construction	A	Jul-06	Dec-07		
Countywide	County-wide	Mastenbrook Vol. Matching Grant		Construction	A	Jan-05	Jun-09		
Countywide	County-wide	Grouped Playground		Construction	A	Jan-06	Jun-09		
Countywide	County-wide	Group I Infrastructure Renovation	Parking Lot Renovation	Design	A	Jul-05	Mar-06		
				Construction		Apr-06	Dec-07		
Countywide	County-wide	Group I Infrastructure - Hidden Oaks	New LID Parking Lot	Design		Jul-06	Mar-07		
				Construction	A	Apr-07	Dec-07		
Countywide	County-wide	Group II Infrastructure Renovation	Parking Lot Renovation	Design		Jan-06	Sep-06		
				Construction	A	Oct-06	Jun-08		
Countywide	County-wide	Group III Infrastructure Renovation	Parking Lot Renovation	Design		Jul-06	Sep-07		
				Construction	A	Oct-07	Jun-09		
Countywide	County-wide	Group III Infrastructure - Spring Hill REC Parking Lot		Scope	I	Oct-08	TBD		
				Design					
				Construction					

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Countywide	County-wide	NCR Preservation Plan-Stream Stabilization		NCR Mgmt & Protection Projects	A	Jan-05	Jun-09		
				Design	A	Jun-06	Dec-07		
				Construction		Jan-08	Jun-08		
Countywide	County-wide	Educational Exhibits		Design	A	Mar-07	Jul-07		
				Construction		Jul-07	Dec-08		
Countywide	County-wide	Grouped Trail Improvements - Phase I		Scope	A	Jan-07	Jun-07		
				Design		Jul-07	Sep-08		
				Construction		Oct-08	Dec-09		
Countywide	County-wide	Dog Park		MP	I	Feb-06	Jun-07		
				2232		Jul-07	Mar-08		
Countywide	County-wide	Cross County Trail - Phase II		Scope	A	Jan-07	Oct-07		
				Land Acquisition		Oct-07	Jan-09		
				Design	A	Apr-08	Jun-09		
				Construction		Jul-09	Dec-10		
Countywide	County-wide	New Community Skate Parks	Identify potential sites for new skate parks.	MP	I	Jan-08	Dec-08	SS	2004 Bond
				2232		Jan-09	Jun-09		
				Scope		Jul-09	Dec-09		
				Design		Jan-10	Jun-11		
				Construction		Jul-11	Dec-12		

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Countywide	County-wide	Equestrian Facilities	Identify potential sites and facilities for equestrian use.	Planning	A	Jul-07	Jun-08	NS	2004 Bond Sully Woodlands, Frying Pan, Laurel Hill

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Dranesville	Alabama Drive	Expansion of the Parking Lot and Playground	Expand the parking lot and playground.	Scope	A	Jul-07	Dec-07	IV	2004 Bond
				Design		Apr-08	Jul-07		\$110,000
				Construction		Aug-08	Dec-08		
Dranesville	Clemyjontri	Develop Park - Phase I		Construction	W/C	Mar-05	Oct-06	Holsteen	
Dranesville	Clemyjontri	Develop Park - Phase II Landscape Plan, Parking	Develop invasive mgmt. plan and landscape plan and implement, study parking and related issues.	Scope	A	Oct-06	Jul-07	Holsteen	
				Land Acquisition		Jan-08	Dec-08	KR	
				Design		TBD			
				Construction					
Dranesville	Colvin Run Mill	Pump Repairs	Cleanup storm damage, install in pumps and armor new pump house structure.	Scope		Jul-07	Dec-07	MS	Insurance
				Design	A	Jan-08	Mar-08		
				Construction		Apr-08	Jul-08		
Dranesville	Haycock Longfellow	Master Plan and Use Permit		MP	I	Nov-07	Sep-07	SS	
Dranesville	Langley Fork	Master Plan and Permit Renewal		Land Acquisition	A	Feb-05	Aug-08	KR	
				MP	A	Jan-05	Jul-08	AD	
Dranesville	McLean Central	Develop Park - Phase I		Construction	W/C	Sep-02	Sep-07	Holsteen	1998 Bond

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Dranesville	McLean Central	Develop Park - Phase II Sidewalk, Signage, Lighting	Design and install upgrade to sidewalk. (Notes: Awaiting resolution of the consolidation and land exchange in response to Dolley Madison Library improvements)	Land Acquisition	A	Jun-05	TBD	Rutledge	1998 Bond
				Scope		Jul-05	TBD	Holsteen	
				Design					
				Construction					
Dranesville	Pimmit Run SV	Trail - Phases I & II	Provide trail and stream crossings at multiple locations from Old Dominion to Brookhaven	Land Acquisition			Jul-07		
				Scope		Jan-06	Mar-07	N/C Farlanmd	
				Design	A	Apr-07	Jul-07		
				Construction		Aug-07	Dec-07		
Dranesville	Pimmit Run SV	Trail - Phase III	Improvements to 2,600 LF trail in Phases I and II.	Scope	I	TBD	TBD	Cronauer	2004 Bond
				Design		TBD	TBD		
				Construction		TBD	TBD		
Dranesville	Salona	Master Plan and Use Permit for newly		MP	A	Aug-06	Aug-07	SF	
				2232		Aug-07	Feb-08		
Dranesville	Spring Hill Park	MYS - Construction Development Agreement - Synthetic Turf Conversion Fields # 2 & 3	Scope, design, permit and construct (2) synthetic turf fields per development agreement.	Scope	A	Aug-07	Dec-07	SV/Dgu	MYS
				Design		Jan-08	May-08		
				Construction		Jun-08	Sep-08		
Dranesville	Spring Hill Park	Renovation/replacement of the chillers.		Scope	A	Jan-07	Mar-07	CH	2004 Bond
				Design		Jan-07	Jun-07		
				Construction		Jul-08	Dec-08		

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Dranesville	Hutchison School Site	Synthetic Turf Athletic Field	Scope, design, permit and construct a lighted synthetic turf athletic field, parking lot, LID stormwater facilities, and related work	Scope		Jan-07	Mar-07	M Sheikh	2004 Bond
				Design	A	Apr-07	Jun-07		
				Construction		Jul-07	Dec-08		
Dranesville	Turner Farm	Equestrian		Construction	A	Apr-07	Jan-08		2004 Bond
Dranesville	Turner Farm	Observatory - Phase I	Work with the Analemma Society to advance the design of and support fundraising efforts for the Observatory at Turner Farm.	Design	A	Jan-06	Dec-07	Nutter	2004 Bond
				Construction		Jan-08	Dec-09		
Dranesville	Turner Farm	Develop park, Phase II - Automate Observatory	Renovate and automate existing observatory building/share mgmt. with RMD.	Scope		Oct-06	Mar-07	Holley	\$100,000
				Design	A	Apr-07	Aug-07		
				Construction		Sep-07	Dec-07		
Dranesville / Hunter Mill	Difficult Run SV	CCT - Northern Section Safety Upgrades	Natural surface trail and stream crossing upgrades	Design		Feb-07	Apr-07	Pate	\$59,386
				Construction	A	May-07	Aug-07		

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Hunter Mill	Arrowbrook/Launders	Entrance Road Improvements	Land Acquisition and design and permit improvements/proffer	Land Acquisition	A	Mar-06	TBD		
				Scope					
				Design					
				Construction					
Hunter Mill	Clarks Crossing		Scope and design of parking lot to provide 35 parking spaces, road improvements and related work in support of two existing practice fields.	ROW Dedication	W/C	Jul-02	TBD	KR	
				Street Acceptance		Jan-05	TBD	JD	
				Bond Release		Jan-05	TBD		
Hunter Mill	Dulles Corner	90' Diamond Field	Monitor and inspect construction of a lighted and irrigated 90' diamond field	Scope					Proffers
				Design					
				Construction	A	Jan-07	Dec-07		
Hunter Mill	Fred Crabtree	Restroom & Concession Building	Design and permit the restroom and concession buildings; build the restroom if funding allows.	Scope	A	Jul-07	Dec-07		Proffers - \$120,000
				Design		Jan-08	Sep-08		Donations?
				Construction		Oct-08	Dec-08		
Hunter Mill	Frying Pan Park	Equestrian Facility Improvements	Equestrian Core Areas Study and Phase I Design and Construction of equestrian related improvements	Scope	A	Jul-07	Sep-07	NS	2004 Bond
				Design		Oct-07	Jun-08		\$2,000,000
				Construction		Jul-08	Mar-09		
Hunter Mill	TBD	Hunter Mill District - Light Diamond Field	Lighting of 90' diamond field. Project inactive until location determined.	MP	I	Jul-06	Dec-07	JD	
				2232		Jan-08	Jun-08		
				Scope		Jul-08	Dec-08		
				Design		Jan-09	Jan-10		
				Construction		Jan-10	Jul-11		
Hunter Mill	Lake Fairfax Park	Lake Fairfax Admin Building	Scope and design of new administration building and related site work, including parking lot improvements in the core area.	Construction	A	Apr-07	Sep-09	JD	2004 Bond

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Hunter Mill	Lake Fairfax Park	Lake Fairfax - Campground	Electrical service upgrade for Campground "A"	Design	I	Oct-06	Mar-08	HL	2004 Bond
				Construction		Apr-08	Sep-09		
Hunter Mill	Lake Fairfax Park	Core Area Picnic Shelter-Phase 2B	Design and permit improvements to the entrance road.	Scope	A	Jul-07	Dec-07	EB	2004 Bond
				Design		Jan-08	Dec-08		\$200,000
Hunter Mill	Lake Fairfax Park	Synthetic Turf Conversion Fields #'s 1	Scope, design, permit and construct (2) synthetic turf fields	Scope		Jan-07	Mar-07	AA/Dgu	2006 Bond
				Design	A	Apr-07	Aug-07		\$1,600,000
				Construction		Sep-07	Dec-07		
Hunter Mill	Lake Fairfax Park	Athletic Field Lighting Field #'s 1 & 4	Scope, design, permit and install (2) athletic field lighting	Scope		Sep-06	Nov-06	AA/WL	2006 Bond
				Design		Dec-06	Mar-07		\$400,000
				Construction	A	Apr-07	Aug-07		
Hunter Mill	Reston Town Green	Master Plan and Use Permit		MP	I	Jan-06	Jun-07		2004 Bond
				2232		Jul-07	Mar-08		
Hunter Mill	Stratton Woods Park	VDOT Street Acceptance	Get street improvements accepted into VDOT system and park released from Bonds and Agreements.	Street Acceptance	W/C	May-05	May-06		1998 Bond
				Bond Release		Jan-05	Jun-06		
Hunter Mill	Sugarland Run SV	Bridge	Fiberglass bridge to replace washed out wooden bridge	Construction	A	Feb-07	Jun-07	Pate	\$40,000

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Lee	Franconia Park	Synthetic Turf Conversion Field #4	Scope, design, permit and construct (1) synthetic turf field	Scope	A	Apr-07	Sep-07	DS/WL	2006 Bond
				Design		Oct-07	Jun-08		\$815,000
				Construction		Jul-08	Dec-08		
Lee	Franconia Park	Athletic Field Lighting Field #4	Scope, design, permit and install (1) athletic field lighting	Scope	A	Apr-07	Jun-07	DS/WL	2006 Bond
				Design		Jul-07	Jan-08		\$200,000
				Construction		Feb-08	Jun-08		
Lee	Huntley Historic Site	Phase I	Development and preservation of the Huntley Historic site and related buildings. Includes archeological analysis of the buildings, cultural landscape report, site features analysis, site improvements and building renovations	Bid	I	Jun-07	Sep-07	MR	1998 Bond
				Construction		Dec-07	Dec-08		
Lee	Lee District	Revise Master Plan	2232 application .	2232	A	Mar-07	Sep-07	AD	2004 Bond
Lee	Lee District	Tree House	Coordinate with Park Foundation to establish scope - funding, schedule	Scope	A	Jan-08	Jun-08	Holley	TBD
				Design					
				Construction					
Lee	Lockheed Boulevard		Plan an urban park and install facilities subject to funding limitations.	Scope/Agreement	I	Dec-02	Jun-05	KD	
				Land Acquisition	A	Jul-05	TBD	Rutledge	
				Design					
				Construction					

Planning & Development Division
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FY 2008

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Mason	Bailey ES	Synthetic Turf Conversion Field #1	Synthetic Turf Field Conversion Program/FCPA Coordination Effort/ MOA executed May 2007	Scope		May-07		AA	\$800,000
				Design	A				2006 Bond
				Construction			Jan-10		
Mason	Green Spring Gardens	Green Spring Gardens Vehicle Area	Design and construction of a 200 sq ft garage/work space.	Scope	A	Jul-06	Mar-07	EB	2004 Bond
				Design		Apr-07	Dec-08		
				Construction		Jan-09	Jun-10		
Mason	Holmes Run, Col Pk/Alex		Construct 6,090 LF of new asphalt trail and five fair-weather crossings.	Construction	A	Nov-06	Aug-07		2004 Bond
Mason	Margaret White Horticultural		GMP/CDP formerly acquired park land and Use Permit.	2232	A	Jun-06	Sep-06		1998 Bond
Mason	Pine Ridge		Accomplish miscellaneous improvements.	MP	A	Nov-06	Feb-08		
				2232		Feb-08	Nov-08		
Mason	Pinecrest Golf Course	Dam Repair Feasibility/ Cost Study	Engineering Study to determine how the dams should be repaired and the estimated cost	Scope	A	Jul-07	Jun-08	EB	PSD
				Design		Jul-08	Mar-09		\$100,000
Mason	Turkeycock Stream Valley	2000' stream restoration, bridge replacement, trails, amenities	DPWES Stormwater Program Project	Scope					
				Design					
				Construction					

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FY 2008

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Mt. Vernon	Bryant Center AHS	Synthetic Turf Conversion Field # 1	Synthetic Turf Field Conversion Program/FCPA Coordination Effort/MOA executed May 2007	Scope	A	May-07		AA	\$800,000
				Design					2006 Bond
				Construction			Jun-08		
Mt. Vernon	Carl Sandburg MS	Synthetic Turf Conversion Field #1	Synthetic Turf Field Conversion Program/FCPA Coordination Effort/MOA executed May 2007	Scope	A	May-07			\$800,000
				Design					2006 Bond
				Construction			Dec-07		
Mt. Vernon	Lamond	House Stabilization & Rental Property Repairs		Scope	A	Jul-07	Feb-08		Total of \$500K for all projects at Lamond.
				Design					
				Construction					
Mt. Vernon	Lamond	Trail Connection	30' prefabricated bridge and construction access on VDOT ROW.	Land Acquisition	A	Sep-07	Apr-08	KR	
				Scope		Jul-07	Dec-07	Cronauer	
				Design		Jan-08	Jun-08		
				Construction		Jul-08	Jun-09		
Mt. Vernon	North Hill	TBD	Work with HCD to use and master plan land at North Hill for a local park.	Land Acquisition	A	Mar-07	Jun-08	KR	
				MP		Jun-08	Jun-09	SS	
				2232		Jul-09	Oct-09		
Mt. Vernon	Laurel Hill	Sports Complex	Determine Feasibility for developing sports field complex considering use of private venture. Facilities respond to Need Assessment. Phase I development on Youth Detention Site. Concurrently draft and approve SE, 2232. Subphase I development for demolition and construction	Land Acquisition	A	Sep-07	Jul-08	Rutledge	
				Planning	A	Jan-05	Jul-08	Betsold	
				2232/SE	A	Oct-06	Jul-08	Betsold	
				Design		Jan-08	Jul-09	Betsold	
				Construction		Jul-09	Jun-11	Betsold	

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Mt Vernon	Laurel Hill	Equestrian Center - Phase I	Determine feasibility of developing equestrian based facility including boarding and therapeutic facilities considering use of private venture. Planning, design. Phase I demolition and construction. MOA with F4H signed June 2006.	Planning	A	Aug-04	Jul-08	Davis	
				Design	A	Jul-06	Aug-08	Davis	
				Construction		Oct-07	Dec-10	Betsold	
Mt Vernon	Laurel Hill	Disc Golf Course	Design and construct certified regulation disc golf course in cooperation with NVDGA. Includes RMD site analysis. Develop user cooperative agreement. Phase I to provide 9 holes associated with Land Bays G & H use.	Design	A	Jul-05	Jul-08	Davis	
				Construction	A	Jul-07	Dec-08	Davis	
Mt Vernon	Laurel Hill	Barrett House	Repair and stabilize house in accordance with overlay zone guidelines and requirements. Cosmetic and safety improvements. Determine future use for house	Planning	A	Jul-06	Dec-06	Betsold	
				Design	A	Jan-07	May-07	Davis	
				Construction	A	Jun-07	Dec-07	Betsold	
Mt Vernon	Laurel Hill	Trails, G,H,J,K	Plan, design and construct natural surface trail network in cooperation with IMBA.	Planning	A	Oct-06	Jul-07	Cronauer	
				Design	A	Jan-07	Jul-07	Cronauer	
				Construction		Jul-07	Sep-08	Cronauer	
Mt Vernon	Laurel Hill	Land Bays G and H	Plan, design and construct Phase I improvements in land bays G and H including picnic facilities, trails, playground, open play areas, signage, landscaping, fishing pond, ADA, Central Green development, parking	Planning	A	Jan-06	Jun-07	Davis	
				Design	A	May-07	Jul-07	Allen	
				Construction		Jul-07	Oct-07	Betsold	
Mt Vernon	Laurel Hill	Golf Course Character Buildings	Repair and stabilize existing agricultural buildings as part of the landscape character enhancements for Laurel Hill Golf Club . Cosmetic and safety improvements. No future occupancy intended.	Design	A	Mar-07	Sep-07	Betsold	
				Construction		Jul-07	Oct-07	Betsold	

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Mt Vernon	Laurel Hill	Signage and Wayfinding	Plan and design comprehensive signage and wayfinding program to serve as guide for all signage in Laurel Hill region. This includes all local serving public lands, not just Park Authority. Signage types include, directional, informational, interpretive, identification. Project also includes graphic standards, logo development, use and development of wayfinding tools such as maps, brochures, web, etc. Includes large community and stakeholder outreach process.	Planning	A	Feb-07	Sep-07	Betsold	
				Design		Oct-07	Jul-08	Betsold	
				Construction					
Mt Vernon	Laurel Hill	Nike Control Site Cleanup	Demolition and general cleanup of abandoned buildings and site	Design				Davis	
				Construction	A	Oct-06	Jun-07	Davis	
Mt Vernon	Laurel Hill	Cold War Museum	Review and manage PPEA unsolicited proposal for the Heritage Museum site on the LH master plan. Concurrently analyze site for infrastructure needs, demolition, environmental contamination. Construction of Interim Phase I 6,000 SF building and related site.	Planning	A	Jan-05	Jul-08	Betsold	
				Design		Sep-07	Dec-08	Betsold	
				Construction		Jan-09	Jul-10	Betsold	
Mt Vernon	Laurel Hill	Laurel Hill House Garden	Obtain Cultural Landscape Report. Consider ownership issues, stabilization, interpretation, implementation of some measures. How to relate to house	Planning	A	Aug-06	Oct-07	Davis	
				Design		Nov-07	Jul-08	Betsold	
				Construction					
Mt Vernon	Laurel Hill	Stempson House	Review proposal for use of building for FCPD Animal Rescue. Stabilize and renovate for occupancy	Planning	A	Sep-06	Sep-07	Davis	
				Design	A	Oct-07	Dec-07	Betsold	
				Construction		Jan-08	Jul-08	Betsold	
Mt Vernon	Laurel Hill	Water Authority	Develop use agreement with FCWA. Develop use for adjacent fill site	Planning	A	Jan-07	Jul-09	Davis	
				Design					
				Construction					

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Mt Vernon	Laurel Hill	Infrastructure Analysis - Phase I	Identify, inventory and map all existing active and inactive utilities and transportation corridors and improvements. Develop recommendations and cost estimates for proposed utilities at sites with active development programs. Phase I for Launch Site Only	Planning	A	Oct-06	Jul-07		
Mt Vernon	Laurel Hill	Base Mapping	Establish boundary survey and delineate land bays for future planning	Land Acquisition	A	Jul-04	ongoing		
				Design					
Mt. Vernon	Pohick SV	CCT - Trail Reroute	Two new fair-weather crossings, three renovated fair-weather crossings, 900' new asphalt trail	Scope		Jan-07	May-07	McFarland	\$725,000
				Design	A	Jun-07	Apr-08		
				Construction		May-08	Dec-08		
Mt. Vernon	Huntington		General park master plan of recent acquisition from Water Authority.	MP	I	May-06	Jun-08	Sizer	
				2232		Jul-08	Dec-08		
Mt. Vernon	Westgrove		Master Plan and Use Permit.	MP	I	Jun-02	Dec-05	SS	
				2232		Jan-06	Jun-06		

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Providence	Oak Marr	Maintenance Facility Expansion: Oak Marr	Reconfiguration of existing Oak Marr Shop.	Design	A	Jul-06	Sep-07	RF	2004 Bond
				Construction		Jan-07	Jun-08		
Providence	Nottoway Park	Synthetic Turf Conversion Diamond	Scope, design and construct a 60' LL Field to Synthetic Turf	Scope	A	Nov-07	May-08	DS/SV	2006 Bond and Proffers
				Design		Apr-08	Aug-08		
				Construction		Sep-08	Dec-08		
Providence	Oak Marr	Oak Marr REC - Rooftop Equipment	Renovation/replacement of the multi-zone rooftop HVAC equipment.	Scope	A	Jan-07	Mar-07	CH	2004 Bond
				Design		Jan-07	Jun-07		
				Construction		Jul-08	Dec-08		
Providence	Oakton Community	Schoolhouse - Phase I	Relocate and renovate Oakton Schoolhouse on park site.	Design	A	Jun-06	Jun-07	AA	2004 Bond
				Construction		Jul-07	Jun-08		
Providence	Oakton Community	Develop Park, Renovate Schoolhouse, Phase II	CCB to design community park and donate \$100,000 through proffer. No construction funded or scheduled.	Scope					Proffer, Agreement
				Design	A	Jan-07	Dec-07	AA	
				Construction					
Providence	South Railroad Street Park	Master Plan newly acquired park land and Use permit	Construction Phase I: Design and installation of playground and amenities.	Construction - Phase I	A	Apr-07	Aug-07	Ridgely	

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Springfield	Burke Lake	Redesign the driving range to expand its capacity.	Deferred until Club House Renovation	MP	I	Jan-07	Dec-07	SS	2004 Bond
				2232		Jan-08	Jun-08		
				Scope		Jul-08	Dec-08		
				Design		Jan-09	Dec-09		
Springfield	Fairfax Park	TBD	Work with HCD to use and master plan land at Fairfax Park for a local serving park.	Land Acquisition	A	Jan-07	Jun-08	KR	
				MP		Jun-08	Jul-09	SS	
				2232		Aug-09	Oct-09		
Springfield	Lincoln Lewis Vanoy		Master Plan/2232 site to permit existing community park uses.	Construction	A	Oct-06	May-07	QB	
Springfield	North Twin Lakes	Rehabilitation of dam and related improvements.		Scope	A	Jul-06	Apr-08	MS	
				Design		Jul-06	Feb-08		
				Construction		Feb-08	Feb-10		
Springfield	Ox Hill Battlefield	Battlefield preservation.	Scope will include site amenities, information kiosks, interpretive signage, monuments, markers, and re-establishment of corn field area.	Design	A	Aug-05	Dec-05	MR	
				Construction		May-07	Nov-07		
Springfield	Patriot Park		Propose development of the VDOT property acquired in the 1998 Bond. Development may include active recreation. Type and number of facilities TBD.	Construction	A	Oct-07	Jun-09	EB	
Springfield	South Run District Park	South Run RECenter-Fitness center addition.		Construction	A	Apr-08	Jan-11	DG	

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Springfield	South Run District Park	Synthetic Turf Conversion Field #'s 5 & 6	Scope, design and construct (2) synthetic turf fields	Scope		Sep-06	Dec-06	SV/Dgu	\$1,590,000
				Design		Jan-07	Feb-07		2006 Bond
				Construction	A	Mar-07	Aug-07		
Springfield	Stringfellow	Parking Lot Paving, Fencing, Landscaping	Pave the existing parking lot, install fencing and landscaping to close out site plan.	Scope	A	Jul-07	Sep-07		1998 Bond
				Design		Oct-07	Dec-07		\$200,000
				Construction		Jan-08	Jun-08		

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Status	Start Date	End Date	PM	Funding
Sully	Horne	RC Flying Field	Coordinate with NPS, prepare 2232.	2232	A	Sep-06	Mar-07	AA	
Sully	Poplar Tree Park	Synthetic Turf Conversion Field #'s 2 & 3	Scope, design, permit and construct (2) synthetic turf fields	Scope		Sep-06	Dec-06	SV/Dgu	\$1,600,000
				Design		Jan-07	Feb-07		2006 Bond
				Construction	A	Mar-07	Aug-07		
Sully	Sully Woodlands	Trail Plan	Trail section of masterplan for Sully Woodlands. To include a comprehensive network of trails for a variety of users groups and terrain.	Planning	A	Sep-08	Mar-10	Pate	25,000
Sully/Dranesville	EC Lawrence and Sugarland Run SV	Grouped Trail Improvements - Phase II Development	100 LF trail in EC Lawrence, 400 LF trail and stream crossing in Sugarland Run (Offuts Run) Rocky Run trail to Benton Pond Dr. Sugarland to FxCo Parkway.	Scope	A	Jul-08	Jul-09	Cronauer	
				Design					
				Construction					
Sully	Old Centreville Road Land Exchange	Provide parking to support existing rectangular fields		Permitting	I	Sep-03	Jun-05		
				Land Acquisition	A	Oct-05	Dec-11		
				Bid		Jul-05	Oct-05		
Sully	Sully Historic Site	Improvements to support the new entrance road proposed by VDOT.		Construction		Oct-05	Apr-06		
				2232	A	Jul-05	Dec-05		
				Construction		Apr-07	Dec-07		
Sully	Cub Run SV Trail	Trail connection-Phase I	100 LF trail, (1) 60' bridge.	Land Acquisition	A	Dec-06	Apr-08		
				Scope		Jul-06	Jan-07		
				Design	A	Dec-06	Aug-08		
				Construction		Oct-08	Mar-10		
Sully	Cub Run SV Trail	Trail connection-Phase II	1,200 LOF trail and (1) 50' bridge.	Scope	A	Dec-06	Sep-07		
				Design		Oct-07	Jan-08		
				Construction		Feb-08	Jun-08		

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Sully	Cub Run SV Trail	Trail connection-Phase III	700' trail and (1) 60' Bridge.	Scope	I	Jun-08	Apr-09		
				Design		Apr-09	Oct-10		
				Construction		Nov-10	Nov-11		
Sully	Mount Gilead		General Management Plan in cooperation with citizen groups planning historic district.	MP	A	Sep-06	May-08		
				2232		Jun-08	Dec-08		

Board Agenda Item
June 27, 2007

ACTION -

Approval of a Telecommunication License Agreement for Nextel Communications of the Mid-Atlantic, Inc., in Cub Run Stream Valley Park (Sully District)

ISSUE:

Approval of a license agreement between Fairfax County Park Authority and Nextel Communications of the Mid-Atlantic, Inc., to install telecommunication equipment and related structures in Cub Run Stream Valley Park.

RECOMMENDATION:

The Park Authority Acting Director recommends that the Park Authority Board approve the license agreement between Fairfax County Park Authority and Nextel Communications of the Mid-Atlantic, Inc., to install telecommunication equipment and related structures in Cub Run Stream Valley Park.

TIMING:

Board action is requested on June 27, 2007, in order to maintain the project schedule.

BACKGROUND:

In June 2006, the Park Authority received a request from Nextel Communications ("Sprint Nextel") to install a telecommunication antenna and related equipment in Cub Run Stream Valley Park within the existing Dominion Virginia Power easement (Attachment 1). Sprint Nextel is proposing to mount twelve (12) panel antennas on the existing 124-ft Dominion Virginia Power lattice tower utilizing a Fort Worth Powermount monopole (Attachment 2). The equipment compound will be located beside the tower and within the existing easement. The proposed use will not conflict with any public uses and access for the construction and maintenance operations will occur using the existing utility access road.

Staff has evaluated the proposed site under the guidance of Park Authority Policy 303, Telecommunication Sites (Attachment 3), and found that no significant negative impact will result with this use of parkland. The additional visual impact is insignificant given the presence of similar lattice towers located within the easement.

Board Agenda Item
June 27, 2007

The initial term of the license is ten (10) years with three (3) five-year renewal terms. Provisions for equipment removal are included in the license along with requirements for staff review and approval of site plans (Attachment 4).

The County Risk Management Division and the County Attorney have already reviewed and approved this agreement. Establishment of telecommunication sites within existing utility easements located on lattice towers are reviewed as a Feature Shown and no public hearing is required. The Planning Commission approved this request (FS-Y06-118) on May 2, 2007.

FISCAL IMPACT:

The annual license fee for the first year of the initial ten-year term will be \$19,800. At the end of each year the annual license fee for the following year will increase by 3%. Additionally, a one-time use fee of \$7,500 will be paid to the Park Authority upon obtaining all necessary governmental approvals. Funds received from this license will be appropriated during the initial ten-year term into Fund 371, Park Capital Improvement Fund for improvements to Cub Run Stream Valley Park.

ENCLOSED DOCUMENTS:

- Attachment 1: Location Map TM 64-2
- Attachment 2: Telecommunication Drawings – Elevation/Enlarged Site Plan
- Attachment 3: Policy 303 – Telecommunication Sites
- Attachment 4: License Agreement

STAFF:

- Timothy K. White, Acting Director
- Cindy Messinger, Acting Deputy Director/COO
- David Bowden, Director, Planning and Development Division
- Kay H. Rutledge, Manager, Land Acquisition and Management Branch
- Cynthia E. McNeal, Supervisor, Land Acquisition and Management Branch
- James L. Miller, Property Manager, Land Acquisition and Management Branch

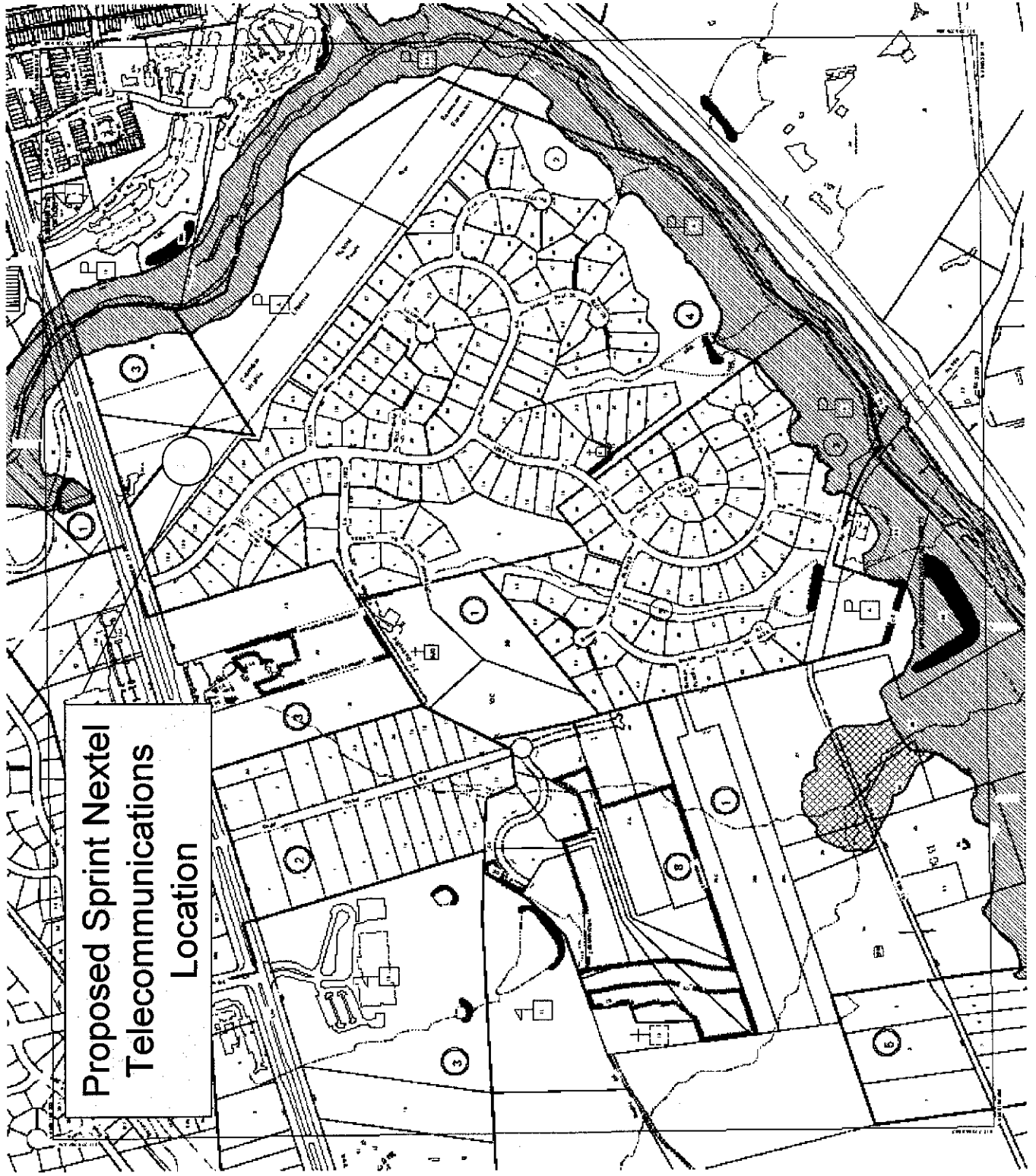


GENERAL NOTES

PROPERTY MAP

64-2

Revised to OADR 05



Proposed Sprint Nextel
Telecommunications
Location

Scale: 1" = 100'

Policy 303 Telecommunications Sites

The Park Authority shall seek to balance the general public's need for telecommunications services with the Authority's mandate and public trust for the protection of parklands. Requests for siting of telecommunication facilities on parklands shall be evaluated with due regard for the following policies:

- Fairfax County Comprehensive Policy Plan, Parks and Recreation Policy 3c, which states: "Prohibit the location of major public facilities, including transportation, through public parklands unless: a) the Park Authority determines that the proposed facility is compatible with its use of parkland, or b) a determination has been made that there is no feasible and prudent alternative to the use of parkland and that all possible planning to minimize harm is included in the proposed project. Require a Plan Amendment where the location of such facilities would substantially interfere with the provision of open space and/or recreational facilities or would have a significant adverse impact on ecological and heritage resources."
- Park Authority Park Planning and Development Policy which states: "The Authority shall resist by all appropriate means, including legal action, any attempt by any public agency, group or individual to destroy or encroach upon any park, historical site, nature preserve or recreational facility under the control of the Authority. The Authority considers its responsibilities to the citizens of Fairfax County to be in the nature of public trust, requiring commitment to the preservation and protection of natural, cultural, horticultural and recreational resources located on park lands. The Authority shall enlist the aid of an enlightened and alert citizenry in support of this policy."
- Fairfax County Countywide Comprehensive Policy Plan and Zoning Ordinances for Public Facilities which encourage the co-location of telecommunication facilities on public property

Pursuant to reconciling these policies, the Park Authority Board shall consider the placement of telecommunications monopoles and related equipment on park property only if all other possible locations have been exhausted by the applicant and no feasible and prudent alternative site exists, and all of the following location criteria have been met:

Location Criteria. Requests for placement of telecommunications monopoles and related equipment shall be considered if:

- a. An Office of Communications study has been conducted (or the Office of Communications certifies an applicant's study) showing the Park Authority property as the technically best location;
- b. The Office of Communications assures, in writing, that the proposed facility creates no radiation hazard to the public;
- c. The proposed use of park land does not present a potential legal exposure or liability to the Park Authority;
- d. The proposed location does not adversely affect significant natural or cultural resources, including environmentally sensitive areas such as wetlands, Environmental Quality Corridors and Resource Protection Areas as defined in the Chesapeake Bay Ordinance;
- e. In the sole determination of the Park Authority, the proposed location does not displace and is compatible with existing or planned park facilities;
- f. In the sole opinion of the Park Authority, the proposed location and construction on the site does not detract from the character of the park;

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

2. Other Criteria.

Adequate compensation shall be provided to the Park Authority for the placement of the proposed facility based on extent of degradation, number of antennae and other factors. Mitigation fees received during the initial license term shall be deposited in the designated subfund of the park revenue operations fund solely for use at the park site where the telecommunications facility is to be located and utilized in accordance with adopted guidelines, unless designated otherwise in the agreement licensing the telecommunications facility. The allocation of fees for subsequent renewal license terms, if any, shall be determined by action of the Park Authority Board.

- b. The applicant accepts full responsibility and costs for all Park Authority staff evaluation and review, plan preparation, and procurement of all necessary permits and other approvals from the appropriate governmental agencies.

Revised and adopted October 28, 1998

**FAIRFAX COUNTY PARK AUTHORITY
LICENSE AGREEMENT
FOR TELECOMMUNICATIONS**

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**FAIRFAX COUNTY PARK AUTHORITY
LICENSE AGREEMENT
FOR TELECOMMUNICATIONS**

THIS AGREEMENT (“**Agreement**”), dated as of _____, 2007, between Fairfax County Park Authority, an instrumentality exercising public and essential governmental functions having an office at 12055 Government Center Parkway, Suite 421, Fairfax, Virginia 22035 (“**Licensor**”), and **NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.**, a Delaware corporation, with a principal office at 7055 Samuel Morse Drive, Columbia Maryland 20146 (“**Licensee**”), recites and provides:

RECITALS

Licensor is the owner of a parcel of land located at **15001 Lee Highway, Centerville, VA**, in Fairfax County, Virginia and referred to among the Tax Map records of Fairfax County **0642-04A**, in Deed Book **5340**, Page **680**. Such parcel of land is herein referred to as the (“**Premises**”) as described in Exhibit **A**. Licensor is willing to permit Licensee to use such portion of the Premises for the purposes and in accord with the terms and conditions set forth in this Agreement.

AGREEMENT

In consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Definitions.

“Facilities”, as used herein, shall be antennas, equipment, ancillary and related structures, cables, accessories and improvements as more specifically described on Exhibit **B** attached hereto, and shall include any approved additions or alterations thereto, subject to Licensor approval as specified in Paragraph 7 below.

2. Use of Premises.

(a) Licensor grants to Licensee a non-exclusive license (the “License”) to construct, install and operate the Facilities upon the Premises in the general configuration shown on Exhibit **B** hereto, subject to Licensor’s final approval of the plans as specified in Paragraph 7 below. Subject to compliance with all laws, Licensee may at its own cost and expense, use the portion of the Premises shown on Exhibit **B** to construct, install, operate, maintain, repair, replace, protect and secure the “Facilities”.

(b) Licensor grants to Licensee, subject to all conditions herein, including, but not limited to Paragraph 6 the right to install and operate underground electric lines from Licensee's meter to the Facilities and telephone lines from the termination point of the telephone utility supplying telephone service to the Facilities as shown on Exhibit **B**, subject to Fairfax County Park Authority "Policy 302 Easements".

(c) Licensor agrees to grant, subject to all conditions herein, including, but not limited to Paragraph 6 such easements to public service corporations across the Premises to the Facilities as shown on Exhibit **B**, subject to the Fairfax County Park Authority "Policy 302 Easements".

(d) All portions of the Facilities brought onto the Premises by Licensee shall remain the Licensee's personal property and, at Licensee's option, may be removed by Licensee at any time during the term, so as long as Licensee is not in default, but no later than sixty (60) days after the License has terminated. Upon the termination of the License the Facilities shall be removed from the Premises by the Licensee. Licensee shall restore the Premises to the condition prior to the execution of the agreement. Licensee shall contact all public service corporations and telephone utility company(s) who were granted easements as required by Licensee to have all equipment removed from the premises, at the Licensee's expense, and restored to its prior condition. All such easements shall be vacated at the Licensee's expense.

(e) Licensor grants Licensee a non-exclusive license for ingress and egress over (i) the portion of the Premises shown on Exhibit **B** and (ii) a non-exclusive license, the extent of the Licensor's interest therein, any existing access roads, easements or rights of way serving the Premises for access to the Facilities for the purposes of installing, maintaining, operating, repairing, reconstructing and removing the Facilities. Subject to the foregoing, Licensee shall have twenty-four (24) hour a day, seven (7) day a week access to the site and the Facilities for maintenance, unscheduled repairs and other emergencies.

(f) Except for the portion of the Premises licensed to Licensee, Licensor reserves the right to continue all existing uses of the Premises and to make or permit any additional use of the Premises as Licensor deems appropriate. Licensor shall not have unsupervised access to the portion of the Premises licensed to Licensee or to the Facilities except in the event of an emergency including risks to health, safety and environment, in which event, Licensor shall provide Licensee with notice as soon as reasonably practicable thereafter.

(g) Licensee shall not: (i) violate any environmental laws (now or hereafter enacted), in connection with Licensee's use or occupancy of the Premises; or (ii) use, generate, release, manufacture, refine, produce, process, store, or dispose of any Hazardous Wastes on, under, or about the Premises, or transport to or from the Premises any Hazardous Material; except for the use of sealed batteries for emergency back-up, any fire suppression system and small quantities of cleaning products ordinarily used by commercial businesses. Licensee will be responsible for all obligations of compliance with any and all environmental laws, including any regulations, guidelines, standards or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental conditions or concerns as may now or hereafter be in effect with respect to the Facilities being installed on the Premises by the Licensee or any sub-

licensee. Licensee shall cure, remedy and be responsible to cure or remedy any environmental conditional condition which is created on the Premises by Licensee. Licensee agrees that it will not use, generate, store or dispose of any Hazardous Substance in, under, about or within the Premises in violation of any laws or regulation. Licensor represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") in the Premises that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Additionally, Licensor agrees that it will not use, generate, store or dispose of any Hazardous Substance on, under, about or within the premises in violation of any law or regulation. This paragraph shall survive the termination of this Agreement.

(h) Construction and installation of the Facilities shall be accomplished without interfering with the use or development of the Premises, existing as of the date of this Agreement, by Licensor or any other party and/or the necessary day to day operations of the Licensor. Promptly upon completion of the forgoing construction, installation or maintenance, Licensee shall, at its own cost and expense, repair any damage to the Premises resulting from such construction, installation or maintenance.

3. Term.

(a) Subject to the terms and conditions of this Agreement the initial term of the License hereby granted ("Term") shall be ten (10) years, commencing on the first (1st) day of the month in which falls the sixtieth (60th) day after the execution date of this Agreement (the "Commencement Date") and ending at 11:59 p.m. Ten (10) years thereafter. Upon thirty (30) days notice given by Licensee to Licensor, Licensee may terminate this Agreement if Licensee determines the Premises has become unsuitable for Licensee's use because (i) Licensee is unable to obtain or maintain in force all necessary Governmental Approvals (as hereinafter defined), (ii) a material change in government regulations makes it impractical or uneconomic for Licensee to continue to operate the Facilities, (iii) interference by or to Licensee's operation cannot be resolved; (iv) Licensee changes its system or network design in a manner that makes it impractical or uneconomical for Licensee to operate the Facilities or (v) the Premises are destroyed or damaged or taken in whole or in part (by condemnation or otherwise) sufficient in Licensee's reasonable judgement, adversely to affect Licensee's use of the Facilities.

(b) Provided at the time of Tenant's notice and upon the renewal date, Licensee does not breach any of the terms, conditions, covenants, representations or warranties set forth herein or an Event of Default (as defined in Section 16) has not occurred beyond any applicable cure period, Licensee may renew this Agreement for three (3) additional periods of five (5) years each (a "Renewal Term") upon the same terms and conditions contained herein; provided, however, that the annual license fee provided for in Section 4 shall be adjusted at the commencement of each Renewal Term as provided in Paragraph 4. The License hereby granted shall automatically renew for each renewal period unless, at least (60) days prior to termination of the then existing period, Licensee provides written notification to Licensor of its intention not to permit the License to renew. If Licensee provides Licensor with such notice, the option(s) remaining shall be rendered null and void and the License shall terminate at the end of the then current period. Each Renewal Term shall commence upon the expiration of the immediately preceding Term or applicable Renewal Term. All

references in this Agreement to the Term hereof shall include, where appropriate, all Renewal Terms so effected.

(c) Promptly upon the signing of this Agreement, Licensee will apply to Fairfax County for all necessary zoning approvals to construct and operate the Facilities, and Licensee will apply for any and all other governmental licenses, permits, approvals or other relief required or deemed necessary or appropriate by Licensee for its use of the Premises ("Governmental Approvals"). Licensee will diligently prosecute all such applications to a conclusion. Licensee shall have the right, but not the obligation, to appeal any denial. Licensor specifically authorizes Licensee to prepare, execute and file all necessary or appropriate applications to obtain Governmental Approvals for its use under this Agreement subject to Licensor's right to review such applications. In the event that all necessary Governmental Approvals have not been obtained within eighteen (18) months from the date of the signing of this Agreement or that Licensee is denied a necessary Governmental Approval and elects not to appeal, either party may, by written notice to the other, terminate this Agreement. Licensee shall pay all costs in connection with applying for and obtaining all zoning and other Governmental Approvals.

4. License Fee.

(a) During the first year of the Term, Licensee shall pay to Licensor a **non-refundable** annual license fee of Nineteen thousand eight hundred 00/100 dollars (\$19,800.00) due and payable in one full payment on or before the Commencement Date without notice, demand, deduction or setoff. The annual payment hereinafter shall be due on or before the anniversary of the Commencement Date. If Licensee fails to pay any installment of license fees within ten (10) days after written notice of default, Licensee shall also pay to Licensor a late fee equal to ten percent (10%) of the late payment. If any amount remains unpaid more than thirty (30) days after its due date, Licensee shall pay Licensor interest on such unpaid amount at an annual rate of eighteen percent (18%) from the date such amount was due until the date such amount is paid to Licensor. If at the time of assessing any late fee, the applicable interest rate exceeds that which Licensor may lawfully assess, the interest rate for that late fee shall be the maximum that the Licensor may lawfully assess.

Licensee shall pay Licensor a **non-refundable** one-time use fee of seventy-five hundred and 00/100ths Dollars (\$7,500.00), payment shall not exceed sixty (60) days after the execution of this agreement.

(b) At the end of each year of the Term or Renewal Term the annual fee for the next year period then beginning shall be equal to the product obtained by multiplying the annual license fee for the year ending by 1.03. The annual license fee shall be due in one full payment on or before the anniversary of the Commencement date.

5. Administrative Fees.

Licensee shall pay Licensor's reasonable administrative fees for preparing, reviewing and negotiating this Agreement, not to exceed Two Thousand dollars and 00/100 dollars (\$2,000.00) on or before the ninetieth (90th) day after execution of this agreement.

6. Engineering Review.

Licensee shall have access to the Premises, during business hours after a minimum of forty eight (48) hours prior written notice to Licensor, for undertaking any necessary tests, studies and inspections relating to Licensee's proposed use of the Premises. Licensee shall fully restore to its prior condition any portion of the Premises disturbed by Licensee and Licensee hereby indemnifies and holds Licensor harmless from and against any claim, loss, expenses fine, fee or liability (including but not limited to collection costs and reasonable attorney's fees) incurred by Licensor as a result of Licensee's access, tests, studies or other activities pursuant to this paragraph.

7. Construction and Alteration of the Premises.

(a) Before commencement of any construction or any subsequent alteration thereof, Licensee shall submit to Licensor for Licensor's prior written approval all plans, specifications, drawings, renderings, permits, applications and descriptions which relate to the proposed Facilities or the alteration of the Premises in any way. In addition, Licensee shall provide to Licensor (i) a certification by a professional engineer satisfactory to Licensor which states that the proposed Facilities or alterations will be in compliance with all applicable laws, rules and regulations, (ii) a letter from Virginia Power stating their approval of all plans and specifications, drawings, renderings, permits, applications and descriptions which relates to the proposed Facilities or the alteration of the Premises in any way, and (iii) copies of all approved permits and governmental approvals. After Licensee's submission of such plans and specifications Licensor shall notify Licensee within (30) days whether it deems the plans and specifications to be satisfactory then approval of the plans and specifications shall be deemed granted by Licensor. Licensee shall pay the reasonable costs and expenses of Licensor's engineering review of licensee's plans and specifications. Should the Licensor determine that the plans and specifications for the proposed Facilities are unsatisfactory, Licensee shall revise the plans and specifications to remedy the defects noted by Licensor and re-submit the revised plans and specifications for Licensor's review pursuant to this paragraph. Notwithstanding the prior terms of this paragraph, Licensee shall be permitted to make operational maintenance and emergency repairs so long as said maintenance and repairs does not change the size or number of antennas, or overall appearance of the structure. Licensee shall not sub-lease or sub-licensee or execute assignment of this License Agreement without the prior written consent of the Licensor in accordance with paragraphs 19 and 20 of this agreement.

(b) If construction of the Facilities should require the relocation of any facilities or equipment presently located at the Premises owned by the Licensor, such facilities or equipment may be relocated by Licensee only with Licensor's prior written consent and at Licensee's sole cost and expense.

(c) At completion of construction, Licensee shall furnish twelve (12) 8 ½" x 11" colored photographs of the as-built telecommunications facility. Photographs will show the monopole or co-location, antennas, equipment cabinets, fenced compound with final landscaping, access road and any other related appurtenances.

8. Interference.

Licensor agrees not to permit any future use of the Facilities that will interfere with Licensee's operations pursuant to this Agreement. If any interference is caused by Licensor due to improper or unlawful operation, or any subsequent change or addition of equipment or improvements by Licensor on the Premises, Licensor agrees to eliminate same in a prompt and timely manner. If interference, that is improperly caused by either the Licensee or the Licensor cannot be eliminated within a reasonable length of time, but not to exceed thirty (30) days after written notice thereof, Licensor or Licensee, as the case may be, shall cause the interference to cease except for brief tests necessary for the elimination of the interference.

9. Condition of the Premises.

On the Commencement Date, Licensee will accept the Premises in an "as is" condition at that time.

10. Maintenance and Repairs of Facilities.

Licensee shall be responsible for all maintenance and repair of the Facilities and any appurtenant equipment or facilities of Licensee during the term of this Agreement. In addition, Licensee shall paint or otherwise finish the support structures for its antennas with a color or finish identical in appearance to that of the transmission tower unless otherwise required by law.

11. Indemnification.

(a) Except to the extent due solely to Licensor's negligence or willful misconduct, Licensee indemnifies and holds Licensor and its agents, employees, officers and directors harmless from and against all claims, demands, costs, losses, liabilities, fines and penalties, including but not limited to reasonable attorneys' fees and costs of defense, arising from:

- (i) the condition of the Facilities
- (ii) any activities undertaken on, in, under or near the Premises by, for or at the direction of Licensee or the Licensee's agents, contractors, employees or invitees; and
- (iii) any Default or Event of Default (as defined below) by Licensee under this Agreement;
- (iv) the presence, storage, use, placement, treatment, generation, transport, release or disposal on, in, under or near the Premises by Licensee or any of Licensee's Agents of (1) oil,

petroleum or other hydrocarbon derivatives, additives or products, (2) hazardous wastes, (3) hazardous or toxic substances or chemicals, (4) fungicides, rodenticide or insecticides, (5) asbestos or (6) urea formaldehyde, in each case as defined by any applicable state, federal or local law, rule or regulation (collectively, "Hazardous Material").

(b) Licensee hereby agrees to indemnify and hold harmless Licensor, its officers, agents, and all employees and volunteers from any and all claims for bodily injury, personal injury, and/or property damage, including cost of investigation, all expenses of litigation, including reasonable attorneys fees, and the cost of appeals arising out of any claims or suits which result from the errors, omissions, or negligent acts of the Licensee, its subcontractors and their agents and employees or invitees.

12. Insurance.

(a) Licensor agrees that Licensee may self insure against any loss or damage which could be covered by a commercial general public liability insurance policy. If Licensee self insures, Licensee shall provide Licensor on each anniversary of the Commencement Date, a certified financial statement of Licensee prepared by an independent accounting firm and upon execution of this license, shall provide a financial statement guaranteeing equivalent coverage through self – insurance. Licensor reserves the right to require, after review of such financial statements, that Licensee acquire, maintain and pay for commercial liability insurance against claims for personal injury, including bodily injury or death, and property damage, occurring upon the Premises and arising from Licensee's use thereof. Insurance shall provide coverage of at least Two Million Dollars (\$2,000,000) combined single limit for both bodily injury and property damage, shall name Licensor as an additional insured, and shall provide that it may not be canceled without at least forty-five (45) days prior written notice to Licensor, and shall otherwise be reasonably satisfactory to Licensor. Such insurance may be included within the coverage of a blanket or umbrella policy, and must be issued by an insurance company licensed in the Commonwealth of Virginia and shall have a general policyholder's rating of at least A and a Financial rating of at least VIII in the current edition of Best's Insurance Reports. Licensee shall provide Licensor an original certificate evidencing such insurance or self-insurance upon the Commencement Date of the term of this Agreement, and at any other time during the term of this Agreement upon the request of the Licensor.

(b) Licensee shall carry hazard insurance to cover damage to or destruction of the Facilities. In the event of damage to or destruction of the Facilities, neither Licensee nor Licensor shall have any obligation to restore, replace or rebuild the Facilities for any reason. If the Premises or Facilities are destroyed or damaged and rendered unsuitable for normal use, Licensee may terminate this Agreement upon providing thirty (30) days written notice to Licensor. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, without further liability hereunder. This provision shall not limit Licensee's obligation to restore the site to its original condition.

13. Liens.

Licensee shall promptly pay for all work, labor, services or material supplied by or on behalf of Licensee at the Premises or in connection with the Facilities. If any mechanics' or materialmen's liens shall be filed affecting the Premises, Licensee shall cause the same to be released of record by payment, bond, court order or otherwise, within thirty (30) days after notice of filing thereof. Upon the completion of the construction of the Facilities or upon the completion of any approved alterations thereto, Licensee shall obtain and provide to Licensor lien waivers from all contractors and subcontractors which provided services or materials in connection with the construction or alteration of the Facilities.

14. Compliance with Laws.

Licensee shall, at its expense, throughout the term of this Agreement, obtain all building permits and other governmental or quasi-governmental licenses, permits consents and approvals required for the construction, installation, operation and use of the Facilities in compliance with all applicable laws, rules, orders, ordinances and requirements, including but not limited to, all laws, rules, orders, ordinances and requirements which relate to the FAA, FCC, health, safety, environment or land use. In the event of Licensee's failure to comply with this Section, Licensor may, but is not obligated to, take such actions as may be necessary to comply with any such laws, rules, regulations, order, ordinances or requirements, and Licensee shall immediately reimburse Licensor for all costs and expenses incurred thereby.

15. Representations and Warranties.

(a) Licensee represent and warrants to Licensor that (i) it is a limited liability company duly organized and validly existing under the laws of the State of Virginia, (ii) it has all corporate power and authority necessary to own its properties and conduct its business, as presently conducted, and to enter into and perform its obligations under this Agreement, (iii) the person executing this Agreement on its behalf has been duly authorized to do so and (iv) that it has not dealt with, nor is any brokerage commission due to, any broker in connection with this Agreement.

(b) Licensor represents and warrants to Licensee (i) that it is an instrumentality exercising public and essential governmental functions, (ii) that it has authority to enter into this Agreement, (iii) that the party executing this Agreement has been duly authorized to do so, (iv) that it solely owns the Premises in fee simple, and (v) that it has not dealt with, nor is any brokerage commission due to any broker in connection with this Agreement.

(c) To the best of Licensor's knowledge the making of this Agreement, and Licensor's performance of this Agreement, will not violate the provision of any agreement or encumbrance of any kind under which Licensor is a party or is bound or which restricts in any way the disposition or use of the Premises.

(d) Neither Licensee nor Licensor will or will knowingly permit any third party to use, generate, store or dispose of any Hazardous Material on, under, about or with the Premises in violation of any law or regulation.

16. Termination.

Upon the expiration of earlier termination of the License, Licensee shall at the option of Licensor, remove the Facilities from the Premises as provided in Section 2(d) of this Agreement, and shall repair any damage to the Premises and associated public utility areas caused by the installation, operation or removal of the Facilities. If Licensee remains on the premises more than sixty (60) days after the expiration or termination of this Agreement, Licensee shall pay to Licensor for such holding over a license fee per month equal to 20% the annual installment of the license fee which accrued during the immediately preceding term. The license fee for such holding over shall remain in effect until Licensee removes the "Facilities". If the "Facilities" are not removed within 120 days after expiration or earlier termination of the Agreement, Licensor shall at its option complete the removal and restoration at the Licensee's expense. Acceptance of the license fees upon termination shall not be a waiver by Licensor of any of its other remedies at law or in equity. Section 6, 11, 13 and 16 of this Agreement shall survive termination of the Agreement.

17. Default.

If Licensee shall fail to pay when due any of the installments of the license fee provided for herein or any other sum accruing pursuant to the terms of this Agreement, and such failure shall continue for ten (10) days after written notice from Licensor, or if Licensee shall be in default or fail to perform in a timely manner any other obligation herein provided, other than the payment of license fee installments, and such failure shall continue for thirty (30) days after written notice from Licensor, or if a petition in bankruptcy shall be filed by or against Licensee, or if Licensee shall be adjudicated insolvent, or if Licensee shall make a general assignment for the benefit of its creditors, or if a receiver or trustee shall be appointed to take charge of and wind up Licensee's business, or if the Licensee abandons or vacates the Facilities for more than four (4) consecutive months prior to the termination of this Agreement, then Licensee shall be considered to have caused an event of default ("Event of Default") hereunder and Licensor may elect to terminate this Agreement at its sole discretion and pursue its remedies hereunder, at law or in equity. Notwithstanding the foregoing, if Licensee fails on more than two (2) occasions in any twelve (12) months period to pay any license fee installments when due, Licensee shall not be entitled to the written notice and opportunity to cure otherwise provided above and shall be considered to have caused an Event of Default. Licensee agrees to pay a security deposit to the Licensor equal to one (1) year's installment due on the Commencement Date. This deposit shall be held in an account by the Licensor and returned to Licensee at the termination of the License, provided the Licensee has performed all obligations under this license.

18. Notices.

All notices required hereunder or in respect hereof shall be in writing and shall be transmitted by postage prepaid certified mail, return receipt requested, delivered by hand, or transmitted by overnight courier to the following addresses:

Licensor: Fairfax County Park Authority
12055 Government Center Parkway, Suite 421
Fairfax, Virginia 22035
Attn: Director, Planning & Development Division

Licensor's Payment
Address: Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, Virginia 22035
Attn: Administration Division – Shashi Dua

Licensee: Nextel Communications of the Mid Atlantic, Inc.
7055 Samuel Morse Dr.
Columbia Maryland 20146
Attn: Property Manager
Phone: 410-953-7415

With a copy to: Sprint/Nextel Law Department
Mailstop KSOPHT0101-Z2020
6391 Sprint Parkway
Overland Park, Kansas 66251-2020
Attn: Real Estate Attorney

Notices shall be deemed given upon delivery or mailing by certified mail with return receipt requested thereof to the address specified above. Either party may change its address or any address for copies by giving ten (10) days prior notice of such change in the manner described above.

19. Assignment.

(a) This Agreement may not be assigned by Licensee without any prior approval or Consent of Licensor to Licensee's principal, affiliates or subsidiaries of its principal. Upon written notice by the Licensee, Licensor agrees to acknowledge the assignment to Licensee's principal, affiliate or subsidiary of its principal as permitted above. No other party's equipment shall be permitted at the Premises without permission of Licensor.

(b) As to any other parties, Licensee may not assign any of its rights hereunder to any person or entity without the prior written consent of Licensor and any purported assignment shall be void. In the event of an assignment, Licensee agrees that it shall remain liable for all obligations hereunder until the expiration or earlier termination of this Agreement. Licensee shall submit any requests for any requested consents of Licensor at least (30) days before any assignment of this Agreement.

(c) This License shall not be interpreted to create anything other than a License and shall not create any right, title or interest in the property, nor shall it create an easement. No other parties are permitted use without permission of Licensor.

20. Sub-license.

Licensee may sub-license space within the existing Licensed Premises and upon Licensee's Facilities to third parties upon obtaining Licensor's prior written consent. Such approval must be obtained from the Licensor in writing and in advance of any use by such third party. Licensee shall submit the following documents for Licensor's review with any request for consent to sub-license:

- Certified letter from Licensee requesting sub-license approval and Licensee's request to amendment of Agreement
- Proposed amendment to Agreement
- Site plans and Exhibit of proposed sub-license facility
- Approved Department of Planning and Zoning 2232 application
- Radio Frequency propagation map
- Federal Communications Commission License (copy)

Licensor is entitled to receive compensation of additional rent for the approved sub-license in an amount to be determined by Licensor, which shall be an amount equal to or greater than the current license fee payable by Licensee under the Agreement. Licensor at its sole discretion reserves the right to deny or approve any and all requests for sub-license. Licensee's failure to comply with the sub-license request process as stated in this Section 19 shall be considered an Event of Default and Licensor may terminate this Agreement at its sole discretion and pursue its remedies as provided in Section 16. Notwithstanding any other terms or conditions set forth in this agreement, Licensor reserves the right to terminate this Agreement if Licensee fails to comply with the requirements for permitting third party use of the Licensed Premise or Licensee's Facilities.

Licensee shall have full responsibility and shall pay for all costs incurred by Licensor for staff evaluation and review. Licensee shall have full responsibility and shall pay all costs for plan preparation and procurement of all necessary permits and other approvals from the appropriate governmental agencies. Licensee shall prepare and submit for Licensee's consideration an amendment to the Agreement to allow the proposed sub-license for third party use.

At completion of construction, Sub-Licensee shall furnish twelve (12) 8 ½"x 11" colored photographs of the as-built telecommunications facility. Photographs will show the co-location, antennas, equipment cabinets, fenced compound with final landscaping, access road and any other related appurtenances.

No third party use shall be allowed by Licensee prior to execution of an amendment by both parties permitting such use.

21. Miscellaneous.

This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and may not be amended except by a writing signed by the parties hereto. The invalidation of any of the provisions hereof shall not affect any of the other provisions hereof, which shall remain in full force.

22. Applicable Law.

This Agreement shall be executed, constructed and enforced in accordance with the laws of the Commonwealth of Virginia, disregarding those pertaining to conflicts of law.

SIGNATURES APPEARS ON THE PAGE IMMEDIATELY FOLLOWING

IN WITNESS WHEREOF, the parties have caused this License Agreement for Telecommunications to be executed on the day and year first written above.

WITNESS OR ATTEST:

_____ (SEAL)

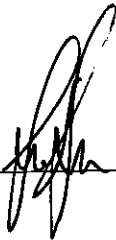
LICENSOR:

FAIRFAX COUNTY PARK AUTHORITY
an instrumentality exercising public
and essential governmental functions

By: _____
Michael A. Kane, Director

Date: _____

WITNESS OR ATTEST:

 _____ (SEAL)

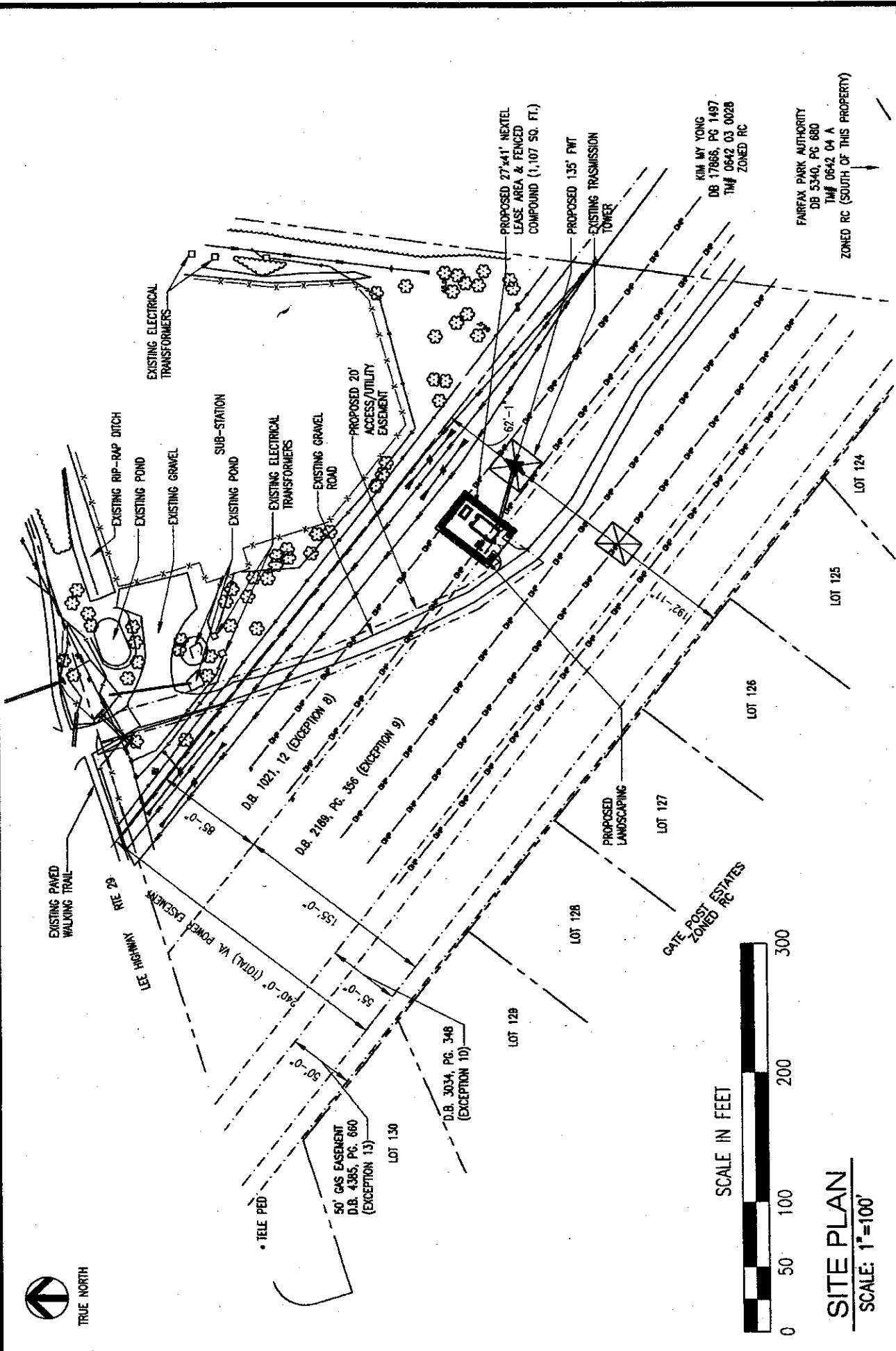
LICENSEE:

Nextel Communications of the Mid Atlantic, Inc,
a Delaware corporation
7055 Samuel Morse Dr.
Columbia Maryland 20146

By:  _____
Title: SDM

Date: 5/16/07

FOR BE INTERNAL USE ONLY: 11-15-06, CASE 9, NORTH, 1213241.VP, 3/27/07, 11:57:07 AM - 2007/03/27/07 11:57:07 AM - 2007/03/27/07 11:57:07 AM



SITE PLAN
SCALE: 1"=100'

NEXTEL
COMMUNICATIONS OF
THE MID-ATLANTIC, INC.
7065 SAMUEL MORSE DR. SUITE 100
COLUMBIA, MD 21046
(410) 353-7400

SPECIAL DESIGN NOTES:
NEXTEL PROPOSES A TOTAL OF 12 ANTENNAS, 4 GPS, 3 TIA'S AND 15 LINES OF 1 5/8" COAX WITH THIS INSTALLATION

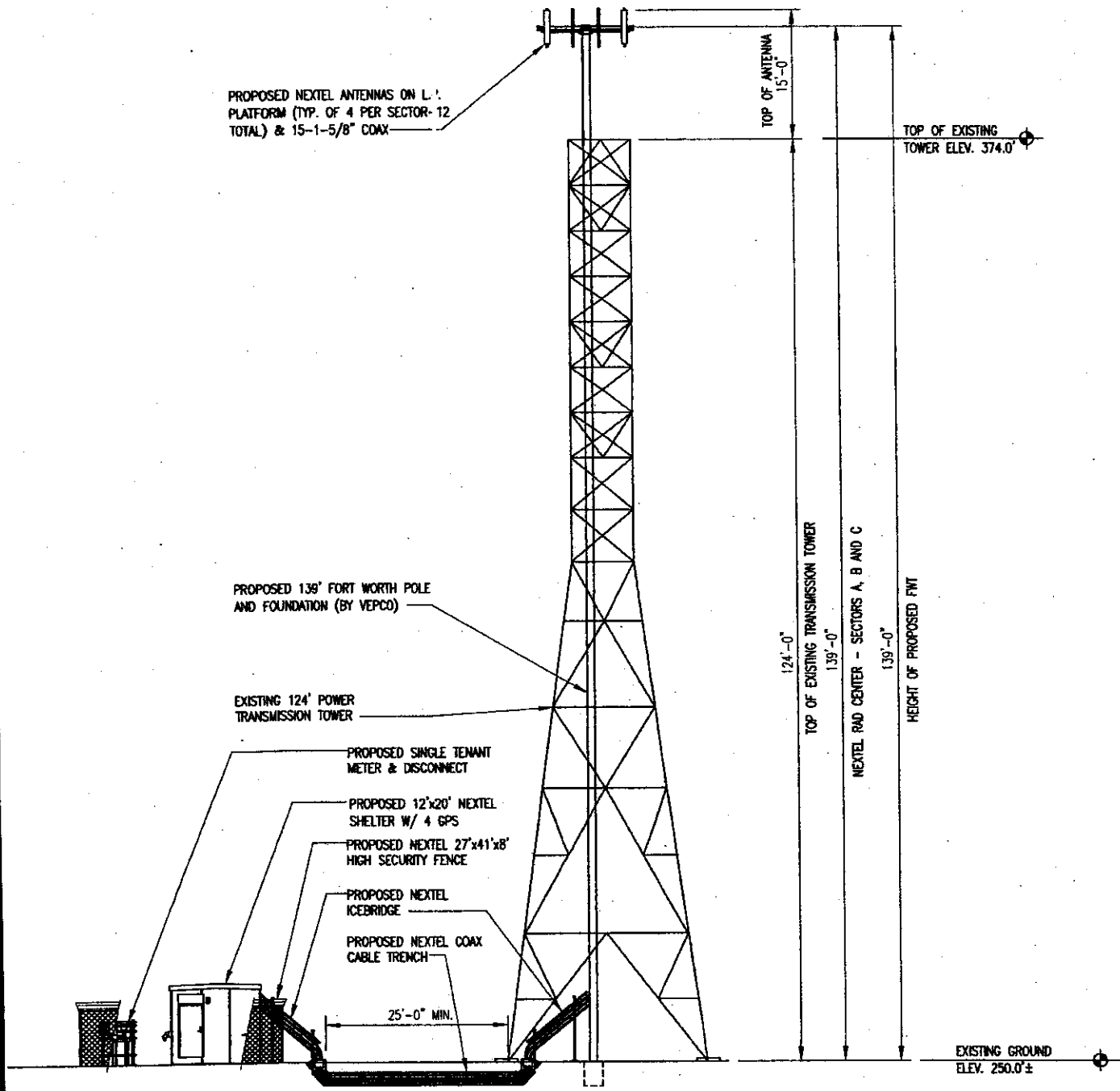
ADDITIONAL DESIGN NOTES:
THIS DESIGN AS SHOWN IS PRELIMINARY AND MUST COMPLY WITH A STANDARD SET FORTH BY ALL STATE AND MUNICIPAL BUILDING CODES AND ZONING REGULATIONS INCLUDING VARIANCES.

SITE # : VA3894-A
SITE NAME: STRATTON MAJOR
SITE ADDRESS : 15001 LEE HIGHWAY
CENTREVILLE, VA 20121
FAIRFAX COUNTY
TAX PARCEL/APH #0642 04 0004
JURISDICTION: FAIRFAX DEED REF.: D.B. 5340, PG. 680

BC
architects engineers
5669 COLUMBIA PINE SUITE 101
FALLS CHURCH, VA 22041-2666
TEL: (703) 671-6000
FAX: (703) 671-6300

11-03-06	REV. 2
05-01-06	REV. 1
04-25-06	REV. 0
SHEET 1 OF 3	
Sheet Number	

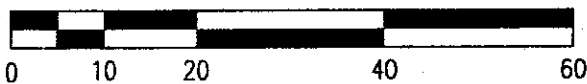
LE-1



TOWER ELEVATION

SCALE: 1"=20'

SCALE IN FEET



ADDITIONAL DESIGN NOTES:
THIS DESIGN AS SHOWN IS PRELIMINARY AND MUST COMPLY WITH A STANDARD SET FORTH BY ALL STATE AND MUNICIPAL BUILDING CODES AND ZONING REGULATIONS INCLUDING VARIANCES.

SPECIAL DESIGN NOTES:
SPRINT PROPOSES A TOTAL OF 12 ANTENNAS, 4 GPS, 3 TIA'S AND 15 LINES OF 1 5/8" COAX WITH THIS INSTALLATION

11-03-06		REV. 2
05-01-06		REV. 1
04-25-06	SHEET 3 OF 3	REV. 0

BC
architects
engineers

5658 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

SITE # : VA3894-A
SITE NAME: STRATTON MAJOR
SITE ADDRESS : 15001 LEE HIGHWAY
CENTREVILLE, VA 20121
FAIRFAX COUNTY

TAX PARCEL/APN #0642 04 0004A
JURISDICTION: FAIRFAX DEED REF.: D.B. 5340, PG. 690

NEXTEL
COMMUNICATIONS OF
THE MID-ATLANTIC, INC.
7055 SAMUEL MORSE DR. SUITE 100
COLUMBIA, MD 21046
(410) 853-7400

FOR NO INTERNAL USE ONLY: 11-16-06 CHAM D LADSON 12:12:00 \\JC-2008\JC-2008\Drawings - 2008\New\Calculus\VA3894-1 - Stratton Major\AZ208-1.dwg

LE-3

Committee Agenda Item
June 13, 2007

INFORMATION –

Contract Activity Report

The attached contract activity report lists the contracts initiated through May 31, 2007, for professional services and construction work over \$100,000. The report is broken down into two sections: Pre-Award and Post-Award. A contract is added to the Pre-Award section when a cost proposal has been requested or bid documents have been made available for contractor pick up. Once the contract has been negotiated/bid and awarded, the project will then be moved to the Post-Award section where the dollar amount and actual construction start date will be identified. After the contract award has been reported, the project will be removed from the report.

ENCLOSED DOCUMENTS:

Attachment 1: Contract Activity Report, May 2007

STAFF:

Timothy K. White, Acting Director
Cindy Messinger, Acting Deputy Director/COO
David Bowden, Director, Planning & Development Division
Charles Bittenbring, Director, Park Services Division
John Lehman, Manager, Project Management Branch
Kirk Holley, Manager, Special Projects Branch
Deb Garris, Manager, Synthetic Turf Field Branch

Contract Activity Report For Services Over \$100K May 2007

Pre-Award

Construction Contracts						
Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Anticipated Notice to Proceed
1/31/2007	Providence RECenter - Infrastructure Renovation of the Parking Lot	Open	Finley Asphalt & Sealing	\$269,482.00	Renovation of the RECenter parking lot.	06/2007
3/12/2007	Hidden Oaks Nature Center - LID	Bid	Arthur Construction	\$211,000.00	Reconstruct parking lot w/ paver and install storm water basin.	06/2007
4/9/2007	Lake Fairfax Phase II	Bid	Comining Construction	\$3,366,000.00	New administration building, restroom building, vending kiosk, LID parking lot and related site improvements.	07/2007

Professional Contracts						
Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Anticipated Notice to Proceed
4/25/2007	Franconia Park Athletic Field Lighting	Open	Burgess & Niple	\$25,282.80	Design services - Athletic Field Lighting Field #4	05/2007
4/25/2007	Franconia Park Synthetic Turf Field Conversion	Open	Burgess & Niple	\$56,574.00	Synthetic Turf Field - Conversion Field #4	05/2007

Contract Activity Report For Services Over \$100K May 2007

Post-Award

Construction Contracts

Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Actual Notice to Proceed
12/11/2006	Wakefield Park, Audrey Moore RECenter Improvements	Bid	Welch and Rushe, Inc.	\$719,000.00	Replacement of two roof-mounted dehumidification units, associated electrical and structural work.	04/03/2007
2/13/2007	Laurel Hill Golf Club - Clubhouse & Wetlands	Bid	McDonnell Landscape, Inc.	\$119,250.00	Decorative, buffer and mitigation landscape planting.	03/27/2007

Professional Contracts

Request for Proposal Date	Project Name	Contract Type	Contractor or Consultant Name	Amount (\$)	Scope of Work	Anticipated Notice to Proceed
1/29/2007	Frying Pan Farm Park	Open	Samaha & Associates	\$112,988.50	Comprehensive study of equestrian facilities and design of Phase I improvements. (Reissued new RFP based on new scope of work)	03/29/2007
1/29/2007	Frying Pan Farm Park Landscape Planting	Open	Samaha & Associates	\$46,493.00	Activity center building assessment. (On same RFP as above).	03/29/2007

Board Agenda Item
June 27, 2007

INFORMATION

Update on District Park Plans

ISSUE:

In preparation to amend the Park and Recreation recommendations in the County Comprehensive Plan Area Plans, 14 planning district-based park plans are being developed that will include Existing Conditions, Issues Identification and Long Range Plans and Recommendations. These plans will support the Comprehensive Plan Amendments and support long-range park planning efforts on a regional and systematic basis.

BACKGROUND:

In February 2007, staff proposed to the Park Authority Board a general outline of how the Comprehensive Plan updates could be made, as well as additional benefits which could come from updating the Comprehensive Plan. This included a recommendation for the creation of "Long Range Park Development Plans" based upon the 14 Planning Districts contained in the Fairfax County Comprehensive Plan.

Development of these District Park Plans was proposed to occur in three general phases. The first phase included the development for each region of an Existing Conditions Report and stakeholder and issue identification. The second phase included public outreach, creation of recommendations for future development opportunities and identification of the park networks in each region. The final phase included a public hearing process and adoption by the Park Authority Board. Amendments of the County Comprehensive Plan would follow according to a process prescribed by the Planning Commission.

Staff presented a timeline for the phased development of District Park Plans (Attachment 1) and a description of the proposed elements to be contained within the Existing Condition Reports (Attachment 2). Staff also outlined elements of public outreach and involvement.

Staff continues to work on Phase One activities, developing the Existing Condition Reports for each of the 14 Planning Districts. It is expected that these reports will be brought to the Planning and Development Committee on September 12, 2007. Staff will also work with Park Authority Board members to identify stakeholders and present preliminary issues identified.

Board Agenda Item
June 27, 2007

The Existing Condition Reports will be presented in total to the Park Authority Board at the October 2007 Board meeting.

Phase II planning is ongoing. As the public outreach efforts for the District Park Plans overlaps with the 2008 Park Bond outreach efforts, staff is developing a comprehensive public outreach effort that combines both efforts where appropriate. The primary focus of these efforts has been on the 2008 Bond Public Workshops which will include public presentation of the Existing Condition Reports that coincide with the coincident Supervisory District. The exact format of these meetings is under development.

Public outreach will also involve a significant website presence. The website outline is currently under development. The proposed website will bring together disparate sources of information for each planning district and offer opportunities for citizens to give feedback to the Park Authority about issues, needs and preferences for parks within each district.

TIMING:

Development of existing condition reports and designing the public process will occur throughout summer 2007. Public involvement and development of Regional Park Plans will occur throughout fall 2008 and 2009 and is proposed to be staggered by district.

FISCAL IMPACT:

Plans will be developed by existing planning staff. No expected fiscal impacts would result from these recommendations.

ENCLOSED DOCUMENTS:

Attachment 1: District Park Plan Timeline

Attachment 2: Existing Conditions Report Outline

STAFF:

Timothy K. White, Acting Director

Cindy Messinger, Acting Deputy Director/COO

Dave Bowden, Director, Planning and Development Division

Cindy Walsh, Acting Director, Resource Management Division

Sandy Stallman, Manager, Park Planning Branch

Scott Sizer, Planner, Park Planning Branch

District Park Plan Timeline

Long Range District Park Plans (District Park Plans) are proposed to be organized by the Planning Districts contained in the Fairfax County Comprehensive Plan. This would create 14 District Park Plans, which when compiled, would serve as a new Park Authority Comprehensive Park Plan.

These District Plans are proposed to be developed in three general phases containing the following elements:

Phase I (February 2007 – November 2007)

- ✓ Develop Park Authority internal coordination structure
- Development of Existing Conditions Report for each district
- Stakeholder identification
- Preliminary issue identification and analysis
- Begin to identify preliminary recommendations and/or Comprehensive Plan modifications

Phase II (November 2007 – July 2009)

- Public Workshops and Outreach
- Using public input, develop recommendations for District Park Plans
- Draft District Park Plans

Phase III (November 2008 – November 2009)

- FCPA public hearing on draft District Park Plans
- Refine draft District Park Plans based on public input
- Park Authority Board approval
- County Comprehensive Plan Amendment Approval Process
 - Staff Report preparation and publication
 - Planning Commission Public Hearing and recommendation
 - Board of Supervisors Public Hearing and approval

Existing Conditions Report Outline

A key component of the proposed "Long Range Park District Plans" is creating an Existing Conditions Report for each planning district. An Existing Conditions Report traditionally is a compilation of data and information that is developed to serve as a foundation to be used in a planning process. An Existing Conditions Report is proposed to be shared with the public prior to public outreach and used as the foundation for understanding, and planning, parks in a regional context.

The elements of the proposed Existing Conditions Report for each district will include the following chapters:

1. Introduction, Overview and Purpose of Existing Conditions Report
2. 14 District Chapters that will be represented through text, charts and maps:
 - a. District character/context/demographics
 - b. Existing parks
 - c. Existing adopted master plans
 - d. Existing built facilities and master planned facilities
 - e. Needs Assessment district information
 - f. Facility service levels
 - g. Bond approved projects
 - h. Natural resources
 - i. Cultural resources
 - j. Land cover information on existing parkland
 - k. Existing and planned trail network
 - l. Park accessibility - existing and planned transportation network, including public transportation
 - m. Other open space and recreation providers in the region
 - n. Key internal and external changes that may impact parks such as growth projections, planned land use changes, and park policy or practices.
3. Summary/Conclusions