FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Kirk W. Kincannon, Director

FROM: David Bowden, Director
Planning and Development Division

DATE: September 4, 2014

Agenda

Planning and Development Committee
Wednesday, September 10, 2014 – 5:30 p.m.
Boardroom – Herrity Building
Chairman: Ken Quincy
Vice Chair: Michael Thompson, Jr.
Members: Linwood Gorham, Richard C. (Rip) Sullivan, Jr., Frank S. Vajda

1. Scope Approval – Trail Signage for Stream Valley Trails – Action*
2. Endorsement – Tysons Park System Concept Plan – Action*
3. Approval – Greenbriar Commons Master Plan – Action*
4. Authorization of Agreement with JLB Dulles Tech LLC Granting Limited Power of Attorney and Indemnification – Action*
5. Old Colchester Park and Preserve Draft Master Plan for Public Comment – Information*
6. Lake Accotink Master Plan Update – Information*
7. Needs Assessment Update – Information*
8. Quarterly Project Status Report – Information*
9. Monthly Contract Activity Report – Information*
10. Closed Session
    - Land Acquisition

*Enclosures

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

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Board Agenda Item
September 23, 2014

ACTION

Scope Approval – Trail Signs for Stream Valley Trails

ISSUE:
Approval of the project scope to provide way-finding signs for trails in stream valley parks.

RECOMMENDATION:
The Park Authority Director recommends approval of the project scope to provide way-finding signs for trails in stream valley parks.

TIMING:
Board action is requested on September 23, 2014, to maintain the project schedule.

BACKGROUND:
The Park Authority Board approved a list of trail projects for funding by the 2012 Park Bond Program on October 23, 2013. That trail project list includes a project to design and install a system of way-finding signs for the Park Authority's main stream valley (SV) trails including sign revisions and updated markings on the Gerry Connolly Cross County Trail. The signs will also provide emergency location information for the Fairfax County Department of Fire and Rescue and the Fairfax County Police Department as requested during cross-agency meetings in the fall of 2013 for quick access to users in case of an emergency.

The Countywide Trails Plan, which is a component of the County Comprehensive Plan, provides guidance for the extensive trail network that exists in Fairfax County today. The Park Authority maintains nearly 100 miles of trails in stream valley parks as part of the overall County trail network. The stream valley trail routes can be quite complex and the Park Authority staff has received numerous requests for signage from people who are enjoying the trail systems and find the trails a useful and safe alternative non-motorized transportation route.

Park staff completed a database layer for the location of park trails and trail related structures in the County's Geographic Information Systems (GIS) in 2007. Technology now allows us to efficiently produce maps from the GIS database and print them onto aluminum signs which can be mounted on U-channel posts at a materials cost of approximately $100/sign. Previously in order to display trail maps on signs the maps

were embedded in fiberglass with limited resolution and color selection and the cost if the signs including mounting cost approximately $1,200/sign. A prototype signage system using the new technique is currently in design stages for Sugarland Run SV as part of a trail improvement project (Attachment 1).

The goal of the trail sign project is to locate the trail way-finding signs at trail entrances and at most intersections where the trails cross roadways. These locations will allow trail users to identify the trail route as well as provide a point of reference for Fairfax County Emergency Services personnel. Staff is recommending design and installation of signs for major trails networks in Cub Run SV, South Run SV, Rocky Run SV, and Long Branch SV and a revamping of the signs and markers on the Gerry Connolly Cross County Trail. A rough estimate has shown that up to 225 signs will be needed. Approximate mileage for these trails is as follows:

STREAM VALLEY TRAIL SYSTEM	MILES OF TRAIL
Cub Run	15
South Run	12
Rocky Run	9
Long Branch	4
Gerry Connolly Cross County Trail	41

The project scope for this project includes:

- Design and installation for way-finding signs in Cub Run SV, South Run SV, Rocky Run SV, and Long Branch SV (approximately 40 miles of trail)
- Review and adjustment of the markers on the Gerry Connolly Cross County Trail and design and installation of additional signs (approximately 41 miles of trail)

A cost for design, purchase, and installation for the signs is estimated at $93,000 (see Attachment 2).

The proposed timeline for completing the project is as follows:

Phase:	Start:	Complete:
Scope	August 2014	September 2014
Design	October 2014	October 2015
Construction	December 2014	December 2015

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FISCAL IMPACT:
Based on the scope cost estimate, funding in the amount of $93,000 is necessary for this project. Funding is currently available in the amount of $93,000 in PR-000008, Trails and Stream Crossings, Fund 300-C30400, 2006 Park Bond Construction, to complete this project.

ENCLOSED DOCUMENTS:
Attachment 1: Way-finding sign example
Attachment 2: Scope Cost Estimate

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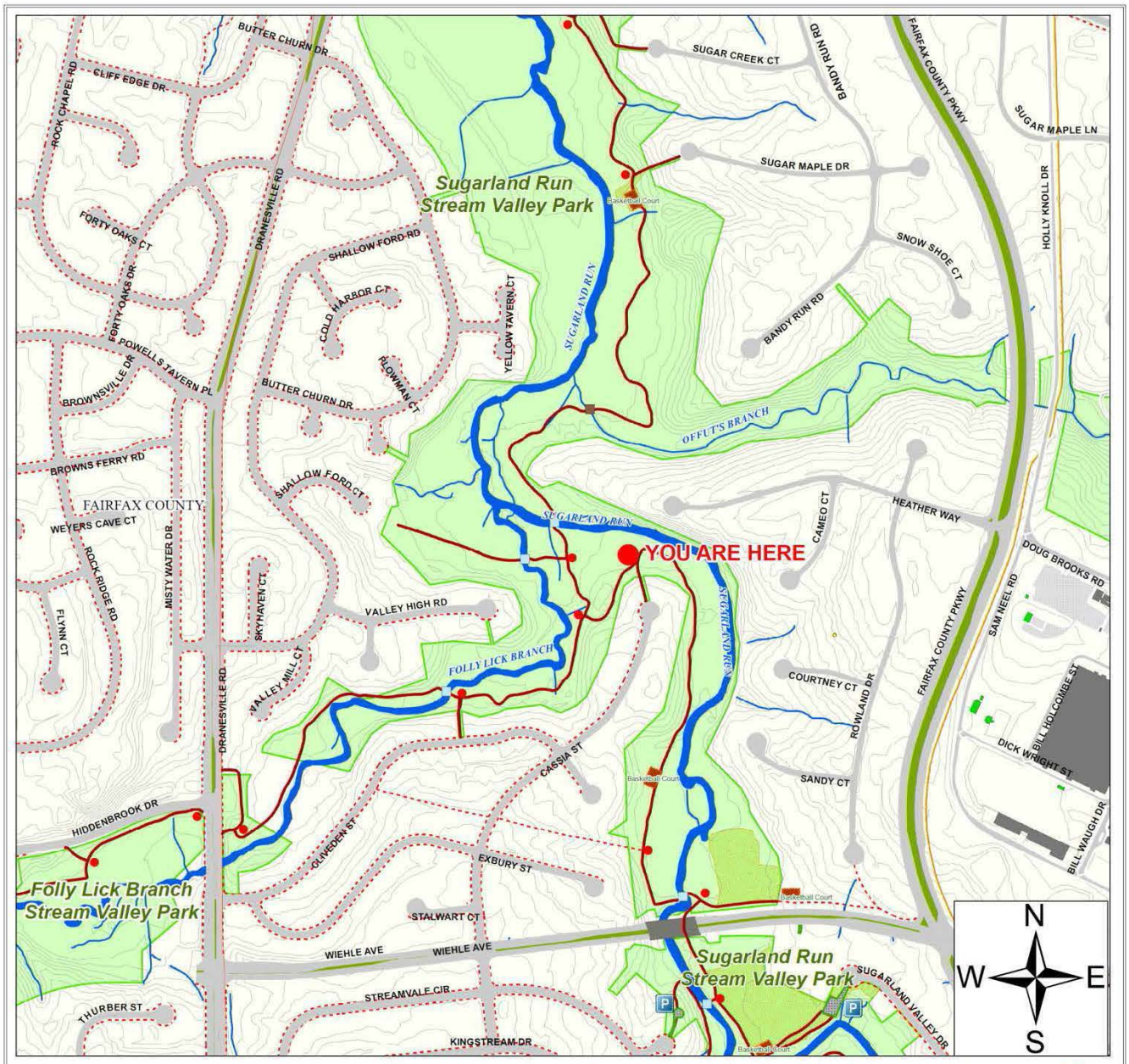
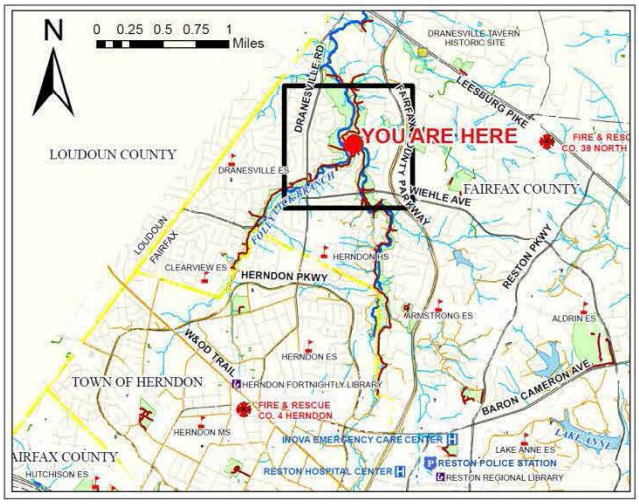
Trail Map Sign Example

Attachment 1





SUGARLAND RUN STREAM VALLEY TRAIL

Sugarland Drive to Wiehle Ave

Legend

- FCPA Trails
- Non-FCPA Trails
- Bridge Crossing
- Fairweather Crossing
- Sign/Map Locations
- STREAM
- Contours - 5'
- Walkways/Sidewalks
- FCPA parks
- Open Space/Mowed Area
- Park Parking Areas

0 0.05 0.1 0.15 0.2 0.25 Miles

Fairfax Trail Buddy Web Map

For more trails info and the Fairfax Trails Buddy app visit us at: http://www.fairfaxcounty.gov/parks/trails

IN AN EMERGENCY:
Please dial 911
and provide the following coordinates for this location:

38.9975°, -77.3698°

The nearest trail entrance is:
1300 Cassia Street
Herndon, VA 20170

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Attachment 2

COST ESTIMATE – Trail Signs for Stream Valley Trails

Design and Construction:	
Design (225 signs)	$55,500
Purchase and Installation	$30,000
Subtotal	**$85,500**
Administrative:	
10% Construction Contingency	$3,000
15% Administration	$4,500
Administrative Subtotal	**$7,500**
Project Total (Design, Construction, Administrative)	**$93,000**

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Board Agenda Item
September 23, 2014

ACTION

Endorsement – Tysons Park System Concept Plan (Dranesville, Hunter Mill, and Providence Districts)

ISSUE:
Endorsement of the Tysons Park System Concept Plan.

RECOMMENDATION:
The Park Authority Director recommends that the Park Authority Board endorse the Tysons Park System Concept Plan. Staff is seeking endorsement rather than approval because the Concept Plan differs from the typical Park Master Plan and involves land not owned by the Park Authority. Subsequent to the Park Authority Board's endorsement of the Concept Plan, staff will use the information in the Plan to propose changes to the Comprehensive Plan that will be presented to the Planning Commission and Board of Supervisors for adoption.

TIMING:
Board action is requested on September 23, 2014.

BACKGROUND:
The Tysons Urban Center Plan was adopted by the Board of Supervisors in June 2010. Following the adoption, the Board of Supervisors made several follow-on motions including Follow-on Motion #16 that directed staff to further define needs and locations of "…existing and planned public facilities, including parks and athletic fields…." Park Planning staff determined that refinements to the Tysons park system plan were needed to add more detail and ensure the right park types are planned in the right locations. Refinements would help set expectations for the future Tysons park system, allow for more effective review of redevelopment proposals, and promote collaborative efforts between the public, private and non-profit sectors.

During the first half of 2012, an interagency staff team met to discuss the many needed elements of a park system plan for Tysons. Discussions were informed by rezoning applications under review and lessons learned from evaluating them. Staff also developed a refined Conceptual Park System Map that deletes some spaces unlikely to be accessible to the public and adds those spaces included in approved rezonings.

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From October 2012 to February 2013, an Advisory Group of citizens and park planning and design professionals met half a dozen times to provide feedback and guidance on the refined Conceptual Park System Map and the many issues involved in implementation of a park system plan. During the remainder of 2013, staff developed a Park System Concept Plan draft document based on the Advisory Group's input and additional internal staff review.

Stakeholder outreach began in November 2013 and continued through the first half of 2014. Outreach efforts included focused stakeholder discussions with members of the Board of Supervisors and Planning Commission, the Tysons Partnership, Town of Vienna, McLean Citizens Association, Fairfax County Athletic Council, and individual Tysons landowners. The draft Plan document was posted to the project web page on April 16, 2014, and the general public was invited to provide written comments over a 60-day period. A press conference was held at Westgate Park in Tysons on April 23 that generated broad coverage by several media outlets including the Washington Post, The Fairfax Connection, The Tysons Corner blog, and Fairfax Cable Channel 16. The public input process culminated with the Annual Tysons Community Open House on May 19, a daytime Tysons Parks Open House meeting on May 29, and a Park Authority table at the Tysons Farmer's Market grand opening on June 1. Park Planning staff spoke in person with about 200 individuals at the outreach events about the Tysons park system plan.

During the extensive public outreach process, the Park Authority received many comments on the draft Tysons Park System Concept Plan. Attachment 2 provides a summary and representative sample of comments received, grouped according to the seven elements of the Plan. Staff reviewed the comments and made changes to the Plan document as appropriate.

Key concerns addressed in the public comments included the following:

- In general, the majority of comments were supportive of the plan. In particular, the Town of Vienna and the McLean Citizens Association supported the draft Concept Plan.
- Some commenters requested further clarifying language to ensure readers will understand the Plan is conceptual and not regulatory in nature.
- Several Tysons landowners and other commenters requested changes to the Tysons Park System Concept Plan that cannot be accommodated because the park system elements in question are included in the adopted Comprehensive Plan for Tysons.
- Several commenters suggested that staff clarify the language in the Plan, add explanatory text to the Appendix and correct errors/omissions on the conceptual park system maps.

- One commenter asked that additional images be included in the Connectivity chapter to show how the “Tysons Community Circuit” recreational trail loop could be implemented without additional width in the street section.
- The Office of Community Revitalization requested that the concept for a Green Artery trail and park network under the Metro rail line that emerged out of a design charrette sponsored by Chairman Bulova last June be added to the Connectivity chapter.
- Several commenters asked that field locations be removed from the Athletic Fields map for locations that are not either 1) specifically mentioned in the Comprehensive Plan, or 2) already proffered by approved rezoning applications.

In response to the public input, the following changes were made to the Concept Plan:

1) Request to further clarify that Plan is conceptual and not regulatory:

   Edits to the text were made to change the compulsory tone of the text in particular in the Executive Summary, the Key Challenges & Opportunities pages, and in the Appendix.

2) Suggestions to clarify language, add explanatory text, and correct errors:

   - Made adjustments and corrections to many of the maps throughout the document and in the Appendix;
   - Added statements about providing indoor facilities and using athletic field lighting that limits intrusive light to the Athletic Fields chapter;
   - Added a statement about designing parks with flexibility to adapt to changing recreation and leisure trends to the Recreational Facilities chapter;
   - Removed references to a specific developer in the Natural Resources stream restoration section, Key Challenges & Opportunities page, and Implementation Strategy page; and
   - Added a statement about minimizing impervious surface area in new parks to the extent possible to the Natural Resources chapter.

3) Request for alternative images to show how the Circuit could be implemented:

   The Implementation Strategy page at the end of the Connectivity chapter makes clear it is not necessary to add extra width to the street section or streetscape to implement a version of the “Tysons Community Circuit” recreational trail loop concept. The example given and images shown in the chapter, however, were of the Indianapolis Cultural Trail, which is a separate trail from the street and sidewalk that does require additional land along the route. To correct this inconsistency, staff added a variety of images of special wayfinding signage and

pavement markings to help illustrate how the Circuit could be implemented in Tysons (page 26).

4) Request to add the Metro Rail Green Artery concept to the Plan:

To address the aesthetics of the Metro Silver Line structure under the rail structure and at the four Tysons stations, Chairman Sharon Bulova and Fairfax County staff convened a design charrette on June 4, 2014. Thirty charrette participants – with backgrounds in architecture, landscape architecture, urban design, planning, and art, as well as other design related disciplines attended the day long charrette. Participants were tasked with envisioning improved aesthetics for the structure in an environment designed for all users, including pedestrians, bicyclists, transit riders, and drivers.

Working in teams, the designers developed a number of concepts that centered around two primary ideas. One was a "green artery" that would connect the four stations using a pedestrian and bicycle path weaving under and along the Silver Line. The other focused on the station areas themselves and how to make them distinct from the surrounding areas. Both ideas rely heavily on urban park spaces. The Green Artery could serve as an organizing feature for a variety of amenities including rain gardens, public art, entertainment spaces, parks, or pop-up retail. Several pages describing this concept, along with photos and concept sketches have been added to the Connectivity Chapter (pages 27-29 & 32).

5) Request to remove field locations from the Athletic Fields map:

One commenter stated strongly that the three conceptual field locations in the Tysons West area should be removed from the map, since the Concept Plan will be used to inform an update to the Comprehensive Plan. "We understood that the Tysons Plan Amendments would not be making site-specific recommendations for property from what is in the Comprehensive Plan - but inclusion of these fields certainly do make a site specific recommendation." Although the dots on the map were labeled as "possible" locations, staff felt it would be best to leave them off the map and rely on the following statement in the legend of the map: "Additional field locations are needed throughout Tysons and should be further identified as Tysons redevelopment occurs" (page 44). In addition, the following statement was added to the Athletic Fields chapter text: "Additional field locations are likely to be proposed with redevelopment applications." (page 36)

Changes to the Tysons Park System Concept Plan are highlighted to reflect the above staff recommendations for Board review (Attachment 3).

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Staff now seeks Park Authority Board endorsement of the revised Tysons Park System Concept Plan so we can work with Department of Planning and Zoning (DPZ) staff on the upcoming amendment to the Comprehensive Plan later this fall.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Tysons Vicinity Map
Attachment 2: Public Comment Summary on Draft Plan
Attachment 3: Tysons Park System Concept Plan

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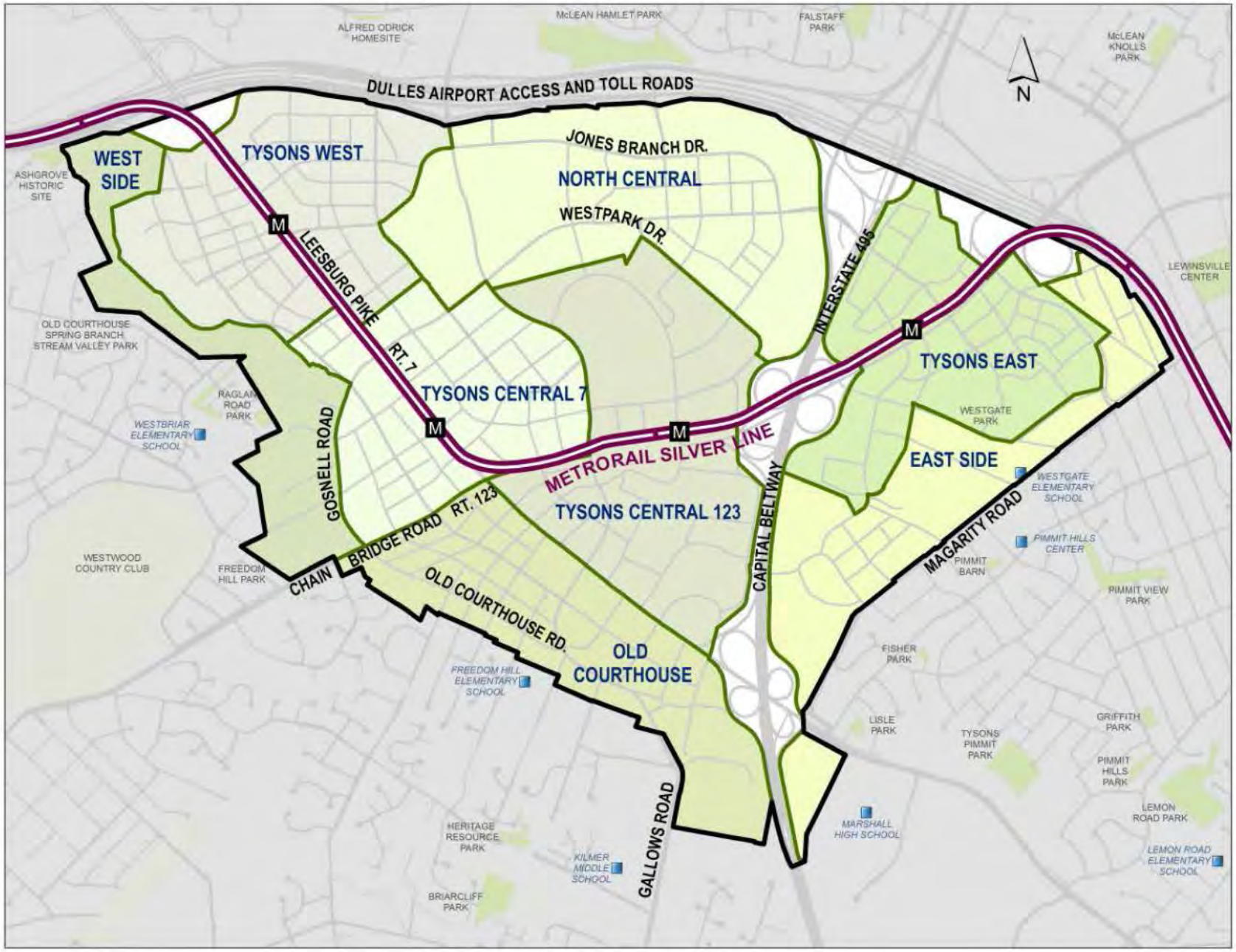

TYSONS VICINITY MAP

ATTACHMENT 1

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TYSONS PARK SYSTEM CONCEPT PLAN SUMMARY OF PUBLIC COMMENTS

The draft Tysons Park System Concept Plan document was posted online for public input on April 16, 2014 and comments were received by the Park Authority up through July 7, 2014. Public input was received via email, U.S. postal mail, web feedback form, over the telephone, and in person at two public open house meetings and at the Tysons Farmer's Market grand opening. The list of representative comments below is organized according to each of the seven elements/chapters of the Tysons Park System Concept Plan.

PARK SYSTEM

Visitors to the Open House meetings wrote the following: "My vision for parks in Tysons is…MORE! We need more parkland and more open space."

"Increased emphasis should be placed on consolidating some of the smaller parks (pocket parks, civic plazas and common greens) into larger, centrally located parks that include elements of each type of urban park so they can be used year-round for multiple recreational and cultural experiences. For example, the summer sprayground could convert to an ice skating rink much like Canal Park in DC."

"…the use of 'signature' parks should be increased to include at least one more south of the Metrorail Silver Line."

The "…process of calculating new park land needed is problematic. It appears FCPA took the total 2050 projections and applied the Tysons park standard. New park needed should be based on the difference in the current and projected populations and workforces. Otherwise, there is an expectation that redevelopment will not only meet the park needs of the proposed project but also make up shortfalls of parks for existing development. Utilizing the delta between current and projected would result in the need for 117 acres of new parkland not 154. Also disagree with the premise that resource based parks should be excluded from the urban park land acreage…Does the push to separate resource protection parks from urban parks mean a proffer to provide resource protection parks or to expand such existing parks are not given credit toward meeting the urban parkland standard?"

CONNECTIVITY

Visitors to the Open House meetings wrote the following: "My vision for parks in Tysons is…more places to ride my bike," and "…a way across the Beltway."

"Review the Countywide Trails Plan to identify needed connections within a 3 mile radius of each of the four Tysons Metrorail Stations so that adjacent residents have pedestrian and bicycle access. Sidewalk and trail connections outside of the Tysons Urban Boundary should connect where possible with those identified in TMSAMS. Strongly support every effort to acquire right-of-way and complete the conceptual Tysons Community Circuit."

The Tysons Community Circuit "…is a wonderful concept that should be carried much further with multiple loops and interconnectivity. The recreational trail loop should be developed more and show connectivity to Vienna and the numerous smaller parks that are indicated on the map. Adding a multi-use trail along the Dulles Access Road and connecting to other area trails is suggested. This may take some burden off of the W&OD Trail which runs directly through Vienna."

"I'm really excited with the 'Circuit' envisioned in the Tysons Park System Concept Plan, especially with its capacity as a green infrastructure element that promotes the outcomes recommended in the 'Live Healthy Fairfax Initiative.'"

"As a local cycling advocate, I would encourage you to adopt and put in place the complete Circuit trail. It is a critical aspect not only of our recreational infrastructure, but also our transportation infrastructure. I am both a local cyclist and a League of American Bicyclists Cycling Instructor. I recently led a group of cyclists from Vienna to Tysons Corner to watch the Tour de Tysons bicycle races. The participants included young children. Most young and new adult cyclists feel much more comfortable on separated infrastructure, e.g., bicycle lanes and mixed use trails. Given the speed and volume of traffic on many of the streets in Tysons Corner, this is not an unreasonable concern; indeed, many experienced cyclists feel uncomfortable riding on the roads."

"We request the language go further to state that the Circuit Trail is to be achieved using the existing trail network where available (so there is no confusion that this Trail is not supposed to require construction of new trails (not currently included in the Plan, approved rezoning plans, existing, etc.))."

"Appreciate the effort to say parking and circulator lanes will not be impacted, but difficult to understand how without requiring more right-of-way. Please provide street/streetscape section and plan views to show how this concept could work. If there is no difference from a standard street with on-road bike lane - what makes the community circuit a signature park element? Is it just enhanced paving of bike lane and branded wayfinding? The photo of Indianapolis Cultural Trail makes it seem quite different."

Following the "Under/Rail" charette, Office of Community Revitalization staff discussed with the Park Authority the possibility of adding a section to the Connectivity chapter to incorporate concepts for a linear park under the Metro rail.

ATHLETIC FIELDS

Visitors to the Open House meetings wrote the following: "My vision for parks in Tysons is…lots of active recreation and fields for kids and adults."

"A goal of twenty new athletic fields serving Tysons...That is great, the sooner the better! Not, however at the expense of stream valleys and the cutting of those trees."

"Use field-focused and "dark sky" lighting technology for urban recreational facilities in all districts."

"Consolidate field space and minimize the building of diamond-only fields. Build multi-use, overlay fields instead."

"The number and location of all required athletic fields (based on Tysons build-out) should be identified now and not later."

"It is not acceptable to add three new field locations to Tysons West…We understood that the Tysons Plan Amendments would not be making site-specific recommendations for property from what is in the Comprehensive Plan, but inclusion of these fields certainly does make a site specific recommendation. Furthermore, the area adjacent to the Toll Road is planned for office. The office setback from Toll Road is 75 feet. This accommodates service areas, but not an athletic field."

RECREATIONAL FACILITIES

Visitors to the Open House meetings wrote the following: “My vision for parks in Tysons is…dog walking trails and dog park,” “more playgrounds,” “adult park facilities,” and “splash pad or spray park for kids A MUST”

“Add a provision or suggestion for aquatic sports under Chapter VI (Recreational Facilities). If the Park Authority does not provide such facilities on their property, the Concept Plan should reference that swimming pools could be provided by an applicant and under certain circumstances used by the public by agreement.”

“There will be an increased need for larger indoor pools that offer classes and programs, as well as lap swimming lanes. Already at a premium, indoor gymnasium space needs to be expanded and the addition of a "sportsplex" would be welcome. However, without commitments from developers, it is unlikely that these larger, more expensive facilities will get built. Without the identification of additional public recreational and community facilities, many Tysons residents will travel to McLean and Vienna.”

CIVIC SPACES

Visitors to the Open House meetings wrote the following: “My vision for parks in Tysons is…open theater,” “farmers markets and open air art shows,” “open air entertainment,” “bandstand for outdoor concerts,” and “civic plazas that are obviously civic and don't feel like private property.”

“Some of the current civic spaces should be incorporated into the common green spaces, creating larger more functional spaces that can serve residents, workers and visitors. There should be one larger civic space that serves as the ‘town center,’ which is easily accessible by the recreational trail loop, which in turn should be connected to development sites.”

“I'm writing in favor of more community garden plots…Please include lots of them in your plans, as well as quiet space for outdoor relaxation and walks.”

CULTURAL RESOURCES

“The master plan should include the history of the ‘Tysons redevelopment’ as part of a ‘central park.’ Consideration should also be given to providing interpretive signage throughout Tysons in order to cultivate a sense of history and place.”

NATURAL RESOURCES

Visitors to the Open House meetings wrote the following: “My vision for parks in Tysons is… onsite composting,” “edible landscaping and pocket restaurant gardens,” “native fauna,” and “duck pond.”

“Nature deserves more space in Tysons!”

“Minimize impervious surface in the creation of each of the five park types.”

“The use of stream valleys as passive, linear parks should be enhanced with the goal of providing a ‘green belt’ around Tysons at the lower density edges of Tysons. This may also help with creating a buffer for residents of Tysons along with the surrounding communities of McLean and Town of Vienna.”

“I am extremely concerned about the plan to run an extension of Boone Boulevard in an alignment that hugs the parkland…this major 4+ lane roadway skirting the stream valley will cause negative aesthetic

and environmental (including runoff, litter, noise, and sight pollution) impacts that will be felt in both the local and extended ecosystem."

"In approving road alignments, I urge Fairfax County to take into consideration the need to create some separation between parkland/RPA space and roadways, in order to ensure the safety and enjoyment of the parks."

MISCELLANEOUS

Some commenters requested further clarifying language to ensure readers will understand the Plan is conceptual.

One commenter wrote: "The Tysons Park System Master Plan should be more specific and detailed. Without the specifics, it is highly unlikely that the more costly recreational and park facilities will be built. Parks locations should be clearly shown on the map and it should be clear that parks are a requirement of redevelopment."

The Park Authority received several comments pertaining to implementation, timing, and phasing of the park system.

Three commenters requested changes to the Tysons Park System Concept Plan that cannot be accommodated because the park system elements in question are included in the adopted Comprehensive Plan for Tysons.

The Park Authority received several requests to clarify the language in the Plan, add explanatory text to the Appendix and to correct errors/omissions on the conceptual park system maps.

Tysons Park System Concept Plan

September 2014

Fairfax County Park Authority

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ACKNOWLEDGEMENTS

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Dana Wedeles, Urban Park Planner, City of Alexandria

Cover photos from L to R: Bowling Green Park, New York, NY; Tennessee Aquarium Plaza, Chattanooga, TN; Falls Park on the Reedy River, Greenville, SC; Central Park, New York, NY

NOTE: All photos herein are courtesy of the Fairfax County Park Authority, US Government, Wikimedia Commons, other non-copyrighted public domain sources, or as otherwise noted.

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EXECUTIVE SUMMARY

Great Cities have Great Parks! Major cities across the nation and world recognize the valuable benefits parks provide. In some cities, like New York, Chicago and London, parks are defining features. Parks promote increased physical activity and mental wellbeing, provide venues for community building, enhance tourism and boost the local economy, positively impact real estate values, support ecosystem functioning and biodiversity, reduce air pollutants, provide stormwater management, and contribute to cooling effects in urban areas. The list of park benefits goes on and on.

Citygarden, St. Louis, MO

As Tysons transforms from a suburban commercial center to a major regional urban center, a connected network of urban parks will help to distinguish Tysons as a great urban area and bring benefits to the local economy and quality of life. To help ensure that happens, the Park Authority has developed a comprehensive park system concept plan for Tysons that will complement and refine the existing Tysons Urban Center Plan.

The Tysons Park System Concept Plan is not a regulatory document, but rather it functions as a conceptual guide that will help to bring about future park development by the public, private and non-profit sectors to serve Tysons' residents, employees and visitors well into the future. Through the ideas presented here, the concept plan is intended to stimulate public discussion and participation to ensure the intended individual, social and economic benefits are maximized as the future park system evolves.

Discovery Green, Houston, TX

The Concept Plan is organized according to several key elements of the park system, including park placement and typology, connectivity, athletic fields and other recreational facilities, civic spaces and community building features, and cultural and natural resource preservation and interpretation.

PARK SYSTEM ELEMENTS

PARK PLACEMENT & TYPOLOGY

Place parks in the right locations. A successful Tysons park system must ensure public access to diverse park types located in the right places to meet the demands of expected population and employment growth. High quality urban parks will help to distinguish Tysons from other urban areas and make it the place to be, translating into benefits to the local economy and quality of life. Creation of new urban parks in Tysons will be achieved largely through redevelopment by the private sector. In some cases, the public and non-profit sectors may also help create new park opportunities. Interim and pop-up parks will serve an important bridging function as Tysons transforms over time. The *Conceptual Park Placement & Typology Map* provides guidance to help ensure the right types of parks will be built where needed.

CONNECTIVITY

A well-connected park network can be enjoyed by more people. Augmenting the park network with connections between isolated park spaces, stream valleys and key points of interest will enhance the value of all parks and further distinguish Tysons from other urban areas. Opportunities are planned along the future grid of streets for cyclists and pedestrians to experience park spaces and points of interest in Tysons safely and conveniently. Identifying a recreational trail loop along a portion of the planned transportation network through special wayfinding elements will enhance connectivity across the eight districts of Tysons. The *Conceptual Connectivity Map* shows the "Tysons Community Circuit" trail loop as a signature park system element to tie all other elements together and elevate the park and recreation experience in Tysons.

ATHLETIC FIELDS

The Tysons lifestyle will be more active with places to play. It is anticipated that Tysons residents and workers will seek an active urban lifestyle that includes organized sports play. New athletic fields in a variety of sizes and shapes, including rectangles, diamonds, overlays, rooftop and indoor facilities should be provided in or near Tysons to serve this population. The *Conceptual Athletic Fields Map* identifies possible locations for new athletic field development in Tysons, including those locations mentioned in the Tysons Urban Center Plan, those proffered and approved by rezoning applications, and other suggested locations.

RECREATIONAL FACILITIES

Park experiences should be broad and varied in a vibrant future Tysons. In addition to large athletic fields, there should be a diverse array of recreational facilities and opportunities including rooftop and indoor facilities. Examples include playgrounds, sport courts, game tables, fitness stations, running tracks, skate parks, ice skating rinks, off-leash dog areas, indoor courts and gyms, program space, and aquatic facilities. The *Conceptual Recreational Facilities Map* identifies possible locations where different types of facilities should be provided in Tysons, according to the projected population and employment growth in each of the eight Districts.

CIVIC SPACES

Tysons can build a sense of community through a robust park system. Civic spaces that provide cultural facilities and amenities in the urban environment promote social interaction and are important to help build community and ensure vibrancy and a high quality of life. Examples include public art, interactive art and educational displays, water features, seating areas, shade structures, picnic pavilions, community garden plots (including rooftop gardens), demonstration gardens, flexible event spaces, amphitheaters and other performance spaces. Larger civic spaces, such as the Signature Civic Commons may require collaboration between the private, public and non-profit sectors. The signature parks are envisioned as long term goals and will require creativity, advocacy, philanthropy and champions for successful implementation. The *Conceptual Civic Spaces Map* shows the planned locations for major public gathering and event spaces.

CULTURAL RESOURCES

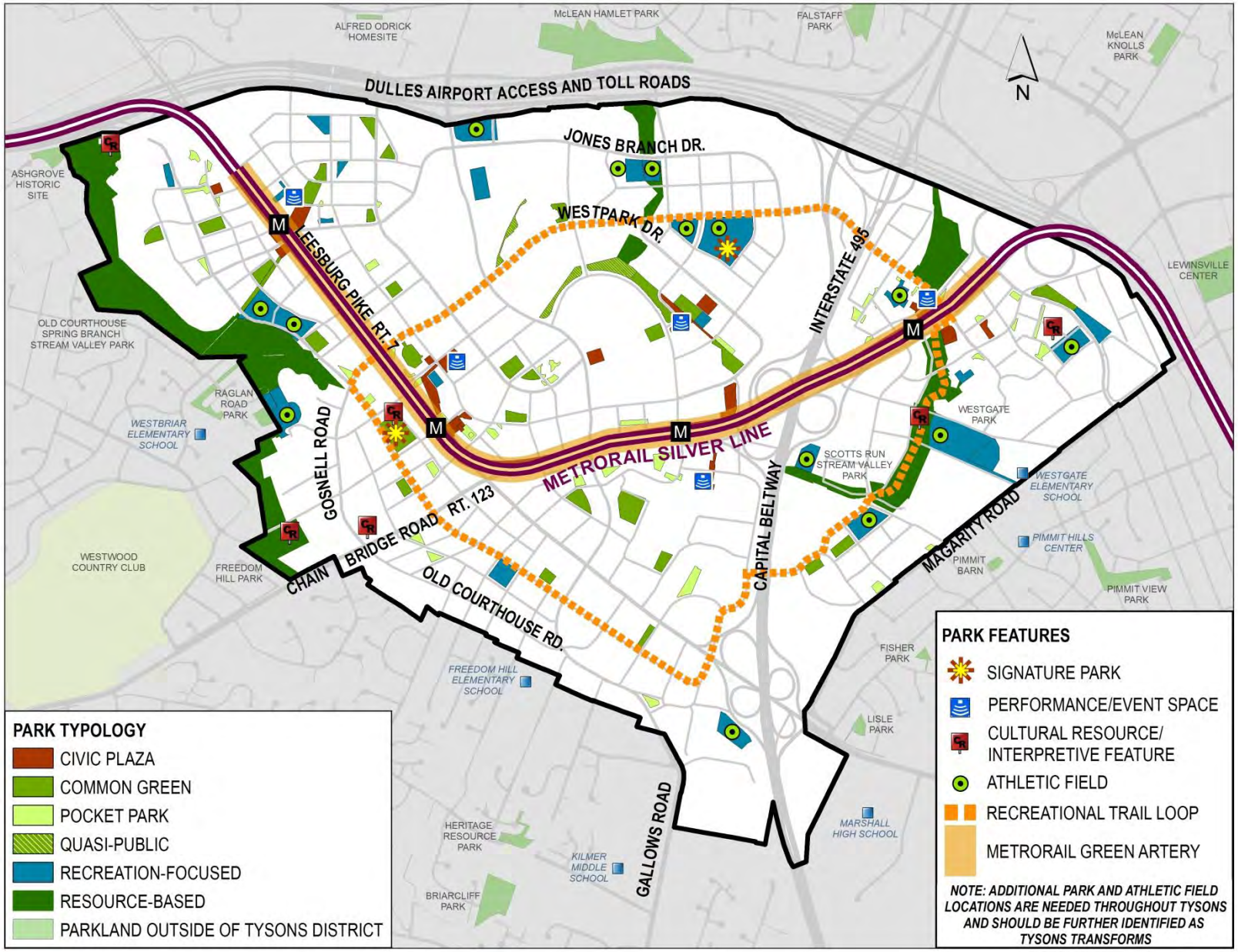
Tysons has a rich history that should be celebrated. From country crossroads to grid of streets, Tysons exceeded the steady progression seen across Fairfax County during the twentieth century. Historic sites and interpretive features add to the richness of the culture in Tysons. Preserving and interpreting these resources will enhance park experiences and provide a link to the history of Fairfax County and the nation. Interpretive opportunities abound for known historic and archaeological resources as well as for more recent architectural and cultural influences in Tysons. Preservation and interpretation can occur through both public and private efforts. The *Conceptual Cultural Resources Map* shows the location of known cultural resources as well as proposed locations for interpretive features.

NATURAL RESOURCES

Nature is essential to balance the health and vibrancy of Tysons. Three stream valleys and associated Chesapeake Bay Resource Protection Areas (RPAs) comprise a small, but important portion of Tysons. All three stream valleys provide opportunities for stormwater quantity and quality management, plant and wildlife habitat protection and enhancement, passive enjoyment of natural areas, volunteer resource stewardship, and interpretive and educational facilities and activities. Disturbance to these areas should be minimized and balanced with restoration efforts. In addition, where possible, existing natural areas should be expanded and native plant habitats restored to previously disturbed land. The *Conceptual Natural Resources Map* shows the location and extent of Tysons' three stream valleys.

TYSONS PARK SYSTEM CONCEPT PLAN MAP

The composite map on the next page pulls all of the park system elements together to create a comprehensive Tysons Park System Concept Plan. Note that the map is conceptual and actual park development may vary from that shown.



TYSONS PARK SYSTEM CONCEPT PLAN MAP

Overview

Benefits of Urban Parks

Great Cities have Great Parks! Major cities across the nation and world recognize the benefits of public spaces and the myriad valuable services parks provide. In some cities, like New York, Chicago and London, parks are defining features. Parks promote increased physical activity and provide benefits to human health and wellbeing, provide venues for community building, enhance tourism and boost the local economy, positively impact real estate values, support ecosystem functioning and species biodiversity, contribute to reduction of air pollutants, provide stormwater management, and contribute to cooling effects in urban areas. As Tysons transforms from a suburban commercial center to a major regional urban center, a connected network of urban parks will serve an essential role in making Tysons a distinctive, healthy, and thriving urban area.

Plan Purpose

The Tysons Park System Concept Plan is not a regulatory document, but rather it functions as a conceptual guide that will help to bring about future park development by the public, private and non-profit sectors to serve Tysons' residents, employees and visitors well into the future. Through the ideas presented here, the concept plan is intended to stimulate public discussion and participation to ensure the intended individual, social and economic benefits are maximized as the future park system evolves.

The Tysons Urban Center Plan contains some of the most robust planning guidance related to parks in the Comprehensive Plan. The Conceptual Park Network Map included in the Comprehensive Plan gives general conceptual guidance regarding planned future park locations. Refinements are necessary, however, to ensure the right park types will be created in the right locations and the needed amenities and facilities will be provided. Building on the Conceptual Park Network Map, Tysons Urban Center Plan text and Tysons Urban Design Guidelines, this Concept Plan provides additional detail and guidance with regard to park

Tysons Parks Vision

"A sustainable Tysons with restored streams, a green network of public parks, open spaces and trails, and green buildings." (Tysons Urban Center Plan, page 6)

typology, trails and connectivity, athletic fields, other recreational facilities and amenities, and resource management.

Planning Process & Public Involvement

Staff Analysis – During the first half of 2012, an interagency staff team met to discuss the many needed elements of a park system plan for Tysons. Discussions were informed by rezoning applications under review and lessons learned from evaluating them. Staff also developed a refined Conceptual Park System Map that deletes some spaces unlikely to be accessible to the public and adds those spaces included in approved rezonings.

Advisory Group Input – From October 2012 to February 2013, an Advisory Group of citizens and park planning and design professionals met half a dozen times to provide feedback and guidance on the refined Conceptual Park System Map and the many issues involved in implementation of a park system plan.

Plan Development – During the remainder of 2013, staff developed a draft Park System Concept Plan based on the Advisory Group's input and additional internal staff review.

Public Input – Stakeholder outreach began in November 2013 and continues through the first half of 2014. The draft Concept Plan will be published via a project web page and will be presented at public workshops to collect input and comments from the general public and stakeholder groups. Further refinements to the plan will be made based on the public input received through this phase of the process.

Endorsement – Following the public input and comment period, a final Tysons Park System Concept Plan will be presented to the Park Authority Board for endorsement. Subsequently, endorsement by the Planning Commission and Board of Supervisors will also be sought and the Concept Plan will be used to inform an amendment to the Comprehensive Plan.

Background

Location

Tysons encompasses approximately 2,100 acres (including road rights-of-way) in northeastern Fairfax County, about halfway between downtown Washington, D.C. and Dulles International Airport. It is located at the confluence of Interstate 495 (the Capital Beltway) with the Dulles Airport Access and Toll Roads, Route 7 and Route 123. Tysons is roughly triangular in shape and contains the highest natural elevations in Fairfax County. It is bounded on the southeastern side by Magarity Road and on the southwestern side generally by the limit of commercial development along Gallows and Old Courthouse Roads and the natural areas of Old Courthouse Spring Branch. The residential areas on the western side of Gosnell Road flanking Old Courthouse Road are also part of the Tysons area. The Dulles Airport Access and Toll Roads form the northern boundary of Tysons.

Planning Context

Since the 1960s Tysons has served as an important commercial center for Fairfax County. In the early 1990s the area was designated as the County's Urban Center, where more urban and pedestrian-oriented development should be focused. A key feature of the 1994 Plan for Tysons was the location of three Metrorail stations expected to serve as the catalyst to transform the area from a suburban to an urban area. In 2004 the final Environmental Impact Statement for the Silver Line of Metrorail was adopted, identifying four transit stations in Tysons. Also in that year, 20 proposals for redevelopment in Tysons were submitted under the county's Area Plan Review (APR) process. Since the Comprehensive Plan had not been revised to account for the specific locations of the four stations, the Planning Commission deferred all rail-related APR nominations to be reviewed in a Special Study of the Tysons Corner Urban Center.

From May 2005 until September 2008, a Board-established Tysons Land Use Task Force met to coordinate public outreach and develop a vision for the future of Tysons based on best practices in transit-

Fairfax County's Urban Growth Center

"Parks provide a sense of place for Tysons and individual neighborhoods. The successful implementation of the parks and open space network and the urban standards for parks and recreation will be critical for Tysons' transformation." (Tysons Urban Center Plan, page 15)

oriented development. County staff worked with Task Force members to translate the vision into new Comprehensive Plan language, which was adopted by the Board of Supervisors in June 2010. During this same time period, an interagency group of staff from the Park Authority, Department of Planning and Zoning and Office of Community Revitalization collaborated to develop an Urban Parks Framework for Fairfax County that was incorporated into the Tysons Urban Center Plan.

The adopted Tysons Urban Center Plan is organized around eight districts, each with a mix of land uses. The transit-oriented developments (TODs) around the four Metrorail stations are planned to resemble intense and busy downtowns, with land use intensity tapering down towards the edges of Tysons. The vision of the future Tysons is one of greater density, a synergistic mix of uses, more pedestrian and transit friendly, and sustainable in design and function. Tysons will be an active 24-hour place, providing a variety of residential, office, retail, civic and entertainment uses that will attract tourists and other visitors. High quality parks and open space contribute a key role in the Tysons vision and Plan as vital placemaking and quality of life elements.

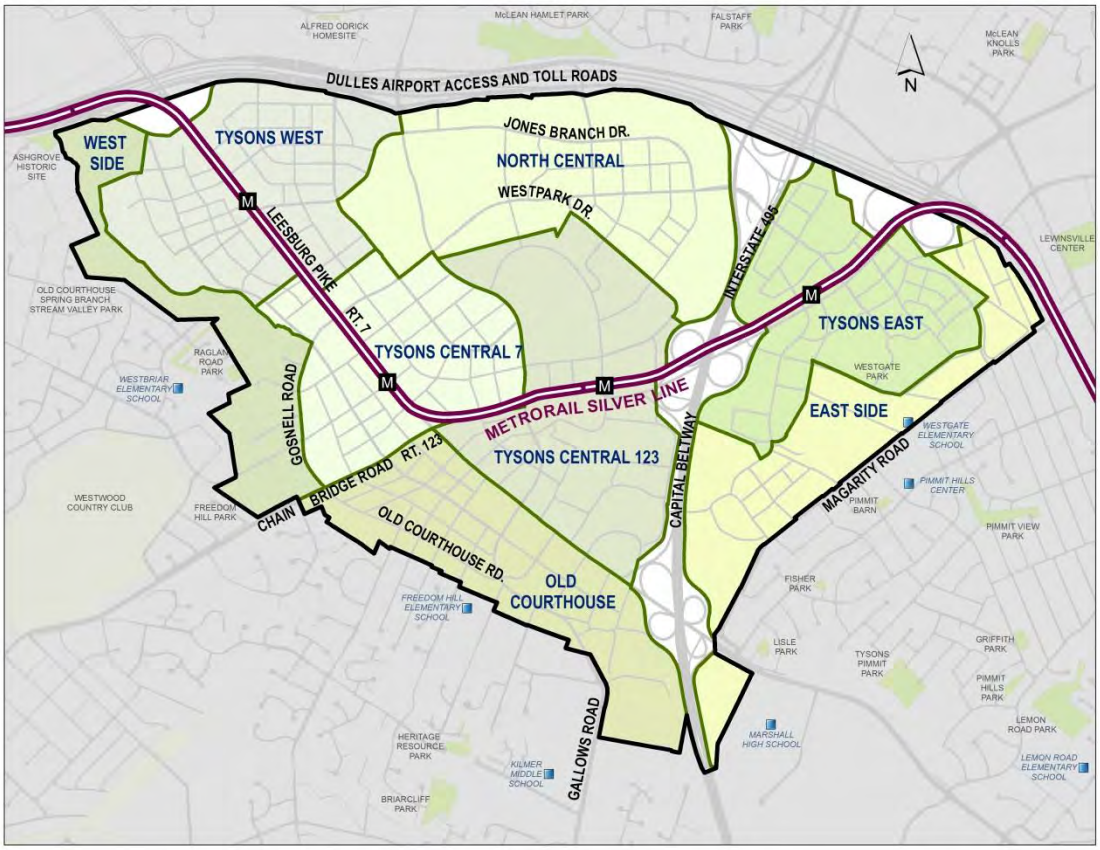


FIGURE 1: TYSONS VICINITY MAP

Guiding Documents

The Environmental Stewardship chapter of the Areawide Recommendations of the *Tysons Urban Center Plan* provides guidance on the quantity and types of urban park spaces that should be included in a transformed Tysons. The District Recommendations section provides specific locational guidance for key urban parks in each of Tysons' eight districts.

The adopted *Urban Parks Framework* (Appendix 2 of the Parks and Recreation element of the Countywide Policy Plan) established the Urban Park Typology that was subsequently incorporated into the Tysons Urban Center Plan.

The Board of Supervisors-endorsed *Tysons Urban Design Guidelines* augment the Urban Design recommendations contained in the adopted Comprehensive Plan for Tysons. Chapter 6 of the Urban Design Guidelines focuses on urban parks, with descriptions and photo examples of model urban parks in other urban areas.

Phase I of the *Fairfax County Bicycle Master Plan* includes the greater Tysons area, an approximate three mile radius surrounding Tysons. It provides detailed bicycle infrastructure recommendations (both on-street and off-street) to replace the conceptual bicycle network provided in the Comprehensive Plan.

The *Tysons Metrorail Station Access Management Study* (TMSAMS) recommends multi-modal transportation improvement projects to facilitate access to the four new Metrorail stations in Tysons. The TMSAMS Final Report makes recommendations on sidewalk, trail, crosswalk, and internal bus service improvements within a one-mile radius of the Metrorail stations. A three-mile radius from the rail stations was used to plan bicycle facility improvements and neighborhood bus service.

The *Tysons Circulator Study* proposes a three-route bus system to support Metrorail transit ridership and minimize vehicular trips to, from, and within Tysons.

Park and Recreation Need

Most residents of Tysons will live in high-rise condominium or apartment buildings and may have different park and recreation needs from those who live in traditional suburban neighborhoods. Without yards, these residents will have a greater need for common open space that meets their needs for socializing, exercising, dog walking, gardening and outdoor leisure. This translates to a need for gathering spaces, off-leash dog parks, garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, athletic fields, amphitheaters, and space for public art. In addition, the increased employment population will require new park spaces to serve many of the same needs before and after work hours as well as during lunch and other breaks. Parks and the activity generated in them will enhance the liveliness of Tysons, increasing its economic value and attractiveness as a quality place to live, work, shop and play.

The Tysons Urban Center Plan sets forth a service level standard of 1.5 acres of parkland per 1000 residents and 1 acre per 10,000 employees. Based on the forecasted growth in Tysons

to 88,900 residents and 204,944 employees by the year 2050, there will be a need for about 154 acres of new urban parkland in addition to the existing public parks present in Tysons today. New urban parks will meet the many park and recreation needs of urban living that cannot be provided in existing cultural resource based and stream valley parks.

In 2014, there were about 89 acres of public parkland within Tysons, located primarily at the lower density edges of Tysons. The existing stream valleys at the western and eastern edges provide a much-needed respite from the business of urban life and serve a valuable resource protection function. Where appropriate, these stream valleys should be expanded. Other similar parks should be created in Tysons where appropriate to serve environmental resource functions. With no existing park spaces in the transit-oriented core of Tysons, it is important that redevelopment projects include new public urban park spaces that will be near park users.

The projected urban park acreage need for each Tysons district is as follows:

TYSONS DISTRICT	TOTAL GFA (Sq. Ft.)	2050 FORECAST POPULATION	2050 FORECAST EMPLOYMENT	2050 PARK ACREAGE NEED
EAST SIDE	5,901,957	6,295	4,513	10
NORTH CENTRAL	15,436,099	12,729	20,339	21
OLD COURTHOUSE	9,086,154	7,929	11,692	13
CENTRAL 123	19,595,539	9,259	37,714	18
CENTRAL 7	23,938,198	14,792	43,013	26
TYSONS EAST	22,785,263	14,641	40,577	26
TYSONS WEST	30,507,263	21,780	47,091	37
WEST SIDE	1,323,165	1,485	5	2
Total	128,573,638	88,910	204,944	154

FIGURE 2: PROJECTED 2050 PARK NEED BY DISTRICT

Figure 3 shows park need distributed geographically by district.

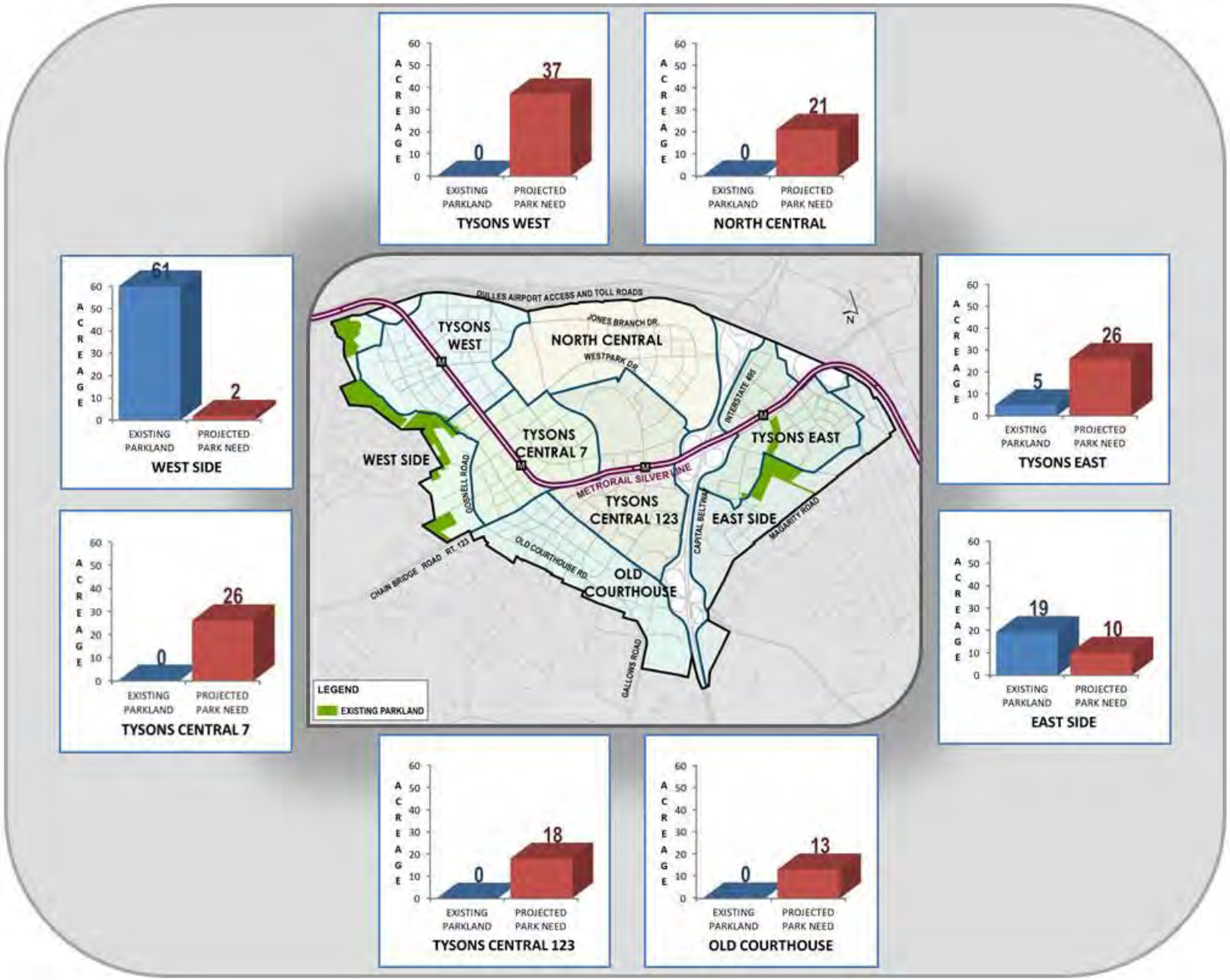


FIGURE 3: PROJECTED PARK NEED AND EXISTING PARK ACREAGE IN TYSONS

Existing Conditions

In 2013, the Park Authority owned about 89 acres of parkland within the boundaries of Tysons (about five percent of the land area), located primarily at the lower density edges of Tysons.

To the west of Leesburg Pike public parkland includes the Ash Grove Historic Site, Old Courthouse Spring Branch Stream Valley Park, Raglan Road Park and Freedom Hill Park. These parks serve as a buffer between the more dense development in Tysons and the low-density residential neighborhoods of Vienna. Most, but not all, of this parkland is designated for natural or cultural resource protection and trail connections. Raglan Road Park and Freedom Hill Park are planned to have some active recreation facilities.

To the east of the Capital Beltway are the Scotts Run Stream Valley and Westgate Parks. Scotts Run Stream Valley provides a buffer between existing commercial and residential uses. Westgate Park is collocated with Westgate Elementary School. In 2013, there are no public parks in the core area of Tysons, in the triangle that is formed by Leesburg Pike, the Capital Beltway and the Dulles Toll Road.

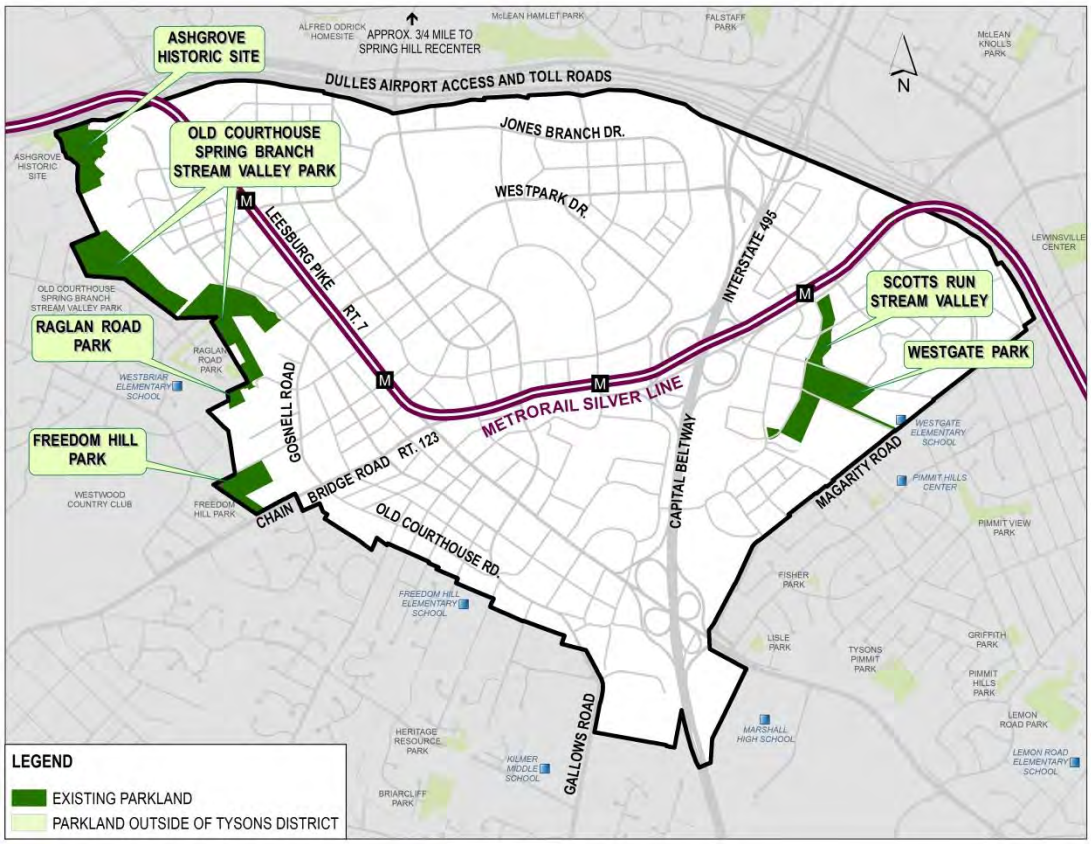


FIGURE 4: 2013 PARK AUTHORITY-OWNED LAND IN TYSONS

Westgate Park, collocated with Westgate Elementary School, provides two lighted youth diamond baseball fields, a batting cage, two lighted tennis courts, trails and a picnic shelter. A single playground and small trail loop are located at Freedom Hill Park.

About one mile of trails exists on the public parkland in Tysons Corner, including small trail loops at Ash Grove Historic Site, Freedom Hill Park, and Scotts Run Stream Valley. None of these short trails are easily accessed from primary transportation routes, nor do they provide connections to any major trails or destinations; however, these trails provide opportunities for trail upgrades and potential connections in the future.

The Spring Hill RECenter, while located outside the boundary of Tysons to the north of the Dulles Toll Road, serves a portion of the fitness and aquatics needs of the McLean/Tysons area.

Westgate Park Youth Baseball Diamond

ADA Guidelines

Compliance with the Americans with Disabilities Act (ADA) guidelines for accessibility to park facilities will be implemented with few exceptions. An acceptable exception may include natural surface trails in portions of stream valley parkland; however attempts will be made to provide some amount of accessible trails in and near the stream valleys.

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PARK PLACEMENT & TYPOLOGY: Balancing the Park Network

Place parks in the right locations! A successful Tysons park system must ensure public access to diverse park types located in the right places to meet the demands of expected population and employment growth. High quality urban parks will help to distinguish Tysons from other urban areas and make it the place to be, which translates into benefits to the local economy and quality of life.

Comprehensive Plan Guidance

The Tysons Urban Center Plan sets forth a service level standard of 1.5 acres of parkland per 1000 residents and 1 acre per 10,000 employees. Based on the forecasted growth in Tysons to 88,900 residents and 204,944 employees by the year 2050, there will be a need for about 154 acres of new urban parkland. The "Conceptual Parks & Open Space Network Map" in the Tysons Urban Center Plan shows generally where new park spaces could be located in Tysons.

Meeting the Need for New Parks

An evolving park system is reflected in the Conceptual Park Placement & Typology Map at the end of this chapter. The map builds on the "Conceptual Parks & Open Space Network Map" in the Tysons Urban Center Plan. Refinements add those new parks approved in rezoning applications and remove some spaces not likely to come about. Park spaces included in approved and pending redevelopment plans are added to the map as well as additional spaces needed to fill gaps, balance the park system, and provide for athletic facilities. The result is an updated conceptual park network map intended to be used as a guide for locating new urban parks in Tysons. New parks in

Urban Parks in Fairfax County

"The planned urbanization of the County's growth areas requires that the existing suburban park system in Fairfax County be supplemented by parks that are more suitable for the unique urban context and provide appropriate functions, uses, amenities, visual form, ownership, and accessibility to the variety of users typical in an urban environment."
(Fairfax County Policy Plan, Urban Parks Framework, page 15)

Tysons may not occur in the precise locations shown on the map. The Map seeks to distribute parks to appropriate places, but locations will be refined as Tysons redevelops. Exact locations and sizes of future parks will be determined through the redevelopment process.

The Conceptual Park Placement & Typology Map further depicts planned park spaces according to the typology of the Urban Parks Framework and the locational criteria found in the Tysons Urban Design Guidelines. Five urban park types are described in these documents. Civic Plazas are identified in close proximity to Metro train stations or at major intersections. Common Green type parks are identified across Tysons in areas planned to have large residential populations. Recreation-focused parks are identified across Tysons, with the vast majority being farther than ¼ mile from Metro stations and many at the lower density edges of Tysons. Resource-based Linear Parks are located along the stream valleys. Pocket Parks are not mapped, unless already approved through a rezoning, since this park type is expected to be integrated throughout Tysons in every new development. The urban park types are described in detail below.

Urban Parks Typology

POCKET PARKS

Usually less than one acre, these urban parks are small-scale, open spaces incorporated into developments and designed for casual use by people working and living in the immediate area. A pocket park is designed as a single "room" to provide limited casual open space to enjoy individually or in social interactions. These spaces may consist of hardscape elements or lawn and landscaped areas, seating and visual amenities.

Paley Park, New York, NY

Bethesda, MD

KEY FEATURES OF POCKET PARKS

- Located throughout Tysons
- Ideal in pedestrian activity areas
- Smaller spaces
- Integrated with surrounding uses
- Passive activities & features

CIVIC PLAZAS

This type of urban park includes public gathering spaces set aside for civic purposes and commercial supporting activities. Civic plazas are usually located at the intersection of important streets or other significant locations and serve as a focal point and unique placemaking feature. Public squares that are surrounded by public streets are also an example of this type of urban park. Flexible, programmable spaces in multiple "outdoor rooms" are generally included.

Cupertino Civic Plaza, Cupertino, CA

Central Park, New York, NY

Design will include primarily hardscape elements, but may include trees or other landscaping, seating, public art or water features. Size will generally depend on the context, function and area, but should be a minimum of one acre. Depending on size, civic plazas could support open air markets, summer concerts, festivals, outdoor exercise classes or special events. Recreation amenities may be incorporated as complementary facilities, but do not predominate.

KEY FEATURES OF CIVIC PLAZAS

- Located near metro
- Highly visible
- Mostly hardscape elements
- Includes landscape elements
- Multi-purpose flex space
- Multiple activity areas

COMMON GREENS

Larger than pocket parks, these urban parks include flexible open spaces with open or treed lawn areas, serving as the recreation and social focus of a neighborhood or larger area. Size will generally depend on the context, function and area, but should be a minimum of one acre. Although a central lawn will be the main focus of this type of park, it may be designed with multiple "outdoor rooms" offering a mix of complementary uses and/or large enough to support multiple simultaneous activities. The Common Green could function as unscheduled open space for uses such as picnicking and unstructured play or be programmed for athletics, public gatherings, performances and special events. The Common

Green may include facilities such as off-leash dog areas, community garden plots, landscaping, water features, shade structures, gathering areas, amphitheaters, space for public art, and/or hardscape areas. Recreational amenities may be incorporated as complementary facilities, but do not predominate. Examples of recreational facilities include tot lots and playgrounds, small skate parks, fitness courses and paved trails, and sport courts.

KEY FEATURES OF COMMON GREENS

- Near residential uses
- Open or treed lawns
- Passive amenities
- Active recreation
- Multi-purpose flex space for events
- Multiple activity areas

Union Square Park, New York, NY

RECREATION-FOCUSED PARKS

Recreation needs should be addressed with the inclusion of recreation facilities in an urban park setting to serve local residents, workers and visitors. This park type is distinguished by its primary function to provide active recreation facilities for nearby residents and workers. Facilities such as athletic fields, multi-use courts and skate parks should be provided. Facilities could be scheduled or casually used. Athletic fields should have synthetic turf and lights to maximize use. Support facilities and amenities such as trails, seating, tot lots, shade structures, water features, picnic areas, restrooms, landscaping or hardscape should be provided to complement the recreational component. The size of the park should be appropriate to accommodate the recreation facilities located there.

Macombs Dam Park, New York, NY

KEY FEATURES OF RECREATION-FOCUSED PARKS

- Larger in size
- Multiple activity areas
- Active recreation facilities dominate
- Multi-sport athletic fields
- Sport courts
- Playgrounds

LINEAR PARKS

Linear parks are characterized by an elongated shape and usually occur in an area between destinations or points of interest and/or along streams or power line easements and frequently double as connections. These parks can serve many different purposes including providing a variety of recreation facilities (e.g., fitness stations, dog exercise areas). Creation of continuous linear spaces for recreation provides an important amenity that can be linked with pedestrian and bicycle street elements. Linear parks can also provide opportunities for resource protection and can provide natural areas with trails and waysides for a combination of active and passive enjoyment. Linear greenways that utilize urban stream valleys for trails and trail connections are one such form of linear park.

Leon Creek Park, San Antonio, TX

KEY FEATURES OF LINEAR PARKS

- Connectivity/Trails
- Passive Enjoyment
- Resource Management
- Stream Restoration

Interim & Pop-up Parks

Since Tysons' redevelopment will occur over several decades and individual developments will be phased, interim and pop-up parks have an important role to play in filling the gap in park and recreation needs until the ultimate build out of Tysons is realized. A well-placed and programmed temporary park can create a sense of place, spur economic development, and make use of underutilized land until such time as more permanent parks and facilities can be built and supported by redevelopment.

INTERIM PARKS

Interim parks can be created when sites are cleared for redevelopment, but one or more land bays remain undeveloped. About half a dozen approved rezonings (as of 2013) include such interim parks. They will consist primarily of grassy lawn areas that may include landscape plantings, sidewalks, bench seating, trash cans, picnic tables, dog-waste stations, sand volley ball pits, and youth soccer fields. These interim parks will not be developed with permanent park structures (play equipment, hardscape paving, performance stages, etc.) since they will eventually be replaced by buildings and permanent urban park designs as developments are phased in.

POP-UP PARKS

Pop-up parks can take advantage of unused surface parking lots and other vacant areas of land that do not require significant grading or construction. Temporary barriers, fences and planters can be used to define a space. Pavement paint, loose tables and chairs, lounges, shade structures and umbrellas, other outdoor furnishings, temporary lighting, and public art can help to transform an asphalt parking lot into a vibrant park space at relatively low cost. Small scale recreational uses, such as game tables, bocce courts and mini golf can be included to provide for activation of the space. Both interim and pop-up parks can include retail carts, nearby food truck parking, and space for open air markets to draw people in. These park spaces can also be programmed with events, performances, outdoor movies, and fitness classes.

EXAMPLES:

THE PORCH, Philadelphia, PA

The Porch is an ever-changing pop-up park located alongside the 30th Street Amtrak Station in Philadelphia. Once a congested parking lane and bland, barren sidewalk, The Porch has quickly become one of the most animated public places in Philadelphia since its opening in 2011, with amenities such as abundant seating, vibrant seasonal plantings, ongoing performances, fitness classes and a variety of special events such as The Porch Beer Garden and mini-golf.

PICNURBIA, Vancouver, British Columbia, Canada

PICNURBIA was a temporary installation in an unused roadway in the summer of 2011 in Vancouver. It was a 12-foot wide and 96-foot long undulating wooden island covered with yellow artificial lawn, meant to evoke a large picnic blanket. Large umbrellas created shadowed spaces for people to rest while tables offered opportunities for picnics and events.

POP-UP PARK AT PIER 1, Brooklyn, NY

The Pop-up Park at Pier 1 was a temporary, public open space installed for thirteen weeks in the summer of 2008. The project brought excitement and good will to the site by prefiguring the future permanent Brooklyn Bridge Park. The space was furnished with borrowed trash cans, picnic tables and umbrellas. Trees were donated by a local nursery and then used by the NYC Department of Parks and Recreation for other projects. The asphalt surface was painted in a light color to increase its reflectivity to bring the park's microclimate down to a comfortable temperature on hot days. A nautical themed scavenger hunt for kids was painted on the ground. The park also included a sand play area and a café was operated out of a recycled shipping container.

Key Challenges & Opportunities*

Park Placement & Typology

1. **Development proposals should provide sufficient park space onsite and/or quality and/or active elements.**
   - Encourage designers and developers to think about the value of park spaces as integral to the design rather than as leftover spaces
   - Redesign building layout for more optimal public park provision onsite.
   - Consolidate land and/or collaborate with neighboring landowners to combine landholdings to provide integrated and connected urban park spaces.
   - Provide rooftop and/or indoor recreation spaces to augment at-grade spaces.
   - Where appropriate, make improvements to public spaces offsite, such as Metro station plazas, existing stream valleys and school properties to make these spaces more usable.
   - Provide a monetary contribution to Fairfax County for public park creation and/or improvements to serve Tysons.
   - Design park spaces to include a variety of amenities and facilities.
   - Include a variety of park types consistent with the Tysons park system map within the development.

2. **Visual and physical access to parks needs to be clear and parks easy to find.**
   - Ensure parks provided at grade are easily seen and accessed from the public realm.
   - Provide multiple access points from the public realm to public park spaces and especially to any rooftop park spaces.
   - Provide adequate wayfinding signs and features to link park spaces together and make them easy to find.

3. **Streetscape and unusable areas (such as traffic islands) should not be designated as park space.**
   - Design usable public park spaces that are easily distinguishable from the streetscape.

4. **As developments will be phased in over time, urban park spaces will be provided over many years or decades.**
   - Unused surface parking areas and vacant lots/future building sites may be ideal locations for interim parks or spaces for community events.

5. **Large areas of land are needed for the big central parks (one planned in North Central and one planned for south of Route 7).**
   - Consider potential incentives for landowners to donate land for large parks.
   - A land bank/funding bank for parks should be established to make it possible to dedicate space for larger parks.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

IMPLEMENTATION STRATEGY

Park Placement & Typology

Creation of new urban parks in Tysons will be achieved largely through redevelopment. In some cases, the public and non-profit sectors may be involved. It is important to ensure the right parks are in the right place, therefore guidance in this Plan should be utilized to help balance the provision of park types and facilities within the overall neighborhood as well as Tysons-wide. Connecting the park system and allowing for iterative opportunities as development takes place will take a unified effort of the private and public sectors.

PRIVATE REDEVELOPMENT

New development proposals are evaluated based upon the quantity and quality of onsite urban park spaces provided within the project as compared to the Plan guidance and in accordance with the Urban Design Guidelines.

Quantitative Assessment – Urban parkland and recreation facility service level standards set forth in the Comprehensive Plan are based on population and employment. Quantifying the number of future residents and employees determines the general amount of urban park space and facilities needed.

Qualitative Evaluation – Determining the amount of urban park land is a starting point for evaluating development proposals in Tysons. The Tysons Urban Design Guidelines include a checklist of desired park elements for each of the urban park types that should be used as a guide. (A version of the checklist is also included in Appendix 2 of this document.) Qualitative evaluation of a development plan looks at the design and layout of buildings and parks, visibility and accessibility of park spaces, adjacency to active uses and key pedestrian corridors, function and programmability, quality of amenities and materials used, and inclusion of active recreation and other interactive elements that make each space a useable, programmable place.

Offsite Improvements – Improvements to publicly owned land (such as the Metro station plazas, existing stream valley parkland, and school property) may be made or funded by developers to offset a shortfall in providing new urban park spaces onsite within a development. Such investments could improve appearance, access, usability and/or function of the public space and should be coordinated with relevant agencies.

PUBLIC CONTRIBUTIONS

General obligation bonds and other public funding mechanisms will be necessary to achieve some elements of the park network. For example, creation of the large Central Park and/or the Signature Civic Commons may be too large a burden for individual landowners or developers.

OTHER CONTRIBUTIONS

Non-governmental entities such as the Tysons Partnership, charitable foundations, corporations, friends groups and individual volunteers could play an important role in supporting the realization of a robust park system over time.

The Conceptual Park Placement and Typology Map provides guidance to help ensure the right types of parks will be built where needed.

CONCEPTUAL PARK PLACEMENT AND TYPOLOGY MAP

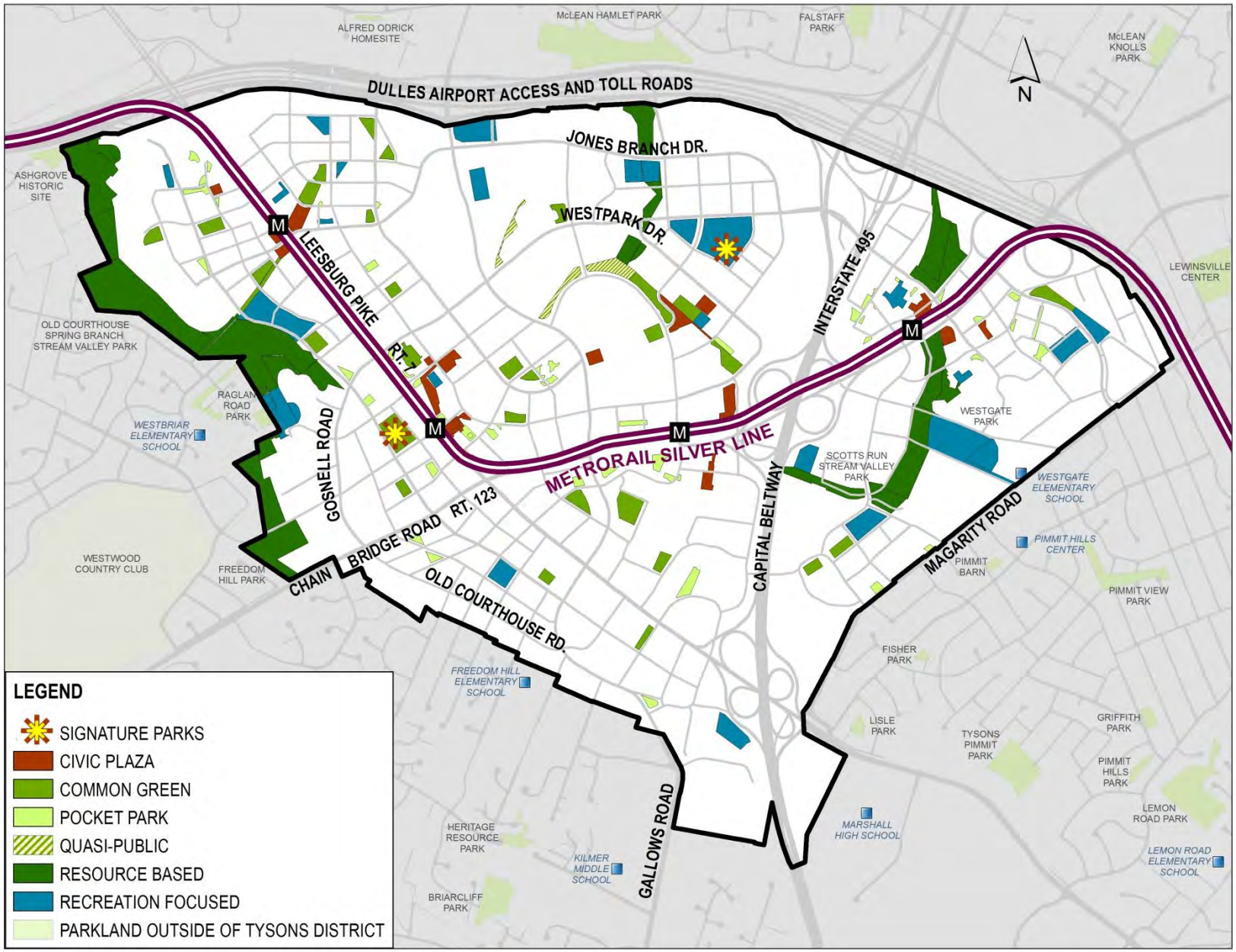

FIGURE 5: CONCEPTUAL PARK PLACEMENT AND TYPOLOGY MAP

CONNECTIVITY: Connecting People to Parks

A well-connected park network can be enjoyed by more people! Augmenting the park network with connections between isolated park spaces, stream valleys and key points of interest will enhance the value of all parks and further distinguish Tysons from other urban areas. Creating opportunities for cyclists and pedestrians to experience park spaces and points of interest in Tysons safely and conveniently is crucial. This can be achieved through appropriate placement of new parks and a well-planned recreational trail system that connects and extends public sidewalks, bike lanes and bicycle facilities, recognizing the importance of trails in accessing Metrorail stations. The emphasis here is on recreational use of trails.

Comprehensive Plan Guidance

The "Conceptual Parks & Open Space Network Map" in the Tysons Urban Center Plan identifies several off-road trail connections, along three stream valley greenway corridors and a County-owned power line easement. These will provide key "to and through" trail connections. The Tysons Urban Center Plan also recommends a planned grid of streets that will be essential to creating a walkable community through pedestrian-friendly streetscapes and on-road bicycle lanes and facilities.

Tysons Urban Design Guidelines

The Streetscape Framework chapter of the Tysons Urban Design Guidelines addresses the pedestrian network, provides recommended streetscape cross sections and presents a Pedestrian Hierarchy Plan that focuses pedestrian-oriented activity along certain corridors. The Pedestrian Hierarchy Plan is intended to connect Tysons' neighborhoods; reinforce transit-oriented development patterns; facilitate connections to transit facilities and bus stops; support active and attractive pedestrian areas within neighborhoods; help

Parks Connectivity

The vision for Tysons calls for a "green network," or a comprehensive system of parks and open spaces that connects all the districts within Tysons through greenways. The network will integrate large and small urban parks with existing environmentally sensitive areas and other built elements to create safe pedestrian and bicycle-friendly pathways throughout all neighborhoods. (Tysons Urban Center Plan, page 77)

determine locations for retail; and connect parks, libraries, schools, community centers, and other civic uses. The Pedestrian Hierarchy Plan can also help determine the best locations for new urban parks.

Other Guiding Documents

Phase I of the *Fairfax County Bicycle Master Plan* covers the Tysons area and provides detailed bicycle infrastructure recommendations, including trail connections to neighborhoods outside of Tysons, on-road bike lanes, and other facilities to support commuter cycling. The *Tysons Circulator Study* proposes a three-route bus system to support Metrorail transit ridership and minimize vehicular trips to, from, and within Tysons. Consideration of planned bike and Circulator routes will better inform park and trail network locations.

Meeting the Need for Park Connectivity

Planning for park connectivity in Tysons must consider the many elements of the transportation system and planned pedestrian and bicycle network. In addition, it will be important to create safe and convenient access points at the edges of Tysons that will allow pedestrians and bicyclists to enter and experience the Tysons park network from surrounding neighborhoods.

A variety of non-park transportation elements will provide accessibility to and connectivity between parks. Of the various modes of transportation and connectivity in Tysons, Metrorail's Silver Line provides connectivity on a broad scale. Circulator bus routes will provide a greater level of access to park spaces than can be provided by Metrorail as the park network evolves throughout Tysons. Sidewalks, on-road bike lanes and off-road trails along an increasingly connected grid of streets will provide the most localized level of connectivity.

Three stream valleys, two with Resource Protection Area (RPA) buffers in Tysons will serve as linear recreation spaces that may include trails, trailheads, interpretive features and wayfinding signage. These trails will be popular for jogging, dog walking, biking, hiking, and general exercising, as well as providing valuable connections to the natural environment.

CONNECTIVITY ELEMENTS

- Metro rail transit
- Tysons Circulator buses
- Grid of streets
- Pedestrian realm of the streetscape
- On-road bike lanes
- Off-road trails
- Bridges over streams and other physical barriers
- Wayfinding signs and features
- "Tysons Community Circuit"
- "Silver Line Green Artery"

SPOTLIGHT ON: Tysons Community Circuit

The pedestrian realm of the planned Tysons streetscape will provide the most continuous connection to the variety of multi-modal networks envisioned for Tysons. The connectivity provided by the planned grid of streets is extensive, yet there remains a gap in the options for recreational connectivity. Although cyclists, roller bladers, and joggers are free to use the sidewalks, there is the potential for conflicts between these users and pedestrians moving at a slower, browsing pace. The planned bicycle network is extensive but focused on the cycling commuter and, therefore, not ideal for a child learning to ride a bike or a family out for a leisurely excursion. An off-road trail system along the stream valleys and power line easement will provide for some of this recreational trail need, however, with limited connectivity and limited coverage throughout Tysons. There is a need for another type of recreational trail that is more closely integrated with the places where people live and work, linking parks and points of interest, while providing the flexibility for a variety of users to share the space safely.

A designated recreational trail loop will enhance connectivity among parks, civic uses and other major points of interest across Tysons. This type of urban trail should be considered a signature park system element to tie all other elements together and elevate the park and recreation experience in Tysons. This feature could be branded for easy recognition as The Tysons Community Circuit or "Circuit." The conceptual route shown on the Conceptual Tysons Community Circuit & Connectivity Map at the end of this chapter connects the stream valleys and other off-road trail routes with the distributed network of urban parks, mainly along avenues that are planned to have on-road bike lanes. The proposed route of the Circuit runs past numerous planned park spaces as well as the two signature parks planned for Tysons. Over time, additional community facilities will likely be built along the Circuit such as a library, performing arts venues, and indoor recreation facilities.

The conceptual course of the Tysons Community Circuit is laid out primarily through areas designated for Residential or Residential Mixed-Use redevelopment. Residential areas would likely contribute the greatest number of Circuit users. Over 75% of the Circuit overlaps with streets identified in the Tysons Urban Design Guidelines as the highest tier in the Pedestrian Hierarchy Plan. There is also significant overlap with all three planned Circulator bus routes, however the marked route should not conflict with bus drop-off/pickup points. In addition, on street parking should not be impacted, since the marked trail can be accommodated within the planned streetscape.

The conceptual Circuit trail is about 4.5-5 miles long, which is a desirable distance for running or cycling and is similar in length to the popular trail that encircles Burke Lake in southern Fairfax County. Continuous connectivity of the Circuit depends on two new planned bridges across I-495 to close the loop; the bridge connecting Jones Branch Drive to Scotts Crossing Road (extension of Express lanes connection) and a new crossing connecting the Tysons Mall area to Old Meadow Road (limited to transit, pedestrians and bicyclists). Both of these bridges are planned transportation elements in the Comprehensive Plan.

Opportunities abound for the incorporation of public art, interpretive elements, placemaking features, and cultural highlights all along the route of the Tysons Community Circuit.

EXAMPLE:

Indianapolis Cultural Trail

Conceptualized in 2005, the Indianapolis Cultural Trail provides an eight mile route with 19 cultural exhibits that links five of the city's six cultural districts. The project was undertaken with the central goal "of uniting the districts both physically and in the minds of the city's residents." Funded by the city, government grants, and private donations, construction started in 2007 and is on-going.

The Indianapolis Cultural Trail serves as a model to consider for a recreational trail loop in Tysons. The trail is wide enough to provide two-way bike lanes but can serve for joggers, skaters or essentially anyone moving at a different pace from the sidewalk browsing speed. Unique paving and signage help identify the space and emphasize the connectivity. Key points of interest are highlighted in wayfinding signage. Locations where land could not be acquired to fully connect portions of the trail will be signed more clearly to indicate continuity of the path in the absence of physical construction.

Indianapolis Cultural Trail
Photos Courtesy of Visit Indy

In 2012, the City of Indianapolis published a study that demonstrates multiple benefits of the Cultural Trail on the local environment, social patterns, and economy. Primary ecological benefits are through the addition of hundreds of street trees, many in bioretention pits, and reduction of vehicular trips as a direct result of the trail and the connectivity it offers. A number of trail users were from outside city center, viewing the trail as a destination attraction. By far, though, nearby residents and workers were the predominant users of the trail, 50% stating that they used the trail several days a week and 35% stating daily use of the trail. As with land adjacent to parkland, properties adjacent to the cultural trail reflected an increase in property value. Since 2010, 23 new bars, restaurants, and shops have opened along the trail. Business owners and those focused on the economic development of Indianapolis recognize that sales increase when emphasizing a business' location on the Indianapolis Cultural Trail.

Recreational Trail Loop Elements and Alternatives

SPOTLIGHT ON: Metro Silver Line Green Artery

In July 2014, Phase 1 of the Silver Line opened with four Metrorail stations in Tysons: Spring Hill, Greensboro, Tysons Corner, and McLean. The Silver Line is an aboveground extension of the regional Metrorail system that utilizes large concrete trestles and bridges 20 to 50 feet above grade. The Silver Line enters Tysons in the east along Route 123 and shifts to Route 7 at the intersection of these two main roads, where the rail line runs in the median until it exits Tysons in the west at Route 267 to continue to Reston (and eventually Dulles Airport and Loudoun County with Phase 2). The elevated Silver Line poses a unique place-making challenge as a monolithic structure dividing Tysons along major roads, with underutilized areas beneath the rail tracks and around the four stations. The resulting grade separation impacts walkability, connectivity, aesthetics, and safety.

The underutilized spaces beneath the elevated line could be enhanced to create attractive and functional spaces for people and could be connected as a Green Artery to link the four stations with a pedestrian and bicycle path weaving under and along the Silver Line. This path could serve as an organizing feature for a variety of amenities including rain gardens, public art, entertainment spaces, parks, or pop-up retail. These uses might be themed by station. In some instances the path could be elevated from the ground to avoid conflicts with motor vehicles and create interesting experiences and views. The Green Artery should also be designed to connect to other planned and existing pedestrian networks.

In addition, each of the station areas should be distinct from the surrounding areas, showcasing high quality and innovative design. Key to the success of the station areas is to create safe and comfortable multi-modal connections between each TOD neighborhood and the transit function of the stations themselves. Additionally, because the Silver Line occupies space alongside and in the median of two busy arterial streets, significantly enhanced pedestrian and bicycle connections will be important at the road intersections below the stations. Station areas could be distinguished as “people places” where vehicles must slow down and defer to pedestrians and bicyclists. Design concepts that use different pavement materials, special crosswalks and signal timing, landscaping, lighting, sculpture and/or canopies along Routes 7 and 123 would cue vehicles to slow down and indicate that station areas are special places for people.

Elevated Metrorail in the Median of Route 7

DESIGN PRINCIPLES

Eight design principles will guide the creation of future concepts for the Green Artery and Metro station areas:

1. The design of the spaces under the Metrorail Silver Line should focus on creating places for people and improving pedestrian connections between the stations and important nodes within the Tysons community.
2. The Silver Line is the central artery of the future urban Tysons. Pedestrians should be able to traverse the length of the Silver Line through the area utilizing the space under and adjacent to the rail line.
3. The Metro stations should represent pulses of activity along the Silver Line. These nodes should maintain some commonality in style and function, but each should have its own distinct character.
4. Since the Metro stations will serve as important nodes within Tysons, they should be strengthened by having great streets adjacent to them. Leesburg Pike and Chain Bridge Road should become focal points for pedestrian activity, making it easier for people on foot and on bicycles to experience development on each side of the rail line.
5. The space under the Silver Line should be intensely green. The landscape should be designed so that it interacts with and respects the structure, creating a relationship between the two.
6. The structure and piers of the Metrorail Silver Line should recede into the urban landscape and act as a backdrop to the activity taking place on the ground. Design interventions should avoid drawing attention to the piers.
7. Sustainable design, ecological features, and found elements should be used to establish a unique character and authenticity in Tysons.
8. The character of the area should be futuristic, high-tech, and fun to reinforce the impression of Tysons as a modern urban center and not the “Edge City” of the past.

Elevated Metrorail along Route 123

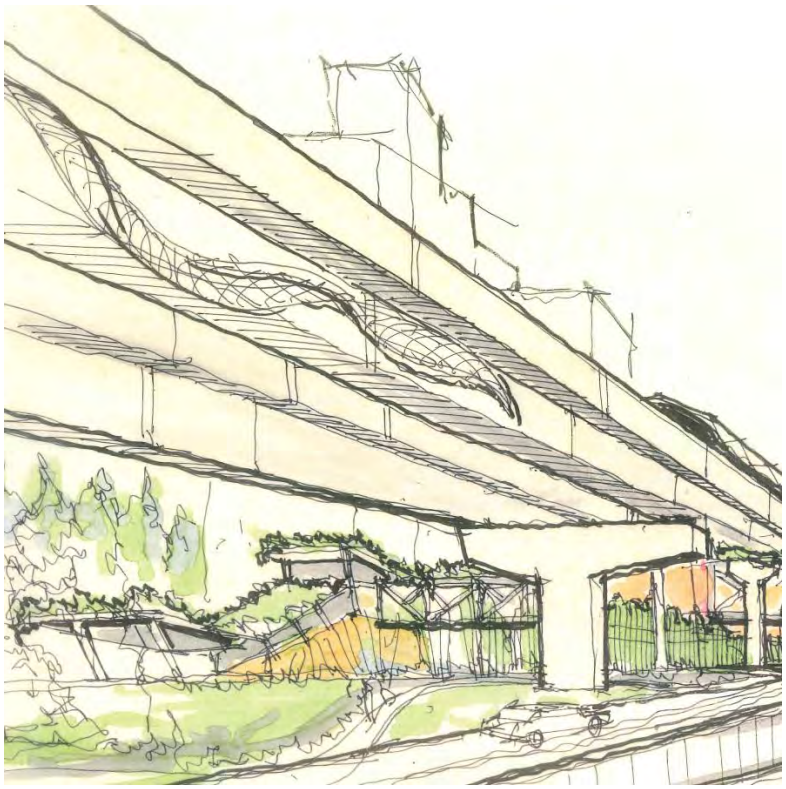

FIGURE 6 : CONCEPT FOR GREEN SPACE UNDER THE SILVER LINE

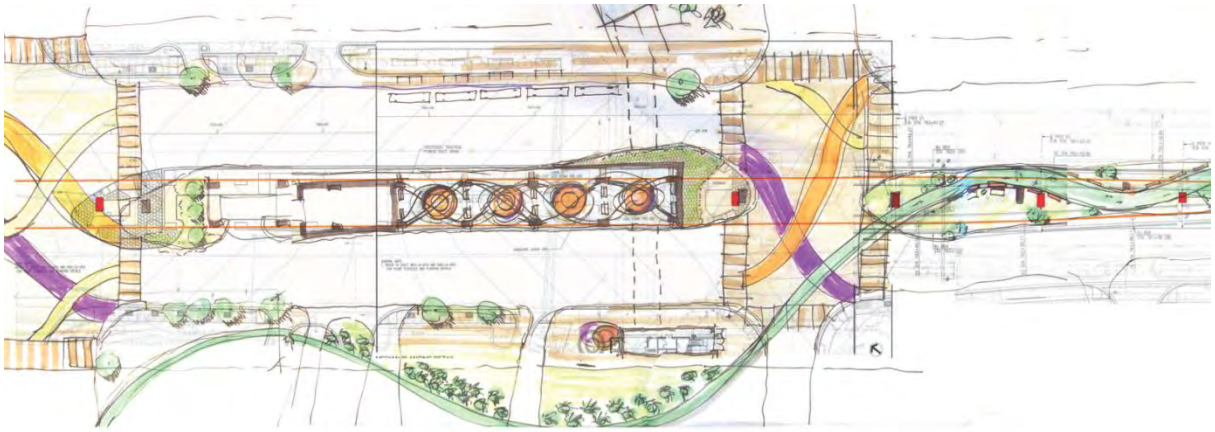

FIGURE 7 : GREEN ARTERY AND PEDESTRIAN ENHANCEMENT CONCEPTS ALONG ROUTE 7

Green Artery concept sketches courtesy of Fairfax County Office of Community Revitalization

Key Challenges & Opportunities*

Parks Connectivity

1. **Connections will be fragmented in the near term until the system is fully completed.**
   - Integrate park trail planning efforts with bikeway and pedestrian planning efforts.
   - Implement planned connections and a recreational trail loop through redevelopment and transportation and public improvement projects.
   - Prioritize funding for connectivity projects that focus on filling in trail gaps.
   - Partner with private and public entities to construct trail connections.
   - Publicize and promote new connections as they are completed to show progress.

2. **Tysons will be a 24/7 urban center, therefore off-road trail areas should be adequately lit for use at night.**
   - Where feasible, footpath or other types of appropriate safety lighting should be provided along stream valley and other off-road trails.
   - Use technology solutions to address safety issues.

3. **Many planned athletic fields and other park destinations are located towards the outer edges of Tysons and may have limited accessibility for pedestrians.**
   - Recreation-focused parks may be ideal locations for Bike Share stations or circulator bus stops.

4. **With 100,000 residents and 200,000 workers, the trails will get heavy use and trail maintenance must be planned and programmed.**
   - Adopt consistent and achievable trail maintenance standards.
   - Gain a public funding commitment to build, renovate, and maintain trails.
   - Build sustainable trails to reduce maintenance requirements.
   - Volunteers, friends groups, corporations, or other non-governmental entities (such as the Tysons Partnership or a future Business Improvement District) could assist with maintenance and/or adopt a trail.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

IMPLEMENTATION STRATEGY

Parks Connectivity

Safe, convenient connections between parks, key points of interest, and the different neighborhoods of Tysons will greatly enhance quality of life. Connectivity elements will be implemented through park trail development, redevelopment projects and public transit and transportation improvements.

Tysons Community Circuit

The Tysons Community Circuit trail as proposed along existing and planned roads will be a combined recreational and transportation feature that will add to the diversity of options available for moving through Tysons. Additional width in the streetscape/street section is not required to achieve the benefits of a unified Circuit trail.

The completion of the Circuit is expected to be phased as Tysons redevelops. Initially, the Circuit route could be marked with wayfinding signage and pavement markings. Promotional events and brochures, web sites and mobile apps would create awareness of the Circuit and identify key points of interest along the way. Over time, as properties along the route redevelop, the physical trail itself would be created as part of the expected complete streetscape/street section. In some areas of Tysons, where redevelopment is not expected for decades, segments of the Circuit could be implemented with public funds, grants, or through public-private partnerships.

Building on the wayfinding and branding treatments established early on, the ultimate configuration of the Circuit will be distinguished by special paving materials and marking patterns that can extend from the sidewalk across the landscape amenity panel to the curb. Additionally, unique pavement markings or asphalt colors in the on-road bike lanes along the Circuit would further distinguish the Circuit route. Some design flexibility may be needed in certain areas. For example, in places where redevelopment is unlikely to occur, regular sidewalks and on-road bike lanes could be supplemented with special pavement markings and wayfinding signage.

Complete connectivity of the Circuit depends on two new planned bridges across I-495. The bridge connecting Jones Branch Drive to Scotts Crossing Road (extension of Express lanes connection) is expected to be complete by 2020. This bridge is well into the design phase and is planned to include on-road bike lanes and 12-foot wide sidewalks. Another new crossing connecting the Tysons Mall area to Old Meadow Road (limited to transit, pedestrians and cyclists) is identified in the Comprehensive Plan to be in place by 2030. Opportunities to provide a pedestrian/bike connection only at this location through public funding prior to the implementation of the transit Circulator service should be pursued. An interim alternate route that goes over I-495 along Route 7 should be used until the second bridge crossing is built.

Maintenance standards and funding will need to be established for the unique elements (signs, special pavers, pavement markings, etc.) that will be used to brand and distinguish the Circuit from other streetscape sections in Tysons. The public, private and non-profit sectors should collaborate to ensure these standards can be achieved.

Metro Rail Green Artery

Designs for the Tysons under-rail area will require participation of several agencies, including multiple Fairfax County departments, the Washington Metropolitan Area Transit Authority, the Metropolitan Washington Airports Authority, and the Virginia Department of Transportation. To be implemented, projects may require both the public and private sectors to partner together and address hurdles such as road right-of-way requirements, property ownership, funding, construction and maintenance. Community stakeholders also should provide input on whether proposed plans align with neighborhood goals.

The Conceptual Connectivity Map shows the "Tysons Community Circuit" and Metro Rail Green Artery as major park system elements to tie all other components together.

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CONCEPTUAL CONNECTIVITY MAP

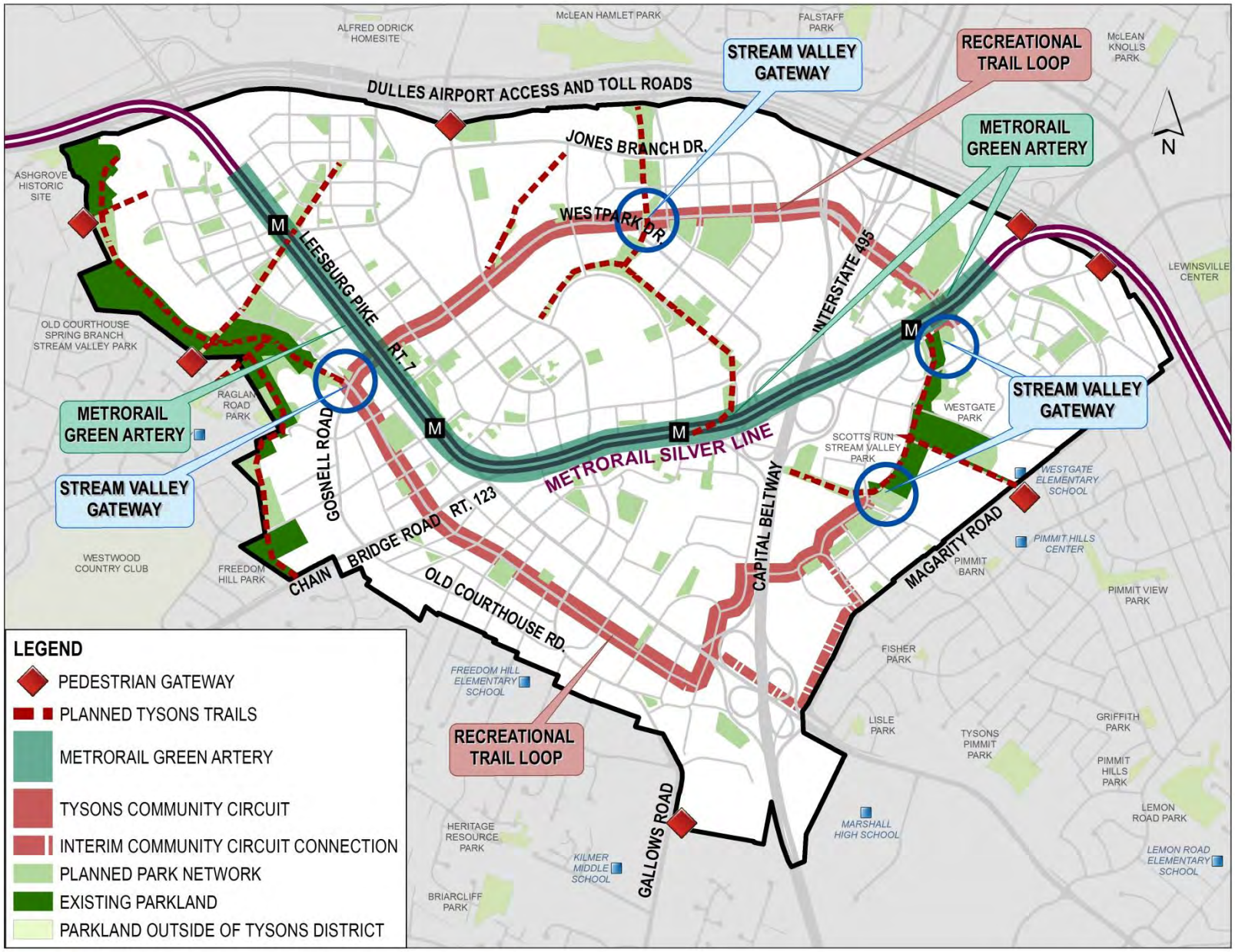

FIGURE 8: CONCEPTUAL CONNECTIVITY MAP

ATHLETIC FIELDS: Creating Places to Play

The Tysons lifestyle will be more active with places to play! The increased population of residents and workers in Tysons as it develops into a new downtown will seek an active urban lifestyle that includes organized sports play. In addition, it is projected that there will be fewer children and more adults living in Tysons. New athletic fields in a variety of sizes and shapes, including rectangles, diamonds, overlays, rooftop and indoor facilities should be provided in or near Tysons to serve this population. Larger fields with multiple sport striping will accommodate a greater range of sports and age groups, however smaller fields in some locations will help to meet a portion of the need.

Comprehensive Plan Guidance

Providing athletic fields in Tysons for organized sports play is an important Vision element of the Tysons Urban Center Plan, which states that 20 new athletic fields should be provided to serve Tysons by the year 2050. The recommended number of 20 new athletic fields in Tysons was arrived at through an open, collaborative process with citizens, developers, staff and decision makers, with the understanding that the mix of these fields would represent the population demographics (more adult than youth sports participants) anticipated in Tysons. Also it is understood that in order to get the most out of these facilities, fields must be designed and constructed to maximize playability (including field dimensions to accommodate multiple sports, synthetic turf, lights, and longer scheduling hours).

District chapters of the Tysons Urban Center Plan identify eight possible locations for consideration for development of athletic fields. The map below shows graphically those locations that are identified by the Tysons Urban Center Plan.

Soccer

Softball

Lacrosse

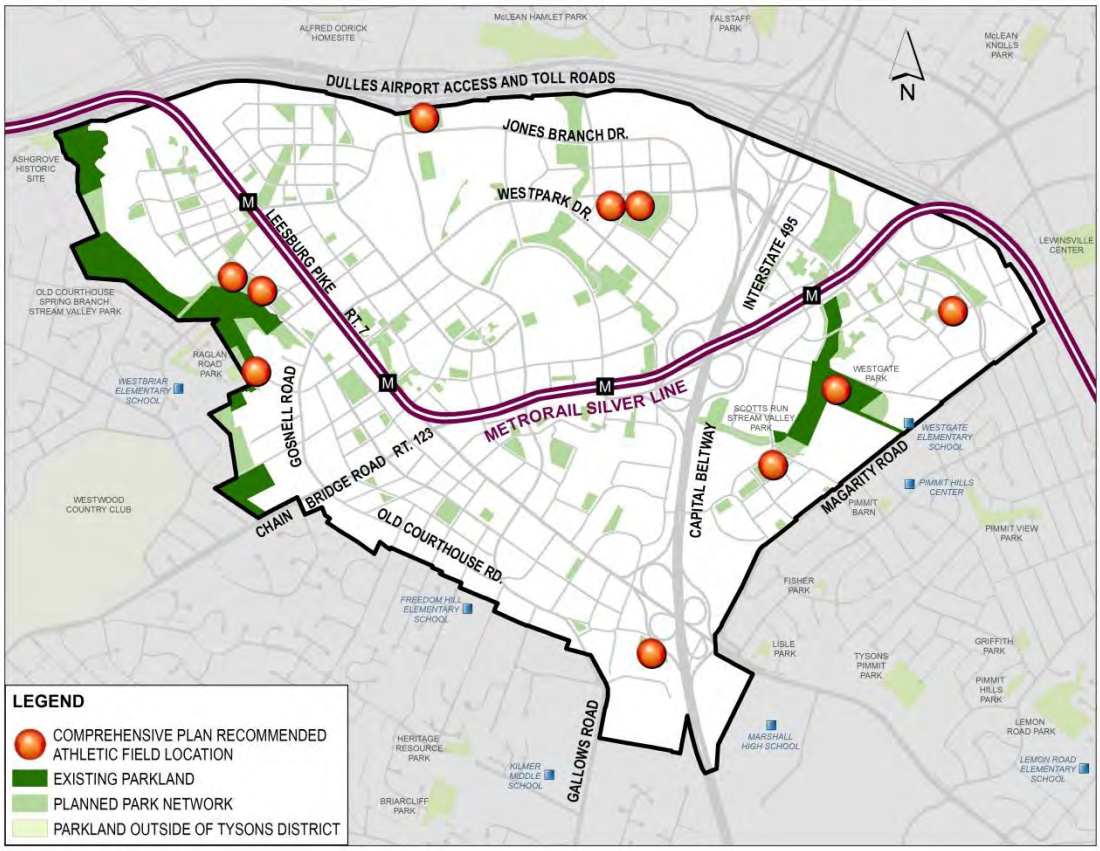

FIGURE 9: GENERAL LOCATION OF ATHLETIC FIELDS IDENTIFIED IN THE COMPREHENSIVE PLAN

Meeting the Need for Athletic Fields in Tysons

Most new athletic fields serving Tysons will be constructed or funded by private redevelopment. Based on forecasted growth of 90 million square feet of new development in Tysons by 2050, the Comprehensive Plan recommendation for 20 fields equates to one new athletic field per 4.5 million square feet of gross floor area (GFA) of new development.

The Tysons Urban Center Plan sets forth a locational hierarchy for provision of athletic fields, with land to be provided onsite, in the same district, or within Tysons. Contributions to fund fields that serve Tysons can be considered for smaller developments. The intent of the Plan is to ensure that athletic fields will be available within walking distance or accessible via transit to future residents and workers in Tysons.

The map at the end of this chapter identifies possible locations for new athletic field development in Tysons, including those locations mentioned in the Tysons Urban Center Plan and locations proffered and approved by rezoning applicants. Additional field locations are likely to be proposed with redevelopment applications. All field locations are subject to land availability, grading analysis and final engineering. The topography in Tysons is hilly throughout, meaning any new fields will require significant grading and retaining walls. Athletic field lighting systems should comply with Park Authority lighting performance specifications and the County Zoning Ordinance that seek to direct light onto the playing surface and reduce light spill, energy usage, and impacts to dark skies. Indoor field facilities in Tysons may also be considered.

Improvements to Existing Parks

Existing parks offer opportunities to add capacity for active recreation. Westgate Park, collocated with Westgate Elementary School in the Tysons East District, is developed with two lighted youth diamond baseball fields, batting cages, two lighted tennis courts, trails and a picnic shelter. A reconfiguration of athletic fields will be implemented as part of a school renovation currently underway. A redesign of the park facility layout would allow for additional athletic field capacity on the park and school properties. Funding for upgrades to Westgate Park will be provided by Tysons redevelopments that generate a smaller need for athletic fields. Prior to any significant changes to the design of the park, a Master Plan Revision will need to be completed.

A possible conceptual design for Westgate Park is presented here; however, the final plan for the park will be developed with public design input that is a typical part of the park Master Plan Revision process.

FIGURE 10: WESTGATE PARK POSSIBLE CONCEPTUAL PLAN

Raglan Road Park, located on the western edge of Tysons between Leesburg Pike and the low-density residential neighborhoods of Vienna, is one of two existing parks in Tysons that is planned for recreational uses. The Comprehensive Plan states "Subject to the approval of a park master plan for Raglan Road Park, provision of athletic fields and/or other local-serving recreational uses should be considered." The park is mostly forested upland, with a small clearing of about half an acre. Raglan Road Park is contiguous with the Old Courthouse Spring Branch Stream Valley, though the park does not have any regulatory Resource Protection Area (RPA) land on it. Prior to construction of any recreational uses at Raglan Road Park, additional land will need to be acquired to complete the park. This is due to the

irregular shape of the park, and the land area needed to construct facilities. In addition, a park Master Plan including a conceptual development plan (CDP) will have to be developed.

The park master planning and master plan revision processes both include a public participation component, providing adjacent neighbors, members of the athletic community and other stakeholders the opportunity to give input that will be considered by the Park Authority Board before approving a new park Master Plan.

A proffer commitment will result in the dedication of a combined school and park site on Jones Branch Drive with one full size rectangle field and one interim small field anticipated to be completed by June 2015. Located in the North Central District of Tysons, both fields will have synthetic turf and lights. The interim field is on the site of a future elementary school that is projected to be needed no sooner than 2030, allowing for at least 15 years of use in the interim.

FIGURE 11: SCHOOL & PARK SITE DEDICATION

SPOTLIGHT ON: North Central Park

The Tysons Urban Center Plan recommends a large 8-10 acre "Central Park" to be located in the North Central District. The setting for this park is in an area intended to have an urban residential neighborhood character and a lower overall density than that planned for the transit station areas. The plan sets forth a concept for the park as a place that provides for both active and passive recreation. Specifically, the Plan states "there should be at least two new athletic fields to serve the residents of this area." The park could include complimentary smaller footprint active recreation uses such as sport courts, playgrounds, and a dog park. The remainder of the park should provide an opportunity for passive enjoyment of trails, open lawns, and natural landscapes that may include ponds, berms and native plantings. Passive areas could also include seating, shade umbrellas, fountains and public art.

The design of future parks will be subject to a public review process. In the case of a park that is part of a rezoning process, this would include public hearings before the Planning Commission and Board of Supervisors.

EXAMPLES:

LONG BRIDGE PARK, Arlington, VA
Opened to the public in 2011, Long Bridge Park in Arlington, VA consists of active and passive recreation uses on 18 acres framed by the Crystal City skyline. The park features three lighted synthetic turf athletic fields, a half-mile long esplanade, public art, a rain garden, a trellis and other public green space. In addition to sports activities, the park plays host to public gatherings including musical performances and a Fourth of July festival. Plans are underway to add an indoor fitness and aquatics facility.

Long Bridge Park Athletic Field

BOSTON COMMON, Boston, MA

The Boston Common is an example of a large central park that incorporates both active and passive elements. The Common contains walking paths, bench seating, open green spaces, baseball diamonds, tennis courts, and the popular "Frog Pond" wading pool with sprinkler jets that becomes a skating rink in the winter.

Boston Common Baseball Diamond

Ice Skating on the Frog Pond

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Key Challenges & Opportunities*

Athletic Field Provision

1. **Suitable locations in Tysons are needed to construct new athletic fields.**
   - Land owners with open land (such as underutilized parking lots) or available garage rooftops could build fields and market credits, similar to wetland mitigation banking.
   - Seek opportunities to combine portions of redeveloping adjacent properties for athletic field locations.
   - Coordinate among rezoning applicants to combine field requirements at a single site.
   - Seek opportunities to locate fields at the less densely planned edges of Tysons.
   - New stand-alone parking garages are discouraged in Tysons, but consideration could be given to such structures if athletic fields are provided on garage rooftops.
   - Look for opportunities to provide fields using air rights over roads and other uses.
   - With road improvement projects, look for opportunities to reclaim cloverleaf areas and other road rights of way for athletic field use, provided safe access can be achieved. This will require coordination with VDOT, FC DOT and other stakeholders.
   - Consider smaller rooftop or indoor facilities on a case-by-case basis, where appropriate.
   - Where appropriate, explore the possibility of keeping field lights on past 11:00 p.m. to increase the hours during which fields are available for play. This will require a Zoning Ordinance Amendment.
   - Consider allowing athletic fields to be built adjacent to major highways, even if noise levels are higher than typically recommended for outdoor recreation areas by the Comprehensive Plan.

2. **Suitable locations of appropriate shape and size in or near Tysons should be identified for construction of new diamond fields to support baseball, softball and kickball.**
   - Convert existing youth baseball diamonds at Westgate Park to larger diamonds, using moveable bases and pitcher's mound and various outfield lines (200', 280', 350', etc.) to make the field adaptable to different ages and sports.
   - Explore diamond field adaptations on existing fields serving Tysons.
   - Upgrade existing diamond fields outside but near Tysons to increase capacity.

3. **Parking will be needed to support athletic field use.**
   - Many field users will be arriving by bike or on foot. To facilitate this, there should be adequate sidewalks, trails, bike racks and bike share stations at or near all athletic fields.
   - For those that will arrive by car, on street parking along roads adjacent to fields and shared parking with other uses can reduce the land area needed to develop an athletic field.
   - Provide sports equipment storage facilities near and integrated with athletic fields to reduce the need to transport equipment by vehicle to the fields with each use.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

IMPLEMENTATION STRATEGY

Athletic Field Provision

Due to the large land area requirement for athletic fields, identifying suitable locations for them in Tysons is particularly challenging. Large open spaces do not fit the high density Transit-Oriented Design (TOD) model that includes small block sizes for better walkability, so full size fields are not likely to be located adjacent to or within ¼ mile of the four Tysons Metro rail stations. Most at-grade athletic field sites, therefore, will be located at the planned lower-density edges of Tysons.

There are few publicly owned sites in Tysons where athletic fields can be built, meaning land will have to be acquired or dedicated for the great majority of new field construction. Undeveloped land in Tysons is scarce, and most privately owned sites have viable uses and businesses on them. This results in a high land cost per acre in Tysons.

Redevelopment applications involving large land consolidations (i.e. greater than 10 acres) are expected to provide land onsite or nearby where athletic field facilities can be built. Redevelopment applications under 4.5 million square feet generate the need for less than a full-size athletic field. Smaller fields, rooftop facilities, and indoor facilities can meet a portion of the need, but will exclude most league sports play for other than the youngest age groups. Therefore, collaboration between landowners/developers to provide full size fields that will better meet athletic needs for a wide range of ages and sports is preferred.

Another option for redevelopment proposals that generate small fractions of athletic field need (i.e. less than 1/3 field need) is to make a proportionate monetary contribution to Fairfax County. The funds would be used towards park land acquisition and facility development that serves Tysons in lieu of actual facility construction and land dedication. To ensure equity with developers that commit to dedicate land and construct fields in Tysons, the offsetting monetary contribution from smaller developments should include land and facility values.

The 20 fields needed to serve Tysons comprise a mix of rectangles and diamonds to meet the various sports needs of the expected population mix. Large diamond fields have the greatest land requirement and do not fit within the urban block sizes recommended in the Tysons Urban Center Plan and on the street grid map. Because few locations in Tysons could support large diamonds, it is expected that most of the diamond field need will have to be met outside of the Tysons boundary, through upgrades to existing fields and development of new fields within the Tysons service area.

The Conceptual Athletic Fields Map identifies possible locations for new athletic field development in Tysons.

CONCEPTUAL ATHLETIC FIELDS MAP

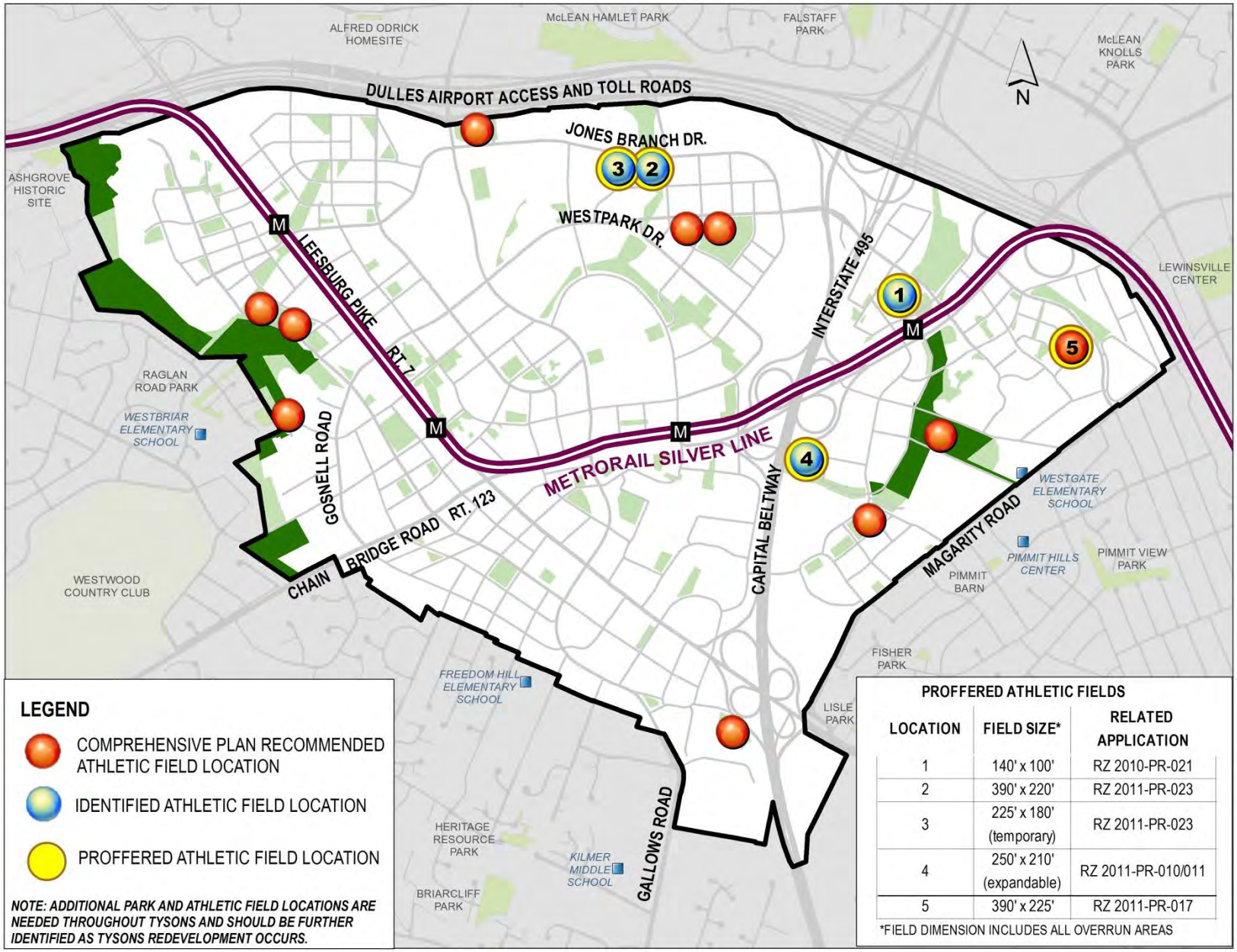

FIGURE 12: CONCEPTUAL ATHLETIC FIELDS MAP

RECREATIONAL FACILITIES: Providing Diverse Recreational Opportunities

Park experiences should be broad and varied in a vibrant future Tysons! In addition to athletic fields, the people living and working in Tysons will expect a diverse array of recreational facilities and opportunities including rooftop and indoor facilities. Examples include playgrounds, sport courts, game tables, fitness stations, running tracks, skate parks, ice skating rinks, off-leash dog areas, indoor courts and gyms, program space, and aquatic facilities.

Comprehensive Plan Guidance

The Public Facilities section of the Tysons Urban Center Plan states that "the Countywide recreation facility service level standards in the Park and Recreation element of the Countywide Policy Plan should be applied to new development in Tysons, with adjustments made for urban demographics and use patterns."

Meeting the Need for Recreational Facilities

The variety of recreational facilities needed to serve the Tysons population differs somewhat from the types of facilities typically found in suburban Fairfax County parks because it is projected that there will be fewer children and more adults living in Tysons. Population-based service level standards estimates are used to project the number of traditional facilities (e.g. playgrounds, sport courts) needed to serve the County's urban center. These figures are based on urban recreational facility standards derived from other urban jurisdictions, which are used as a general guide. Resulting numbers serve as benchmarks for the

Urban Recreation Needs

"Residents in these areas most likely will have little or no private yards due to more dense residential forms and will rely on publicly accessible open space for leisure pursuits." (Fairfax County Policy Plan, Urban Parks Framework, page 15)

projected need for these facilities. For example, the projected need for sport courts is 22 total for Tysons by the year 2050. The chart below shows how the need for benchmark facilities is distributed across each of the eight districts in Tysons.

Other facility types are also needed and attractive in an active urban area. Over time, the types of facilities needed and desired may change. Preferences and evolving trends will be monitored through park and recreation trends analyses, needs surveys, and countywide park and recreation needs assessments. Flexibility, adaptability, and imagination will be needed to allow for recreational facilities and activities yet to be conceived.

District	2050 POPULATION	Playgrounds Needed (1/3,000)*	Sport Courts Needed (1/4,000)*	Dog Parks Needed (1/45,000)*	Skate Parks Needed (1/57,000)*
EAST SIDE	6,295	2.1	1.6	0.1	0.1
NORTH CENTRAL	12,729	4.2	3.2	0.3	0.2
OLD COURTHOUSE	7,929	2.6	2.0	0.2	0.1
TYSONS CENTRAL 123	9,259	3.1	2.3	0.2	0.2
TYSONS CENTRAL 7	14,792	4.9	3.7	0.3	0.3
TYSONS EAST	14,641	4.9	3.7	0.3	0.3
TYSONS WEST	21,780	7.3	5.4	0.5	0.4
WEST SIDE	1,485	0.5	0.4	0.0	0.0
Total	**88,910**	**29.6**	**22.2**	**2.0**	**1.6**

FIGURE 13: PROJECTED TYPICAL PARK FACILITY NEED BY DISTRICT

*NOTE: Service level standards may change over time based on needs assessments

There are various categories of facilities, based on the types of recreational needs being met. These include play elements, sport courts, fitness elements, skating facilities, and pet-oriented facilities. Examples of the kinds of facilities that fall within each of these categories are provided below. Park development will not be limited to the listed facilities only, as it will be important to respond to trends and incorporate emerging uses and facilities as the need arises.

The Conceptual Recreational Facilities Map at the end of this chapter shows the general (not precise) location where recreational facilities in these categories should be located in Tysons, according to the projected population and employment growth in each of the eight Districts.

PLAY ELEMENTS

- Playgrounds
- Loose-parts Play
- Climbing Walls
- Parkour courses
- Interactive Art
- Splash Pads
- Putting Greens
- Game Tables
- Model Boat Ponds
- Disc Golf

SPORT COURTS

- Basketball
- Tennis
- Volleyball
- Bocce/Petanque
- Pickleball
- Paddle Tennis
- Futsal
- Handball
- Open Lawns

FITNESS ELEMENTS

- Adult Outdoor Fitness Equipment
- Running Tracks
- Cycling Courses
- Indoor Program Space

SKATING FACILITIES

- Skate Parks
- Skate Spots
- Ice Skating Rinks

PET-ORIENTED FACILITIES

- Off-Leash Dog Parks
- On-Leash Dog Walking Areas

Key Challenges & Opportunities*

Recreational Facilities

1. **Future Tysons residents will have leisure and recreation interests that will evolve and change over time.**
   - Create spaces and facilities that can adapt with community needs and preferences over time.
   - As the Tysons population and workforce grow, assess local park and recreation needs and preferences on a regular basis to ensure a responsive park system.
   - Over time, understand barriers to park use in order to inform changes that balance the park system.
   - Provide a balance of facilities that are appropriate for different age groups to ensure multi-generational needs are met.

2. **Sport courts can take up a large portion of the square footage of smaller urban parks.**
   - Design sport courts to be multi-purpose to maximize opportunities in small areas.
   - Use rooftops as good locations for sport courts and other active recreation facilities.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

IMPLEMENTATION STRATEGY

Recreational Facilities

In most cases, new recreational facilities will be provided in new urban parks by private development. In some cases new facilities could be built in public parks with funding provided by Tysons redevelopment or other public funding sources. Recreational facilities will typically be found in Recreation-focused and Common Green type parks. Some of the smaller facilities could be incorporated into Pocket Parks (such as game tables and bocce courts). Recreational facilities, which are destination uses, are also ideal for rooftop park areas.

Recreational facility need generated by new developments will be calculated based on the benchmark facilities of playgrounds and basketball courts. Other types of sport courts, such as bocce ball, handball, pickleball, volleyball, tennis, and half courts may be provided, however, to meet the projected court need. In addition, facilities for which adopted standards are not available, such as running tracks, game tables, and putting greens may also be provided, since they will provide outdoor recreational opportunities that are desirable in an urban area. Publicly accessible indoor facilities, such as multipurpose program areas, indoor gyms, and courts may also be provided to meet a portion of the need.

Most new residential developments should provide on-leash dog walking areas. A minimum of two off-leash dog parks for all sizes of dogs should be provided in Tysons, preferably in predominantly residential neighborhoods. Smaller fenced dog exercise areas may also be provided for small breeds at other locations.

A minimum of two skating facilities, for skateboarding and/or ice skating should be included in Civic Plaza type parks in Tysons. These activities provide entertainment for spectators as well as participants and will help to enliven civic spaces.

The Conceptual Recreational Facilities Map shows the general location where different types of facilities could be provided in Tysons.

CONCEPTUAL RECREATIONAL FACILITIES MAP

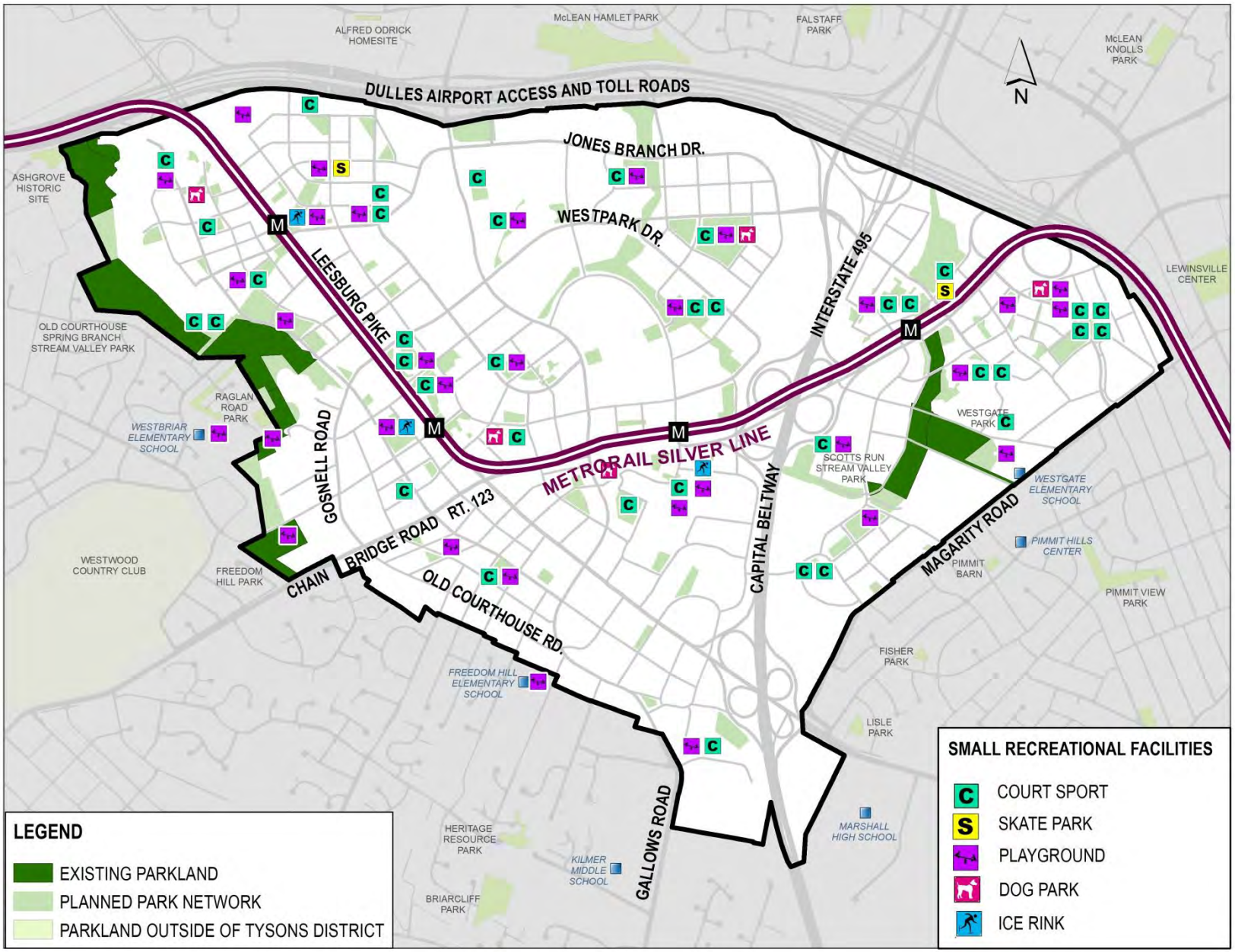

FIGURE 14: CONCEPTUAL RECREATIONAL FACILITIES MAP
WITH GENERALIZED FACILITY LOCATIONS

CIVIC SPACES: Building Community

Tysons can build a sense of community through a robust park system! Civic spaces that provide cultural facilities and amenities in the urban environment can promote social interaction and are important to help build community and ensure vibrancy and a high quality of life. Examples include public art, interactive art and educational displays, water features, seating areas, shade structures, picnic pavilions, community garden plots (including rooftop gardens), demonstration gardens, flexible event spaces, amphitheaters and other performance spaces.

Comprehensive Plan Guidance

The urban parks vision for Tysons includes "large gathering places that support community events" such as in the Signature Central Park and other civic plazas "to support public, community, and cultural events, such as a farmers market, outdoor performances, art shows or weekend festivals." In addition, the Urban Parks Framework lists typical amenities within urban parks to include "seating, tables, street furniture, public art, trails, visual elements, display space, signage, water features, casual food service, focal points, playgrounds, gazebos, lighting, bike racks, pedestrian connections, special landscaping, transit-oriented amenities, and/or security features."

Meeting the Need for Civic Spaces, Facilities & Amenities

Performance and event spaces will be located primarily in Civic Plazas, but may also be found in Common Green type parks. These may include large, open and flexible use lawn areas or hardscape plazas, some with terraced or open seating and/or elevated "stage" areas. Rectangular athletic fields, depending on their location and the spectator seating that is provided, could also serve as special event spaces on occasion.

Community Building

"Local parks are places where people can interact and build community. Well-designed and located parks, park facilities and programs support greater social interaction." (Great Parks, Great Communities Comprehensive Plan, McLean District Chapter, page 12)

Community gardens should be located near residential uses, such as in Common Green and rooftop parks. Other civic spaces, facilities and amenities will be found in all park types throughout Tysons.

EVENT SPACES

- Performance stage
- Outdoor movie screens
- Market space
- Community event space

Large, flexible event spaces will provide opportunities for public performances, events and open air markets. Movie screens on the sides of buildings or near sport courts or athletic fields could provide movies in the park. To support events and performances, storage space for audio-visual and other equipment for performances and events will be needed near performance/flex spaces. Parks intended for large public gatherings should provide bathrooms, concessions, retail pavilions and/or other convenience kiosks.

FOCAL POINTS

- Fountains
- Interactive water features
- Public art
- Monuments

Public art creates interest, provides intellectual and creative stimulation, contributes to the appeal of urban park spaces, acts as focal points and landmarks, and fosters placemaking. Fountains and interactive water features add to the sensory experience of being in a park, appealing to the senses of sight, sound and touch. Water also can have a cooling effect on hot days. Some water elements can be designed to function as stormwater management features.

AMENITIES FOR INDIVIDUALS AND SMALL GROUPS

- Bench seating
- Moveable tables and chairs
- Shade structures & pavilions
- Electronic device charging stations
- Wi-Fi zones
- Educational and interpretive displays

Parks of all sizes, but especially pocket parks will provide quiet spaces for passive enjoyment of the outdoors by individuals and small groups. Seating, tables, and small pavilions can support casual, informal gatherings, while larger picnic areas and shelters can support scheduled events. An outdoor reading room could be collocated with a public library or book store to provide a quiet retreat during the work day. Urban parks will have to meet the needs of changing demographics with different expectations and keep pace with new technologies such as providing Wi-Fi and solar-powered device charging stations as well as new innovations we cannot predict at this time.

URBAN AGRICULTURE

- Community gardens
- Community composting
- Beekeeping

Gardening and other horticultural activities will help to create a sense of community and wellbeing in Tysons. Restaurant gardens could be provided on the rooftops of office buildings. Outdoor demonstration kitchens on rooftops can provide fun events after work. Community gardens could have a programmatic/educational element. Demonstration gardens with edible plants and fruit could provide an opportunity for the public to come and gather food to eat at community events or to contribute to local food banks. Urban beekeeping and bat boxes could help to support urban gardening efforts.

SPOTLIGHT ON: Signature Civic Commons

The Comprehensive Plan states that "the signature focal point of the Tysons Central 7 District is the civic center's great public space, the 'Civic Commons' which should be about three to four acres. This public space will be a critical element for creating the area's new identity and will provide the setting for community events and celebrations within this portion of Tysons." Implementation of this significant park space may need to occur through a partnership between public, private and non-profit entities.

The Civic Commons is meant to be designed with balanced mix of hardscape and open lawn area that enables it to be flexibly programmed for a variety of community events, open air markets and performances. This signature park should be surrounded by a mix of uses, with large commercial and civic components. Adjacent civic or cultural uses, such as a public library or performing arts center, would help to activate the park and create a synergy between indoor and outdoor civic functions. Social interaction and community building are primary purposes of the park.

Taking advantage of steep grades on the southwestern side of Route 7, the Civic Commons could be built above a parking structure that may be visible above grade at only one corner of the park. Some park elements could include a defined amphitheater, open lawn area, outdoor café or space for pop-up retail with flexible seating, a water feature or splash pad, sculpture allée, shaded reading garden, and bio-retention areas with native plantings.

The primary theme in designing the park should be *flexibility* to allow for a wide variety of formal and informal uses of the space. The design for this future park will be subject to a public review process. If the park is associated with a rezoning process, this would include public hearings before the Planning Commission and Board of Supervisors.

EXAMPLES:

CITYGARDEN, St. Louis, MO

Funded by the Gateway Foundation, Citygarden has transformed two blocks of the grassy Gateway mall in St. Louis into a civic treasure that boasts world-class public art, lush native landscaping, beautiful lighting, interactive fountains, and a locally-sourced café with outdoor seating. Since its completion, Citygarden has drawn many people to visit downtown St. Louis and has benefitted the local economy.

CAMPUS MARTIUS, Detroit, MI

The result of a public/private partnership between the city of Detroit and the Detroit 300 Conservancy, the newly refurbished Campus Martius Park has become the city's signature landmark and public events venue. A park in that location has existed since the 1800s and was always an important gathering place for the city, but development and roadway construction reduced the park's size in the 1900s and it fell into disrepair. The new park has become a catalyst for downtown redevelopment.

CITYGARDEN

2.9 acres
24 sculpture installations
3 interactive water features
6 rain gardens
Video wall
Meandering seat wall
Glass pavilion café w/seating
Landscaping and hardscape areas
Audio tour

CAMPUS MARTIUS

1.2 acres
Soldiers & Sailors Monument
Central fountain and water wall
2 lawn panels
2 performance stages
Seasonal ice skating rink
Glass café w/indoor/outdoor seating
Native trees and plants
Botanical gardens & tree canopy

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Key Challenges & Opportunities*

Civic Spaces

1. **A key factor for success of Tysons' civic spaces is coordinating between public and private entities for the programming of the spaces.**

- Explore options and models for successful programming of civic spaces to inform a plan for locating, sponsoring, and scheduling programs that will activate these spaces to add social, economic and healthy dimensions to Tysons.
- Avoid duplication of programming through coordination efforts.
- Define and celebrate the Tysons community and its various aspects, districts and assets through the use of civic spaces.

2. **Major and minor civic spaces should be distributed throughout Tysons' eight districts.**

- The two planned signature park locations serve different areas of Tysons and will accommodate Tysons-wide programming.
- Augment major/signature civic spaces with smaller civic spaces for smaller-scale and more localized programming.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

IMPLEMENTATION STRATEGY

Civic Spaces

Redevelopment projects near the four Metro rail stations, where key civic plazas and outdoor performance spaces are planned to be located should integrate these plazas into their developments. Elements, such as public art, water features, shade pavilions, seating areas, wifi zones, and community gardens should be provided through redevelopment in all park types throughout Tysons and on building and garage rooftops. Public-private agreements should be established to provide for year-round programming and event opportunities.

Public art, in particular, should also be integrated throughout Tysons with funding from public and private sources, grants, and through partnerships. The Fairfax Arts Council has received a Federal grant to commission public art works in Tysons and the artist selection process is underway. As Tysons grows, it is expected that such opportunities will expand as well.

Development proffers alone may not be enough to fund the creation of the Signature Civic Commons Park south of Route 7 or the Signature Central Park in the North Central District. These significant park spaces may need to be realized through collaboration of the private and public sectors to plan and fund the location, complementary adjacent uses, design, construction, programming and operation of these major facilities. The signature parks are envisioned as long term goals and will require creativity, advocacy, philanthropy and champions for successful implementation.

The Conceptual Civic Spaces Map shows the planned location for major public gathering and event spaces.

CONCEPTUAL CIVIC SPACES MAP

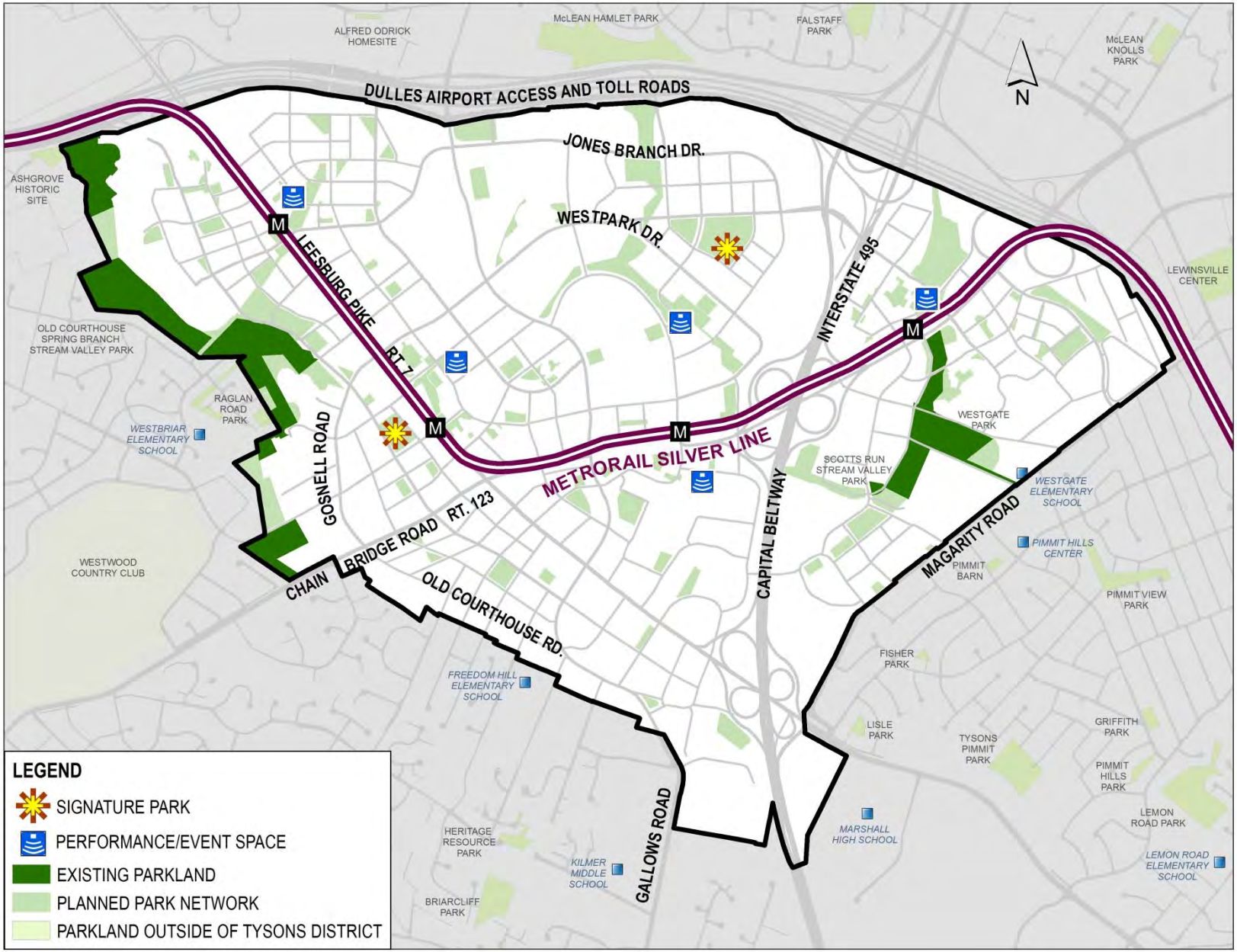

FIGURE 15: CONCEPTUAL CIVIC SPACES MAP

CULTURAL RESOURCES: Preserving and Interpreting Tysons Heritage

Tysons has a rich history that should be celebrated! From country crossroads to grid of streets, Tysons exceeded the steady progression seen across Fairfax County during the twentieth century. Tysons' history and cultural resources remain. Historic sites and interpretive features add to the richness of the culture in Tysons. Preserving and interpreting these resources will enhance cultural experiences in Tysons and provide a link to the history of Fairfax County and the nation.

Comprehensive Plan Guidance

The Tysons Urban Center Plan addresses cultural resource parks, including Ash Grove and Freedom Hill that "provide historical points of interest in small park settings." These existing parks provide opportunities for resource preservation, restoration and interpretation that will add to the richness of the Tysons community. The Tysons Urban Center Plan also states, "Signs, kiosks and other interpretive features may be incorporated into new urban parks in Tysons to preserve and interpret the history of Tysons as it has evolved from rural crossroads to suburban office park to twenty-first century city."

Preserving and Interpreting Cultural Resources

Cultural resource preservation and interpretation in Tysons depends on the resources that are or were present. Two significant historical elements are present at existing public parks. As well, known and predicted prehistoric and historical archaeological sites have been recorded and are predicted to be present in the stream valleys in Tysons. Interpretive opportunities abound for

The Value of Cultural Resources

"Fairfax County should…support and encourage the identification and preservation of its heritage resources for the aesthetic, social and educational benefits of present and future citizens." (Fairfax County Policy Plan, Heritage Resources, page 3)

these known resources as well as for more recent architectural and cultural influences in Tysons. Preservation and interpretation can occur through both public and private efforts.

Historic Resources

Two public parks in Tysons contain significant historic resources. These are the Ash Grove House at Ashgrove Park and the earthworks at Freedom Hill Park that date to the Civil War. In addition, a historical marker on private property notes the location of the first courthouse in Fairfax County.

Ash Grove

Ash Grove is one of the few standing 18th-century Virginia houses built by the Fairfax family. Three early structures are standing on the park property. In 1747, Thomas, sixth Lord Fairfax, moved from England to Virginia to manage the Northern Neck Proprietary, land he inherited from his mother Catherine Culpeper Fairfax. It included more than five million acres of land in northern Virginia. How the Fairfax family first used the land around Ash Grove is unknown, but evidence of mid-18th century occupation was discovered by archaeologists, who identified part of a foundation from a building that predates the current Ash Grove house.

Ash Grove House

The property remained in the Fairfax family until 1847. In 1850, James Sherman, a New York farmer, bought Ash Grove with 241 acres of land from Henry Fairfax's estate. For nearly 150 years, generations of the Sherman family lived in and preserved Ash Grove. During the 20th century, in an effort to preserve Ash Grove, in perpetuity, the Sherman family transferred the house to the Park Authority at the time the Sheraton Hotel and adjacent residences were developed on the bulk of the Sherman land. The house is interpreted with historic markers and a webpage with further information is being designed. The outbuildings are being assessed to determine future treatment.

Freedom Hill

Small batteries called redoubts were constructed during the Civil War as part of the outer defensive lines that encircled Washington, D.C. On New Year's Day 1865, two 13th New York

Cavalry troopers encountered a concealed force of thirty Confederates near Freedom Hill. Later that month, Federal authorities ordered the construction of this redoubt. Military dispatches and other official communications from the Freedom Hill redoubt confirm that the fort saw no significant action during its brief lifetime.

A company of the 5th Pennsylvania Heavy Artillery Regiment was stationed here as part of a larger contingent assigned to protect the signal tower at the nearby Peach Grove Stockade. Freedom Hill's fortifications also offered protection to couriers and patrols on Chain Bridge Road as they sought to elude Confederate Colonel John S. Mosby's Rangers.

The Freedom Hill redoubt was built to standard army design. It is a circular earthwork, with a diameter of approximately 65 feet. At the time of construction, the walls of the redoubt would have been approximately six feet high. Due to erosion over time, they now stand about four to five feet high. A gun platform was located in the center, the earthen walls were lined with timber, and ditches ringed the exterior. The soldiers were not shielded from the weather, nor did the earthworks protect against anything but small arms fire.

The redoubt is interpreted with a Civil War Trails marker and plans call for further interpretation, and an update to the Conceptual Development Plan for the fort area.

First Courthouse of Fairfax County

An historical marker, erected by the Daughters of the American Revolution commemorating the first courthouse of Fairfax County is located at the intersection of Old Courthouse Road and Chain Bridge Road in a grassy strip between Old Courthouse Road and the surface parking lot that serves the adjacent office building.

Archaeological Resources

Both Scotts Run and Old Courthouse Spring Branch stream valleys contain the archaeological remains of American Indian, colonial and nineteenth century domestic and industrial land uses.

Interpretive Features

The Tysons Urban Center Plan recommends preservation and interpretation of some of the more recent architectural and cultural influences in Tysons. This includes the mid-twentieth century architecture of Charles Goodman in the Commons of McLean apartment complex and the "history of Tysons as it has evolved from rural crossroads to suburban office park to twenty-first century city." The Commons rezoning application, approved in spring of 2013, includes commitments to interpret the architectural influences of Charles Goodman through educational signs as well as pavilions and fountains within the landscape that evoke the Goodman architectural style. Through photo imagery and educational displays new urban parks at other locations could preserve other elements of growth and change in Tysons, such as the first major indoor regional shopping mall.

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Key Challenges & Opportunities*

Cultural Resources

1. **Interpretive features and programs should be provided to showcase the rich cultural history in Tysons.**
   - Use interpretive features within existing and new urban parks to raise awareness of Tysons history.
   - Interpret Tysons history through park and public space programming.
   - Utilize high tech methods to provide information to the public about Tysons history.

2. **There is a need to secure funding to preserve, maintain and interpret historic resources.**
   - Partner with other agencies and entities to identify funding to appropriately preserve, maintain and interpret these resources. Coordinate with interested citizens and organizations.
   - Seek development contributions to support research, preservation and interpretation of historic and prehistoric resources in Tysons.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

IMPLEMENTATION STRATEGY

Cultural Resources

Interpretive opportunities abound for known historic and archaeological resources as well as for more recent architectural and cultural influences in Tysons. Preservation and interpretation of known cultural resources in Tysons can occur through both public and private efforts.

Prior to any ground disturbing activities in stream valley parkland, archaeologists from the Cultural Resource Management and Protection Branch of the Park Authority should be consulted in order to assess the property for the presence of significant resources.

Any development associated with Federal funding or licensing will have specific archeological requirements under Section 106 of the National Historic Preservation Act. If Section 106 applies to a development project, then any archeological work under this recommendation should also be coordinated in advance with the Virginia State Historic Preservation Officer (SHPO).

Structures at Ash Grove should be assessed to determine future treatment needs. Cultural resource managers, private developers and members of the Tysons community should collaborate to identify appropriate public uses for the Ash Grove structures and grounds.

The Conceptual Cultural Resources Map shows the location of known cultural resources as well as planned locations for interpretive features.

CONCEPTUAL CULTURAL RESOURCES MAP

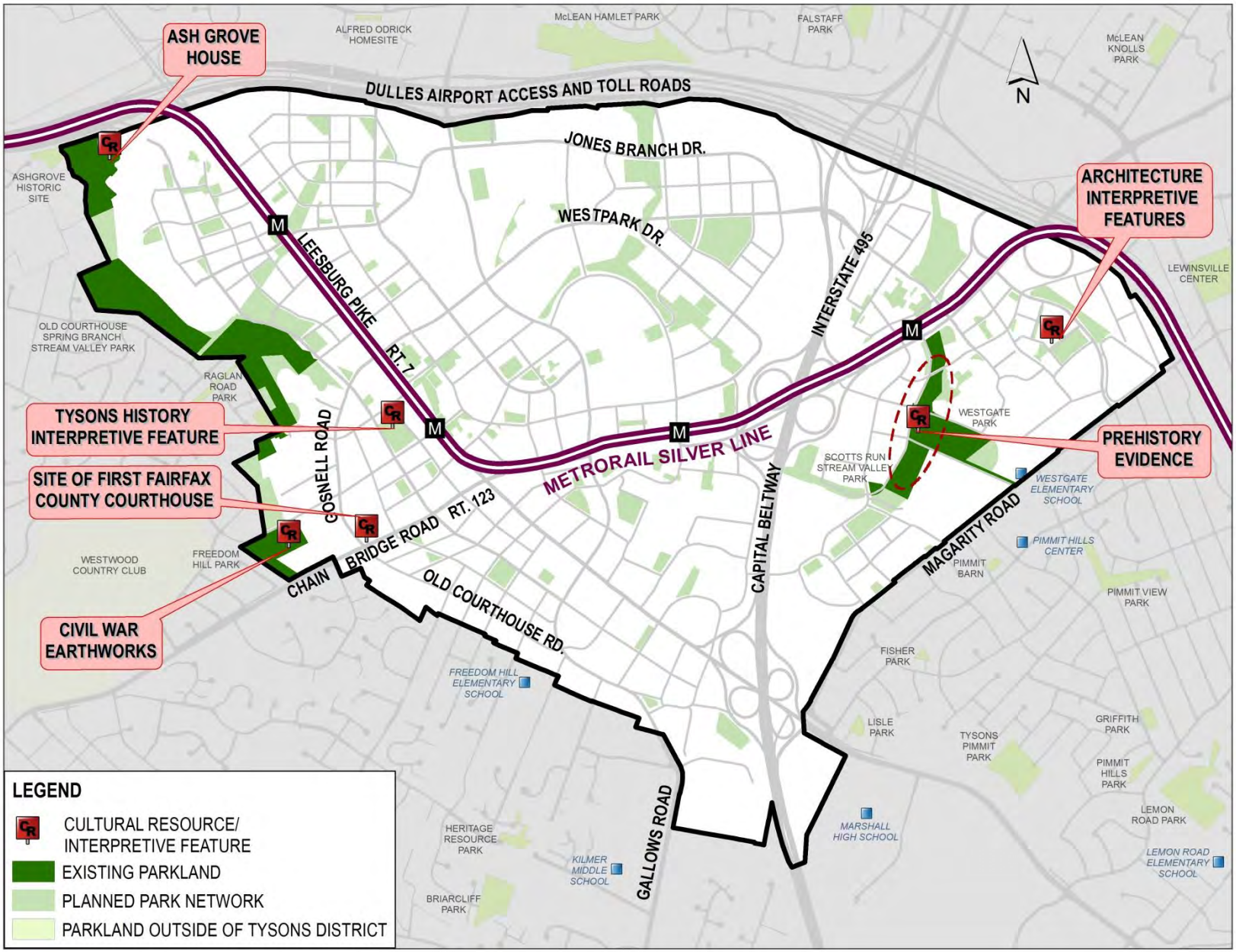

FIGURE 16: CONCEPTUAL CULTURAL RESOURCES MAP

NATURAL RESOURCES: Restoring and Enhancing Stream Valleys

Nature is essential to balance the health and vibrancy of Tysons! Three stream valleys and associated Chesapeake Bay Resource Protection Areas (RPAs) comprise a small, but important portion of Tysons. The Old Courthouse Spring Branch stream valley is located at the western edge of Tysons and serves as a buffer between Tysons and existing low-density residential neighborhoods of Vienna. The Scotts Run stream valley is located in Tysons East and will serve as a central spine and focal point for new development in that area. The third stream valley, located in the North Central district, is a tributary of Scotts Runs stream. All three stream valleys provide opportunities for stormwater quantity and quality management, plant and wildlife habitat protection and enhancement, passive enjoyment of natural areas, volunteer resource stewardship, and interpretive and educational facilities and activities.

Comprehensive Plan Guidance

The Tysons Urban Center Plan provides guidance on the protection, enhancement and management of natural resources in existing stream valley parks in Tysons. It also includes recommendations for improvements that will provide a variety of passive outdoor leisure experiences.

In the Natural Resources Management section, the Plan states, "Environmental enhancement efforts should be encouraged and should include…restoration planting in natural areas, invasive plant control, deer management, stream restoration, and creating new natural areas (including both forested areas and meadows) where disturbed areas currently exist. These

A Valuable Resource

"Stream valley parks such as Scotts Run and Old Courthouse Spring Branch provide natural buffers and potential connectivity to and throughout Tysons…These stream valley parks should not only be protected from development and infrastructure impacts, but be restored and enhanced." (Tysons Urban Center Plan, page 78)

expanded natural areas could build on the stream valley parks, adding land that increases riparian buffers and enhances stream valley corridors."

In the Green Network Components section, the Plan states, "Stream valley parks such as Scotts Run and Old Courthouse Spring Branch provide natural buffers and potential connectivity to and throughout Tysons…These stream valley parks should not only be protected from development and infrastructure impacts, but be restored and enhanced…These parks will provide a variety of passive outdoor leisure experiences for residents, visitors and workers in Tysons, including outdoor exercise and enjoyment of quiet natural spaces."

Stormwater Management

Tysons drains into the Middle Potomac and Difficult Run Watersheds. During the era of rapid development of Tysons in the 1970s and 80s, protections of the Chesapeake Bay Preservation Act were not yet in place. The high percentage of impervious surface and unmanaged stormwater runoff in Tysons has served to greatly degrade the receiving streams and tributaries including the main stem of Scotts Run, the unnamed tributary of Scotts Run in the North Central District and Old Courthouse Spring Branch.

The Middle Potomac Watershed Management Plan developed by the Stormwater Planning Division of the Department of Public Works and Environmental Services (DPWES) addresses Scotts Run stream as follows: "Scotts Run is actively widening along the majority of its length and the stream protection strategy composite site condition rating was 'very poor.' Restoring the stream and its tributaries will improve the condition of the aquatic habitat and should be carefully coordinated with the…objectives of reducing the quantity and improving the quality of runoff in order to prevent further erosion and channel widening."

The Difficult Run Watershed Management Plan notes the impact to stream water quality caused by a high percentage (43%) of impervious surface in the Old Courthouse Spring Branch sub watershed and that the Old Courthouse Spring Branch stream is actively widening in many places.

The Tysons Urban Center Plan provides many recommended strategies for stormwater management and water quality improvement. In most cases, redevelopment in Tysons will result in improved conditions as the Tysons Urban Center Plan calls for onsite retention and/or reuse of the first inch of rainfall and strict limits on pollutants in stormwater runoff. Low Impact Development (LID) techniques will be implemented on rooftops, in the streetscape, and in new urban parks throughout Tysons. Stream stabilization, restoration, and enhancement are additional recommended techniques for offsetting impacts of new development. In support of Tysons' stormwater management goals, new urban park designs should minimize the use of impervious surface and use pervious pavers where possible.

Native Vegetation Enhancement

Ecological health is supported through the Tysons Urban Center Plan's tree canopy goals, streetscape guidelines and riparian buffer expansion recommendations. Some previously disturbed areas not adjacent to stream valleys should also be restored to a natural condition

with native vegetation to contribute to biodiversity and habitat value in Tysons and provide for places of respite and passive enjoyment of the outdoors. This can occur as small rain gardens in pocket parks or as meadows or groves of trees in larger common green type parks. Non-native plants and invasive species should be avoided throughout Tysons so as to protect the habitat of existing stream valleys as well as native planting areas in new parks. Using native plants in urban park landscaping can help to increase local biodiversity.

EXAMPLE:

The Nature Conservancy Headquarters, Arlington, VA
The Nature Conservancy headquarters building, located in Ballston, a mixed-use TOD area of Arlington, VA was completed in 1999. The property on which the building sits features a half-acre passive park space populated entirely with native Virginia plant species.

The Nature Conservancy Headquarters Building & Park

Tysons Stream Restoration and Enhancement

The Tysons Urban Center Plan explicitly states that "contributions from development in Tysons towards stream restoration and stabilization… should be encouraged as part of a comprehensive strategy to restore the water quality and ecological health of Tysons' streams." Rezoning applicants in Tysons with development proposals adjacent to or near streams are asked to contribute to stream bank stabilization and/or restoration, riparian buffer improvement, expansion of buffers and filling in gaps with additions of land and easements. It is anticipated that allocation of additional public sector funds may be necessary to complete all of the needed stream restoration work.

Other efforts described in the Tysons Urban Center Plan, such as strict control of stormwater runoff in redeveloped areas, a 10% tree canopy goal, recommendations for deer management and invasive species control, and encouragement of native species planting in new urban parks will all contribute to improving stream conditions and protecting them from further degradation in the future.

SPOTLIGHT ON: Old Courthouse Spring Branch

The Tysons West Side District chapter of the Tysons Urban Center Plan includes text that states "The Old Courthouse Spring Branch Stream Valley Park should be developed with multi-use trail and other passive recreational facilities." As portions of this stream are in a significantly degraded condition, they should be restored to improve its ability to accept stormwater runoff and improve the ecology of the stream valley. A central portion of the stream is highly stable due to grade control provided by an old road crossing. This reach should be protected and used as a reference reach for restoration of the degraded stream portions.

Old Courthouse Spring Branch Stream Valley

EXAMPLE:

Snakeden Branch in Reston, VA

The Northern Virginia Soil and Water Conservation District and the Virginia Department of Forestry designed and implemented a project to restore the Snakeden Branch stream in Reston, VA. The banks of a 200-foot stretch of the stream were severely eroded, exposing the roots of many large trees. The stream was restored through Natural Channel Design (NCD) techniques that included raising the stream bed to reconnect higher storm flows with the floodplain. After the stream bed was reconstructed, high densities of native trees, shrubs and other herbaceous materials were planted to provide stability to the channel bed and banks and provide significant habitat benefits.

Before

After

SPOTLIGHT ON: Scotts Run

The Tysons East District chapter of the Tysons Urban Center Plan includes text that states "Scotts Run Stream Valley Park will be expanded through the stream valley and in adjacent areas to provide better access and connectivity throughout the Tysons East District. The park will become a major linear urban park and trail system with a variety of landscapes including wooded hills, meadows and wetlands. It will provide a range of experiences, such as enjoying the outdoors and scenery, arts, performances and programs or participating in recreation. Intimate gardens with shady places of retreat could provide relief and gathering places for families, visitors and workers in Tysons." (Page 150)

Commitments obtained through the rezoning process will restore and enhance a portion of the Scotts Run Stream Valley. This will include stream bank restoration, supplemental planting, addition of trails and bridges, and provision of seating, interpretive signs, public art and other amenities. In addition, a commitment was made to dedicate to Fairfax County a half-acre portion of forested RPA adjacent to the stream valley parkland to expand the protected parkland buffer. Additional commitments to improve the Scotts Run Stream Valley are likely with future redevelopment in the area.

EXAMPLE:

Falls Park on the Reedy River, Greenville, SC

Falls Park on the Reedy River is a 32-acre park adjacent to downtown Greenville, South Carolina in the historic West End district. The park's most striking feature is a unique pedestrian bridge that curves around a waterfall on the Reedy River. Near the bridge, the Main Street entrance interfaces with the downtown by providing a restaurant and other retail uses and a large bronze focal-point sculpture. There are many pedestrian pathways, waysides and seating elements. The park also features a collection of public gardens, open lawn areas and a wall from the original 1776 grist mill built on the site.

Key Challenges & Opportunities*

Natural Resources

1. **Stabilizing, restoring, and enhancing highly impacted streams in Tysons after years of disturbance will require collaboration between public and private entities.**
   - Urban redevelopment adjacent to Tysons stream valleys should contribute funds towards stream restoration and enhancement. These existing parks can be integrated with new adjacent developments and make them more desirable locations.
   - Redevelopment projects in Tysons may make in-kind contributions or contribute funds toward stream restoration efforts. This can be credited towards onsite park needs and/or onsite stormwater retention goals.
   - Fairfax County, which has some dedicated funding for stormwater management, should contribute where needed to fill gaps and complete stream restoration projects started by private developers.
   - Support for stream restoration efforts can also happen through volunteer actions such as native vegetation planting, stream monitoring, and public education campaigns.

2. **Trails in stream valleys should be developed to minimize the impacts of periodic flooding.**
   - Stream valley trails should be constructed away from stream banks to minimize inundation frequency.
   - Stream valley trails should be constructed generally flush with the natural grade so they will not block flood waters from accessing the floodplain or returning to the channel as waters drop.
   - Stream valley trails should have a cross-slope to promote drainage of water and sediment off of trail surfaces after flood events.

3. **Clearing paths through wooded stream valleys to construct trails should be done in a manner that minimizes impacts to the streams and natural resources.**
   - Vegetative plantings should be located along the shoulders of trails to capture stormwater.

4. **Stream restoration work should be accomplished in a manner that minimizes impacts to mature trees and other natural resources.**
   - Construction access for stream restoration should follow best practices for natural channel design and stream restoration to include (but not limited to): minimizing tree removal; locating access routes along existing utility corridors (e.g., sanitary sewer easements) to the greatest extent possible; using timber mats to minimize soil disturbance and assist in restoration; washing equipment to prevent new invasions by non-native invasive plant species, and including a detailed restoration plan with multi-year warranty to install locally common native plant species, control white-tailed deer and control non-native invasive plant species.

- Where appropriate, access roads for stream restoration projects should be carefully located to impact the fewest trees and then be left in place to serve as trails when projects are completed.

5. **Long-term management of natural areas in Tysons, including those that are fragmented and isolated should be provided.**
   - New developments adjacent to stream valleys should consider dedicating land to expand the protected riparian buffers along streams.
   - Both the public and private sectors should support natural resource management in Tysons stream valley parks.
   - Support for natural resource management can also happen through volunteer actions such as invasive species removal, trash cleanup, and public education campaigns. This is an excellent opportunity to promote stewardship education.

* Not all listed challenges will be present in every project. Listed strategies are possible approaches that may be used but may not be appropriate in all situations.

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IMPLEMENTATION STRATEGY

Natural Resources

The remaining natural areas in Tysons are islands of native species, habitat and biodiversity that provide valuable ecosystem services. Disturbance to these areas should be minimized and balanced with restoration efforts.

Natural areas should be protected and restored to minimize human impacts, reduce white-tailed deer, minimize the impact from stream scour, remove non-native invasive plant species, restore streams and foster naturally regenerating native plant communities. These restored natural areas should act not only as valuable local assets providing clean air and water and quality of life benefits, they should act as genetic reservoirs and templates for providing natural landscaping and native plant spaces throughout the Tysons area. This will further expand the ecosystem services provided by native vegetation and the quality of life benefits for residents.

Some previously disturbed areas should be restored to a natural condition with native vegetation. Where possible, existing natural areas should be expanded, extended into surrounding developed landscapes, and native plant habitats restored. Land adjacent to existing stream valleys is ideal for this to expand the riparian buffers around streams. Other new parkland not adjacent to streams that is planted with native vegetation would also contribute to biodiversity and habitat value in Tysons.

New developments in Tysons Corner should utilize Low Impact Development (LID) techniques in accordance with Comprehensive Plan guidance. Opportunities to provide funds or in-kind contributions toward stream restoration efforts should be sought.

Fairfax County, the Tysons Partnership, homeowners' associations, non-profit organizations, and business groups can all organize volunteer efforts to help manage Tysons natural resources. This could include native vegetation planting, stream monitoring, invasive species removal, trash cleanup and public education campaigns.

The Conceptual Natural Resources Map shows the location and extent of Tysons' three stream valleys.

CONCEPTUAL NATURAL RESOURCES MAP

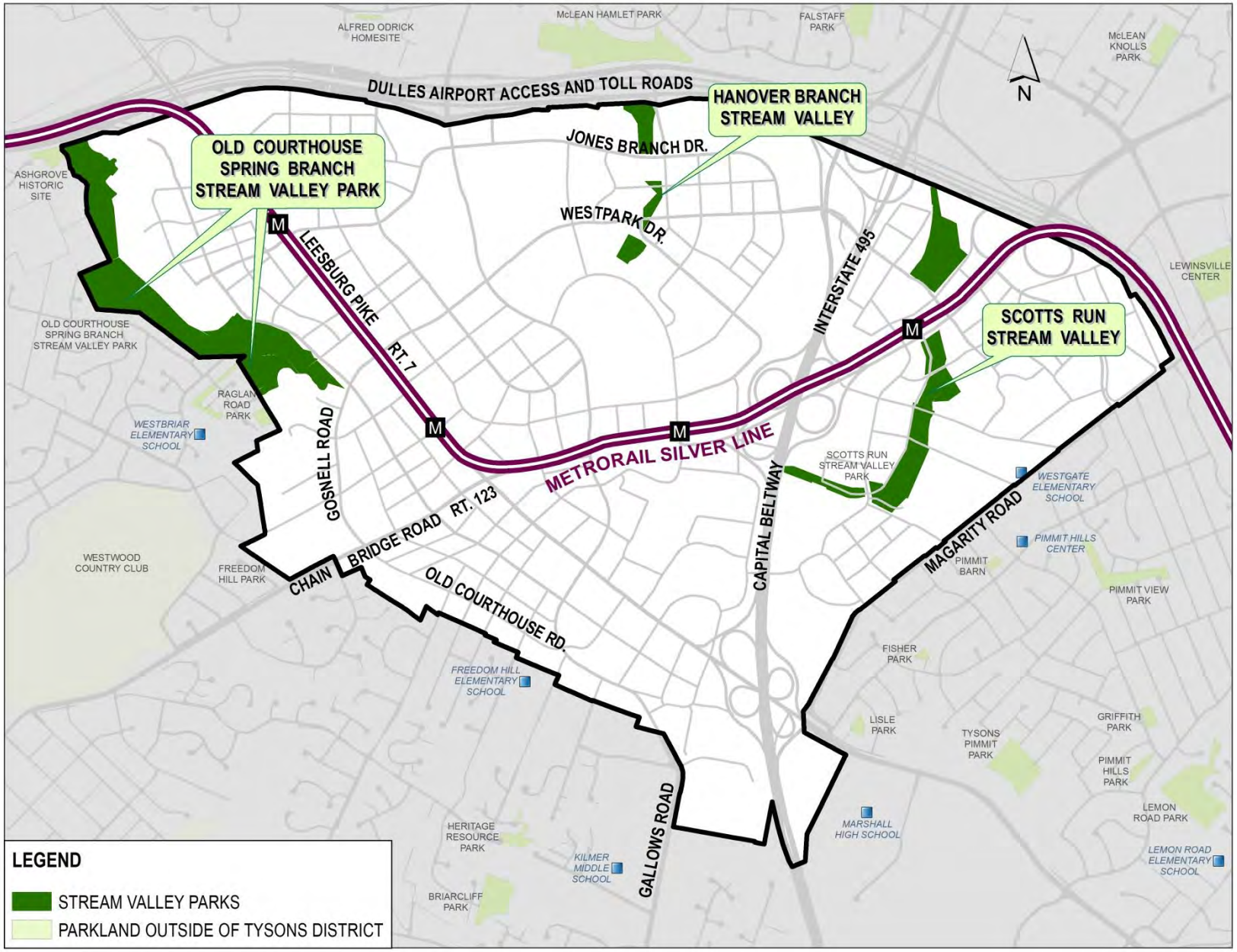

FIGURE 17: CONCEPTUAL NATURAL RESOURCES MAP

QUALITY URBAN PARK DESIGN: An Integrated Vision

Park Placement and Typology, Connectivity, Athletic Fields, Recreational Facilities, Civic Spaces, and Cultural and Natural Resources have each been addressed as key components to the future park system of Tysons, defining qualities and outlining strategies for implementation. The success of the park network will hinge on quality urban design that is expressed in the appearance, arrangement and function of the various elements. An integrated vision for the Tysons park system relies on the synergy of these components as envisioned in the Comprehensive Plan. “This vision for Tysons is not just about tall buildings. It is about creating a place in which people are engaged in their surroundings and a place where people want to be.”

Building on the direction of the Comprehensive Plan, the *Tysons Urban Design Guidelines*, endorsed by the Board of Supervisors, seek to improve Tysons by enhancing its identity, establish a sense of place, improve connectivity, promote sustainability, respect surrounding neighborhoods and create a new destination for the arts. “It is the intent of the Guidelines to encourage outstanding, creative, and innovative design for the urban form in Tysons.”

The *Tysons Urban Design Guidelines* acknowledge the value of a cohesive park system in elevating the livability of a city. The Guidelines provide suggestions regarding park location, integration with adjacent uses, accessibility, and amenities. The *Tysons Urban Design Guidelines* and the *Tysons Park System Concept Plan* are intended to be complementary documents used to foster the development of a flourishing park network in Tysons. Both documents should be consulted in creating well designed urban park spaces that serve community leisure needs.

TYSONS PARK SYSTEM CONCEPT PLAN MAP

The map on the following page is a composite of the Conceptual maps provided in each of the seven preceding chapters. It displays Park Placement and Typology, the Tysons Community Circuit, Athletic Field locations, key Civic Spaces, and the location of Natural and Cultural Resources. To keep the composite map from being too cluttered small-footprint recreational facility locations were not included. It is intended that small-footprint recreational facilities will be provided in large and small parks throughout Tysons.

The composite *Tysons Park System Concept Plan Map* is intended to be a conceptual guide and is not regulatory in nature. While some park spaces shown are already committed through rezoning actions, others remain a possibility yet to be further defined through the redevelopment process. A separate map in Appendix 2 shows those park spaces that are committed through approved rezonings.

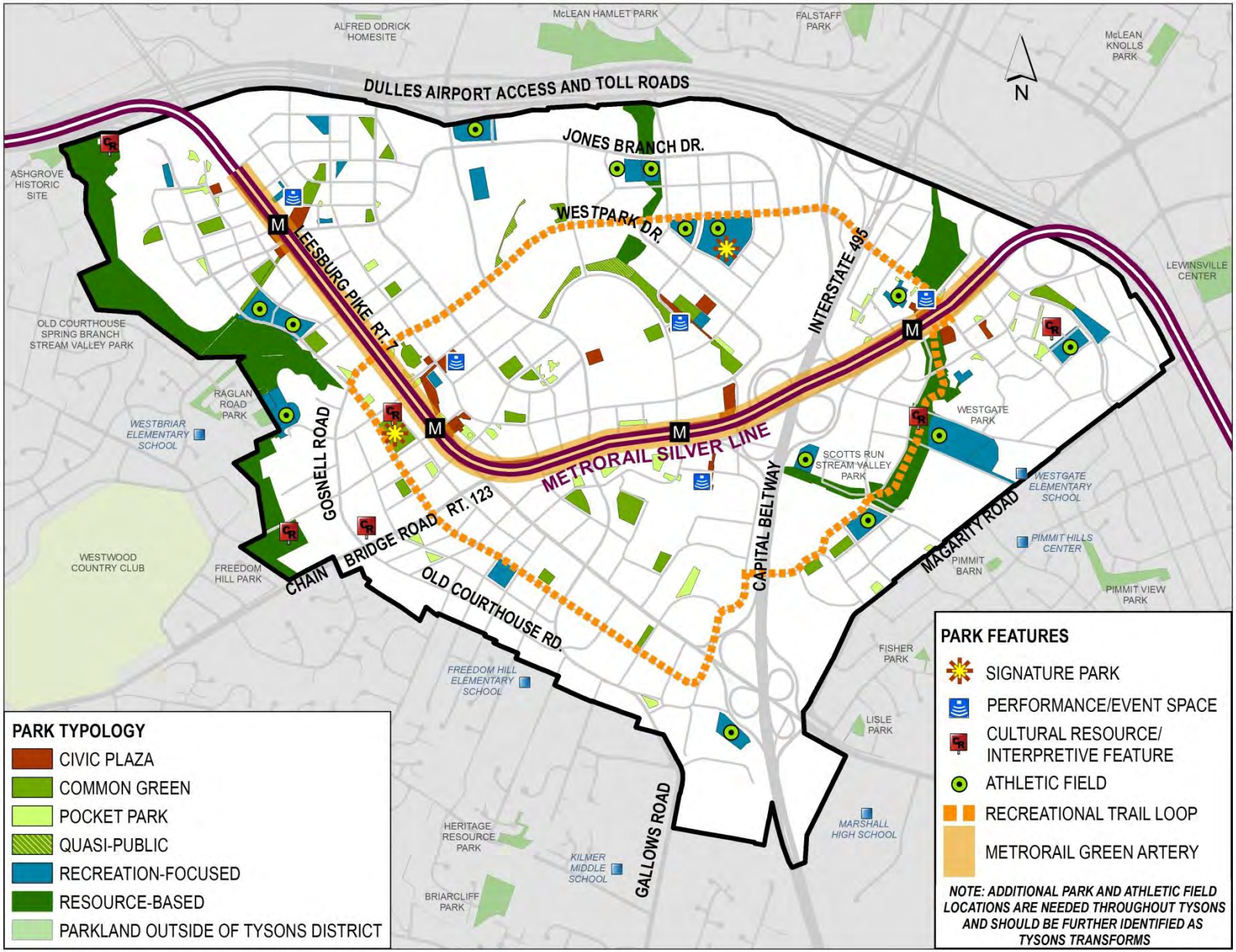

FIGURE 18: TYSONS PARK SYSTEM CONCEPT PLAN MAP

TYSONS PARK SYSTEM CONCEPT PLAN MAP

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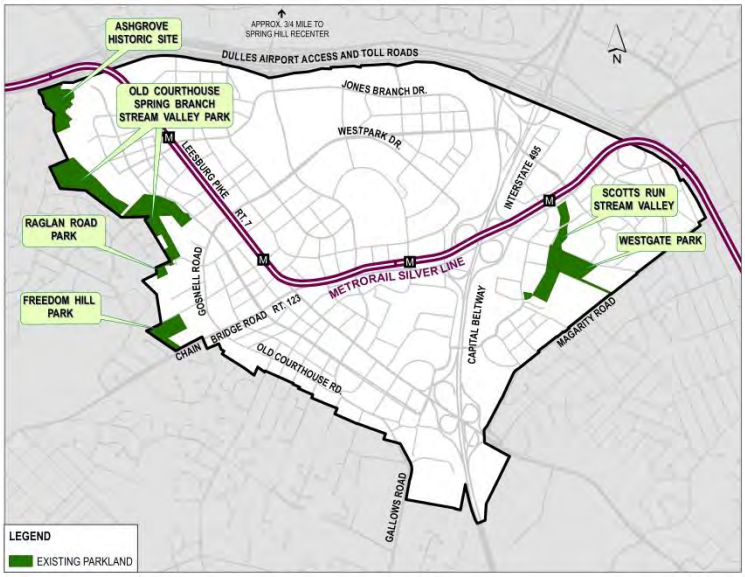
APPENDIX 1:
Refinement of Park System Map

Refinement of Park System Map

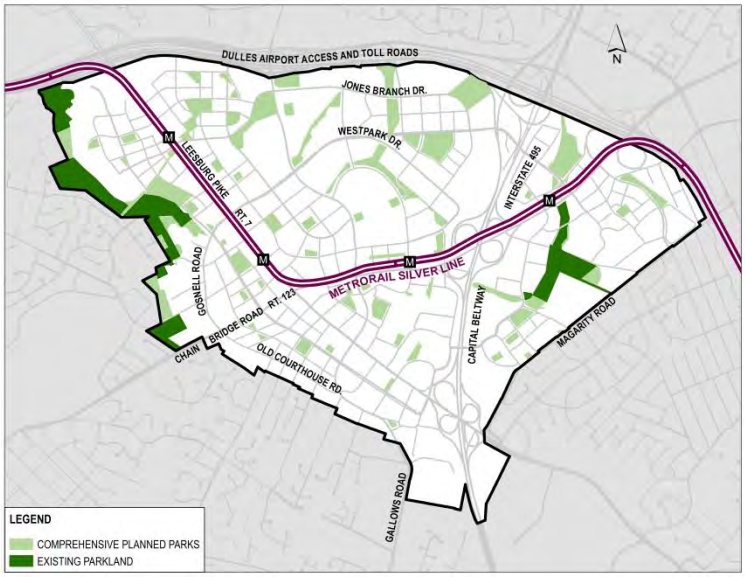
PARK PLACEMENT

The staff team and Citizens Advisory Group made refinements to the planned park network map. The process for modifying the map is described below.

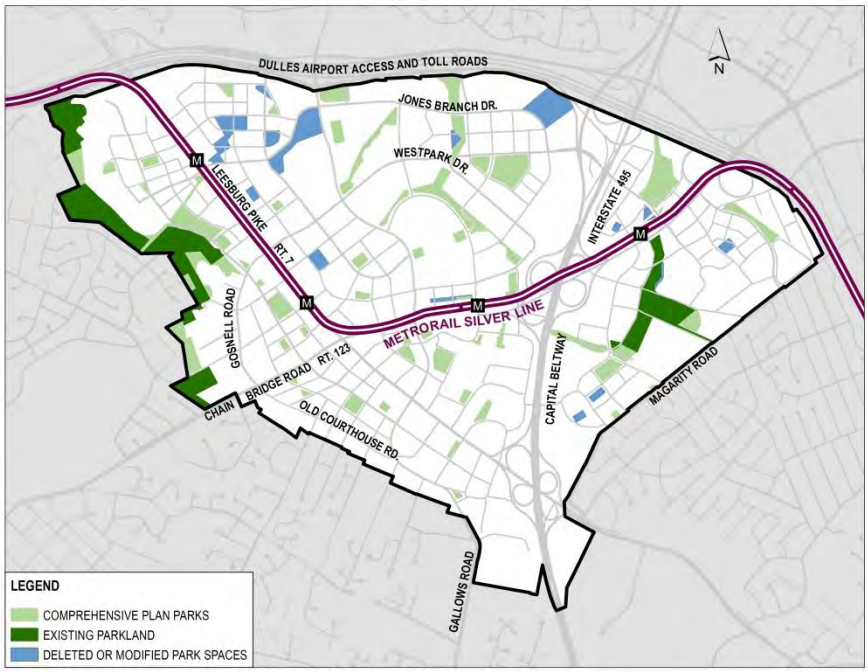
1. Existing Parkland – The Tysons Park System Map starts with park land holdings already owned and managed by the Fairfax Park Authority. These parks protect natural and cultural resources and provide the only public athletic fields, sport courts and play equipment in Tysons today.



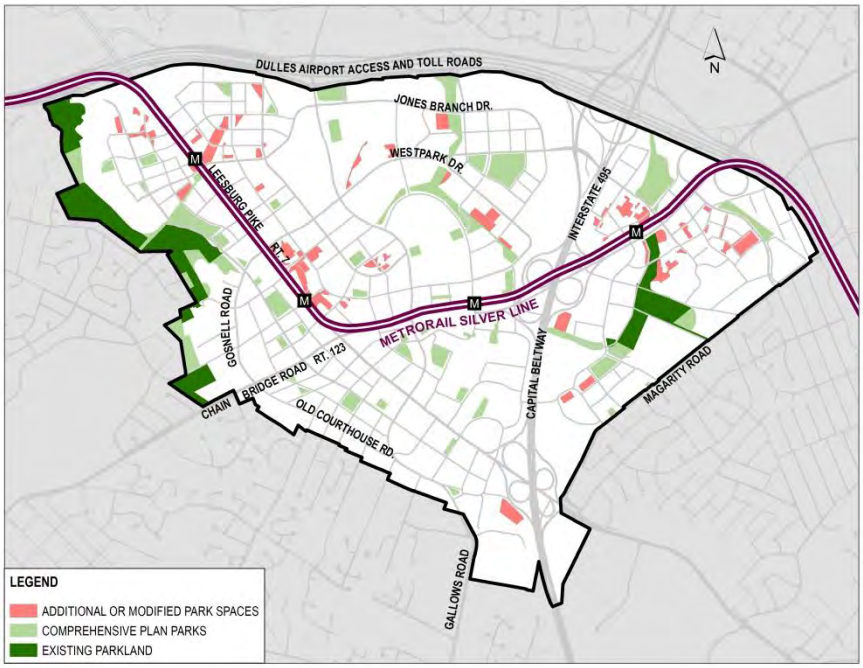
2. Comprehensive Plan Map – New urban park spaces as shown in the "Conceptual Parks & Open Space Network Map" in the June 2010 Comprehensive Plan are added to the map.



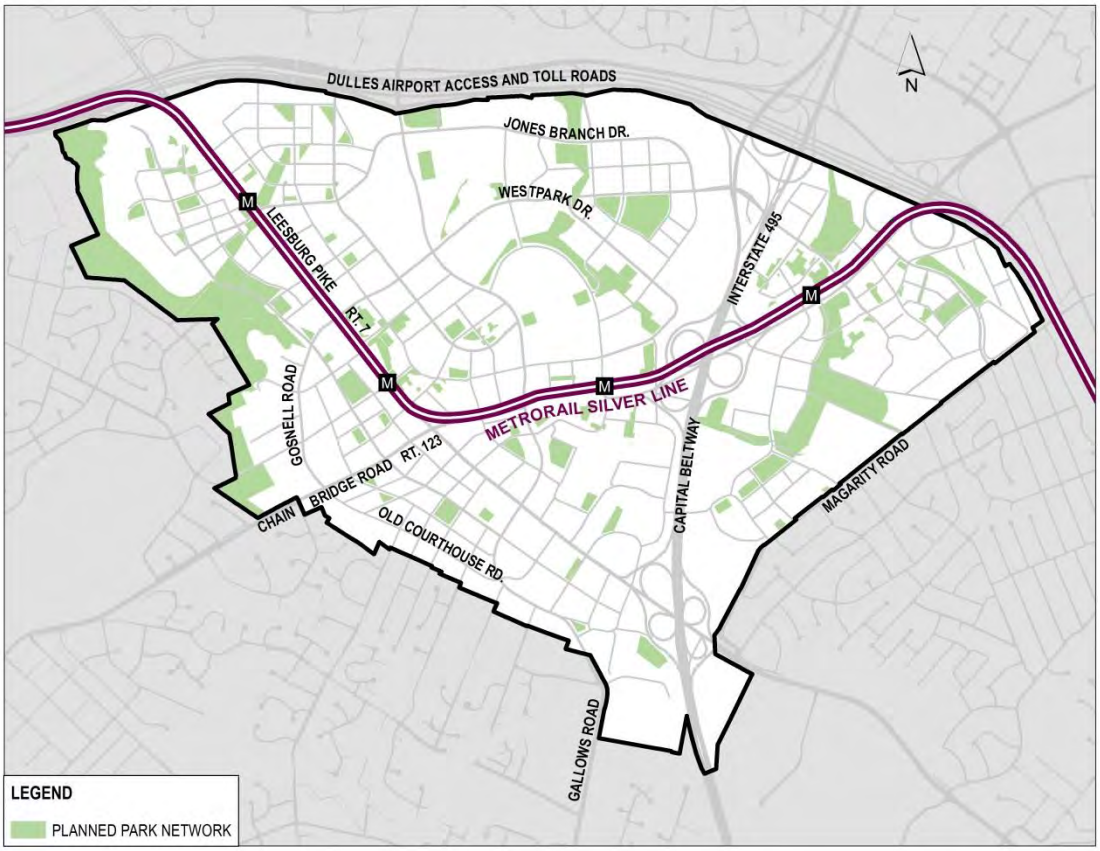
3. Removal of Selected Spaces – Removed from the map are existing private open spaces not likely ever to be made accessible to the public and planned spaces not included in pending and approved redevelopment plans.



4. Addition of New Spaces – Park spaces are added to the map that are included in pending and approved redevelopment plans as well as additional spaces needed to fill gaps, balance the park system and provide for athletic facilities.



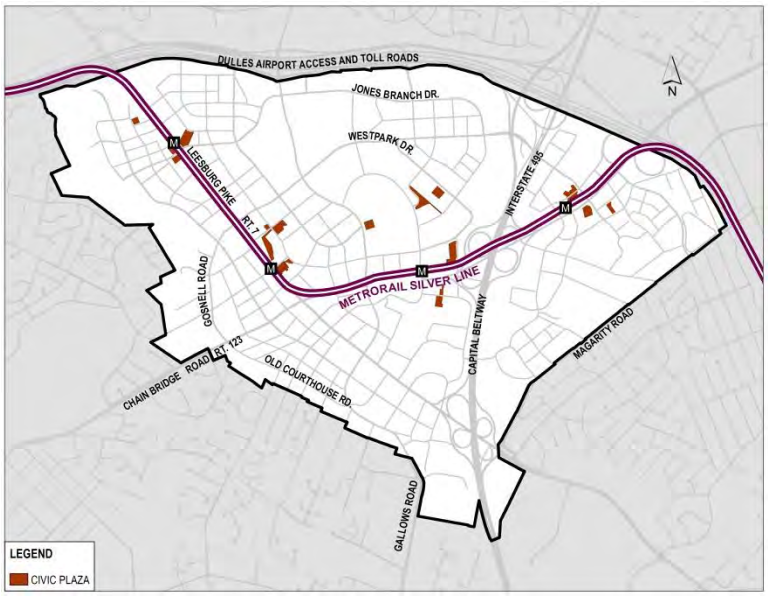
The result is a new, composite Park System Map intended to be used as a guide for locating new urban parks in Tysons.



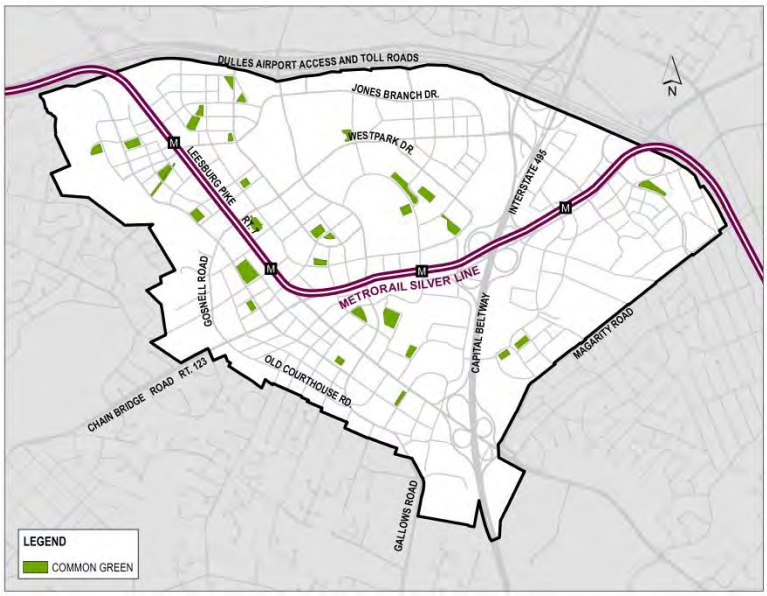
TYPOLOGY

Applying the criteria in the *Urban Parks Framework* and the *Tysons Urban Design Guidelines,* park type classifications were assigned to each planned park on the revised park spaces map.

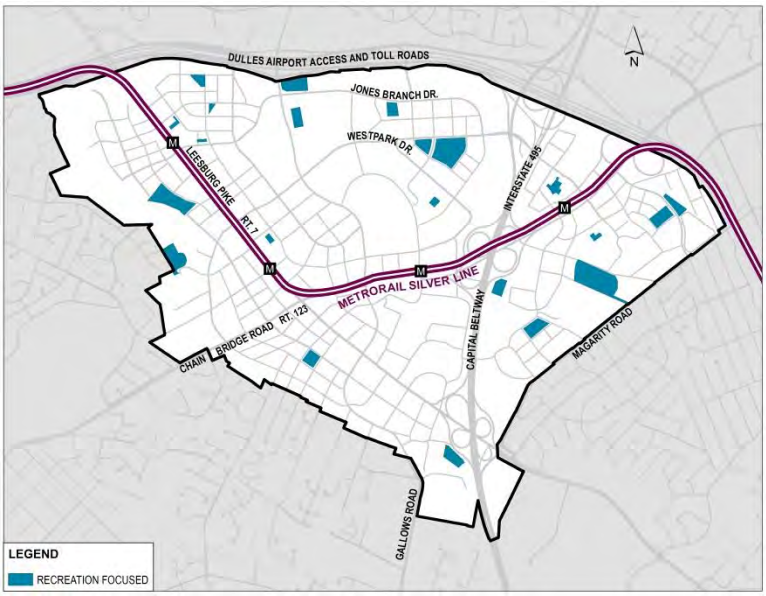
1. Civic Plazas are identified in close proximity to Metro train stations or at major intersections.



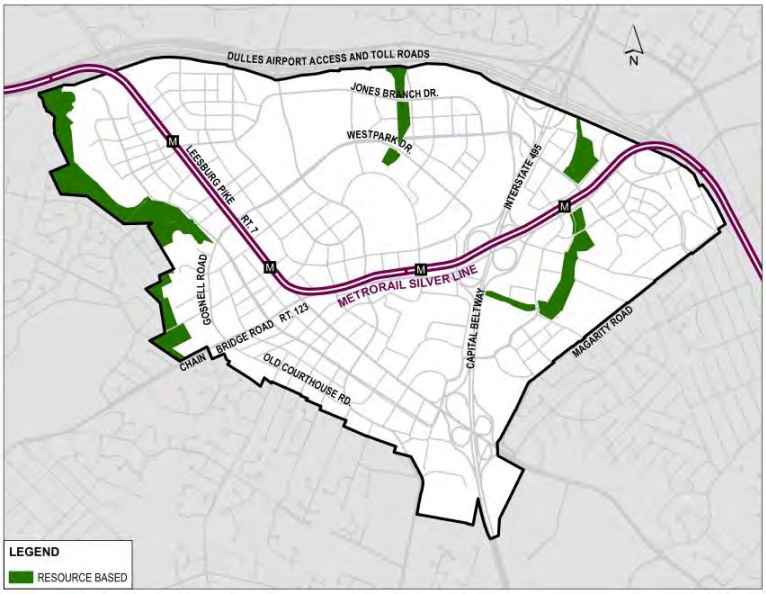
2. Common Green type parks are identified across Tysons in areas planned to have large residential populations.



3. Recreation-focused parks are identified across Tysons, with the vast majority being farther than ¼ mile from Metro train stations and many at the lower density edges of Tysons.

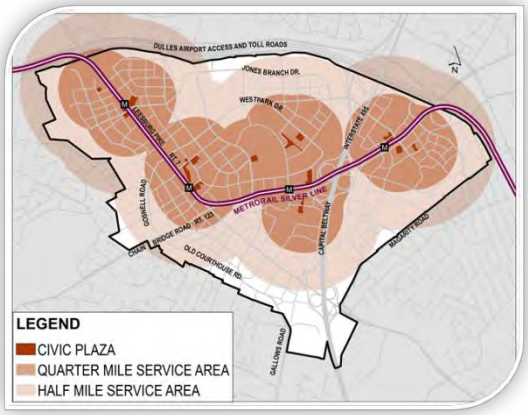


4. Resource Based parks are identified where stream valleys and their associated Resource Protection Areas (RPA) are located. Two existing parks, Freedom Hill and Ashgrove, contain significant historic resources.



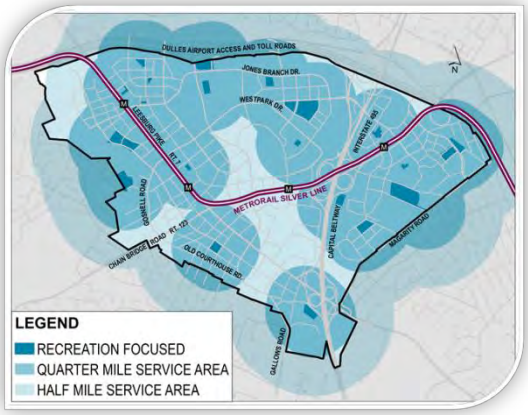
5. Pocket Parks are not mapped, since this park type is expected to be integrated throughout Tysons in every new development.

6. Service area buffer maps were created using 1/8- and 1/4-mile service areas for each of the mapped park types to double-check for gaps. These distances represent about a five minute and ten minute walk, respectively.



CIVIC PLAZAS AND SERVICE AREAS

COMMON GREENS AND SERVICE AREAS



RECREATION FOCUSED PARKS AND SERVICE AREAS

RESOURCE BASED PARKS AND SERVICE AREAS

The service area maps showed that, for the most part, planned park types are well-distributed and in the right locations.

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APPENDIX 2:
Approved Urban Park Spaces in Tysons

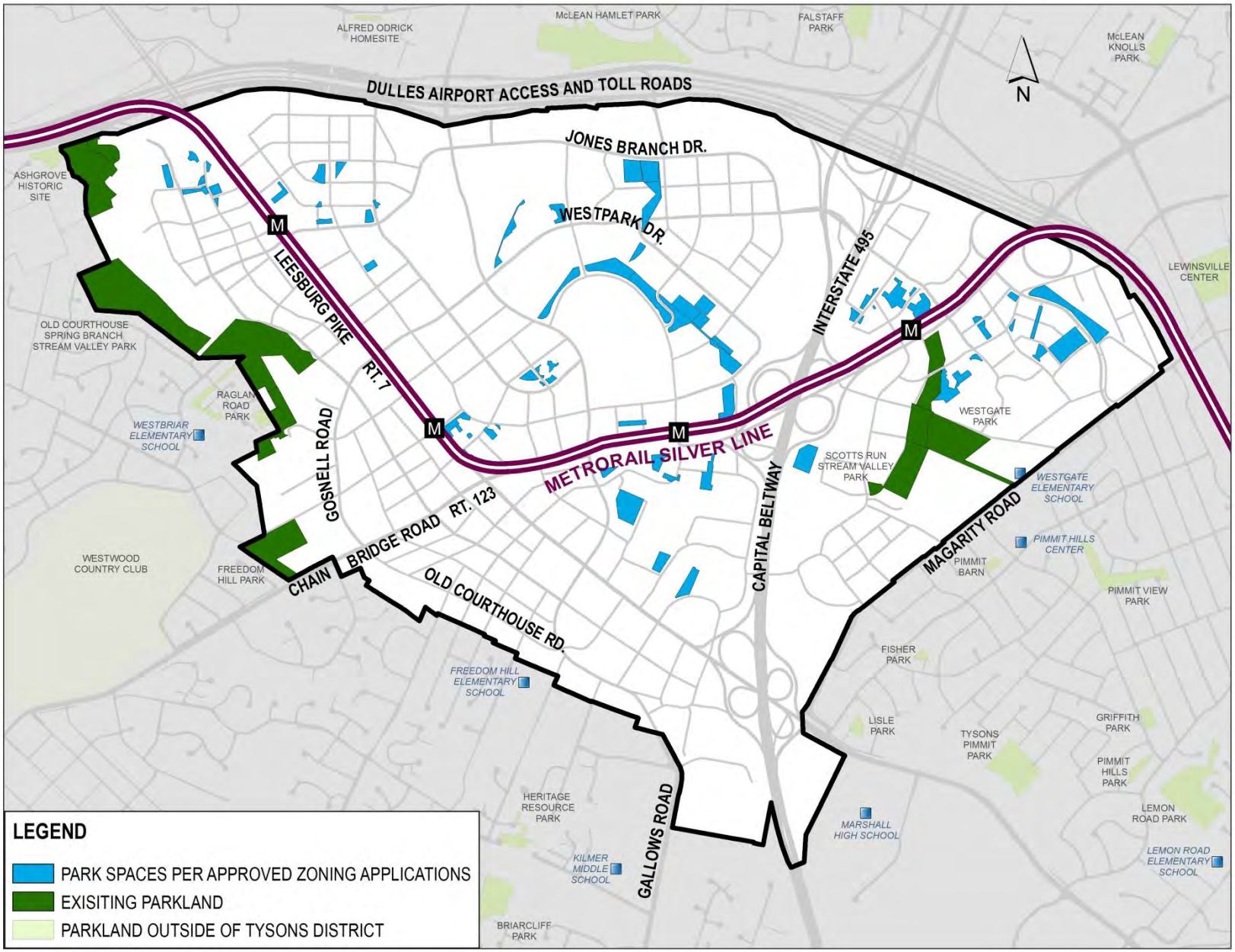

FIGURE 19 : APPROVED URBAN PARK SPACES IN TYSONS
(AS OF AUGUST 2014)

APPENDIX 3:
Urban Park Design Checklists

URBAN PARK DESIGN CHECKLISTS FOR REZONING DEVELOPMENT REVIEW

These lists are to be used by staff to assist in evaluating parks under review. Each item is not required of each park; the specific project's circumstances will determine the applicability of each item.

POCKET PARK EVALUATION CHECKLIST (for each proposed park space)	ACHIEVED? YES/NO
Context/Location	
Visually accessible from the public realm	
Adjacent to active uses	
Integrated with adjacent uses (porosity)	
Adjacent and connected to high volumes of pedestrian traffic	
Located to optimize microclimate, sun and shade conditions	
Access	
Access at street level	
Publicly accessible	
ADA accessibility integrated into design	
Function/Purpose	
Passive space for individual enjoyment	
Space that promotes social interaction	
Helps to define character and identity of area	
Provides connectivity	
Meets a unique urban living need (dog park, garden plots, etc.)	
Provides a unique destination	
Provides a space to increase biodiversity in the urban landscape	
Provides area to integrate LID/stormwater amenities	
Provides planting spaces that increase tree canopy	
Amenities	
Seating, tables, shelters	
Water features	
Planted areas	
Lawns	
Public art, interactive art	
Signs, interpretive features	
Playgrounds, tot lots	
Café/restaurant or food service	
Form/Visuals	
Well-framed by buildings	
Focal point(s)	
Distinctive design/identity	

High quality materials	
Sustainable materials & design	
Topographic design that allows space to be usable	
Programmability	
Amenities to support public events (power, water, lighting)	
Rental space for picnics, parties, events	
Storage space	
Other	
Commitment to ongoing maintenance	
Commitment to public scheduling of space	

CIVIC PLAZA EVALUATION CHECKLIST (for each proposed park space)	ACHIEVED? YES/NO
Context/Location	
Visually accessible from the public realm	
Adjacent to active uses	
Integrated with adjacent uses (porosity)	
Adjacent and connected to high volumes of pedestrian traffic	
Located to optimize microclimate, sun and shade conditions	
Vehicular access restricted to edges of park	
Located at major intersection or at Metro	
Access	
Access at street level	
Publicly accessible	
ADA accessibility integrated into design	
Function/Purpose	
Passive space for individual enjoyment	
Space that promotes social interaction	
A variety of functions for users of different ages and mobility levels	
Helps to define character and identity of area	
Provides safe and pleasant connectivity to adjacent uses	
Meets a unique urban living need (dog park, garden plots, etc.)	
Provides a unique destination	
Provides a space to increase biodiversity in the urban landscape	
Provides planting spaces that increase tree canopy	
Amenities	
Provides area to integrate LID/stormwater amenities	
Seating, tables, shelters	
Water features	
Planted areas that include perennials, annuals, trees and shrubs	
Lawns	
Public art, interactive art	
Signs, interpretive features/displays	
Playgrounds, tot lots	
Café/restaurant or food service (in park or adjacent to it)	
Community room spaces	

Form/Visuals	
Well-framed by buildings	
Primarily made up of hardscaped surfaces	
Divided spaces or rooms that provide choices for activities and use	
Focal point(s)	
Distinctive design/identity	
High quality materials	
Sustainable materials & design	
Topographic design that allows space to be usable	
Minimum of one acre in size; can be larger	
Programmability	
Amenities to support public events (power, water, lighting)	
Rental space for picnics, parties, events	
Storage space	
Flexible program space (for farmers markets, fairs, events, shows)	
Other	
Commitment to ongoing maintenance	
Commitment to public scheduling of space	

COMMON GREEN EVALUATION CHECKLIST (for each proposed park space)	ACHIEVED? YES/NO
Context/Location	
Visually accessible from the public realm	
Adjacent to active uses	
Integrated with adjacent uses (porosity)	
Adjacent and connected to high volumes of pedestrian traffic	
Located to optimize microclimate, sun and shade conditions	
Vehicular access restricted to edges of park	
Access	
Access at street level	
Publicly accessible	
ADA accessibility integrated into design	
Function/Purpose	
Passive space for individual enjoyment	
Space that promotes social interaction	
A variety of functions for users of different ages and mobility levels	
Recreational/sports facilities or flex spaces	
Helps to define character and identity of area	
Provides safe and pleasant connectivity to adjacent uses	
Meets a unique urban living need (dog park, garden plots, etc.)	
Provides a unique destination	
Provides a space to increase biodiversity in the urban landscape	
Provides planting spaces that increase tree canopy	
Amenities	
Provides area to integrate LID/stormwater amenities	
Seating, tables, shelters	
Water features	
Planted areas that include perennials, annuals, trees and shrubs	
Lawns	
Public art, interactive art	
Signs, interpretive features/displays	
Playgrounds, tot lots	
Café/restaurant or food service (in park or adjacent to it)	
Sport courts, fitness stations, play fields	
Trails	
Community room spaces	

Form/Visuals	
Well-framed by buildings	
Divided spaces or rooms that provide choices for activities and use	
Focal point(s)	
Distinctive design/identity	
High quality materials	
Sustainable materials & design	
Topographic design that allows space to be usable	
Minimum of one acre in size; can be larger	
Programmability	
Amenities to support public events (power, water, lighting)	
Rental space for picnics, parties, events	
Storage space	
Flexible program space (for farmers markets, fairs, events, shows)	
Other	
Commitment to ongoing maintenance	
Commitment to public scheduling of space	

RECREATION FOCUSED PARK EVALUATION CHECKLIST (for each proposed park space)	ACHIEVED? YES/NO
Context/Location	
Visually accessible from the public realm	
Adjacent to active uses	
Integrated with adjacent uses (porosity)	
Adjacent and connected to high volumes of pedestrian traffic	
Located to optimize microclimate, sun and shade conditions	
Vehicular access restricted to edges of park	
Access	
Access at street level	
Publicly accessible	
ADA accessibility integrated into design	
Function/Purpose	
Space that promotes social interaction	
A variety of functions for users of different ages and mobility levels	
Recreational/sports facilities or flex spaces	
Helps to define character and identity of area	
Provides safe and pleasant connectivity to adjacent uses	
Meets a unique urban living need (dog park, garden plots, etc.)	
Provides a unique destination	
Provides a space to increase biodiversity in the urban landscape	
Provides planting spaces that increase tree canopy	
Amenities	
Provides area to integrate LID/stormwater amenities	
Seating, tables, shelters	
Water features	
Planted areas that include perennials, annuals, trees and shrubs	
Lawns	
Public art, interactive art	
Signs, interpretive features/displays	
Playgrounds, tot lots	
Café/restaurant or food service (in park or adjacent to it)	
Sport courts, fitness stations, lighted athletic fields	
Trails	
Community room spaces	

Form/Visuals	
Divided spaces or rooms that provide choices for activities and use	
Focal point(s)	
Distinctive design/identity	
High quality materials	
Sustainable materials & design	
Topographic design that allows space to be usable	
Generally larger than 1 acre; size is a function of facilities provided	
Programmability	
Amenities to support public events (power, water, lighting)	
Rental space for picnics, parties, events	
Storage space	
Flexible program space (for farmers markets, fairs, events, shows)	
Other	
Commitment to ongoing maintenance	
Commitment to public scheduling of space	

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APPENDIX 3:
Athletic Field Dimensions

Athletic Field Dimensions

FIELD TYPE	DESCRIPTION	WIDTH	LENGTH	EQUIVALENCY	SPORTS & AGES
CRICKET OVAL	cricket oval	390	450	2.00	cricket (minimum acceptable size)
DIAMOND W/RECTANGLE OVERLAY	90' diamond w/rectangle overlay	391	472	1.50	adult/teen & youth baseball, adult/teen & youth softball, football, women's lacrosse, adult/teen & youth soccer, men's lacrosse, field hockey
90' DIAMOND	Diamond w/ 90' infield, 400' outfield	450	450	1.50	adult/teen & youth baseball, adult/teen & youth softball
RECTANGLE W/DIAMOND OVERLAYS*	Full size rectangle w/2 65' diamonds	355	491	1.50	youth baseball, youth softball, football, women's lacrosse, adult/teen & youth soccer, men's lacrosse, field hockey
60-65' DIAMOND	Diamond w/ 60-65' infield, 300' outfield	386	386	1.00	youth baseball, youth softball
FULL SIZE RECTANGLE w/SHORT-SIDED FIELD OVERLAY *	Full size w/3 U11 fields side-by-side	210	360	1.00	football, women's lacrosse, adult/teen soccer, men's lacrosse, field hockey, youth soccer
FULL SIZE RECTANGLE (FCPA Standard)*	Full size, no overlays	180-190	360	1.00	football, women's lacrosse, adult/teen soccer, men's lacrosse, field hockey, youth soccer
FULL RECTANGLE NO FOOTBALL*	Full size, no overlays, no end zone	180	330	1.00	adult/teen soccer, men's lacrosse, field hockey, youth soccer
U13 RECTANGLE*	US Youth Soccer up to age 13	150	300	0.75	field hockey, youth soccer, adult 5-on-5 soccer
U12 RECTANGLE*	US Youth Soccer up to age 12	135	285	0.50	youth soccer up to age 12, adult 5-on-5 soccer
U11 RECTANGLE*	US Youth Soccer up to age 11	120	210	0.50	youth soccer up to age 11, adult 5-on-5 soccer

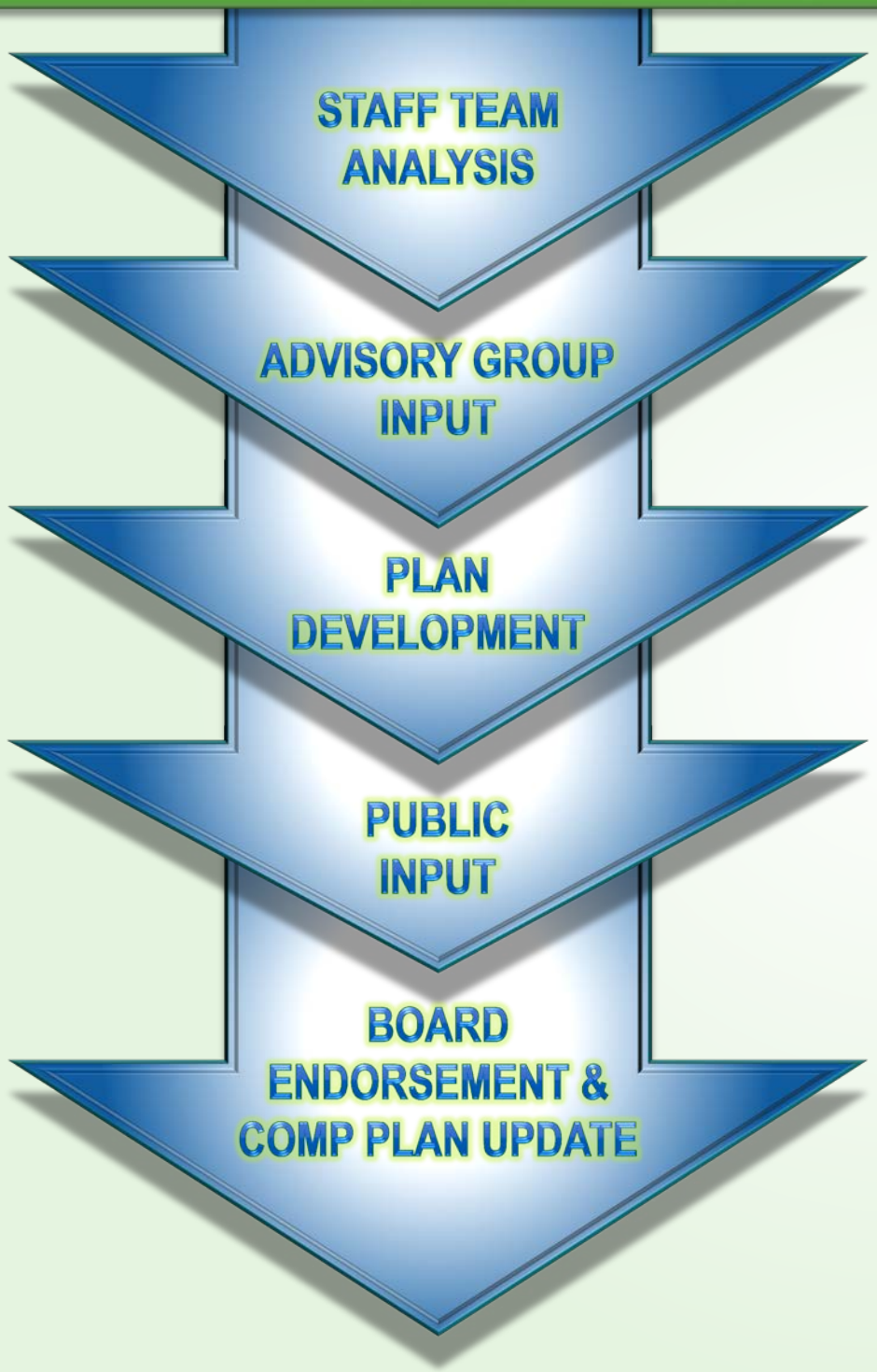
FIELD TYPE	DESCRIPTION	WIDTH	LENGTH	EQUIVALENCY	SPORTS & AGES
U10 RECTANGLE*	US Youth Soccer up to age 10	120	180	0.50	youth soccer up to age 10, adult 5-on-5 soccer
U9 RECTANGLE*	US Youth Soccer up to age 9	75	120	0.33	youth soccer up to age 9, adult 5-on-5 soccer
U8 RECTANGLE*	US Youth Soccer up to age 8	45	90	0.25	youth soccer up to age 8, adult 5-on-5 soccer
U7 RECTANGLE*	US Youth Soccer up to age 7	30	60	0.25	youth soccer up to age 7

* Rectangle field dimensions do not include 15' overrun area on all sides.

Transforming Tysons

PARK SYSTEM PLAN

TYSONS PARK SYSTEM PLANNING PROCESS



JAN-JUNE 2012

OCT 2012-FEB 2013

MARCH-DEC 2013

JAN-JUNE 2014

FALL 2014

STAKEHOLDER OUTREACH & PUBLIC INPUT

- Early Stakeholder Outreach (Nov. '13 – March '14)
  - Athletic Council, Tysons Partnership, BOS & PC Members, Tysons Parks Advisory Group, McLean Citizens Association, Town of Vienna
- Draft Document Review & Feedback (March-April)
  - Tysons Partnership, Tysons Parks Advisory Group, Tysons Landowners, Tysons Steering Committee (Management Team)
- Revised Plan Posted Online (April)
- Public Input Meetings (May & June)
- 60-Day Public Comment Period

PUBLIC INPUT

- Draft document posted online in April
- Public input opportunities
  - Website Survey & Feedback Form
  - Annual Tysons Community Open House – May 19
  - Daytime Tysons Parks Open House – May 29
  - "Pop-up" Outreach @ Tysons Farmer's Market – June 1
- Letters from Tysons Partnership, McLean Citizens Assoc., Town of Vienna, Tysons landowners & others
- Citizen emails & phone calls

FEEDBACK RECEIVED

- Lots of general support for the Plan
- Questions about Comp Plan elements
- Suggestions for clarifying text & correcting errors
- Request from OCR to add a “Green Artery” linear park concept
- Request to modify athletic fields map

DOCUMENT REVISIONS

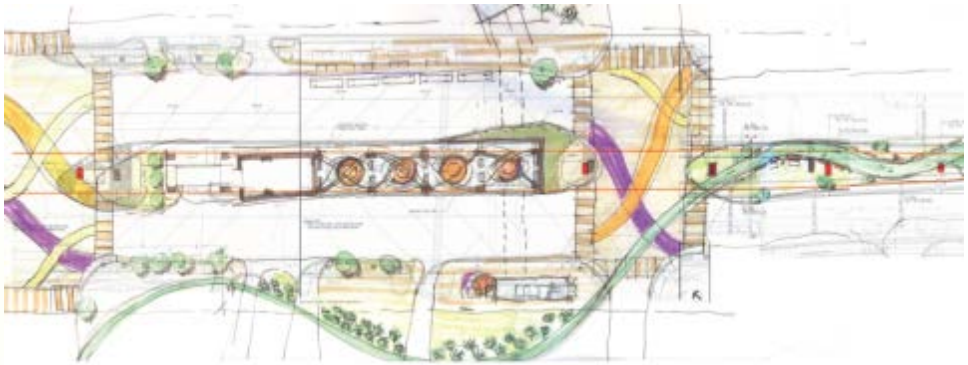
- Edited text to emphasize this is a “Conceptual” Plan
- Made adjustments and corrections to many of the maps
- Added new guidance for:
  - Indoor facilities
  - Non-intrusive athletic field lighting
  - Changing recreation & leisure trends
  - Minimizing impervious surfaces
- Removed references to a specific developer

DOCUMENT REVISIONS, continued

- Added images to Connectivity chapter to show how the recreational trail loop ("The Circuit") could be implemented

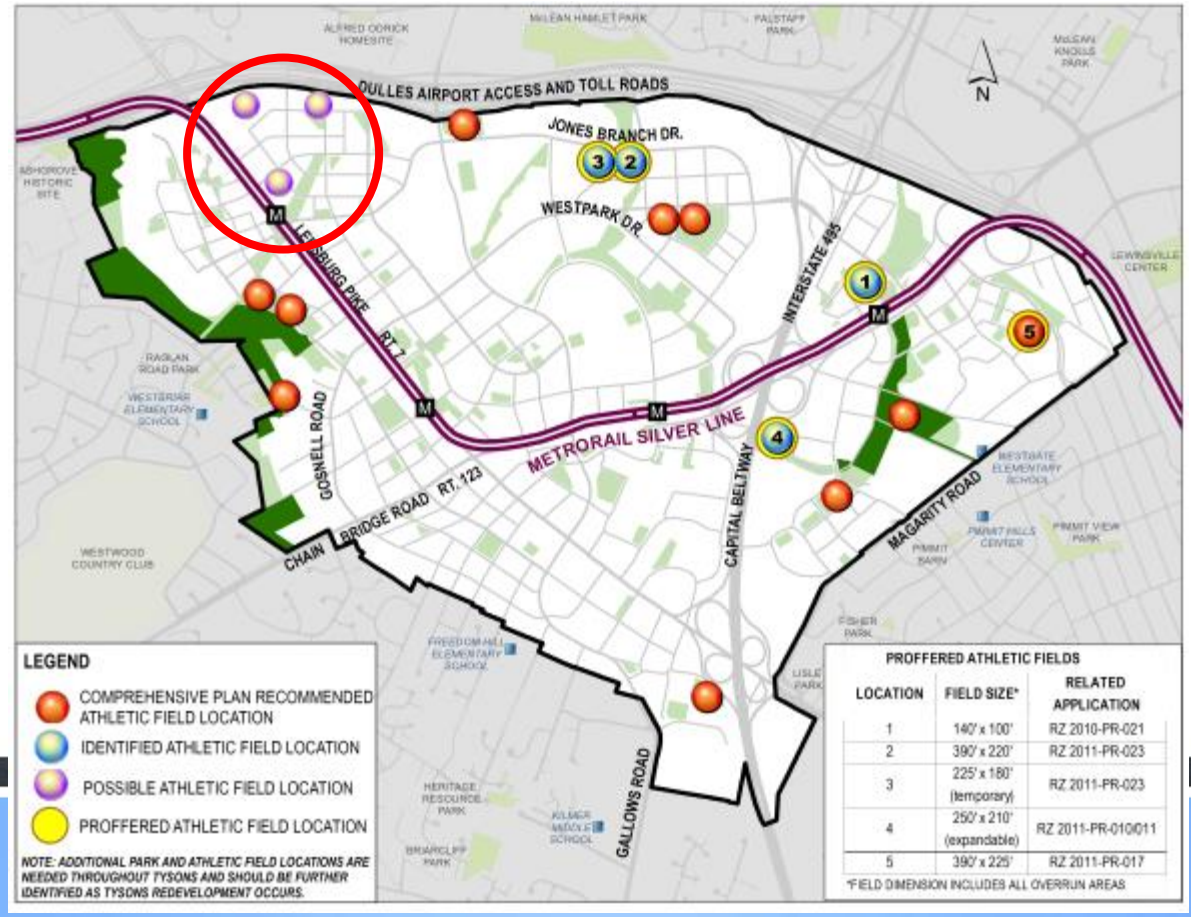
DOCUMENT REVISIONS, continued

- Added “Green Artery” linear park concept for the area under Metro rail to the Connectivity chapter



DOCUMENT REVISIONS, continued

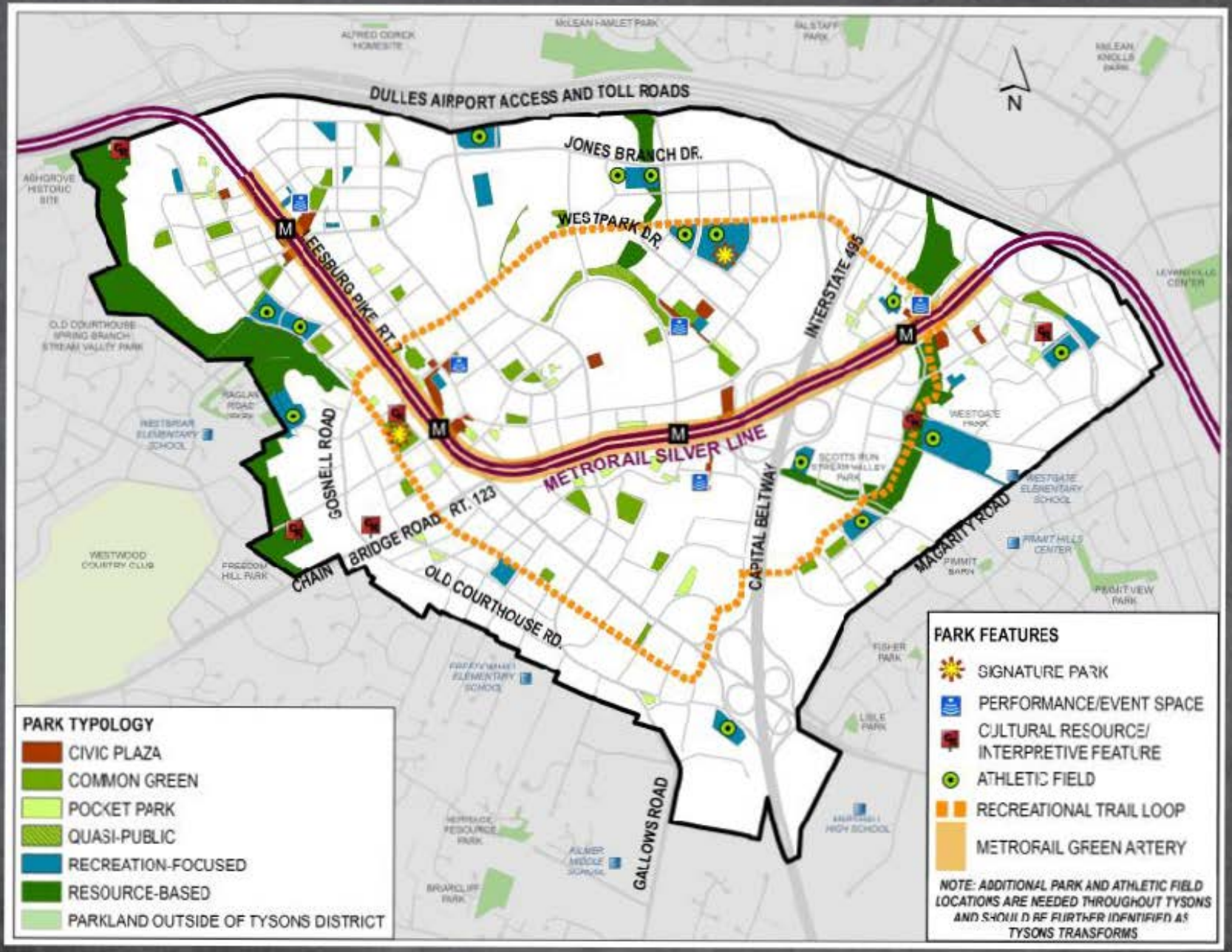
- Removed three “possible” athletic field location dots



NEXT STEPS

- Park Board endorsement – September 23
- Comprehensive Plan Amendment – Fall/Winter 2014
  - PC Tysons Committee Meetings
  - Minimal changes to Comp Plan are expected

TYSONS PARK SYSTEM CONCEPT MAP



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Board Agenda Item
September 23, 2014

ACTION

Approval – Greenbriar Commons Park Master Plan (Springfield District)

ISSUE:
Approval of the Greenbriar Commons Park Master Plan.

RECOMMENDATION:
The Park Authority Director recommends that the Park Authority Board approve the Greenbriar Commons Park Master Plan.

TIMING:
Board action is requested on September 23, 2014.

BACKGROUND:
Greenbriar Commons Park is a 4.5-acre park owned by the Park Authority. The park is located along Point Pleasant Drive in the Greenbriar Community in Fairfax (Attachment 1). The parcel was acquired in 1970. Over the years, a number of park facilities have been installed in this park, but no formal master plan was developed. In 2013 the Park Authority received a request for a community sponsored picnic shelter in Greenbriar Commons Park. Construction of permanent facilities, such as picnic shelters, is best guided by a master plan and the master plan process for this park was initiated.

A draft plan was presented to the Park Authority Board on May 28, 2014. The park master plan incorporates the existing facilities already in use at the park and proposes a new picnic shelter (Attachment 2).

A public comment meeting was held on Tuesday, June 24, 2014, at Greenbriar East Elementary School, at which staff presented the draft Greenbriar Commons Park Master Plan to facilitate a community discussion on the proposed use. Public comment on the master plan was collected at the public meeting and during the subsequent 30-day open comment period (Attachment 3).

The majority of public comment reflected support for the proposed shelter, including 20 comments. Of the comments received, only five were firmly opposed to the shelter. However, a number of comments expressed concerns that the addition of a picnic shelter would increase the maintenance needs at the park.

Overall, public comment that opposed the proposed picnic shelter reflected three main concerns:

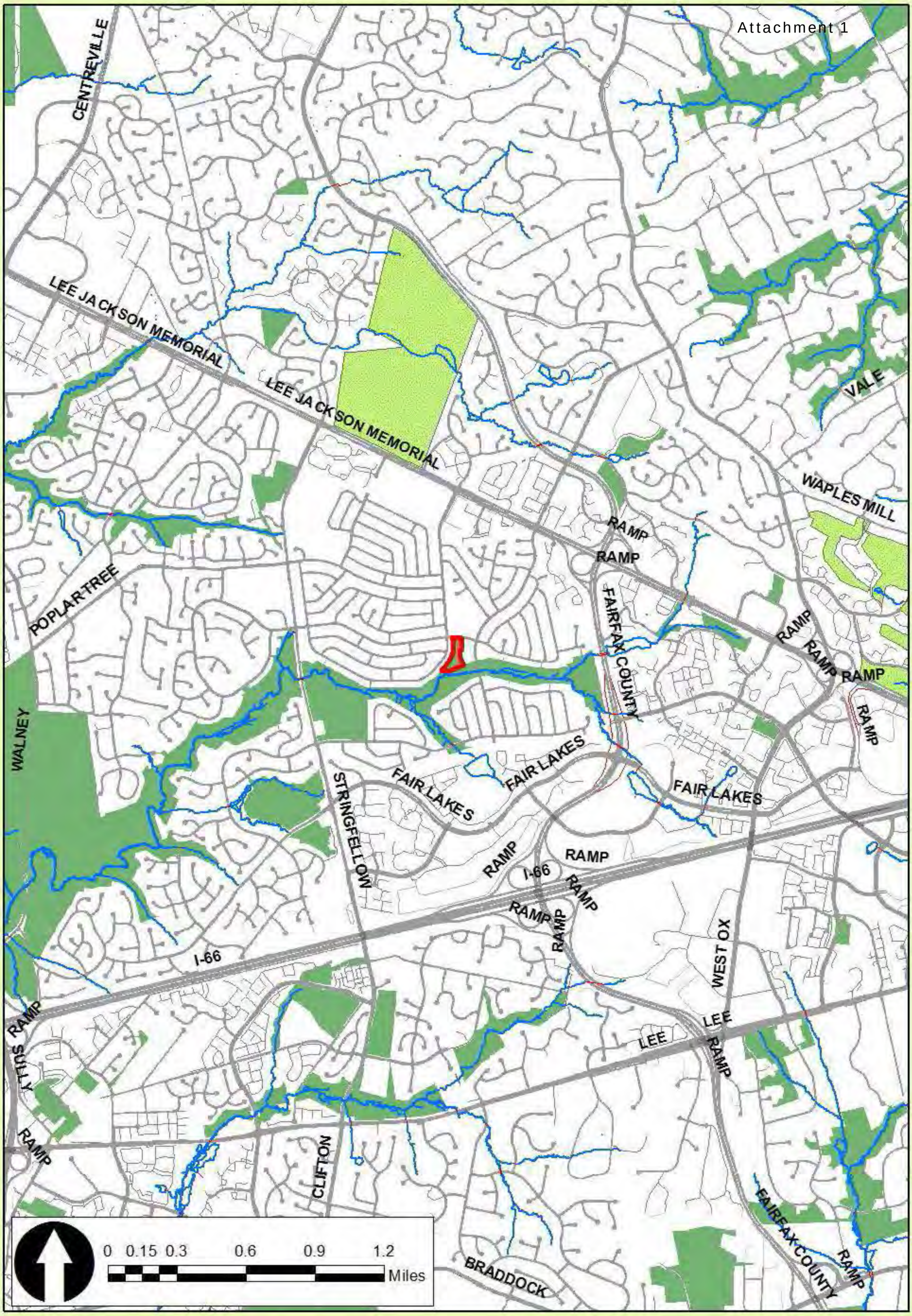
- Location would reduce the open play area limiting its use for neighborhood practices and play.
- A shelter may encourage people to use the park as a gathering point especially after dark. It is felt that this would be disruptive to the adjacent properties.
- The proposed shelter might not be well-maintained and could distract from other park maintenance needs, so the area should remain undeveloped.

Based on the public comments, staff has amended the draft plan to include the community concerns related to the design and location of the shelter as reflected on page 21.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Park Vicinity Map
Attachment 2: Greenbriar Commons Park Master Plan
Attachment 3: Greenbriar Commons Master Plan Report
Attachment 4: Public Comment on Draft Park Master Plan

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



Greenbriar Commons Park Vicinity Map

April 2014

Legend

Greenbriar Commons Park

FCPA Parks

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Attachment 2

Greenbriar Commons Park Master Plan

August 2014

4.5 acres Tax Map: 45-4 ((1)) 26A

Legend

- FCPA Trails
- Greenbriar Commons Park
- Elevation Contours

Fairfax County Park Authority

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Greenbriar Commons Park
Master Plan

Fairfax County Park Authority

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I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

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

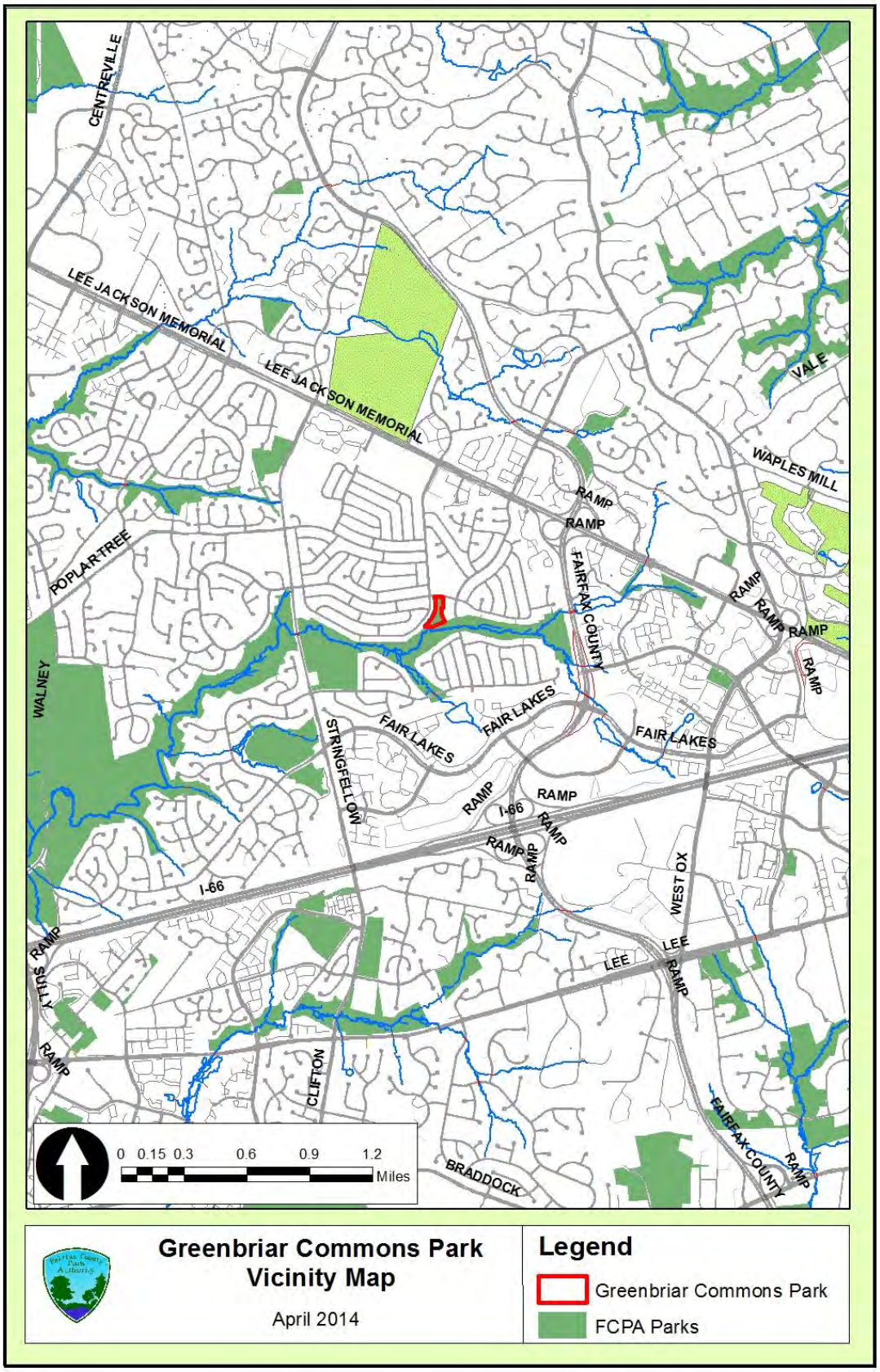
When Greenbriar Commons Park was acquired in 1970, here was no master plan developed for this park. Greenbriar Commons Park is included in the Sully Woodlands Regional Master Plan adopted in 2006.

II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Greenbriar Commons Park, Tax Map 45-4 ((1)) 26A, is a 4.5-acre park in the Springfield Supervisory District, located at 13007 Point Pleasant Drive in Fairfax and classified as a Local Park (Figure 1). It is adjacent to Rocky Run Stream Valley Park. The park is primarily undeveloped with open lawn area and few mature canopy trees. The park has typical local park features located near the entrance roadway of the park. There is an existing playground, a sand volleyball court, an open play area, a horseshoe area and a stone labyrinth. There is an existing asphalt trail within the park that connects to the stream valley trail network within Rocky Run Stream Valley Park (Figure 2).

Figure 1: Vicinity Map



B. CONTEXT

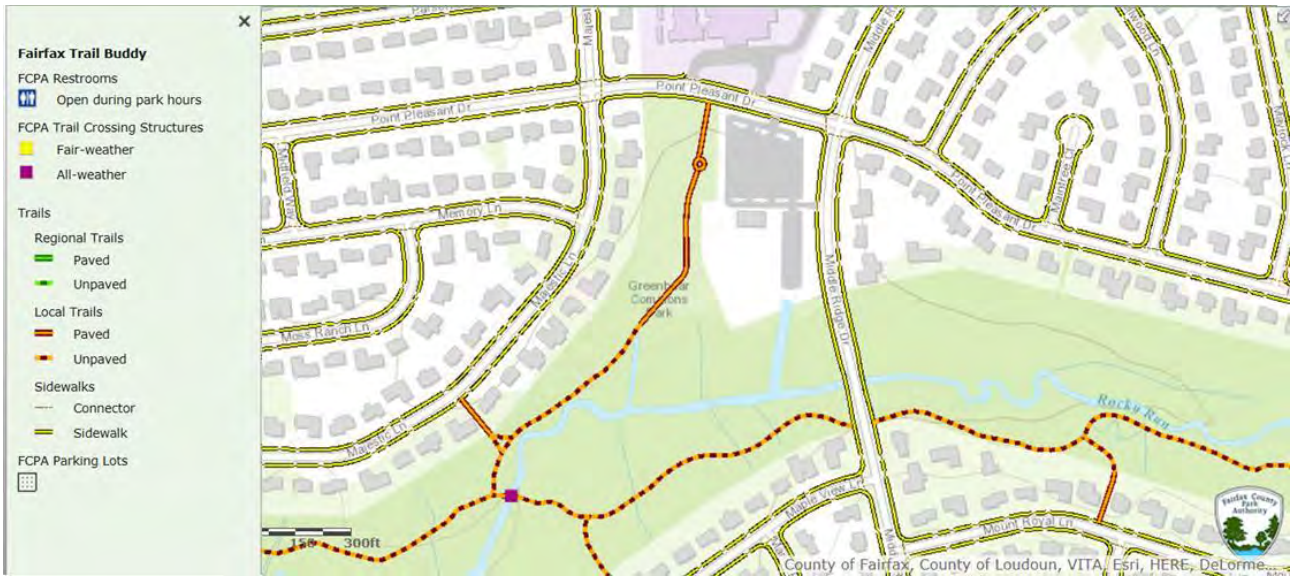
Greenbriar Commons Park is located south of Route 50 along Point Pleasant Road. It is surrounded by the Greenbriar residential community. This neighborhood consists of primarily single-family homes, built in the early 1970s. The Greenbriar Swim Club is located to the west of the park. In addition to being adjacent to Rocky Run Stream Valley Park, Greenbriar Park is located south of the park within walking distance (Figure 2).

Figure 2: Location Map

Greenbriar Commons Park is located in the Stringfellow Planning Sector (BR4) of the Bull Run Planning District as described in the Fairfax County Comprehensive Plan. Surrounding areas are planned, zoned, and developed with residential uses ranging from four to thirty units per acre. Greenbriar Commons Park is in the R-3C residential zoning district that allows residential use at one to three dwelling units per acre and public facilities, such as parks.

Sidewalks are located along both sides of Point Pleasant Road and within residential neighborhoods and connect to other trails in the area. Figure 3 shows trails, sidewalks that connect to the park.

Figure 3: Countywide Trails Plan Map



C. ADMINISTRATIVE HISTORY

The land that became Greenbriar Commons Park was dedicated to the Park Authority by Levitt and Sons in 1970 as part of the community development commitments.

D. PARK CLASSIFICATION

Greenbriar Commons Park is designated as a Local Park in the Park Authority's classification system. Local parks primarily provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and/or cultural resource protection are also common features of local parks. In suburban settings, such as the Greenbriar neighborhoods, local park size will typically be between 2.5 and 50 acres. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, off leash dog areas (OLDA), and courts. In a suburban setting, the local park service area may be up to three miles. The typical duration of visits to local parks will be two hours or less.

E. PARK & RECREATION NEEDS

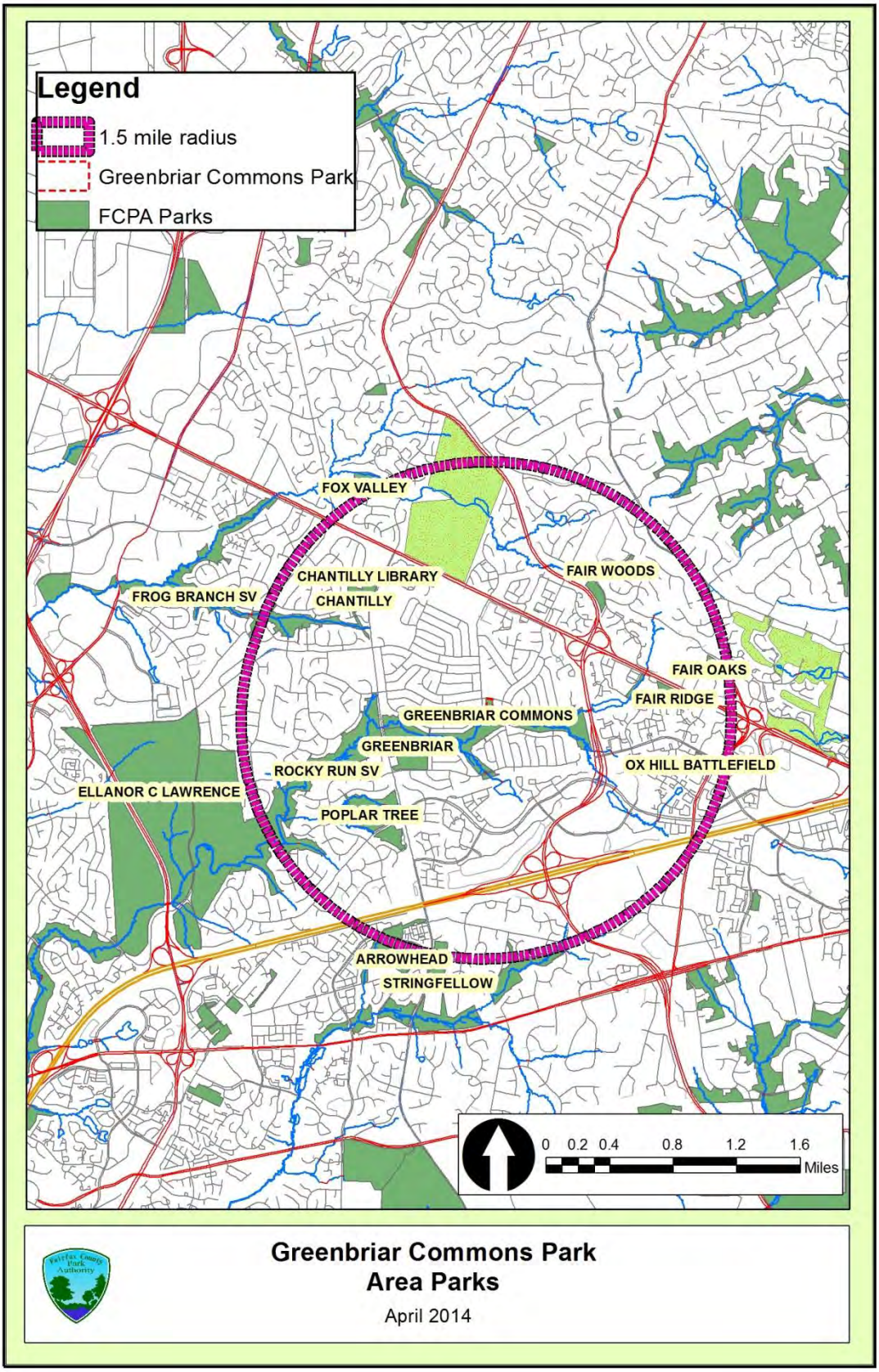
Overall, the park system around Greenbriar Commons provides a range of offerings. Typically, local serving facilities such are playgrounds and picnic areas are located within easy access to residents. Private facilities in homeowner common areas supplement the public inventory of trails, playgrounds, and courts. Within two miles of Greenbriar Commons Park are 20 park sites, several of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts (Table 1). Some offer athletic facilities such as Greenbriar, Arrowhead, Poplar Tree and Ellanor C. Lawrence parks. There are existing trail networks within Rocky Run Stream Valley Park and the Fair Lakes community. Nearby group picnic shelters are only available at Braddock and Ellanor C. Lawrence parks. In addition, there are numerous public schools within a two-mile service area, which typically have athletic fields and playgrounds available to the public during non-school hours. Figure 4 shows the parks and facilities that are located within Greenbriar Commons Park's 1.5 mile radius.

As the population of the Bull Run Planning District has increased, more outdoor places are needed for leisure and recreation. Greenbriar Commons Park serves as an important component of the community and the Fairfax County park system. Its proximity adjacent to Rocky Run Stream Valley, Greenbriar Elementary School and Greenbriar Swim Club provides a well-located neighborhood focal point by providing open space and trails for recreation, while at the same time preserving green space within the community.

Table 1: Parks with Amenities within 2 Mile Radius

PARK NAME	Trails	Picnic Shelter	PICNIC TABLES	Playgrounds	Rectangle Fields	Diamond Fields	Tennis Courts	Multiuse Courts
ELLANOR C LAWRENCE PARK	Y	Y	Y	Y	Y	Y		Y
OX HILL BATTLEFIELD PARK	Y							
ROCKY RUN STREAM VALLEY PARK	Y							
ARROWHEAD PARK	Y				Y			
POPLAR TREE PARK	Y		Y	Y	Y	Y		
WILLOW POND PARK	Y							Y
STRINGFELLOW PARK	Y				Y			
LITTLE DIFFICULT RUN STREAM VALLEY PARK	Y							
FOX VALLEY PARK	Y							
GARNCHAYNE PARK								
FLATLICK STREAM VALLEY PARK	Y							
FROG BRANCH STREAM VALLEY PARK	Y							
NAVY VALE PARK	Y						Y	
GREENBRIAR PARK	Y		Y		Y	Y	Y	
DIXIE HILL PARK		Y	Y	Y				Y
FAIR RIDGE PARK	Y						Y	Y
DIFFICULT RUN STREAM VALLEY PARK	Y							
FAIR OAKS PARK	Y							
FAIR WOODS PARK								
CHANTILLY LIBRARY SITE	Y					Y		
CHANTILLY PARK	Y							
GREENBRIAR COMMONS PARK	Y		Y	Y				

Figure 4: Area Parks



III. EXISTING CONDITIONS

Examining the existing site conditions help determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

A. NATURAL RESOURCES

Greenbriar Commons Park is a local park in an established suburban community adjacent to a natural stream valley park. The developed state of the park and proximity of surrounding development provides well-defined boundaries on all sides of the park, making the park somewhat ecologically isolated from adjacent parkland.

1. Soils

Soil characteristics can have major implications on site suitability for certain uses. As classified by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), Soils on the site consist primarily of Nestoria silt loam (80A+). This thin silty soil occurs on steep slopes within the Triassic Basin. It is formed from weathered siltstone and fine grained sandstone. Bedrock is typically 1½ feet below the surface. All soil layers are silty and contain increasing amounts of gravels with depth. Nestoria is well drained. Foundation support is good, but excavation can be difficult because of the shallow bedrock. Suitability for septic drainfields and infiltration trenches is poor because of the depth to bedrock. Figure 5 depicts a map of soil types within the park and surrounding area and Table 2 provides soil identification.

Figure 5: Soils Map

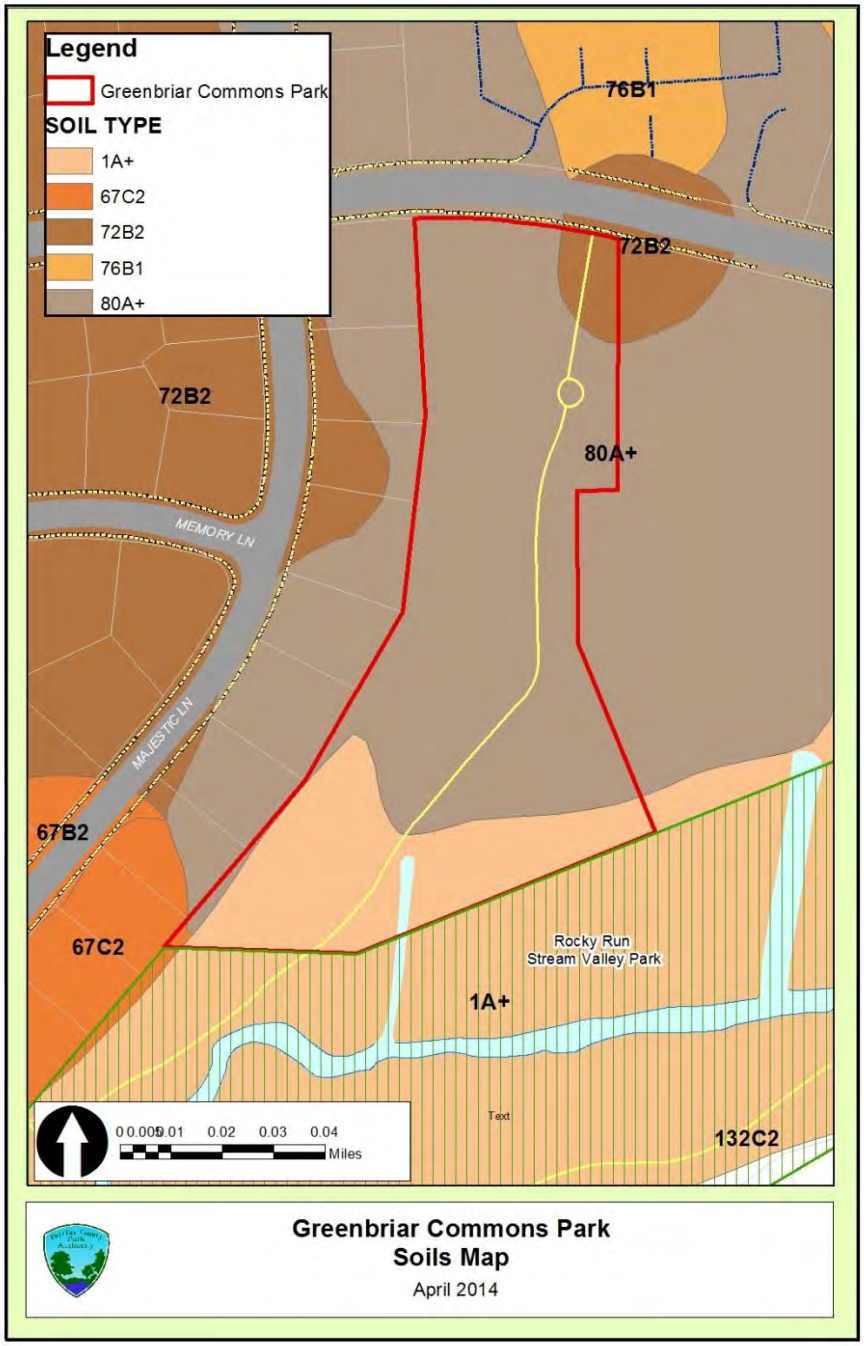


Table 2: Soils

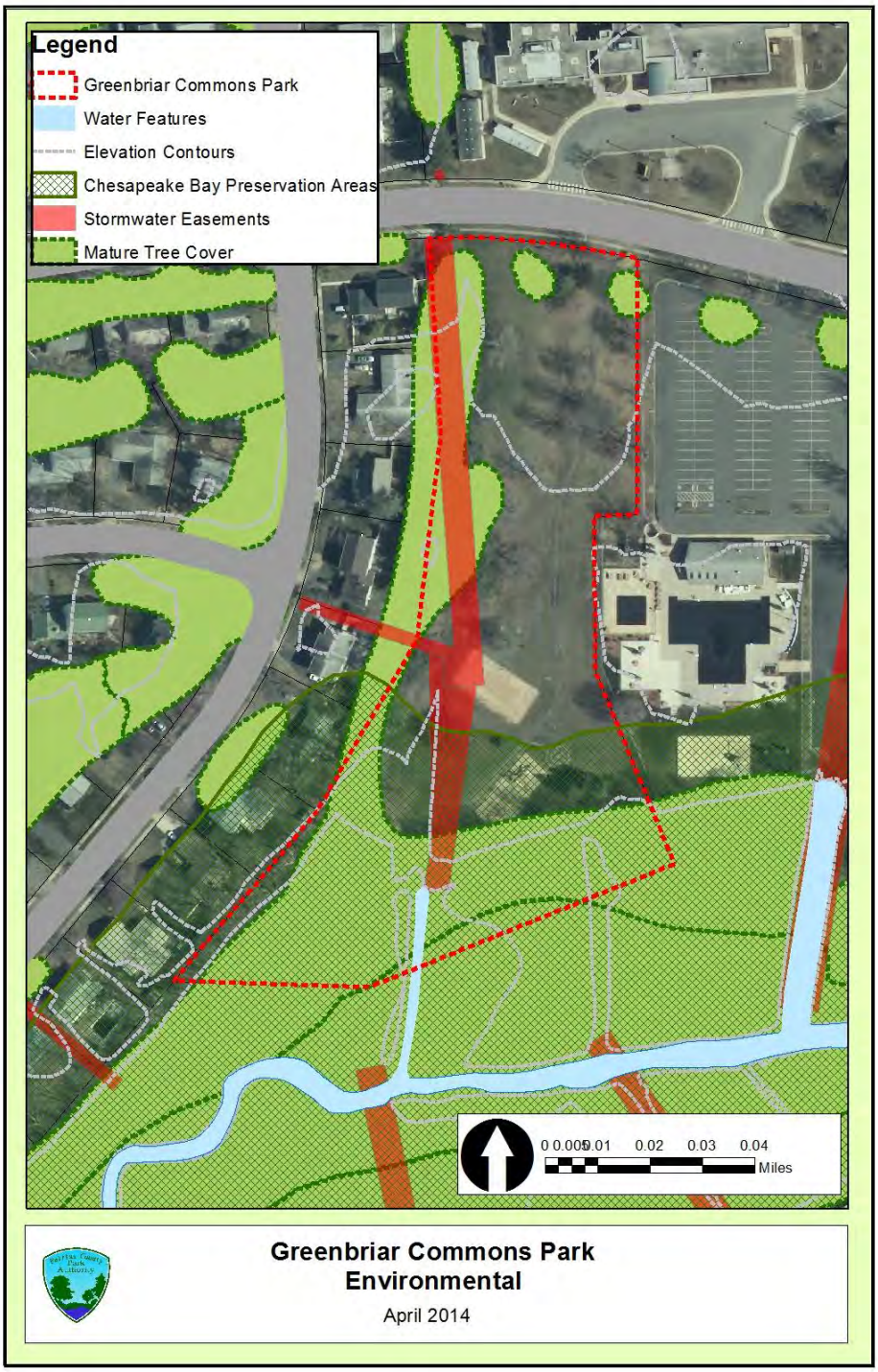
ID#	Name	Slope
1A+	Albano silt loam	0-2%
72B2	Kingstowne - Sassafras - Neabsco complex	2-7%
76B1	Matapeake silt loam	2-7%
80A+	Nestoria channery silt loam	0-2%

2. Topography, Hydrology and Vegetation

Topography

The topography of the park is generally flat with drainage towards Rocky Run to the south (Figure 6).

Figure 6: Environmental Map



Hydrology

Greenbriar Commons Park is located within the Cub Run watershed. Cub Run is a major tributary to Bull Run, which forms the Fairfax County/Prince William County border. Bull Run and its tributaries also drain large areas outside the County in Loudoun, Prince William and Fauquier counties.

The Cub Run and Bull Run watersheds include portions of Fairfax County that have developed rapidly over the past 25 years. As a result, a large portion of the Cub Run watershed is approaching build-out conditions. Future development will mostly occur in the western portions of the watershed, including low-, medium- and high-density residential, low-intensity commercial, and industrial land uses.

Cub Run receives a final major input from Big Rocky Run, a large subwatershed that has it headwaters near Fair Oaks Mall and Fairfax Government Center. Big Rocky Run flows southwest through the developed suburban areas of Fair Lakes and Centreville, including the residential areas between Route 50 and Route 29, and portions of Centreville west of Route 28.

The southern portion of the site is location within a Resource Protection Area (RPA) as designated in the Chesapeake Bay Protection Ordinance and creates a buffer around perennial streams to protect water quality. The playground and labyrinth are located within the RPA, but were placed there before the ordinance enactment and therefore are considered a pre-existing condition and allowed to their current extent. No expansion of the impervious surface area that currently exists will be allowed under this ordinance.

There are several stormwater easements bisecting the park (Figure 8).

Vegetation

The park is primarily open lawn area with specimen canopy trees adjacent to Rocky Run Stream Valley Park. There is some buffering along the western boundary and some transition canopy on the southern part of the park adjacent to Rocky Run Stream Valley Park.

3. Wildlife

Typical suburban wildlife exists in the park, including squirrels, deer, birds, and other small mammals.

4. Rare Species

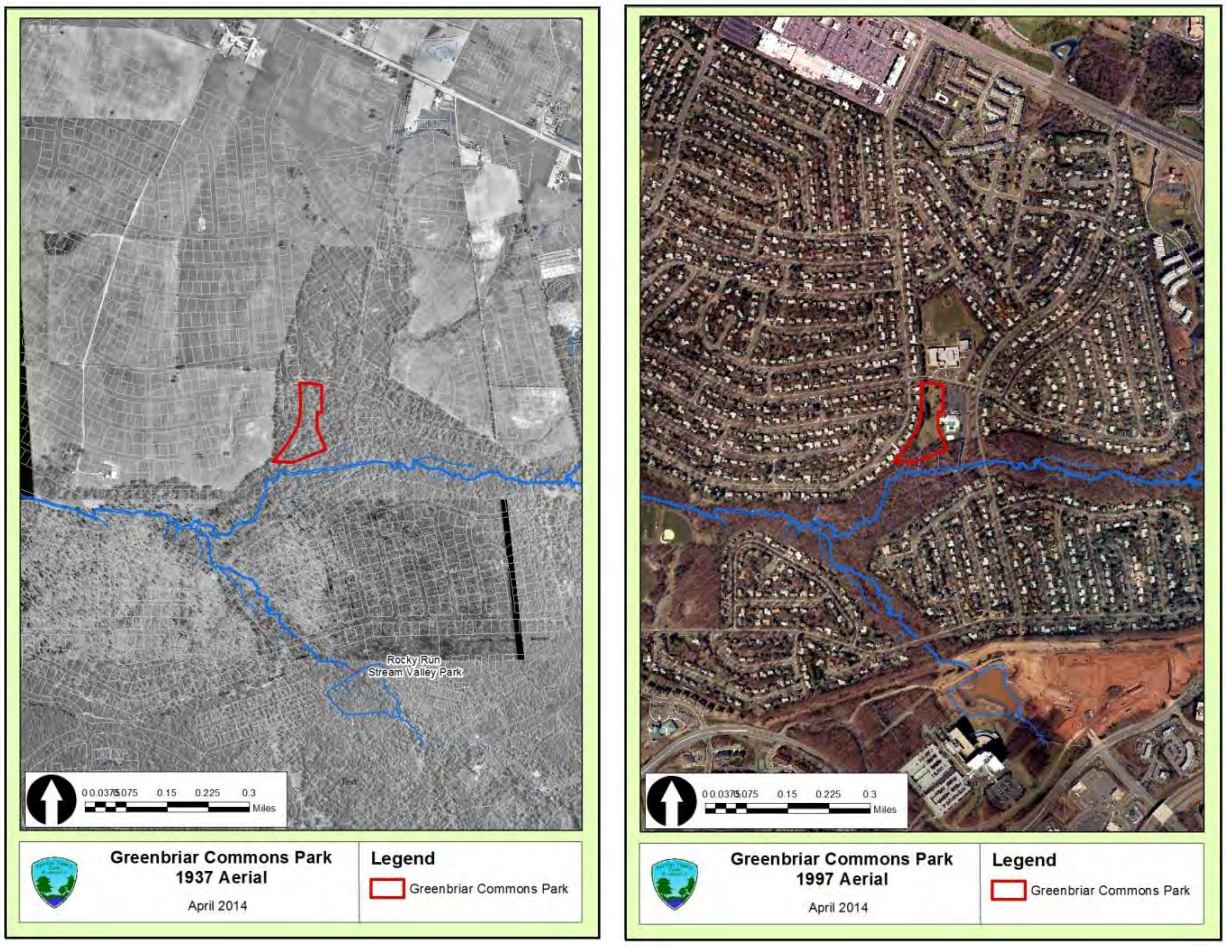
Archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Greenbriar Commons Park.

B. CULTURAL RESOURCES

No specific information regarding Greenbriar Commons Park's prehistory (prior to 1717) exists, however, its location near the stream valley, indicates it may have potential for evidence of prehistoric occupation. Historic evidence, especially related to prevalent Civil War activities in this area is also likely, although no archaeological studies have been conducted.

Air survey photos taken in 1937 and 1953 show the site of Greenbriar Commons Park being forested while adjacent fields are farmed. However, by the 1970's farmland was giving way to suburban development throughout the county, including the Greenbriar subdivision of which this park is a part.

Figure 7: 1937 and 1953 Aerials Compared



C. EXISTING INFRASTRUCTURE

1. Utilities

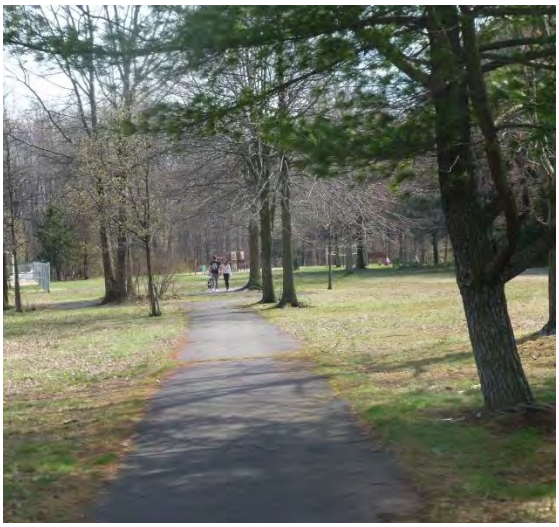
The park has access to public water, sewer, gas and electric utilities. There are existing street lights along Point Pleasant Drive.

2. Vehicular Access

There is no on-site parking or vehicle access for this park. Street parking is available in front of the park and shared surface lot parking is available with permission at Greenbriar Elementary School and Greenbriar Swim Club.

3. Pedestrian Access and Trails

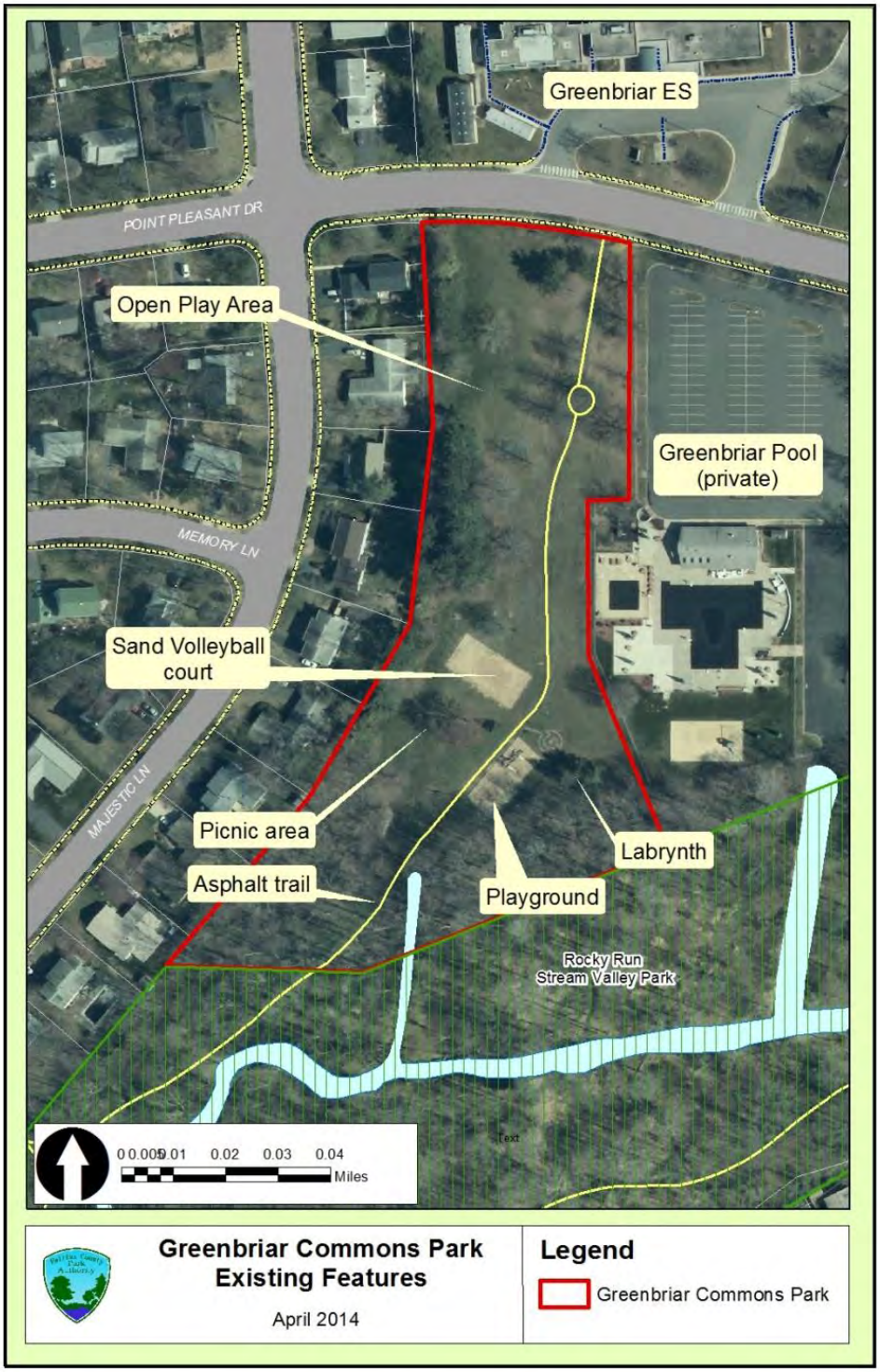
There is a well-established trail network within Greenbriar Commons Park and the adjacent Rocky Run Stream Valley Park. Sidewalks are in place along Point Pleasant Drive and in the surrounding neighborhoods providing good pedestrian connectivity to the park.



D. EXISTING USES

Existing facilities include a playground, a small picnic area with table, a sand volleyball court, two horseshoe courts, a stone labyrinth, an asphalt trail, and an open play area. (Figure 8)

Figure 8: Existing Features



IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Greenbriar Commons Park is:

- To meet the community recreation and leisure needs
- To preserve the natural character and values of the site, and
- To provide space for community gatherings

B. DESIRED VISITOR EXPERIENCE

Greenbriar Commons Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the open landscape, inspire community sponsored and supported uses that bring the community together while also providing community recreation opportunities that appeal to a variety of users including small groups, families, and individuals who want to enjoy a mix of recreation facilities, or open green space.

Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited at one of the park entrances to provide general information about the park and support a self-guided experience. Other visitor amenities may include benches, trashcans, picnic tables, and signage.

This visitor experience can be supported in a number of ways. To facilitate any of the park uses, adequate park infrastructure, parking, stormwater management, and ADA access, will need to be addressed as part of plan implementation.

C. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives guide actions and strategies for dealing with management issues:

- Greenbriar Commons Park should be a focal point of the community and a space for community-building activities.
- Greenbriar Commons Park will continue to be managed to provide public recreational opportunities.
- Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

The Park Authority's area maintenance crew will continue to provide periodic maintenance and repairs to park facilities. This includes mowing the grass, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment, cleanup, and removal of hazardous trees or conditions, as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff. Interim and sponsored uses may be managed or maintained in a special manner consistent with the

nature of such uses and will be provided primarily by the sponsor, interim user, or as otherwise agreed.

V. CONCEPTUAL DEVELOPMENT PLAN

A Conceptual Development Plan (CDP) uses the management objectives established in this master plan and consists of two parts. The first portion is the text, which describes recommendations for future park uses and facilities. This section also discusses design concerns that will need to be considered when the CDP is implemented. The second part of the CDP is a graphic depiction of the recommended uses and their general locations. CDPs are based on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this phase and therefore the CDP is general in its composition. Actual facility locations may shift based on future site engineering (Figure 9).

Figure 9: Master Plan

The following park features and facilities are planned as depicted in the Conceptual Development Plan:

A. PICNIC SHELTER

A group picnic shelter is recommended for this park to support community gatherings that occur there regularly. While the park has no parking on site, on-street parking is available and the park is conveniently located for pedestrian access. Coordination with the adjacent elementary school and swim club where parking is available can support community gatherings in the park as well.

B. VOLLEYBALL COURT

The existing sand volleyball court should remain as a park feature. The court should be maintained in good condition and available year round as weather permits.

C. OPEN PLAY AREA

The open grass field will be retained as a central feature of the site to provide an area for unstructured play and to support community gatherings.

D. PLAYGROUND

The existing playground located on the southeast portion of the park should remain. This location provides full visibility for all sections of the park and is a complementary use to the other park facilities. If the play area is expanded in the future, particular attention should be made to ensure the inclusion of skill development facilities that complement the young teen to adult age group, such as outdoor fitness equipment.

F. TRAILS

Trails allow access to facilities throughout the site as well as forms a connection to the extensive neighborhood and stream valley trails network.

VI. DESIGN & COMMUNITY CONCERNS

Park master plans are conceptual documents that show general size and locations of facilities for planning and funding purposes. After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements in effect at that time, as well as addressing potential impacts, the same as any other public or private development. These reviews ensure that the proposed facilities meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies. To ensure that these plans meet the latest development standards, and to responsibly manage the costs associated with creating engineered designs, plans are created during the design phase that precedes construction, after funding has been appropriated, which could be several years in the future. When site design, plan submittal, and construction are funded and scheduled, the following concerns should be considered:

A. ACCESSIBILITY

Accessible park elements and facilities should be provided wherever possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

B. SHELTER LOCATION

The shelter should be sized and located to optimize the retention of the open play area, accessibility and visibility from the street to address community concerns regarding safety and accessibility.

Greenbriar Commons Park Master Plan - Public Comments

Friday, August 15, 2014

4:00:15 PM

ID	Category	Comment Date	Comment	Comment
1	Picnic Shelter	6/24/2014	Other	plays volleyball regularly at the park. Supports the shelter the players can wait out the rain. It will be good for local picnics.
2	Picnic Shelter	6/26/2014	Email	Let me express my concern about the proposed shelter. The current state of the park is abysmal and resembles a long-forgotten, inner-city lot. I am a 28-year resident and can't remember the last time I saw county personnel performing even routine park maintenance. Obviously I don't stand guard at the site so I may have missed some work, but a walk in the park would reveal much needed repairs. Being familiar with many county parks, ours look truly forgotten/neglected – I suppose when the grass grows a few more inches it will be cut? My point is: if the park is in such a state of disrepair now, how would a shelter look after two, three, or four years? Would we have just another eyesore but an even more obvious one as seen from the road, school, and swim club? Believe it or not, I am really in favor of the project. However, the park and everything in it needs to be kept clean, safe and well maintained. Greenbriar Commons Park in currently not any of these things.
3	Picnic Shelter	7/26/2014	Email	I am a Greenbriar resident and wanted to voice my support for the picnic shelter at our park. It would be such a wonderful addition to our neighborhood.
4	Picnic Shelter	7/24/2014	Email	As a resident of Greenbriar I am thrilled that you are considering our park for a picnic shelter and support your efforts. There are many sport activities going on over the weekends and it would be nice to have a shelter from the sun to have a picnic facility for families spending the day there.
5	Picnic Shelter	7/14/2014	Email	I support the construction of a picnic shelter at Greenbriar Commons park.
6	Picnic Shelter	7/7/2014	Email	Only one resident, besides me, expressed any interest in the pavilion. I am a big supporter and will make a generous donation for the costs.

ID	Category	Comment Date	Comment	Comment
7	Maintenance, Picnic Shelter	6/26/2014	Email	Let me express my concern about the proposed shelter. The current state of the park is abysmal and resembles a long-forgotten, inner-city lot. I am a 28-year resident and can't remember the last time I saw county personnel performing even routine park maintenance. Obviously I don't stand guard at the site so I may have missed some work, but a walk in the park would reveal much needed repairs. Being familiar with many county parks, ours look truly forgotten/neglected – I suppose when the grass grows a few more inches it will be cut? My point is: if the park is in such a state of disrepair now, how would a shelter look after two, three, or four years? Would we have just another eyesore but an even more obvious one as seen from the road, school, and swim club? Believe it or not, I am really in favor of the project. However, the park and everything in it needs to be kept clean, safe and well maintained. Greenbriar Commons Park in currently not any of these things.
8	Picnic Shelter, Use	6/25/2014	Email	Hi, I am a 32 year Greenbrier resident. I have been working with Doc Cullison on this project. I have used the Greenbrier Commons Park many times. I have used the park as part of a group that plays volleyball every Thursday in the summer. I have used it taking my kids and now my grandkids to the playground there, playing some horseshoes, and attending concerts in the park. All these activities and more can be enhanced by building this shelter. There is no way at present to keep out of the sun or rain and a passing shower ruins all these activities. Also if this shelter is built many of us could take our kids, company or others and have a nice area for a picnic and include all the activities mentioned. Also I must say that this park is very well maintained by the park service and so the shelter will also be well maintained by them. The idea that people from out of the community will use the shelter is very remote to me since there are no amenities, parking, electric or, toilet facilities. Considering all the benefits provided there is no valid reason not to proceed and improve our community by building this shelter. Thank you.
9	Picnic Shelter	6/20/2014	Email	I am writing to support the Greenbriar picnic pavilion. I am unable to attend the community hearing next Tuesday, but want to formally register my support for the proposed site plan.
10	Maintenance, Picnic Shelter, Use	7/11/2014	Letter	concern about people using the shelter who do not live in the neighborhood, concern about impact to adjacent neighbors, how well does a shelter work with out restroom facilities?
11	Maintenance, Other, Picnic Shelter	6/24/2014	Comment Card	I feel it would be irresponsible for the county to fund a pavilion that would sit directly behind the home of a registered sex offender. Use the County's limited funds and fix the park.

ID	Category	Comment Date	Comment	Comment
12	Picnic Shelter, Use	6/24/2014	Comment Card	Being in charge of organizing the concerts in Greenbriar Commons Park, I wish to point out that the shelter would be located on top of the asphalt used by the musicians to set up for their performances. Also this asphalt was a boy scout project for the specific purpose for use by the performers. This needs to be addressed.
13	Other, Picnic Shelter, Use	6/24/2014	Comment Card	I believe that the negative unintended consequences of this project outweigh the positive benefits making it a poor use of tax money and civic association funds. The small size of the park, the proximity of homes and the limited area of public parking are a few of the factors that presage a negative impact of this plan. No need or wide desire for such a project has been identified, only a desire by a few residents. Many more residents I have talked with have expressed negative concerns about the project, its location , its use and its funding.

ID	Category	Comment Date	Comment	Comment
14	Maintenance, Other, Picnic Shelter, Use	6/24/2014	Other	Greenbriar Commons Park Concerns: Trash: Will there be additional trash cans along with the pavilion? The current trash removal is often overdue, causing trash to fly around on windy days and during the summer , filled black trash cans are placed next to the cans due to the overflow. This can attract unwelcomed animals. Upkeep: Who will be in charge of the upkeep of the pavilion? Currently our pathway thru the park has large cracks and bumps. It is only getting worse. Walking, running, and riding bikes on this has become difficult/hazardous, especially for the kids on training wheels. Weeds during the summer overgrow the cracks and edges of the path. The playground equipment has portions of it melted. There is also spray paint on portions of the equipment. The circle maze garden has become over grown and it becomes hard to see the stones during the summer due to the grass. The trees needs to be trimmed as there are many dead branches ready to come off in a storm. There are already several of them lying in the park. If they can't afford to fix these problems now…will they be able to pay for the repairs of the pavilion in the future? Parking: Where will the users park for the pavilion? During the school year the streets are full already from parents and teachers. Now it will continue into the weekends. Some users will try and park at the pool or the school. Night Use: There are times when the youth hang out at the park in the night leaving behind them beer cans and cigarettes. Do we want to give them a covered location to hang out at night? Cost: Very expensive at the cost of Greenbriar residents, when all of the county will be able to use it. Not an unused space: The open field is often used for field day by the elementary students, practices for lacrosse and soccer, exercise classes, scouting, concerts in the park and family events. If you use half the area for a covered pavilion, that means their playing area will be cut in half forcing them to play closer to the street. Bathrooms: There are no bathrooms. Putting up a pavilion will make people want to stay longer. Where would they go to the bathroom? They will try to use the school's or the pool next door or just go outdoors. Do we want that? Reservations: Will it be a first come first serve basis or will it be posted on the Fairfax County Parks website available for all of Fairfax County to use? Sewers: There is a sewer grate with 2 openings. Is there anyway to put up a grate at the opening to prevent small children from entering them? Soil: Has someone come out to scope the soil and location? There is a sink hole starting behind 4305 Majestic Lane which is increasing in size each year. (A message was left on the voicemail of Judy Pedersen on June 3, 2014 to alert the county of this situation.) Location: The possible location could back up to a registered sex offenders home. Alternate location: Why not put in a covered pavilion at Greenbriar Park which has bathrooms. It will still serve Greenbriar and will serve a larger population of Fairfax and their events.
15	Picnic Shelter, Use	6/24/2014	Other	Concerned about Tue. hours next to the picnic areas. Concerned about the new users using the trail. Concerned about park users using the pool bathrooms. Good for school kids using the park.

ID	Category	Comment Date	Comment	Comment
16	Maintenance, Picnic Shelter	6/24/2014	Other	fix the park first. A lot of money to spend and the park needs more upkeep. Poor maintenance. She wants more trash cans and benches. Teenagers would gather at night.
17	Other, Picnic Shelter	6/24/2014	Other	supports the shelter but feels the park needs a facelift. Trails need paving. Wants to ensure accessibility. Would like an accessible playground area too.
18	Picnic Shelter, Use	6/24/2014	Other	wants to keep the open space for play instead of a shelter. Concerned about teenagers gathering.
19	Maintenance, Other	6/24/2014	Other	concerned about the location next to an adjacent sex offenders house. Feels this project wouldn't pass the Washington Post test. Lots of problems in the park with trash.
20	Maintenance, Other	6/24/2014	Other	not enough money for parks in general. Why is parks spending money on a nother shelter? Need to encourage local utilization.

##

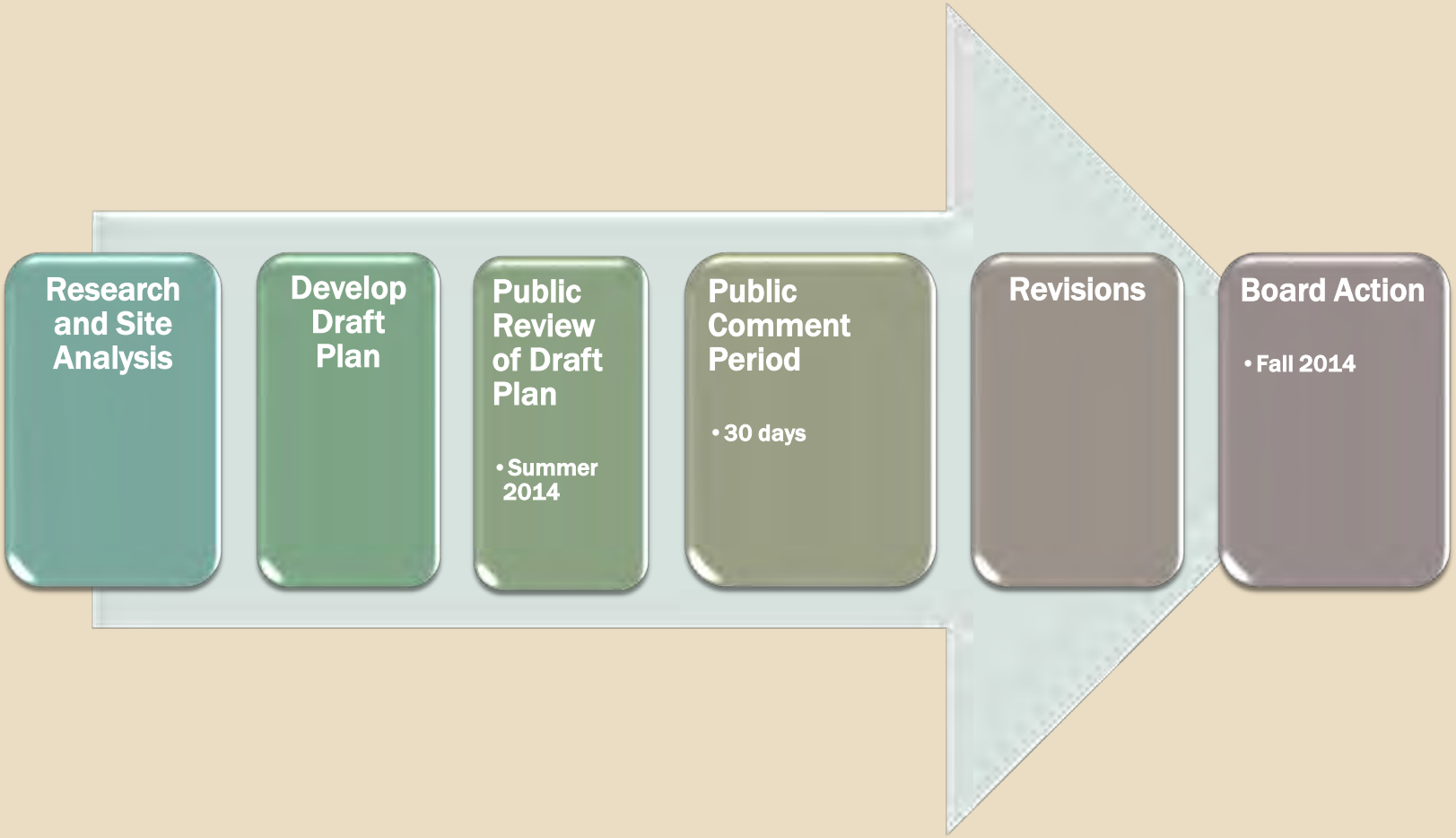
GREENBRIAR COMMONS PARK

Master Plan Presentation

Park Authority Board

September 10, 2014

MASTER PLAN PROCESS



PARK LOCATION AND NEIGHBORHOOD

- 5 acre site located in the Springfield District in Chantilly
- Nearby parks include:
  - Rocky Run SV
  - Greenbriar Park
  - Poplar Tree Park

WHY A MASTER PLAN NOW

- Evaluate park for a picnic shelter proposed by the community
- Evaluate the built facilities as to meeting the community needs

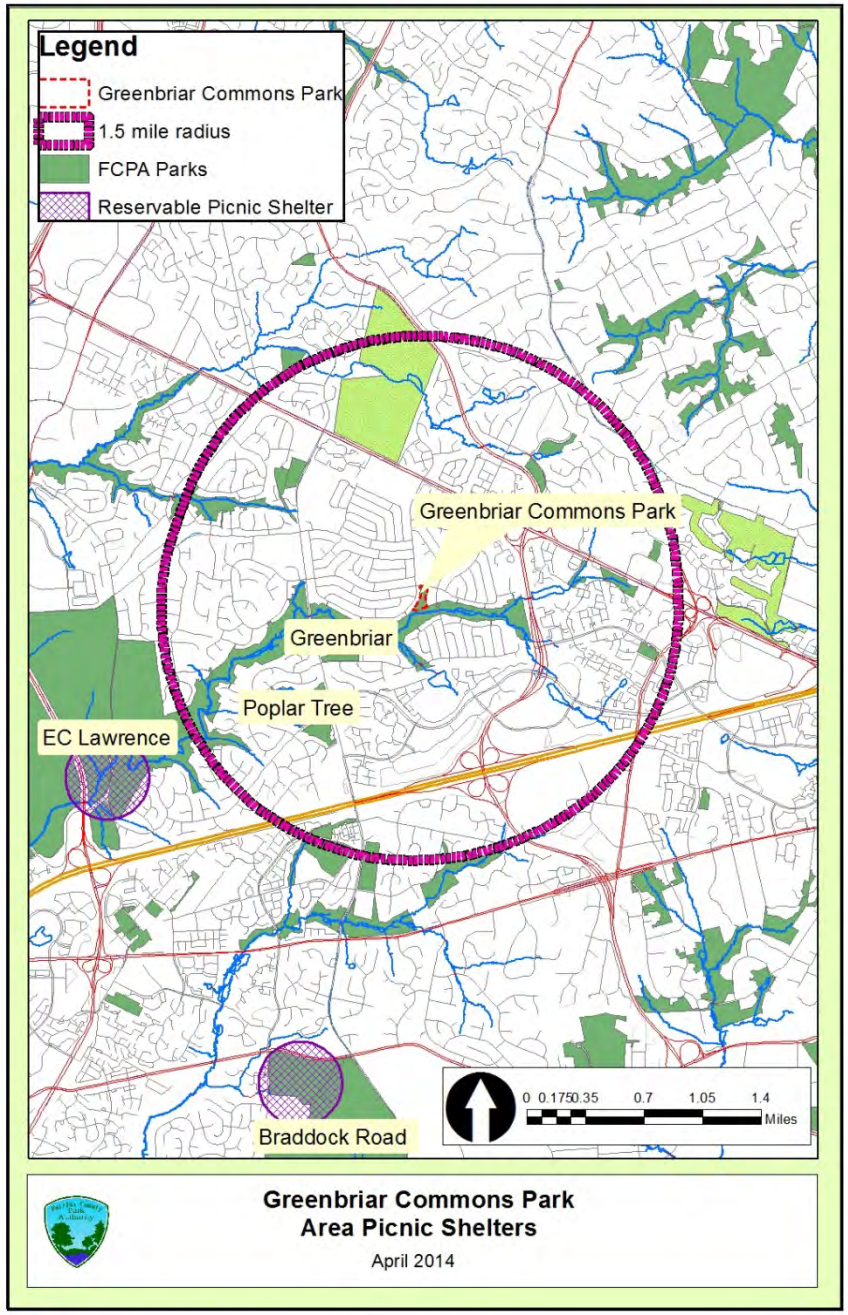
EXISTING SITE CONDITIONS

- 2/3 open lawn area
- Mature canopy adjacent to Rocky Run SV Park
- Integrated into community and school activities

EXISTING FACILITIES

AREA PICNIC SHELTERS

- Two reservable shelters within two miles of park
- Shelter would be within walking distance of community and school



WHAT WE HEARD

- Concern about general park maintenance
- Support Picnic Shelter with reservations
- Concerns about heavy usage of the park by others using the shelter
- Concerns about lack of restrooms and parking
- Desire to preserve the open play area

HOW CONCERNS WERE ADDRESSED

- Recommend a smaller shelter for shorter park stays
- Recommend locating shelter to allow for preserving open play area

PROPOSED MASTER PLAN

- Retains existing park features
- Proposes locating a picnic shelter towards the school side of the park

NEXT STEPS

- Park Authority Board Review and Action on Final Master Plan Revision –Fall 2014
- Work with community to facilitate funding and construction of shelter

Board Agenda Item
September 10, 2014

ACTION

Authorization of Agreement with JLB Dulles Tech LLC Granting Limited Power of Attorney and Indemnification (Dranesville District)

ISSUE:
Authorization by the Park Authority Board to execute the Limited Power of Attorney and Indemnification Agreement.

RECOMMENDATION:
The Park Authority Director recommends that the Park Authority Board authorize the Director to execute the limited power of attorney and indemnification agreement with JLB Dulles Tech LLC.

TIMING:
Board action is requested on September 10, 2014, to maintain the project schedule.

BACKGROUND:
Arrowbrook Park was conveyed in 2011 to the Park Authority, per proffer, from Arrowbrook Centre LLC and is located on a 10-acre parcel at the southwest quadrant of the intersection of Sunrise Valley Drive and Centreville Road (Attachment 1). The park includes a four-acre pond that serves as a stormwater management facility for the Arrowbrook Centre project to the north, trails, a gazebo, parking lot, and natural landscaping. While the property was dedicated to the Park Authority, Arrowbrook Centre LLC remains responsible for management of the impoundment and related structures that serve the Arrowbrook Centre development, while the Park Authority is responsible for management of the areas at the periphery of the property.

As part of the *Route 28 Station Area - South* amendment to the Comprehensive Plan (adopted by the Board of Supervisors in December 2013) the existing transportation patterns within the area of the Dulles Technology Center were revised to provide more grid-based connectivity between parcels (Attachment 2). This Comprehensive Plan amendment was adopted in preparation for the opening of the Innovation Center Metro station and called for an extension of McNair Farms Drive west from Centreville Road to Dulles Technology Drive. The extension of McNair Farms Drive will directly impact the impoundment at the southern end of the wetlands area at Arrowbrook Park.

Board Agenda Item
September 10, 2014

JLB Dulles Tech, LLC (JLB, the applicant) is currently processing a zoning application for a multifamily project located on a parcel west of, and adjacent to, the Arrowbrook Park. The proposed project will be required to construct the portion of the extended McNair Farms Drive located along JLB's northeastern property line from

Dulles Technology Drive to the eastern boundary of the property. This would leave the segment of the extended McNair Farms Drive that crosses Arrowbrook Park unbuilt. The future expense associated with construction of this segment as well as the intersection improvements at Centreville Road would likely be borne by the Park Authority if the Park Authority were to do additional development at the park. JLB, as part of its application, has agreed to construct the portion of the McNair Farms Drive extension on their property and the portion located on Park Authority property including improvements to the intersection (Attachment 3). In order for the construction to occur simultaneously with the JLB project, the Park Authority will need to join the JLB zoning application.

The Park Authority Board authorized staff in April 2014 to negotiate with the applicant to develop the final documents needed to join the JLB application in order to allow the extension of McNair Farms Drive across the Arrowbrook Park at no cost to the Park Authority. Joining the application will allow the Park Authority to negotiate directly with the applicant and provide for a streamlined development and construction schedule. The first document required for this to occur is an agreement between the Park Authority and JLB that permits the Park Authority to join the JLB application and indemnifies the Park Authority from any action that JLB takes that may be adverse to the Park Authority (Attachment 4). This agreement was drafted by the Office of the County Attorney and negotiated between the Park Authority, the Office of the County Attorney, and JLB.

Briefly, the agreement memorializes the following:

- JLB will construct an extension of McNair Farms Drive over a portion of Arrowbrook Park, subject to the terms and conditions set forth in the Proffers.

- JLB will be responsible for effectuating an amendment to the management agreement between the Park Authority and Arrowbrook Centre LLC regarding the park.

- The Park Authority shall have no responsibility for implementing or fulfilling the proffered commitments made by JLB.

- JLB shall, jointly and severally, indemnify and hold harmless the Park Authority, its agents, officials, and employees, against any and all claims of whatever kind that may arise out of the Park Authority having signed the Proffers.

The next step in the process will be the negotiation of proffers for the JLB project. The proffers will articulate the responsibilities of JLB regarding the park. Once the proffers are negotiated, staff will present the proffers to the Park Authority Board for approval. Staff has clearly stated that the Park Authority expects the following with regard to the construction of McNair Farms Drive across the park:

- The extension of McNair Farms Drive will be constructed to the ultimate road section even if the full width is not paved at this time.

- The Park Authority will be compensated for the land taken for the road extension or alternatively, in-kind facilities equal in value will be provided on park property.

- The stream crossing will be constructed using a CON/SPAN system or an alternative modular precast system acceptable to the Park Authority.

- Restoration plantings required as a result of disturbance by the McNair Farms Road extension will be placed on the wetlands area of the park property or just below the area of disturbance in the Merrybrook Run Stream Valley Park.

Staff will continue to update the Dranesville District Park Authority Board Member as proffer discussions progress as well as bring the final proffer language to the Park Authority Board for approval.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Aerial Photograph
Attachment 2: Comprehensive Plan Transportation Network
Attachment 3: Proposed McNair Farms Drive Extended
Attachment 4: Limited Power of Attorney/Indemnification Agreement

STAFF:
Kirk W. Kincannon, Director
Cindy Messinger, Deputy Director/CFO
Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning and Development Division
Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Sandy Stallman, Manager, Park Planning Branch
Brian Williams, Acting Manager, Real Estate Services

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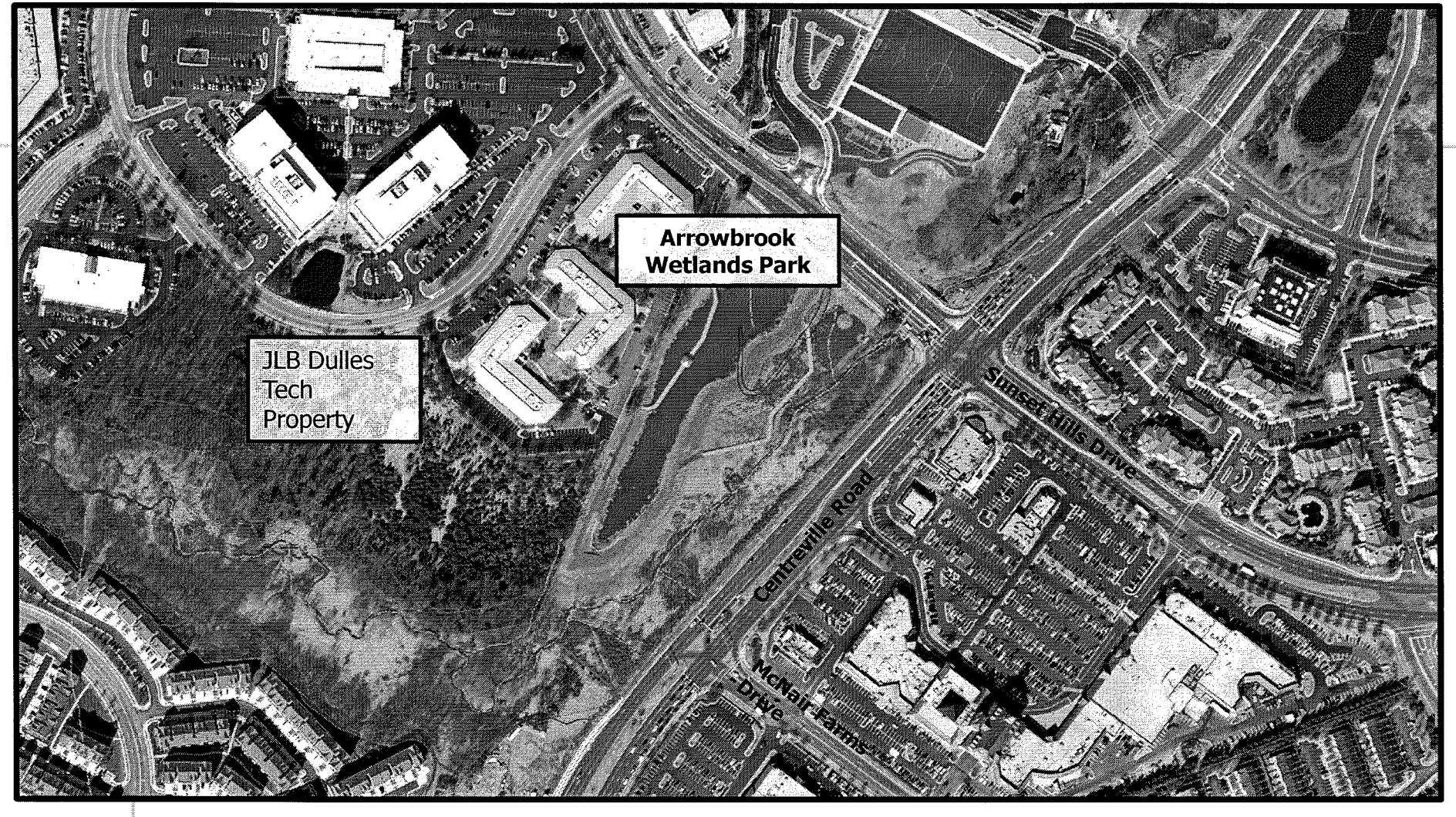

Attachment 1

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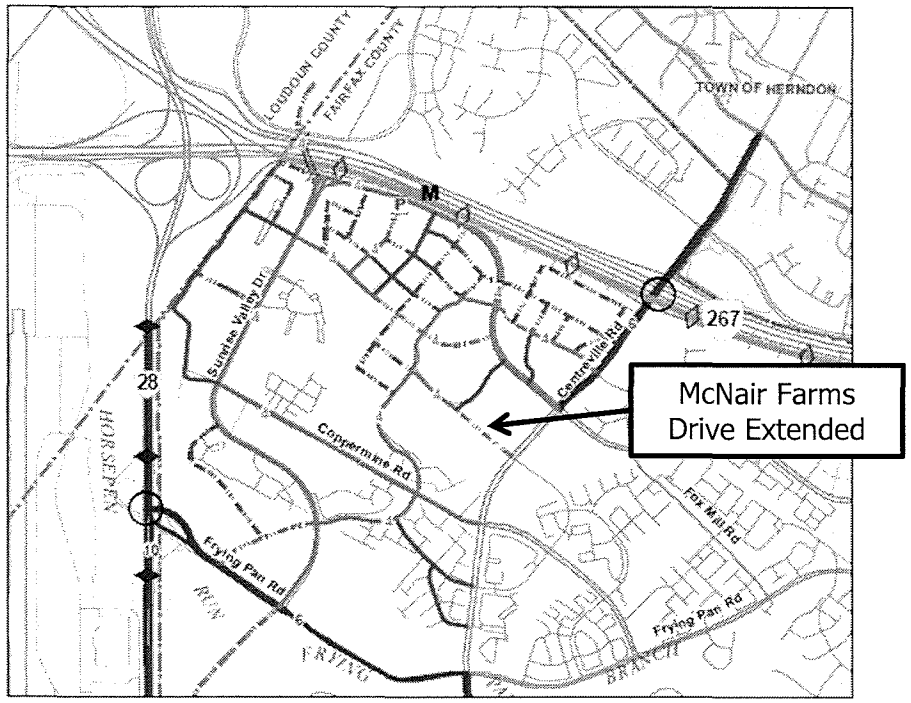
DULLES SUBURBAN CENTER, LAND UNIT A
CONCEPTUAL STREET NETWORK



NOTE: THERE SHOULD BE REASONABLE FLEXIBILITY IN THE FINAL LOCATION AND CONFIGURATION OF NEW STREET CONNECTIONS SO AS TO ACCOMODATE PROPERTY SPECIFIC LAND PLANNING THAT OTHERWISE IMPLEMENTS AND REFLECTS THE COLLECTIVE GOALS AND OBJECTIVES OF THE PLAN.

NOTE: WHERE THE OVERPASS CONNECTS WITH THE STREET NETWORK WITHIN THE SUNRISE VALLEY DRIVE RIGHT-OF-WAY, SUNRISE VALLEY DRIVE SHOULD REMAIN CONNECTED.

N

Miles
0 0.25 0.5

Existing	Proposed	
M	M	Metrorail Station
P	P	Commuter Parking Lot
◊ ◊	♦ ♦	High Occupancy Vehicle (HOV) Lanes
		Widen or Improve Arterial Roadway (Number Indicates Proposed Number of Lanes including HOV or HOT Lanes)
		Construct Arterial on New location
		Widen or Improve Collector (Number Indicates Proposed Number of Lanes)
		Construct Collector on New Location
		Widen or Improve Local Street (Number Indicates Proposed Number of Lanes)
		Construct Local Street on New Location
		(Cross sections to be finalized during process of reviewing plans for proposed development)

Full Interchange Improvement (Study Required)

High Occupancy Toll (HOT) Lanes

Proposed Highway Overpass

Proposed Cul-de-Sac

Rail Transit or Bus Rapid Transit (BRT)

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

Attachment 2

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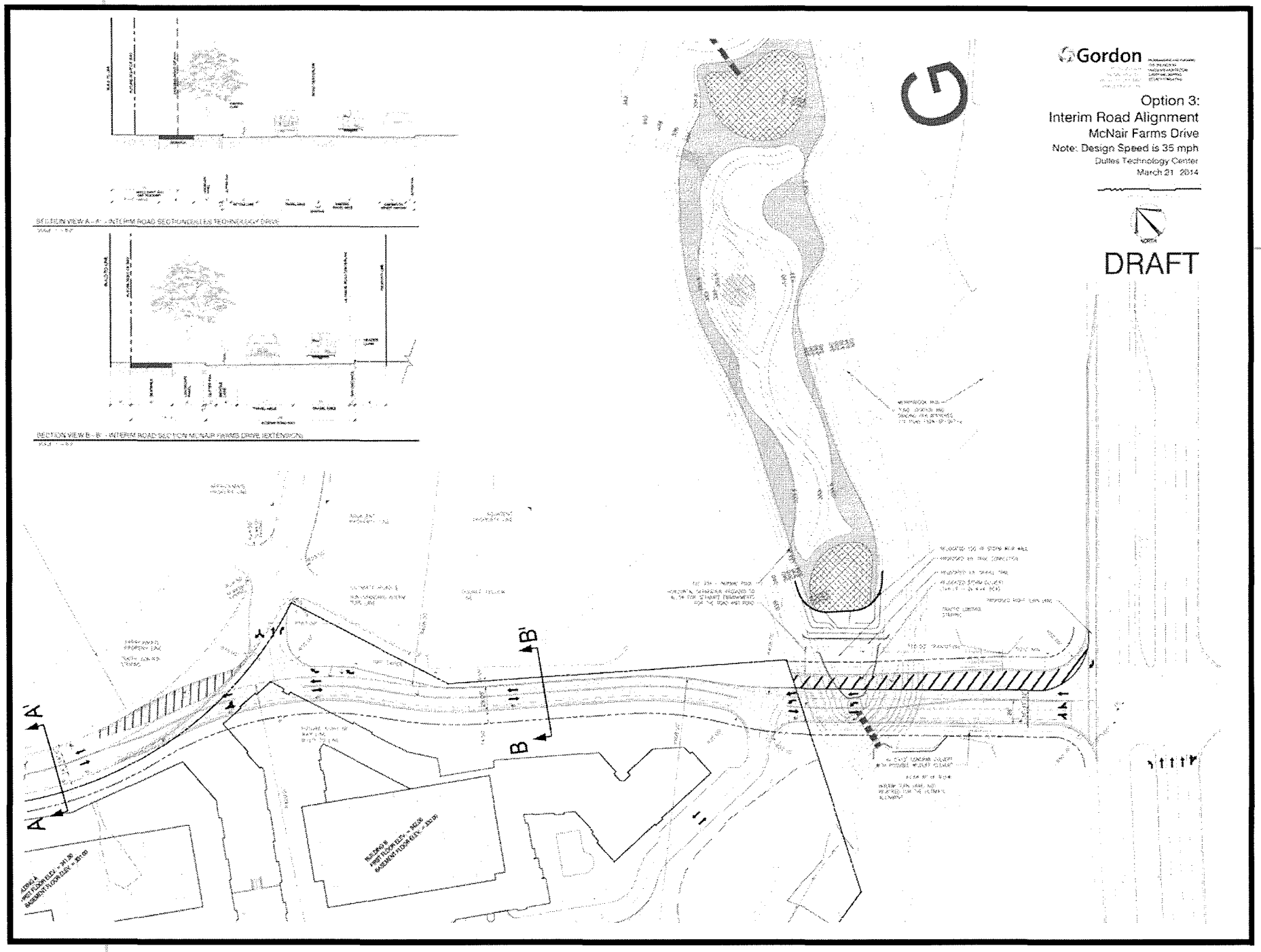

Attachment 3

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AGREEMENT

This AGREEMENT is made and entered into this _____ day of _____, 2014, by and between JLB DULLES TECH LLC ("JLB"), and the FAIRFAX COUNTY PARK AUTHORITY, a body corporate and politic ("Park Authority").

WHEREAS, JLB is the owner of real property that is identified as Fairfax County Tax Map No. 16-3 ((1)) parcel 4M; and

WHEREAS the Park Authority is the owner of real property that is identified as Fairfax County Tax Map No. 16-3 ((1)) parcel 5D; and

WHEREAS, JLB has filed Zoning Application No. RZ/FDP 2013-DR-017, SE 2013-DR-022, PCA, and PCA 79 –C-037-07 ("the Application"), which is associated with Final Development Plan No. FDP _____; and

WHEREAS the Park Authority is the fee owner of a 10.88-acre property known as the Arrowbrook Wetlands Park ("Wetlands Park") that was conveyed to the Park Authority on January 11, 2011, by Deed of Dedication recorded in the land records of Fairfax County, Virginia, in Deed Book 21529 at Page 770 pursuant to the proffers of rezoning case RZ 2002-HM-043 dated December 5, 2005.

WHEREAS, JLB will construct an extension of McNair Farms Drive over a portion of the Wetlands Park, subject to the terms and conditions set forth in the Proffers, if the Application and the associated Proffers are approved by the Board of Supervisors of Fairfax County, Virginia, acting in its legislative capacity; and

WHEREAS, the Park Authority, in its proprietary capacity, has signed the Proffers associated with the Application solely to memorialize its agreement, subject to all of the terms

and conditions set forth in the Proffers, with the construction of the extension of McNair Farms Drive as proposed in the Application; and

WHEREAS, the Proffers contemplate that the Park Authority will not be responsible for any proffered commitments made by JLB in connection with the Application;

WHEREAS, the Wetlands Park is subject to the "Agreement Relating to the Arrowbrook Wetland Pond SWM Facility and Park" ("the SWM Agreement") between the Park Authority, Arrowbrook Centre, LLC, ("ABC") and Arrowbrook Management Corporation ("AMC") dated May 17, 2010, that memorializes the stormwater maintenance obligations of ABC and AMC on the Wetlands Park property.

NOW THEREFORE, in consideration of the premises and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Park Authority shall have no responsibility for implementing or fulfilling the proffered commitments made by JLB in connection with the Application including the anticipated amendment to the SWM Agreement.

2. JLB shall, jointly and severally, indemnify and hold harmless the Park Authority, its agents, officials, and employees, against any and all claims of whatever kind that may arise out of the Park Authority having signed the Proffers that are associated with and proposed as part of the Application.

3. This Agreement is governed by the laws of the Commonwealth of Virginia and is binding upon JLB and their respective heirs, personal representatives, successors, and assigns.

4. This Agreement shall not be amended or modified except by an agreement in writing by the parties. If any provision of this Agreement is found to be invalid by a court of

competent jurisdiction, such provision shall be severed from this Agreement and all remaining provisions shall remain in full force and effect.

5. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon the parties except to the extent incorporated in this Agreement.

6. JLB agrees that the terms, conditions, and covenants stated in this Agreement are not personal to JLB, but run with the land and shall be binding upon JLB and its respective heirs, personal representatives, successors, and assigns.

7. This Agreement shall be recorded among the land records for Fairfax County, Virginia.

WITNESS the following signatures and seals.

JLB Dulles Tech LLC
Applicant and Title Owner of Tax Map No. 16-3 ((1)) 4M

By _____, its _____

_____
By:
Title:

State of _____

County of _____, to wit:

The foregoing instrument was acknowledged before me by _____, _____, on this _____ day of _____, 2014.

_____

Notary Public

My Commission Expires:_____

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FAIRFAX COUNTY PARK AUTHORITY

Approved as to Form:

_____
Deputy County Attorney

Executed on behalf of the Board of the Fairfax County Park Authority, by authority granted by said Board.

_____
By: Kirk W. Kincannon
Its: Director

State of _____

County of _____, to wit:

The foregoing instrument was acknowledged before me by Kirk W. Kincannon, Director, on this _____ day of _____, 2014.

_____
Notary Public

My Commission Expires:_____

[SIGNATURES END]

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Board Agenda Item
September 23, 2014

INFORMATION

Old Colchester Park and Preserve Draft Master Plan for Public Comment (Mount Vernon District)

Old Colchester Park and Preserve is a 141-acre property located at 10646 Old Colchester Road in Lorton, Virginia (Attachment 1). The site's total acreage is the result of several land acquisitions. Most notably, the initial 135-acre McCue property which was acquired in 2007 with the intent of transferring the National Park Service's (NPS) conditions associated with the Park Authority's acquisition of a portion of the former Lorton Correctional Complex (Lorton Prison) through the Federal Lands to Parks Program. The Park Authority acquired two parcels of the former Lorton Prison that housed Vulcan Materials Company's quarry operations from NPS through the Federal Lands to Parks program in 2002 as part of the Lorton Prison closure. The quarry continued to be operated by the Vulcan Materials Company through a lease with the Park Authority until sale of the property to Vulcan was completed in 2009. NPS agreed to transfer the Federal Lands to Parks conditions associated with the Lorton Prison property to Old Colchester Park and Preserve in 2009 as part of the Park Authority's sale of the quarry to Vulcan. Five adjacent properties have been acquired through fee simple acquisition in the ensuing years and added to the park.

Between 2002 and 2009 Vulcan paid rents and royalties for its quarry operations to the Park Authority via the lease with the Park Authority. The funds received from the rents and royalties from Vulcan were deposited in the Park Capital Improvement Fund and in December 2008 the Park Authority Board approved use of these funds to satisfy the development conditions under NPS' Lands to Parks requirements at Old Colchester Park and Preserve. To date funding has been used to conduct detailed archaeological and natural resource studies of the site as part of the master plan development. Staff benefited tremendously in its understanding of the park property by having this level of information available during development of the park master plan.

The property is largely undeveloped but rich in both natural and cultural resources. The site is unique as it is home to one of the last remaining large forested tracts in Fairfax County, a freshwater marsh and extensive archeological findings. Developed features on the property include two residential properties – The Roysdon House constructed in 1957 and the Hannah P. Clark House initially constructed in 1876.

The Old Colchester Park Master Plan is being developed concurrently with the Mason Neck West Park Master Plan as these two parks are less than one quarter mile apart and shares many of the same stakeholders.

Public engagement has been a key element in the development of the Old Colchester Park and Preserve Master Plan. A public information meeting was held on March 19, 2013, providing an opportunity for park staff to share some background knowledge of the park. The open-house format for the evening proved to be very beneficial for connecting with the community and hearing their vision for Old Colchester Park. There was a general interest in the archaeological work that has been done in the park and a desire to have that interpreted for the community. Several expressed concern about potential impacts to the surrounding properties, whether due to traffic or trails that might be located close to their homes. A few noted a desire to continue to use the property for deer hunting and fishing while a couple inquired about utilizing the park's Occoquan River frontage for boat access.

The master plan focuses on protection, preservation, and interpretation of the natural and cultural resources on site. A modest parking area with an information kiosk provides a location to welcome visitors and orient them to the site. A small outdoor classroom will provide a location where park staff can initiate staff-led programs. Beyond these elements, the intent of development is to provide access that will lead park visitors to key points of interest within the park while protecting the many resources. The general layout of trails and interpretive sites has been closely coordinated with park resource specialists who will continue to be consulted during plan implementation. Additional points of pedestrian access welcome neighbors from the surrounding community (Attachment 2).

The draft master plan will be published on the Park Authority website, inviting public comment on the plan in order to continue to benefit from public input. Additionally, a public comment meeting will be held to present the plan, as well as the plan for Mason Neck West Park, to the community. It is anticipated that this will occur in October 2014. The public meeting will be followed by a 30-day open comment period after which revisions will be considered and a final plan submitted to the Park Authority Board for approval, anticipated for late 2014. If the master plan is approved, project funding may be allocated from future park bonds, user group partnerships, proffered commitments from area development, residual Vulcan funding, telecommunication funding or other alternative sources. Additionally, if approved, a public use determination approval by the Planning Commission will be required prior to the installation of new facilities in accordance with Virginia Code Section 15.2-2232.

FISCAL IMPACT:
None

Board Agenda Item
September 23, 2014

ENCLOSED DOCUMENTS:
Attachment 1: Vicinity Map
Attachment 2: Old Colchester Park and Preserve Draft Master Plan

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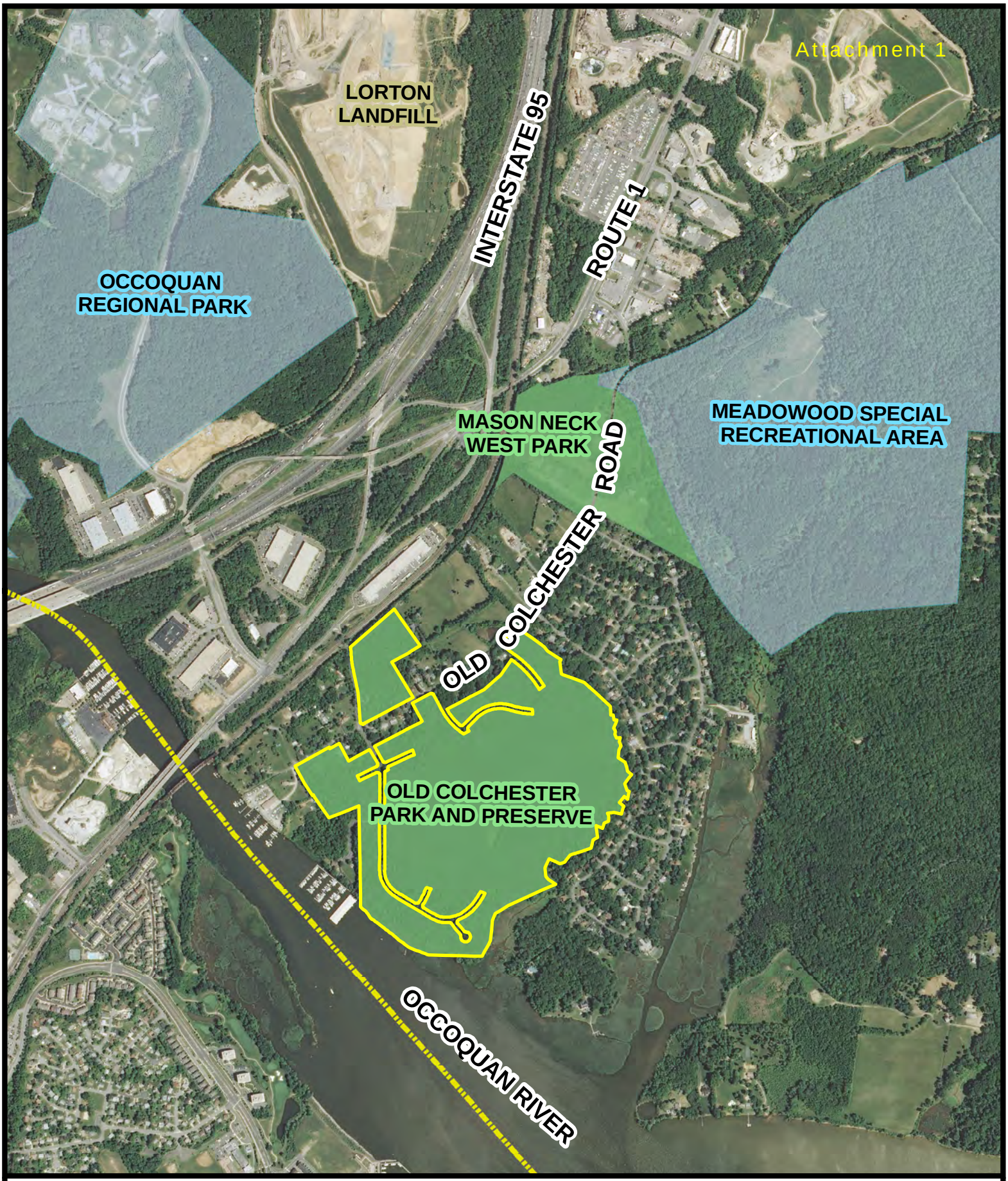

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Parkway, Suite 406
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VICINITY MAP

OLD COLCHESTER PARK & PRESERVE

LORTON, VIRGINIA

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Attachment 1

Old Colchester Park and Preserve

Street
Street
Street

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ACKNOWLEDGEMENTS

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INTRODUCTION

PURPOSE AND PLAN DESCRIPTION

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

In order to achieve its long-range goals and objectives, the Park Authority has established a process for the planning of park property and facilities, framed to be consistent and equitable. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision towards future park uses and site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the framework of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably on the subject property with public input as a key component in the decision-making process. When

completed, the individual Park Master Plan will serve as a long-term, decision making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. Physical site development ultimately will require additional study and detailed engineering that exceeds the scope of the Park Master Plan; however, it is the framework established through the Park Master Plan process that assures cohesive, efficient and balanced development and usage of Park Authority assets.

PLANNING PROCESS AND PUBLIC INVOLVEMENT

Hearing the voice of the public is a key element in the Park Authority's approach to developing a park master plan. As such, a Public Information Meeting was held for Old Colchester Park and Preserve on March 19, 2014. This meeting provided an opportunity for Park Authority staff to share background information about the park and to explain the park master planning process. Additionally, this meeting offered a forum for the community to share its vision for the park, express concerns and ask questions. There was a general interest in the archaeological work that has been done in the park and a desire to have that interpreted for the community. Several expressed concern about potential impacts to the

Figure 1 : Countywide Vicinity Map

surrounding properties, whether due to traffic or trails that might be located close to their homes. A few noted a desire to continue to use the property for deer hunting and fishing while a couple inquired about utilizing the park's shore for boat access.

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PARK BACKGROUND

LOCATION AND GENERAL DESCRIPTION

Old Colchester Park and Preserve is located at 10646 Old Colchester Road in Lorton, Virginia. The park is located just one-quarter mile from Mason Neck West Park, also owned by Fairfax County Park Authority.

Old Colchester Park and Preserve, a 140-acre site, is rich in natural and cultural resources, with multiple resource protection issues and needs. The site is unique as it is home to one of the last remaining large forested tracts in Fairfax County, a freshwater marsh and extensive archeological findings. Its location along the waters of the Occoquan River has attracted human inhabitants throughout history, many of whom have manipulated and changed the landscape to serve their needs. Today, the park is one of only two parks owned and managed by the Fairfax County Park Authority that reflects a tidal river habitat.

Figure 2 : C.A.R.T Volunteers Assist With Excavations of the town of Colchester

ADMINISTRATIVE HISTORY

The property known today as the Old Colchester Park and Preserve was acquired by the Fairfax County Park Authority through a series of interrelated land transactions.

The process that led to the acquisition of Old Colchester Park and Preserve began in 2002 through the Federal Lands to Parks Program. This program seeks to create new parks and recreation areas by transferring surplus federal land to state and

local governments. The program helps to ensure public access to properties and stewardship of the land's natural, cultural and recreational resources.

The surplus land in question, however, was not the land currently known as Old Colchester Park and Preserve but, rather, consisted of two parcels to the west of Route 123 (See Figure 3). This 115-acre property [identified in Fairfax County tax records as 106 -3 ((1)) parcel 9 and 112-2 ((1)) parcel 14] was previously owned by the District of Columbia as part of the Lorton Correctional Complex. As this property was not critical to the operation of the correctional facility, the District of Columbia leased the property to Vulcan Materials Company in 1979 for its quarrying operation. When the prison officially closed in 2001, the quarry property was assigned to be divested by the National Park Service through the Federal Lands to Parks Program. The National Park Service ultimately conveyed the quarry property to Fairfax County Park Authority for use as a public park. The conveyance to the Park Authority carried a series of deed restrictions to ensure the protection of natural and cultural resources on the site (See Appendix A).

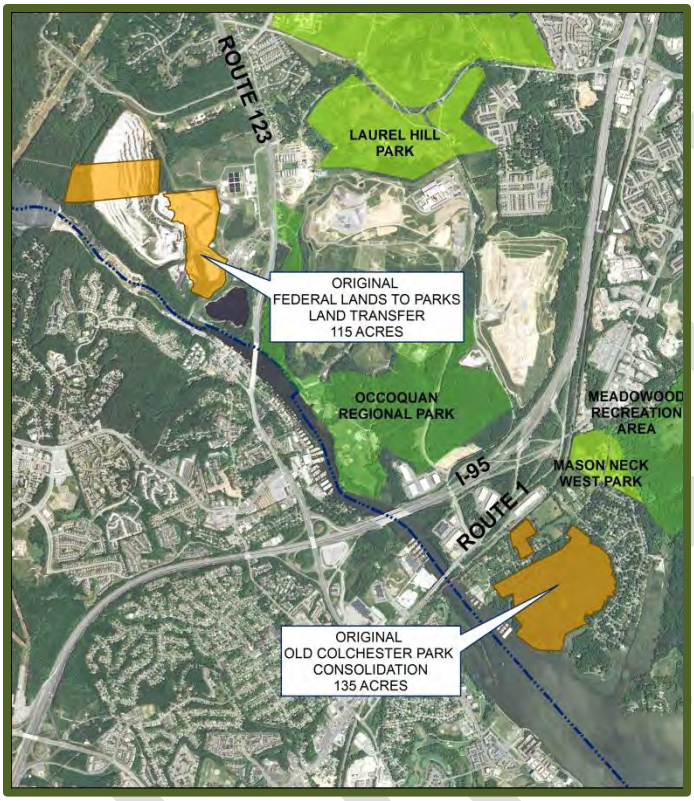

Figure 3 : Properties Involved in the Federal Lands to Parks Land Transfer

Years of quarrying operations, however, had significantly impacted these two parcels, leaving little in the way of natural or cultural resources as well as challenging topography that made public access nearly impossible. However, the Vulcan Materials Company valued the property for continued quarry operations and proposed to purchase other property, more suitable for a public park, and affect a land exchange with the Park Authority. This type of exchange was contemplated with the original deed agreement and required that the protective provisions of the deed be transferred to any property given to the Park Authority in exchange.

The Park Authority identified the original 135-acre parcel consolidation of what is now Old Colchester Park and Preserve as a suitable replacement property, with an expectation of protecting the significant cultural and natural resources anticipated to be located on the Old Colchester site. Additionally, the close proximity of the two sites (the quarry and the Old Colchester site) insured that the same area would be served by the new parkland. Vulcan Materials proceeded to purchase and transfer 135 acres to the Park Authority in 2007. These properties, frequently referred to as the McCue Property, are identified on Fairfax County Tax Maps as:

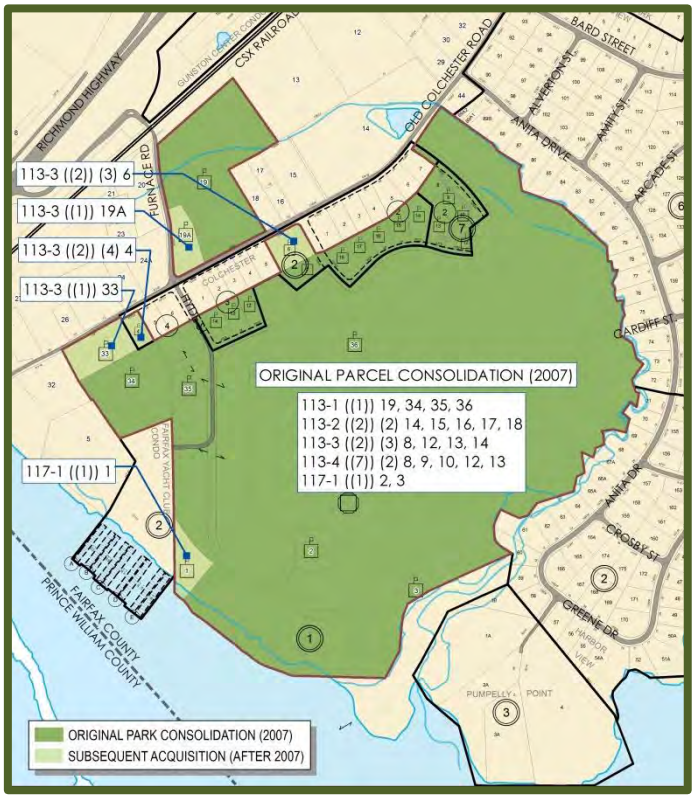

Figure 4 : Acquisition History

113-1 ((1)) parcels 19, 34, 35 and 36;
113-3 ((2)) (2) parcels 14, 15, 16, 17 and 18;
113-3 ((2)) (3) parcels 8, 12, 13 and 14;
113-4 ((7)) (2) parcels 8, 9, 10, 12 and 13; and
117-1 ((1)) parcels 2 and 3.

Although additional property has been added to what is now Old Colchester Park and Preserve, only these parcels associated with the original consolidation are subject to the restrictions defined in Exhibits A and C.

Subsequent to the original acquisition of the McCue Property, five additional properties have been added to the park. With the addition of these parcels, the total area of the park is 141.75 acres.

113-3 ((2)) (3) parcel 6 - (2008)
113-3 ((1)) parcel 33 - (2008)
113-3 ((2)) (4) parcel 4 - (2009)
113-3 ((1)) parcel 19A - (2011)
117-1 ((1)) parcel 1 - (2013)

PARK CLASSIFICATION

The Fairfax County Comprehensive Plan establishes a framework intended to guide long-term planning for the county, with respect to both the built and natural environments. As a component of the Comprehensive Plan, the Policy Plan addresses goals and objectives for various planning elements, including parks and recreation. The Policy Plan includes the framework for a Park Classification System which is intended to guide the planning of open space and facilities.

Within the Park Classification System, Old Colchester Park and Preserve is classified as a Resource-Based Park. Resource-Based Parks are intended primarily to preserve, protect, and interpret natural and/or cultural resources, although portions may be designated for recreation purposes. Location and size is determined by the specific resources and may vary greatly between individual Resource-Based Parks.

Figure 5 : Freshwater Tidal Marsh along the Occoquan River

Locations for resource based parks within the county are determined by the location of specific resources. Size and access can take many forms depending on the setting and type of resources. Management plans should consider the resources and allow public use only as it is compatible with resource protection.

Figure 6 : Excavation of Foundation Structure

Resource based parks are selected for inclusion in the park system because of their exemplary natural and/or cultural features. Such parks are acquired, identified, and preserved for stewardship of these resources, which provide a variety of public benefits. These parks provide

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interpretive opportunities relative to environmental and cultural resources. The lands may offer opportunities to restore degraded areas to protect, increase, and restore biodiversity of species that may inhabit these areas. In addition, recreation opportunities and facilities may also be appropriate at these parks. Development which does not adversely affect resources and which enhances awareness of the resource values or serves community leisure needs is appropriate. Development should include opportunities to support education as well as outdoor enjoyment, and may include features such as interpretive (educational) facilities, visitor centers, nature centers, orientation kiosks, nature watching stations, demonstration areas, preserved specialty or historic structures, or gardens. Trails and connections are a significant feature at these parks, especially along stream valleys, which should be designated for hiking, biking, and equestrian uses. To the extent that they do not adversely impact the resources themselves, support amenities may also be developed such as picnic areas, restrooms, signs, benches, waterfront access areas, and parking.

PLANNING CONTEXT

Within the framework of the Fairfax County Comprehensive Plan, Old Colchester Park and Preserve is located within the Lower Potomac Planning District. The smaller portion of the park, situated at the northeast corner of the Furnace Road/Old Colchester Road intersection, is located within the LP2/Lorton-South Route 1 Community Planning Sector, Land Sub-unit H-6. The majority of the park's acreage, southeast of Old Colchester Road, is within the LP3/Mason Neck Community Planning Sector.

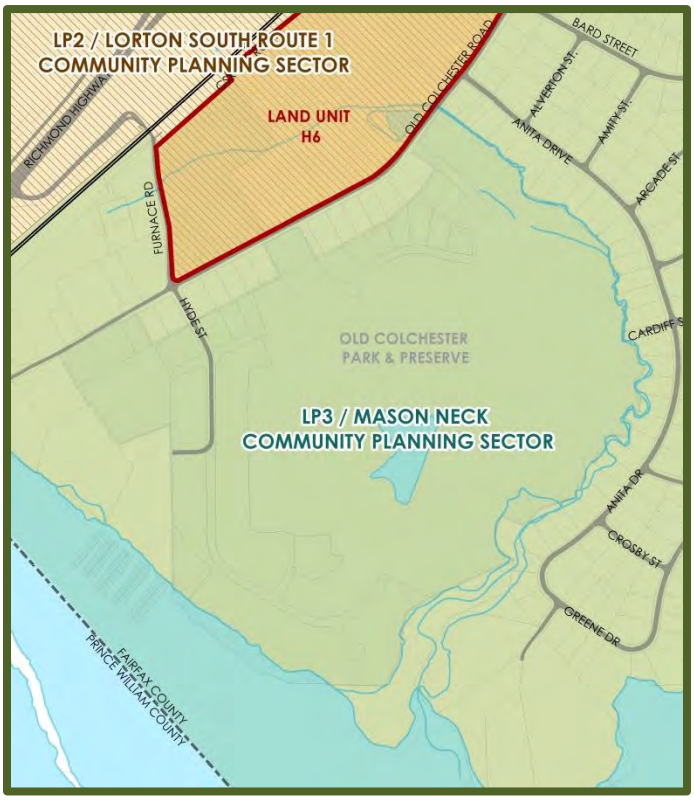

Figure 7 : Comprehensive Plan Planning Sectors

The recommendation for Land Sub-unit H-6 is for residential use at .2-.5 dwelling units per acre. The Comprehensive Plan

recommendation notes the likely presence of significant cultural resources due to proximity to the historic town of Colchester and envisions the acquisition of this land unit as a Historic Resource Park. Of the 19 parcels in this land unit, two have been acquired and added to the Old Colchester Park and Preserve assemblage.

The LP3/Mason Neck Community Planning Sector, which includes the preponderance of Old Colchester Park and Preserve, is considerably less developed than the LP2 Planning Sector. Larger property holdings and over 6,000 acres committed to parks and other types of open space create a much more rural character to this planning sector. Significant natural and cultural resources are noted within this district. It follows that, included in the list of major objectives for the planning district, the Comprehensive Plan seeks to:

- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program, and
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement.

Land use recommendations for the portion of Old Colchester Park and Preserve southeast of Old Colchester Road are for very low-density single-family development up to .1 dwelling unit per acre and up to .2 dwelling unit per acre with clustered development. This low-density level of development is to be accompanied by the use of minimum impact development techniques. These techniques seek to limit site disturbance, encourage maintenance and management of undisturbed open space, and emphasize

Figure 8 : Aerial Image

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maintenance of wildlife corridors. Related to the high incidence of heritage resources in the area, the Plan also recommends that heritage resource studies be conducted prior to any development or ground disturbance in this planning sector. No specific reference is made of the land area of Old Colchester Park and Preserve; however, the Comprehensive Plan Map does reflect a park designation across the collective site.

From a transportation perspective, access to Old Colchester Park and Preserve is via Old Colchester Road, a rural, two-lane road, Furnace Road, and Hyde Street. The Comprehensive Plan reflects improvements to Old Colchester Road for sight distance and shoulder improvements but no additional widening is proposed. At the northwest corner of parcel 113-3 ((1)) 19, Furnace Road exists as a single-lane underpass below the CSX railroad line, requiring alternating flow of traffic in a limited sight distance situation. This underpass is intended to be upgraded to a double-lane configuration which could, conceivably, require some right-of-way acquisition and/or construction easements from park property.

The Old Colchester Park and Preserve property is zoned R-1 and R-E. Public uses, such as parks, are permitted by-right within both of these zoning districts.

PARK AND RECREATION NEEDS

The Park Authority assesses the need for parkland and recreation facilities through its long-range planning efforts. Needs are established through a variety of measures including community outreach, surveys to assess county citizen recreation demand, and benchmarking with peer jurisdictions both locally and nationwide. Demand is then compared to a detailed inventory of available facilities and projected population growth to identify the current and projected need for parkland and facilities.

As part of the Needs Assessment process, the Park Authority Board adopted countywide service level standards for parkland and park facilities. Facility standards established in 2004 for typical park facilities include:

- Rectangle Fields (1 per 2,700 people),
- Adult Baseball Fields (1 per 24,000 people),
- Adult Softball Fields (1 per 22,000 people),
- Youth Baseball Fields (1 per 7,200 people),

- Youth Softball Fields (1 per 8,800 people),
- Basketball Courts (1 per 2,100 people),
- Playgrounds (1 per 2,800 people),
- Neighborhood Dog Parks (1 per 86,000 people),
- Neighborhood Skate Parks (1 per 106,000 people),
- Reservable Picnic Areas (1 site per 12,000 people),
- Indoor Gyms (2.8 square feet per person)

These countywide standards may change with updates to the Needs Assessment.

The Park Authority conducted a more localized examination of needs around Old Colchester Park and Preserve within the Lower Potomac Planning District framed by the planning district demographics and geography from the County Comprehensive Plan. Based on the adopted service level standards and the estimated population growth, projections indicate that by 2020 the greatest demand within the Lower Potomac Planning District will be for rectangle fields, adult and youth softball and baseball fields, basketball courts, playgrounds as well as neighborhood skate parks.

The same study indicated that parks within the Lower Potomac District include a variety of special uses, historic sites, recreational facilities, and stream valleys. The district is also served by two off-leash dog areas, a nature center, and an indoor ice rink. Several nearby district or countywide parks provide sport facilities, fitness, and aquatics as well as indoor and outdoor program areas. Public schools and private facilities also supplement the provision of recreation facilities to Mount Vernon residents. Much of the district parkland is provided by government agencies other than the Park Authority, including the Potomac Shoreline Regional Park owned by the Northern Virginia Regional Park Authority; state-owned Mason Neck

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State Park; and federally-owned Meadowood Special Recreation Management Area, preserving acres of natural habitat and wetlands.

The Great Parks, Great Communities Plan (GPGC), which functions as the Park Authority's Comprehensive Plan, builds on the Needs Assessment and serves as a long-range planning tool for the entire park system. This plan provides guidance to decision makers on physical aspects of the park system, its land, natural and cultural resources, and facilities. Strategies outlined in the GPGC plan to strengthen the park system within the Lower Potomac Planning District include recommendations to:

- Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy;
- Include Old Colchester Park and Preserve as part of a Revolutionary War themed trail;
- Seek opportunities to address rectangle field deficiencies through capital planning, development review and park master planning processes;
- Construct appropriate cultural resource signage and facilities at Old Colchester Preserve, Mason Neck West and Accotink Stream Valley Parks;
- For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary;
- Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate;
- Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;

- Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory; and

- Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans.

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EXISTING CONDITIONS

PARK CONTEXT

In addition to assessing area-wide needs, park planning efforts must also evaluate proposed park development within the context of the existing community. An understanding of the surrounding neighborhood helps provide a framework to visualize potential development within the park.

ADJACENT DEVELOPMENT

Old Colchester Park and Preserve is located on the Mason Neck peninsula which is largely rural with approximately 6,000 acres held in public ownership including regional, state, and federal park and land management agencies. The Mason Neck peninsula possesses a variety of water resources including streams, floodplains, and tidal wetlands that all drain to the Potomac River and, ultimately, to the Chesapeake Bay. The various habitats and large areas of protected lands provide refuge for bald

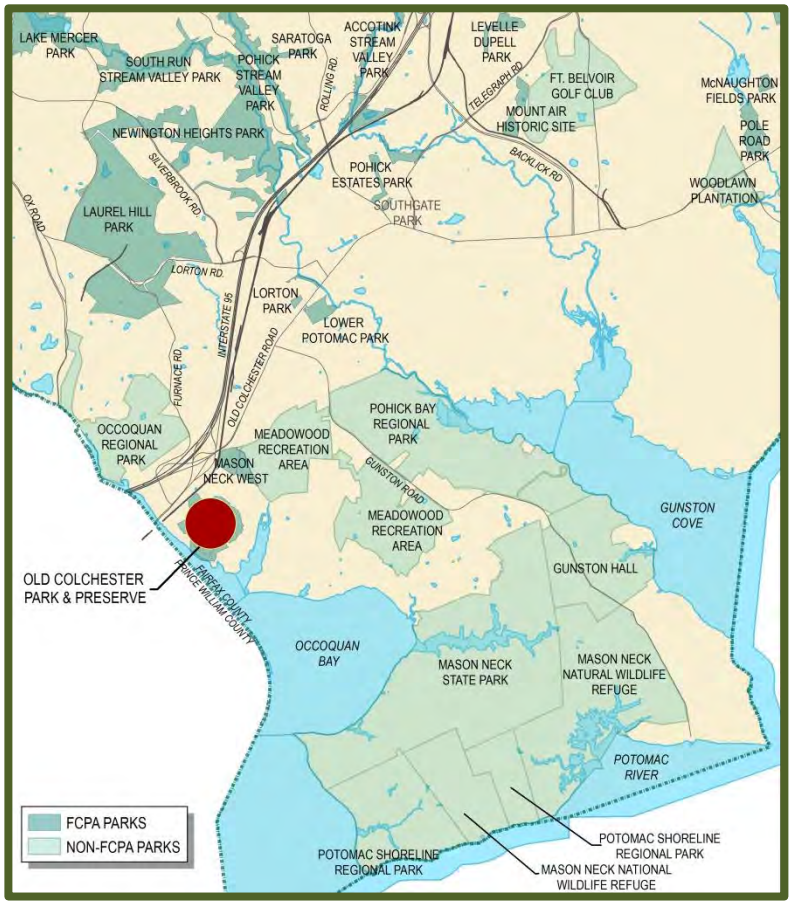

Figure 9 : Parkland in the Vicinity of Old Colchester Park

eagles as well as a multitude of other species of fauna and flora, some of which are quite rare. Over 200 species of birds have been observed in the area as well as at least one globally-rare plant community.

To the northwest of the park, the CSX Railroad abuts parcel 113-3 ((1)) 19, creating a very definitive separation from the industrially zoned land to the northwest. Along Furnace Road and Old Colchester Road, single-family homes abut the park. Those homes on the south side of Old Colchester Road, constructed in the 1950s, are typically sited on half-acre lots in the Colchester subdivision. The properties on the northwest side of Old Colchester Road and along Furnace Road are much more variable in size as well as date of home construction. The residence located at 10712 Old Colchester Road was constructed in the late 1750s and is listed on the National Register of Historic Places. It was once used as a tavern or eating house, called the Fairfax Arms, and is the only remaining above ground structure from the old town of Colchester.

Figure 10 : Adjacent Development

North and east of the main body of the park are additional single-family homes on half-acre lots in the Harbor View subdivision. These homes were built in the 1960s and 1970s. Harbor View is bound on its eastern side by Massey Creek, a navigable stream with dock facilities and the neighborhood's private marina. A small tributary to the Occoquan River, referred to as Bailey's Gut, runs between the residential properties and the parkland, generally identifying the property line.

To the southwest, Old Colchester Park and Preserve fronts on the Occoquan River for approximately 300 feet of tidal marshland. The Fairfax Yacht Club is located just north of this frontage. Access to the yacht club, which offers condominium boat slips, is via an access easement across Old Colchester Park and Preserve based on a long-standing agreement made prior to the Park Authority's acquisition of the property. Just north of the yacht club, parcel 117-1 ((1)) 5 is also accessed via an ingress-egress easement across park property. Parcel 113-3 ((1)) 31 is operated as the Captain John S. Beach Marina. The marina is located on Old Colchester Road where it terminates at the Occoquan River.

NEARBY PARKS AND SCHOOLS

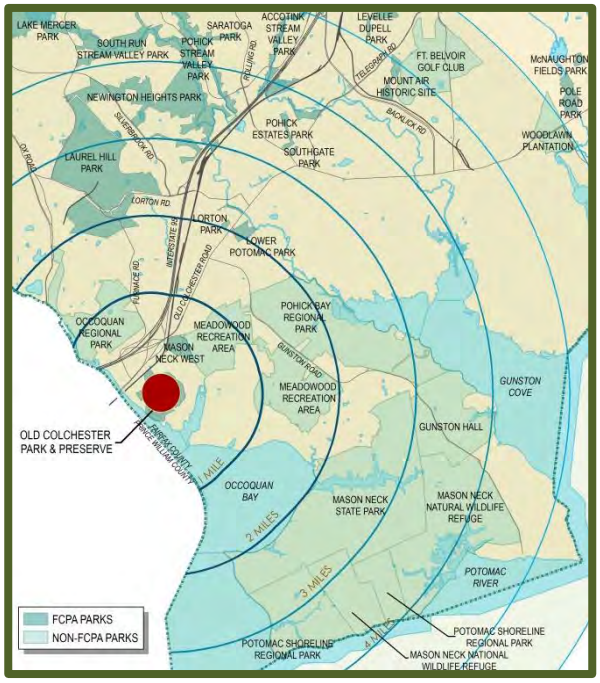

Figure 11 : Parkland in the Vicinity of Old Colchester Park

In addition to Old Colchester Park and Preserve, a portion of the local community's open space and recreational needs are served by several other parks in the vicinity. An understanding of nearby park facilities is helpful in evaluating which potential facilities might best serve the community at Old Colchester Park and Preserve. County parks and facilities within a six-mile radius of Old Colchester Park and Preserve are noted in Table 1.

In addition to facilities at local parks, a portion of the area's recreational needs are met through facilities at local schools. Typically, elementary schools have athletic fields and playgrounds that are available to the public during non-school hours. Middle schools often provide a broader range of active athletic facilities including tennis courts and diamond fields. High school fields and facilities, while being the most expansive, are

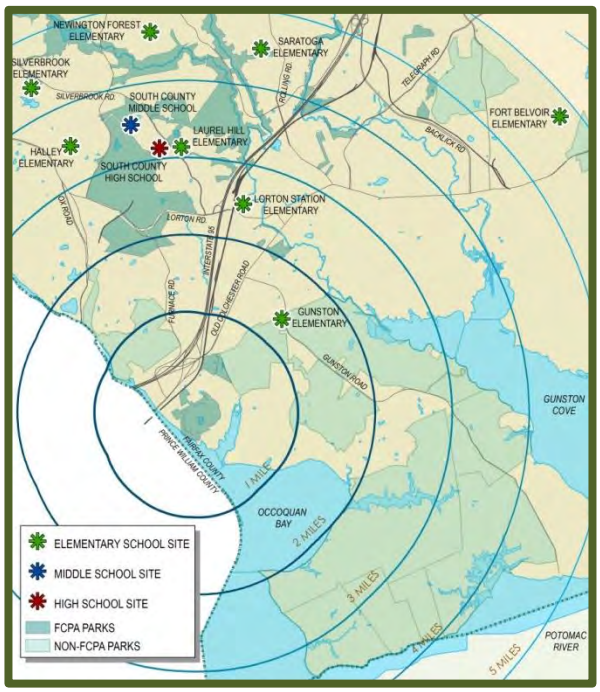

Figure 12 : Schools in the Vicinity of Old Colchester Park

typically reserved solely for the use of the high school and, for planning purposes, are not considered available to the public. Ten public schools are located within a six-mile radius of Old Colchester Park and Preserve. Nearby school sites are identified in Table 2.

Table 1: Parks and Facilities within the Vicinity of Old Colchester Park

PARK NAME	MULTI USE TRAILS	PICNIC SHELTER	OPEN PLAY	PICNIC TABLE	PLAY-GROUND	UNLIT RECTANLGE	GRASSED UNLIT 90' DIAMOND	SKINNED UNLIT 90' DIAMOND	SKINNED UNLIT 60' DIAMOND	TENNIS	BASKETBALL (UNLIT)
ACCOTINK STREAM VALLEY PARK	√										
CHAPEL ACRES PARK	√			√	√						1 (HALF COURT)
LAKE MERCER PARK	√										
LAUREL HILL PARK	√			√	√		1		1		
LEVELLE W. DUPELL PARK	√	√	√	√	√					1 (LIT)	1 (HALF COURT)
LORTON PARK	√		√	√	√						
LOWER POTOMAC PARK	√					1		1	2	2	1
MASON NECK WEST PARK	√		√						1	2	1
MIDDLE RUN STREAM VALLEY PARK	√										
MOUNT AIR HISTORIC SITE			√								
NEWINGTON COMMONS PARK	√										
NEWINGTON HEIGHTS PARK	√		√	√	√	1			1	2	1
OLD COLCHESTER PARK & PRESERVE											
POHICK ESTATES PARK	√		√	√	√				1	3	1
POHICK STREAM VALLEY PARK	√		√	√							1
ROLLING WOOD SCHOOL SITE	√		√	√	√					2	1
SARATOGA PARK	√										
SILVERBROOK PARK											
SOUTH RUN STREAM VALLEY PARK	√										
SOUTHGATE PARK											1

Table 2 : Schools and Facilities in the Vicinity of Old Colchester Park

SCHOOL NAME	SCHOOL TYPE	*FITNESS TRACK*	*OPEN PLAY*	*PICNIC TABLES*	*PLAYGROUND*	*RECTANGLE FIELDS*	*90' DIAMOND FIELDS*	*60'-65' DIAMOND FIELDS*	*TENNIS COURTS*	*BASKETBALL COURTS*
FORT BELVOIR	ELEMENTARY		Y		3					1
GUNSTON	ELEMENTARY				2					2
HALLEY	ELEMENTARY		Y		2	1		2		2
LAUREL HILL	ELEMENTARY		Y		1	1		2		3
LORTON STATION	ELEMENTARY									
NEWINGTON FOREST	ELEMENTARY		Y		1			1		
SARATOGA	ELEMENTARY		Y		2	1				
SILVERBROOK	ELEMENTARY			Y	2			1		
SOUTH COUNTY	MIDDLE SCHOOL									3
SOUTH COUNTY	HIGH SCHOOL	1				5	1	1	6	1

The Master Plan process includes an evaluation of the existing site conditions, seeking to identify both the opportunities and challenges for development within a park. Data gathered during site analysis helps define which uses might be best suited to the site. Such information is also beneficial in understanding how the desired uses might be most sustainably adapted to the site.

NATURAL RESOURCES

SOILS AND TOPOGRAPHY

Twelve different soil map units are identified in Old Colchester Park and Preserve based on the 2011 Fairfax County Soils Maps. These soil map units represented in the park include:

(7) Beltsville
(36) Elkton
(47) Grist Mill-Woodstown Complex
(48) Gunston
(60) Honga
(69) Kingstowne-Elsinboro Complex
(71) Kingstowne-Sassafras-Marumsco Complex
(77) Mattapex
(88) Rhodhiss-Rock Outcrop Complex
(90) Sassafras
(91) Sassafras-Marumsco Complex
(109) Woodstown

Each soil map unit is further defined by an alphabetic reference to indicate the slope condition in which that soil unit exists. Slope classes are identified as follows:

A = 0 - 2 percent slope
B = 2 - 7 percent slope
C = 7 - 15 percent slope
D = 15 - 25 percent slope
E = 25+ percent slope

A description of each of the underlying soil map units is provided in Appendix B, as presented in the Description & Interpretive Guide to Soils in Fairfax County, dated April 2008 and revised August 2011.

Several pockets of Marumsco soils are noted within the boundary of Old Colchester Park and Preserve. These soil types are considered to be problem soils, noted for ground slippage and instability. Others soil types are noted for the presence of a seasonally high water table or flooding, plastic soils, and shallow depth of bedrock. These characteristics should inform appropriate location of any proposed site features. Preparation of a geotechnical report in conformance with the Virginia Uniform Statewide Building Code is required for all construction or site grading where these soils exist.

HYDROLOGY

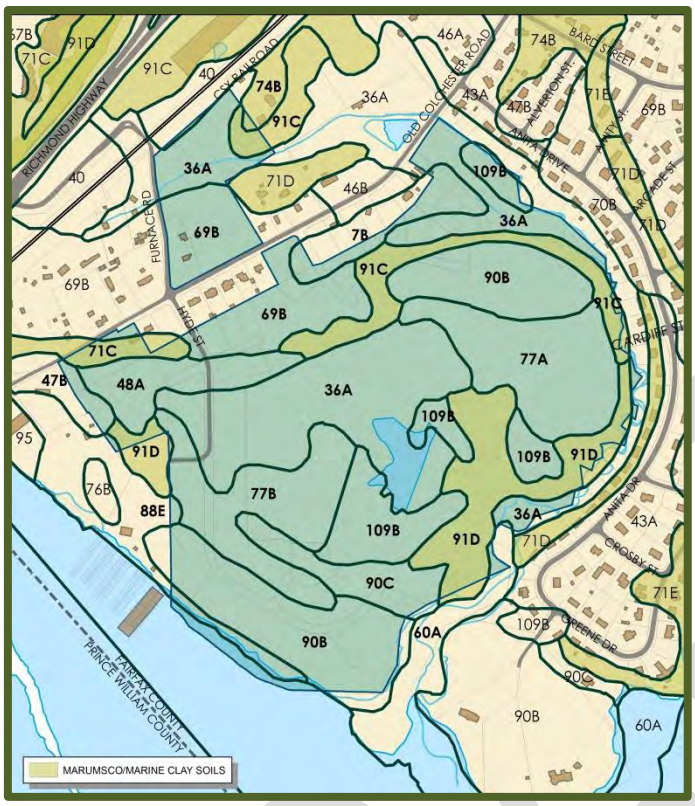

Figure 13: Soil Map Units

Figure 14 : Watershed Map

Old Colchester Park and Preserve is located within the Mill Branch Watershed, which is one of eight watersheds that comprise the Lower Occoquan Watershed. The Mill Branch Watershed is further subdivided into three Watershed Management Areas (WMA). Old Colchester Park and Preserve is situated within the Mill Branch/Giles Run South WMA which contributes 2,328 acres (approximately 8%) to the 28,301 acres of the total watershed. The Giles Run South WMA contains a wide variety of land uses that range from large areas of publicly held parkland to rural residential to industrial uses. Of the developed land within the WMA, much was constructed 30 to 40 years ago, indicating little to no stormwater treatment exists in these areas. Most notably, streams in the area have tested to show high levels of nitrogen and phosphorous, largely from chemical lawn fertilizers, and suspended sediments. Buffers along streams have been reduced due to development and stream banks incised from increasing runoff.

The Occoquan Reservoir is located within Lower Occoquan Watershed. This facility is one of two primary sources of drinking water for Fairfax County. To aid in the protection of this critical resource, the Board of Supervisors adopted the Water Supply Protection Overlay District in 1982. Implementation of this district down-zoned roughly two-thirds of the entire Lower Occoquan Watershed to the R-C District to reduce the strain on the county's water resources. Although the majority of the Lower Occoquan Watershed is constrained by the requirements of the overlay district, the land area of Old Colchester Park and Preserve is outside the district limits and, therefore, unaffected.

Further water quality protection was provided in 1989 with the adoption of the Chesapeake Bay Preservation Act. The establishment of Resource Protection Areas (RPAs) and water quality controls sought to improve water quality on a statewide level through land use decisions. As a result, an RPA, or stream buffer area, was established along Bailey's Gut on the northern and eastern boundary and along the park's interface with the Occoquan River to the south. The Chesapeake Bay Ordinance establishes development limitations within the RPA for the protection of stream quality and integrity.

Figure 15 : Resource Protection Area Map

On a more localized level, The Board of Supervisors approved the Lower Occoquan Watershed Management Plan on January 25, 2011. This plan provides analysis and project recommendations to aid restoration of watershed quality specifically to the eight watersheds that make up the Lower Occoquan Watershed. The plan recommends restoration of a large portion of the stream

that runs along the eastern park boundary. The project would reduce sediment loads reaching the Occoquan River while enhancing stream stabilization.

WATER RESOURCES

A Water Resources Assessment was conducted for Old Colchester Park and Preserve by Versar, Inc. in 2011. The park contains formally-delineated tidal and non-tidal wetlands, including forested wetlands. Due to the presence of poorly draining hydric soils and soils of the Sassafras – Marumsco Complex (91), there is a significant amount of ponded water across the surface of the park, supporting both wetland vegetation and breeding reptiles and amphibians. Many of the herbaceous wetlands in the northeastern part of the park appear to be partially fed by groundwater. The vernal pools within the park have been mapped periodically by different consulting firms and park staff and exist in a natural state of flux. Vernal pools appear seasonally based on rainfall and other site conditions.

Figure 16 : Vernal Pool within the Park

A stream runs along the eastern edge of the park, behind Anita Drive, and is heavily influenced by its close proximity to a residential area. In some cases, the stream forms the property boundary between the park and private lots. The stream empties into the Occoquan River at the southeastern edge of the park and changes in character along its reach. The uppermost portion of the reach consists of a deeply incised stream channel that has cut its way down to hard clay pan. The stream banks are very unstable; bank erosion is often severe; and the stream is not only downcutting but also widening. In many places, adjacent residents have undertaken measures to redirect the erosion from their properties, sometimes in unadvisable ways and without required permits. Approximately 500 meters downstream, the stream becomes a meandering channel with a flatter slope and a wide, accessible floodplain. This form is more typical of streams of the Coastal Plain ecoregion.

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NATURAL COMMUNITIES

The natural communities of Old Colchester Park and Preserve are well-documented, having been surveyed and mapped comprehensively by ESA, Inc. in 2011. The two most unusual natural communities in the park, the Coastal Plain Depression Swamp Forest and Coastal Plain Acidic Seepage Swamp, were further characterized by the Virginia Natural Heritage Program in July 2011. For each natural community type in the park there is a full description and species list of the plots surveyed, along with Global/State Ranking and United States National Vegetation Classification (USNVC) crosswalk (see Appendix C).

Figure 17 : Coastal Plain Depression Swamp

The Coastal Plain Depression Swamp Forest in the central portion of the park is classified as G3 (Globally Vulnerable)/S2 (Imperiled in Virginia) by the Virginia Natural Heritage Program. Protection and buffering of this rare and sensitive natural community should be one of the highest priorities for planning the park.

Uncommon plants documented to occur within the park include river bulrush (*Bolboschoenus fluviatilis*), pumpkin ash (*Fraxinus profunda*), Turk's Cap lily (*Lilium superbum*) and pink lady's slipper (*Cyprepedium acaule*). The river bulrush has not been confirmed largely due to the persistent lack of flower or fruit over many growing seasons, but the plant is believed by botanists to be

Figure 18 : Pink Lady Slippers (Cyprepedium acaule)

present. River bulrush is ranked by the Virginia Natural Heritage Program as G5 (Globally Secure)/S2 (Imperiled in Virginia); it is the only federally- or state- listed species known to occur at the park.

A non-native invasive species assessment was also conducted for the park by ESA, Inc. The consultant followed the Park Authority's "Non-Native Invasive Assessment and Prioritization" (NNIAP) protocol to come up with relative rankings of invasive species infestation along with difficulty of control and other factors. Higher scores indicate less-impacted habitat and locations where treatment dollars are best spent to retain high-quality conditions. To date, invasive species management has been addressed across the entirety of the park to maintain the high resource value of the park's habitats.

Lastly, a carrying capacity analysis was conducted for each vegetation type within the park. The intent of this analysis was to ensure that the quality of the park's natural resources is not impacted by development. The carrying capacity was rated on the resource rarity, sensitivity, and quality. Taken together, these factors dictate how sensitive each community is to human use and thus provide a method for ranking each community in terms of protection priority.

WILDLIFE

Comprehensive assessments of wildlife have been underway at Old Colchester Park and Preserve since it was first acquired by the Park Authority. These include the following inventories:

Figure 19 : Park Inhabitants
Spotted Turtle (Clemmys guttata);
Needham's Skimmer (Libellula needhami);
Green Tree Frog (Hyla cinerea);
Marbled Salamander (Ambystoma opacum)

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- Vernal Pool Assessment, including reptile and amphibian identification and egg mass counts
    - Dr. Michael Hayslett, Sweet Briar College (2013)
- White-tailed Deer Assessments
    - Camera surveys (2011 and 2013)
    - Forward-looking Infrared (FLIR) Inventory (2014)
- Dragonfly field surveys (2010 and 2012)
- Breeding bird surveys (2010-present)
- Reptile and amphibian surveys (2012-present)
- Salamander population counts and assessments (2013-present)
- Vernal pool monitoring (2013-present)

Vernal pools are a characteristic feature of Old Colchester Park and Preserve due to the abundance of hydric and marine clay soils. These ephemeral pools provide habitat for several species of reptiles and amphibians, including breeding populations of spotted turtles (*Clemmys guttata*), spotted salamander (*Ambystoma maculatum*), marbled salamanders (*Ambystoma opaca*), and wood frogs (*Rana sylvatica*). Vernal pools lack established fish populations, typically as a result of seasonal drying, and therefore support a predator-free environment for breeding reptiles and amphibians. Currently, the most important of these pools is the man-made dewatering pond in the center of the park, which is planned to be rehabilitated by the Park Authority to provide a more sustainable amphibian habitat. Hundreds of spotted salamander and wood frog egg masses were counted in this pond in early spring 2014 confirming its importance as a central breeding area within the park.

Figure 20 : Arrow clubtail (Stylurus spiniceps)

Over 20 species of dragonflies have been identified at the park by staff and volunteers. A 2012 inventory discovered the presence of the

uncommon Arrow clubtail (*Stylurus spiniceps*). This species requires clean piedmont rivers and creeks as its habitat and is ranked S3 (Vulnerable) in Virginia by the Virginia Natural Heritage Program.

White-tailed deer are present at Old Colchester Park and Preserve and several population estimates have been undertaken using on-the-ground and aerial survey methods. September 2013 estimates ranged from 9 to 23 deer in the park depending on the method used. Browse impact data was collected at ten points within the park in 2010, showing moderate to severe impacts by deer. Four 2 x 6 meter deer exclosures were installed at the park in 2013 to obtain additional comparative data on the park's vegetation over time. The vegetation within the exclosures and adjacent forests will be sampled annually for several years.

Figure 21 : Osprey Nest

Breeding bird surveys have not identified any rare or endangered species, but there is the potential for Bald Eagle and Osprey to nest within the park along the shoreline of the Potomac River. Rusty Blackbirds have been documented each winter in the park's Coastal Plain Depression Swamp Forest by staff. Rusty Blackbirds are one of North America's most rapidly declining species. The population has plunged an estimated 85 to 99 percent over the past forty years with no known cause for the decline. They are relatively uncommon denizens of wooded swamps, breeding in the boreal forest and wintering in the eastern U.S. In winter, they travel in small, loud flocks and are identified by their distinctive rusty feather edges and pallid yellow eyes.

CULTURAL RESOURCES

The Fairfax County Comprehensive Plan states that "the general low density development in this planning sector [LP2 Lorton-South Route 1 Community Planning Sector] and the presence of significant heritage resources, particularly between Old Colchester Road and Richmond Highway, and in the Pohick Creek drainage shed, indicate a high potential for additional unidentified heritage resources. These resources can be expected to date from the earliest known

human habitation of the region, some 11,000 years ago, through the 17th century "Frontier" period, to the early 20th century." (*Comprehensive Plan, Lower Potomac Planning District,* page 60*)* The expectation of a wealth of archaeological resources is, in part, what spurred the desire for the acquisition of Old Colchester Park and Preserve.

To provide a level of investigation commensurate to anticipated resources, the Park Authority established the Colchester Archaeological Research Team (CART) in 2010. CART consists of a team of archaeologists, historians, GIS and lithic specialists, numerous volunteers and interns as well as committed resources tasked with understanding and managing the cultural resources within Old Colchester Park and Preserve. Currently, approximately 22 sites have been identified, including Native American sites that date from approximately 10,000 years ago through the arrival of Europeans in the seventeenth century. Likewise several historic sites dating from the mid-eighteenth through early twentieth century have been documented, including aspects of the historic port town of Colchester. Continued research will build on the base of knowledge that the park has already yielded.

Figure 22 : C.A.R.T. investigation of a Native American site

NATIVE AMERICAN SITES

Evidence of Native American activity has been identified throughout the park spanning the majority of time that people have lived in the area of what is now Fairfax County. Numerous Native American artifacts have been found, dating from approximately 10,000 years ago. Other artifacts indicate occupation dating from approximately 2500 to 1250 BCE. Simple stone tools and pottery indicate human presence in the range of 2500 to 500 BCE as Native Americans

began a cultural shift from a hunter-gatherer lifestyle to the beginnings of intentional agriculture. Distinctive artifacts indicate continued land use by Native American hunter-gatherers and later agriculturalists until the time of European settlement. Other finds reflect life around 900 to 1600 CE when Native American agriculturalists settled in large villages along the region's waterways.

TOWN OF COLCHESTER, VIRGINIA

The Town of Colchester was established in 1753 by the Virginia Assembly to serve as an inspection station for tobacco grown in plantations across the region. The town attracted commerce. As goods and people entered the port, visitors depended on the range of services expected in a town setting. Colchester would have been a place where every character in Virginia colonial society could be found - from the wealthiest planters and merchants to European indentured servants and African slaves. As erosion resulted in the silting of the harbor at Colchester, the town began to wane in the early 1800s. Slowly residents purchased increasing numbers of what had been smaller town lots, coalescing them into larger land holdings until the mid-1800s when what had been a bustling port town reverted to agricultural fields. A broad range of artifacts attest to daily life during this part of Fairfax County's early history including a variety of ceramics and pottery, clothing features such as buckles and buttons, smoking pipes, and bottle fragments. The distribution of these artifacts across the landscape tells the story of how a colonial port town organized along socio-economic and racial boundaries. The discovery of long covered building foundations is beginning to reveal how the town may have looked. Further archaeological research will continue to provide a better understanding of the town of Colchester

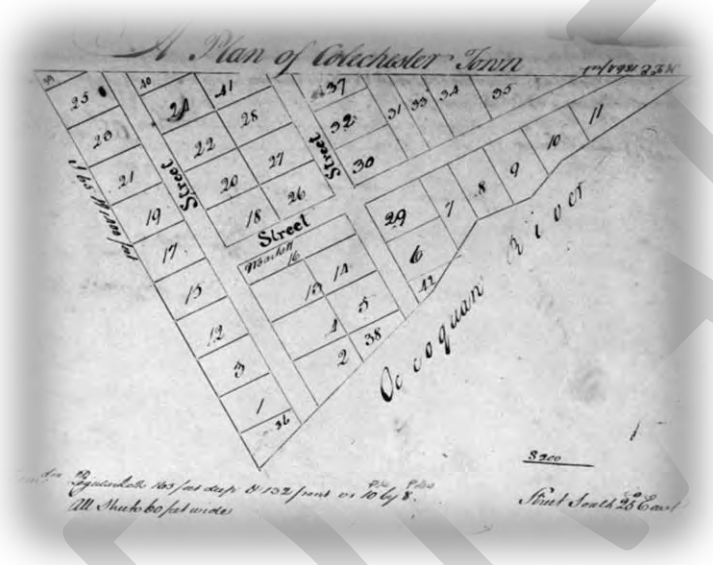

Figure 23 : Plat of the Town of Colchester, 1754

CEMETERY SITE

A long since abandoned cemetery also contributes to the knowledge gained from Old Colchester Park and Preserve. The cemetery site was recorded on the Virginia Works Progress Administration Historical Inventory in 1937 as "The Occoquan Church." The site contains one headstone and a scatter of brick, suggesting that there had once been a structure as well. Local lore identifies this as the location of the predecessor of Pohick Church where George Mason and George Washington would later serve as vestrymen. Excavations revealed the presence of two structures, a brick house and frame detached kitchen that most likely doubled as a slave quarters, dating to the mid-1700s. This collection of features is not consistent with what would be expected for a church site dating to a similar period. Further research is required to better understand what this site may yet reveal.

Figure 24 : Utilization of Ground Penetrating Radar to Investigate the Cemetery Site

HANNAH P. CLARK HOUSE

Figure 25 : Hannah P. Clark and Billy Clark

Hannah P. Clark was the daughter of James Potter who assembled Colchester Farm, of which the majority of the acreage from Old Colchester Park and Preserve was once a part. Married to James Clark in 1866, Hannah was a strong-willed and independent woman who managed all the business and finances for the Clark family. Years later, she successfully sued her abusive husband for divorce, the first woman in the area to do so.

Construction of the Hannah P. Clark house began in approximately 1876, although it was originally located closer to where the railroad tracks cross over Furnace Road. The house was moved to its current location around 1915 when the railroad expanded, threatening to demolish the house. Not one to be put off by a challenge, Hannah had the house lifted onto logs, tied to a team of horses,

and moved to its current location. The move took two days. After the first day, the team had pulled the house down Furnace Road, where work stopped for the day. That night, Hannah placed lights in the road to warn travelers of the hazard. Then, accompanied by her grandchildren, Hannah slept in the house in the middle of Furnace Road. The next day, the house was settled into its current location at the corner of Old Colchester Road and Furnace Road. Archaeological investigations found several toys dating to the late-nineteenth through mid-twentieth century, evidence of Hannah's later generations.

Figure 26 : Hannah P. Clark House

EXISTING INFRASTRUCTURE

UTILITIES

A 12" water main runs along Furnace Road and Old Colchester Road, serving the residences in the area. This waterline is available to serve the property at the northeast corner of Furnace Road and Old Colchester as it previously served the home on that site. No immediate water service is provided to the bulk of the park property, south of Old Colchester Road.

An 8" sanitary sewer that serves the Harbor View neighborhood cuts across the lower portion of the park. No sewer service is currently provided to the park site.

ACCESS AND CIRCULATION

Old Colchester Park and Preserve has frontage on Furnace Road, Old Colchester Road, and Hyde Street although no formal vehicular access currently exists beyond a residential driveway to 113-3 ((1)) parcel 19A. A public street connection was provided with the development of the Harbor View subdivision on the eastern edge of the park which has not been extended beyond the park boundary.

In the 1950s, the land area of Old Colchester Park and Preserve was envisioned to be developed with single family homes. As part of this visioning, several

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rights-of-way were dedicated for public street purposes – first in 1952 with the Colchester subdivision and second in 1958 on the McCue tract. The only street construction actually to occur, however, is a portion of Hyde Street, running south of Old Colchester Road for approximately 1,000 feet. These rights-of-way are owned by the Board of Supervisors and, other than the existing portion of Hyde Street, are not planned to be constructed.

In 1982, when the property was still owned by the McCue and McCue Limited Partnership, and easement was granted to William L. Glover for the provision of access to the 117-1 ((2)) parcel 4. This easement agreement remains in effect and continues to provide ingress and egress from the property, currently operated as the Fairfax Yacht Club.

A series of trails exist within the site as a result of past and current users. Some trail segments have arisen from adjacent properties or cross sensitive resource areas. These existing trails may not reflect the best ultimate alignment for pedestrian access.

Figure 27 : Existing Utilities and Access Points

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PARK ASPIRATIONS

PARK PURPOSE

Park purpose statements provide a framework for planning and decision-making. Like other Resource-Based Parks in the Park Authority's system, Old Colchester Park and Preserve seeks to protect unique and fragile natural and cultural resources while providing for education, research, and enjoyment of the outdoors in a manner compatible with the preservation goals.

DESIRED VISITOR EXPERIENCE

Old Colchester Park and Preserve, with its variety of resources, offers a rare opportunity to its visitors to experience a unique association of both cultural and natural resources. As county archaeologists continue to add to the understanding of the park's history, archaeological findings and the natural resources provide possibilities to interpret the effect of the environment on man's early development and, conversely, the effect of man on the environment. Gaining this understanding through a variety of interpretive elements in a beautiful, natural setting will be the primary user experience. Whether through a staff-led program or interpretive features, park visitors will be enlightened to Old Colchester Park and Preserve's distinctive features.

For some, a more casual enjoyment of Old Colchester Park and Preserve will be part of the user experience. Simply enjoying being out in nature or getting a glimpse of the Occoquan River provides a healthy way to reduce stress and recharge.

Typical user visits will last one to three hours. This will be an unstaffed park with limited development other than trails and interpretive elements.

MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives should guide the strategies and actions in addressing park management issues:

- Manage the park to protect the biological communities and cultural resources.
- Seek to foster attitudes that support conservation of natural and cultural resources.
- Encourage responsible stewardship practices
- Identify, record, manage, and preserve the park's natural and cultural resources.
- Provide a natural space for public education, research, and passive outdoor recreation.
- Provide a broad range of educational programs and exhibits promoting an appreciation of nature as well as history.
- Establish universal access to any future park facilities when access is possible and feasible.
- Ensure park uses are compatible with preservation goals.

28 : Shoreline along the Occoquan River

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RESOURCE AND SITE MANAGEMENT

NATURAL RESOURCE MANAGEMENT

Setting aside spaces to protect and enhance the environment for the benefit of future generations is one of the key tenets of the Park Authority's mission. The Natural Resources policy within the Park Authority's Policy Plan provides the foundation to achieve the natural resource preservation mission of the Fairfax

County Park Authority and requires the incorporation of resources management and protection measures into all Park Authority functions.

> *In accordance with its mission and values, the Fairfax County Park Authority works to ensure protection and stewardship of natural resources. Natural resources can also be addressed as natural capital: living organisms, non-living components to include air, water and soil, the ecosystems they make up and the services they provide. The framework for park natural resource protection and management is found in the Parks and Recreation section of the Fairfax County Comprehensive Plan.* (FCPA 2013:200.2)

Due to the unique quality and characteristics of the natural resources at Old Colchester Park and Preserve, a coordinated plan was developed for natural resource management of this park. This guidance was developed and published as of December 2011 as the *Old Colchester Park and Preserve Natural Resource Management Plan*. (NRMP) The overarching goal of this document is to "preserve and protect the natural resources at Old Colchester Park and Preserve". The management plan addresses six major objectives.

- **Protect and manage sensitive natural resources in the park**
  - Protect and enhance wetlands, tidal marsh, potential bog community and unnamed stream
  - Protect and manage vernal pools and dependent species
  - Protect the shoreline
  - Protect and enhance terrestrial vegetation communities
  - Work with adjacent properties, collaborate with other public and nonprofit agencies and coordinate with other researchers

- **Reduce and eliminate human activities that adversely affect sensitive resources in the park**
  - Eliminate unauthorized site use

- Designate clear access points and eliminate unsanctioned access points

- **Reduce the deer population in the park**
  - Reduce the deer population to ecologically healthy levels

- **Reduce non-native invasives (NNIs) plant species in the park**
  - Continue to control NNI plants throughout the park
  - Monitor management actions related to non-native invasive plants throughout the park

- **Integrate passive recreation development and interpretive activities while preserving and protecting the sensitive natural resources in the park**
  - Enforce and conform with NRMP recommendations related to resource protection zones and opportunity areas
  - Minimize impacts from development and archeology activities
  - Develop an interpretation plan for the site that combines interpretation of natural and cultural resources

- **Practice Adaptive Management approach and process**
  - Continually reassess and revise management approach based upon site findings and monitoring results

On-going site management should be in keeping with the recommendations included in the *Old Colchester Park and Preserve Natural Resource Management Plan* and in coordination with Resource Protection Division staff.

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CULTURAL RESOURCE MANAGEMENT

The protection of cultural resources is another key aspect of the Park Authority's core mission and a fundamental component of planning for Old Colchester Park and Preserve. Fairfax County Park Authority Policy 203 adopts the standard for cultural resource management established in the federal National Historic Preservation Act. Specifically, the policy states:

> *"In order to carry out its role as the primary steward of Fairfax County's cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland…, according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans."* (FCPA 2013:200.6)

Compliance with all required state and federal guidance regarding historic resources is the standard for Old Colchester Park and Preserve as well as all Park Authority owned property. Additionally, the original 135 acres of Old Colchester Park and Preserve are provided an additional level of protection through specific deed restrictions. These restrictions, identified in the deed as Exhibit "C", were agreed upon by the National Park Service and the Park Authority as a condition of the Federal Land to Parks land exchange. The entirety of Exhibit "C" is included as Appendix A. The primary aspects of the restrictions include:

- Establishment of a 100' buffer, or Environmentally Sensitive Zone (ESZ), around a series of previously identified archaeological sites.
- Establishment of reasonable protection of the ESZs from looting, vandalism, and the like;
- Definition of acceptable methods for archaeological research conducted within an ESZ;
- Exclusion of structures or disturbance within an ESZ unless accompanied by appropriate archaeological surveys and data recovery/protection as indicated;
- Protection of the viewshed from Old Colchester Road as well as any adjacent homes that are more than 50 years old.

All of the land area in Old Colchester Park and Preserve has been the subject of an identification-level cultural resources survey. To date, several of the

archaeological sites in the park have been subjected to evaluation level investigation. As a result, the town of Colchester, as it exists on parkland, and the eighteenth century archaeological site and cemetery have both been evaluated as significant and eligible for listing on the National Register of Historic Places. The Park Authority will continue to build on the body of knowledge that will further inform its treatment, protection, and interpretation of park resources.

Any development within the park will require additional archaeological investigation. The Park Authority generally discourages any development within known archaeological sites; yet, nearly all the developable land within Old Colchester Park and Preserve contains known archaeological sites. Accordingly, any proposed park development must consider impacts to archaeological resources. If a site has been evaluated as significant, any proposed development within site boundaries will require appropriate treatment as determined in consultation with Park Authority resource specialists.

SITE CONSIDERATIONS

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes periodic trail maintenance, limbing-up of trees, and tree removal (in coordination with the Resource Management Division). The maintenance crew also responds to park maintenance issues brought to their attention by citizens or staff.

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GENERAL MANAGEMENT PLAN

The General Management Plan (GMP) is based on the research, site analysis, and data presented in this document. Due to the significant and often overlapping nature of the natural and cultural resources at Old Colchester Park and Preserve, a series of Resource Protection Zones (RPZ) have been defined, using this information. These zones organize the site and provide a framework for site management and decision making. The following description of each zone identifies the resources within that area, providing guidance for determining a range of acceptable uses and carrying capacity within each zone. Further management of these zones will be as directed by the Old Colchester Park and Preserve Natural Resource Management Plan and Cultural Resource Management Plan, which are administered by park staff.

RESOURCE PROTECTION ZONES

CENTRAL WETLANDS RESOURCE PROTECTION ZONE

NATURAL RESOURCES

The Central Wetlands RPZ encompasses some of the most ecologically sensitive features of the park, including an extensive, high-quality Coastal Plain Depression Swamp and numerous vernal pools connected to a man-made central freshwater pond that dries out seasonally. The Coastal Plain Depression Swamp is a significantly rare natural community in Virginia, with a ranking of "imperiled" due to only 6 to 20 occurrences statewide of limited acreage. This forest is saturated and/or inundated in the winter and spring, and supports many plant species dependent on wet surface conditions that are susceptible to disturbance.

Figure 29 : Central Wetlands

The resource protection zone has been drawn to include the naturally-occurring rare plant communities and vernal pools, as well as a hydrologic buffer that protects the upslope areas to the north and west. Any alterations to the contributing hydrology of the wetlands may adversely affect the health of the natural communities and wildlife present. The depression swamp is highly sensitive to trampling and soil compaction. Non-native species are currently uncommon in this area further indicating its high quality and low historic disturbance.

CULTURAL RESOURCES

Areas of standing water or repeated inundation are generally considered poor locations for human habitation. Historic occupants undoubtedly utilized this area for the floral and faunal communities they support; however, their impact on the archaeological record is considered likely to be minimal.

PROTECTION

Publicly designated trails should be maintained closely within their existing footprints after implementing ADA improvements and no new trails should be constructed in the Central Wetlands RPZ, especially north and west of the depression swamp. Trails may be rerouted for resource management purposes if they are found to impact significant natural resources. Due to the high sensitivity to soil compaction, off-trail access should be limited only to resource management activities.

The freshwater pond has recently been restored to include a water control structure, and is less sensitive to human access than the depression swamp and vernal pools. However, because it supports the most significant breeding populations of salamanders and frogs in the park, it should be considered part of this resource protection zone. Visitors to the park should be educated about the sensitive species that seasonally breed in the freshwater pond.

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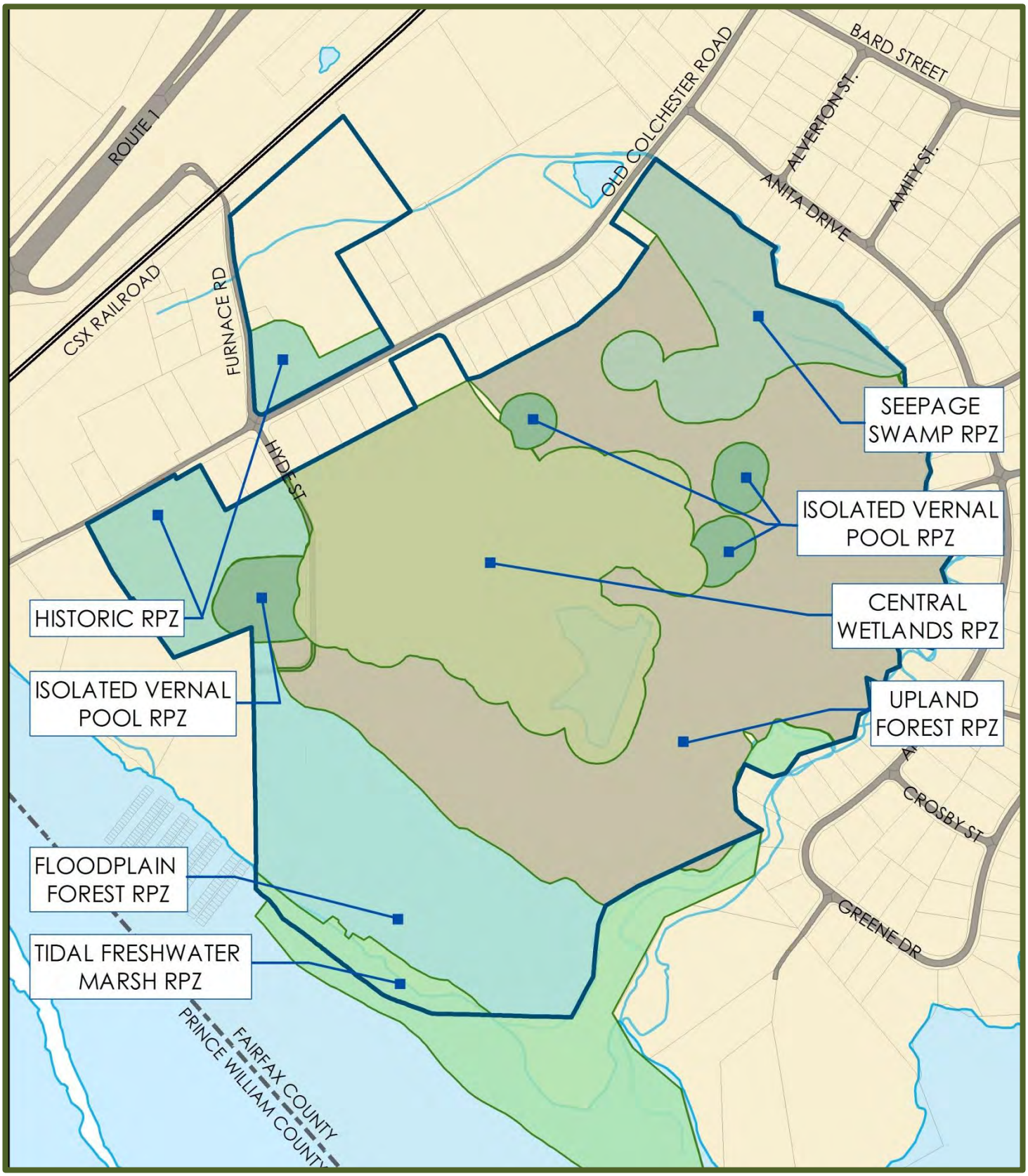

Figure 30 : General Management Plan / Resource Protection Zones

Although the hydrological conditions of this RPZ indicate the low likelihood of any persistent archaeological resources, limited archaeological investigation would be warranted should any site disturbance be necessary.

ISOLATED VERNAL POOL RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This zone includes all known seasonal vernal pools that fall outside of the Central Wetland Resource Protection Zone. This RPZ includes the footprints of the pools along with 100 foot buffers to protect the most important upland areas surrounding the pools. Several of these pools are man-made but contain breeding populations of amphibians, including pools that formed in topographic depressions in the compacted road bed throughout the park. Recently created vernal pools west of Hyde Street are expected to harbor breeding amphibians by 2015.

Figure 31 : Vernal Pool

CULTURAL RESOURCES

Similar to the Central Wetlands RPZ, vernal pools are areas generally considered poor locations for past human habitation. The archaeological record is considered to be limited in the areas of the vernal pools.

PROTECTION

In the short-term, these pools should be protected in-place until suitable wetland habitat can be created in more sustainable locations within the park. Any planned improvements to the existing road network or necessary trail connections should be timed to avoid the destruction of viable egg masses. Although the hydrological conditions of this RPZ indicate the low likelihood of any persistent archaeological resources, limited archaeological investigation would be warranted should any disturbance be warranted.

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SEEPAGE SWAMP RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This forested wetland is hydrologically-driven by groundwater seeps and drains to the tributary along the eastern boundary of the park near Anita Drive. The natural community is currently defined as a Coastal Plain Acidic Seepage Swamp, and while not rare in Virginia, it is sensitive to trampling and soil compaction. This resource protection zone also includes several naturally-occurring vernal pools that harbor breeding populations of amphibians.

CULTURAL RESOURCES

Areas of persistent inundation are areas generally considered poor locations for human habitation. The archaeological record is considered to be limited within this RPZ.

PROTECTION

Access within this RPZ should be limited to resource management activities only. Non-native species are currently uncommon in this area further indicating its high quality and low historic disturbance. No trails should be constructed within this resource protection zone, based on its susceptibility to soil compaction, the potential for invasive species and water pollution. Ideally, the stream forming the eastern edge of this natural community would be restored. Limited archaeological investigation would be warranted should any disturbance be necessary within this RPZ.

TIDAL FRESHWATER MARSH RESOURCE PROTECTION ZONE

NATURAL RESOURCES

Figure 32 : Tidal Freshwater Marsh

One of the most unique and overt natural resource elements of Old Colchester Park and Preserve is that it is situated on the Occoquan River waterfront at Belmont Bay, near the mouth of the Potomac River. Tidal freshwater high marsh and low marsh occur in the southeastern region of the park, and represent one of only two occurrences that are managed by the Park Authority. Portions of the low marsh contain exposed mud flats

at low tide and these marshes transition slowly upstream into more typical riparian habitats.

The high marsh habitat includes unconfirmed aggregates of the Virginia state rare river bulrush (*Bolboschoenus fluviatilis*), an obligate wetland species that is considered 'imperiled' (S2) in Virginia by the Virginia Natural Heritage Program and at high risk of extirpation in Virginia with fewer than 20 populations. This species is considered to be common elsewhere in other parts of its range. Old Colchester Park and Preserve falls at the southernmost extent of its range.

The tidal marsh forbs (i.e. narrow-leaved cattail, spatterdock, sweetflag and pickerelweed) are highly susceptible to trampling. Additionally, this natural community may contain a rare plant, river bulrush, which may be threatened by the spread of invasive species from hikers or from the soil being compacted or disturbed. Soil characteristics do not support foot traffic.

CULTURAL RESOURCES

The hydrology of the Tidal Freshwater Marsh would not be conducive to human habitation or the longevity on any archaeological record. The archaeological record is considered to be limited within this RPZ.

PROTECTION

The Old Colchester Natural Resource Management Plan recommends that marine recreation and boat access be prohibited from the park's shoreline in order to protect steep slopes from erosion and protect the marsh communities from tramping and misuse. Fishing should also be prohibited from the shoreline for similar reasons. Oil spills from the neighboring marinas pose a threat to this community. Limited archaeological investigation would be warranted should any disturbance be necessary within this RPZ.

UPLAND FOREST RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This Resource Protection Zone contains typical examples of Mesic Mixed Hardwood Forest. Some portions of this forest were logged in the 1980s, and other areas supported past grazing and agriculture. The quality of this habitat has also been impacted by fire suppression, deer herbivory, and overcrowding and shading by now-dominant American beech. While not of ideal quality, these upland forests are a critical component of the life cycle of the amphibians breeding in vernal pools throughout the park and provide upland habitat for

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breeding birds. They also provide significant water quality benefits to wetlands and the Occoquan River.

CULTURAL RESOURCES

The upland areas within Old Colchester Park and Preserve have supported people for approximately 10,000 years. While past agricultural practices, deer, and invasive species have impacted the natural resources within this RPZ, the cultural record remains largely intact. Site evidence demonstrates the presence of some of the earliest Native American hunter-gatherer societies to have inhabited Fairfax County. Other findings display the development of agriculture and the arrival of European colonists. Archaeological investigations have located the remains of a house occupied from approximately 1750 until approximately 1775 with strong indications of the presence of enslaved African Americans. The integrity of the archaeological record in this RPZ, over a tremendous expanse of time, indicates that this site will continue to help define the county's past.

Figure 33 : Stone Foundation

PROTECTION

As one of the drier RPZs within the park, the Upland Forest RPZ is the best suited for the limited amount of site development proposed with this plan. Sensitive siting of parking and trail connections will make the park accessible to visitors while protecting valuable resources. Any planned site disturbance should be preceded by a thorough archaeological investigation, which should help inform the final design of any facility to be implemented.

After initial development, public use within the Upland Forest Resource Protection Zone should be restricted to foot traffic on designated, park-maintained trails and their associated interpretive areas. Designated trails will ideally be maintained within their existing footprints to limit disturbance to natural and cultural resources. Trails may be rerouted for resource management purposes if they are found to be impacting significant resources.

Limited off-trail activity will be permitted for resource management activities along with programs scheduled and supervised by the Park Authority that are compatible with resource management goals as described in the site Natural Resource Management Plan and Cultural Resource Management Plan.

FLOODPLAIN FOREST RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This resource protection zone includes the relatively young forested floodplain and bottomland adjacent to the Occoquan River. This forest appears to be rarely flooded and much of it falls outside of the 100-year floodplain, however portions are included within the officially-designated Resource Protection Areas (RPA) along the Occoquan River.

Figure 34 : Potomac Creek Pottery Fragment

CULTURAL RESOURCES

Archaeological excavations within this RPZ have revealed land use by Native Americans of all cultural periods – the Early Woodland cultural period being the most intensely represented. This dynamic period represents the introduction of early forms of agriculture among Native American societies and the transition away from the hunter-gatherer lifestyle.

PROTECTION

Forested areas within the Floodplain Forest Resource Protection Zone should remain vegetated to comply with the Chesapeake Bay Act and protect water quality into the river.

Public use within the Floodplain Forest Resource Protection Zone should be restricted to foot traffic on designated, park-maintained trails and their associated interpretive areas. Designated trails will ideally be maintained within their existing footprints to limit disturbance to natural and cultural resources. New trail construction is discouraged within this zone, although trails may be rerouted for resource management purposes if they are found to impact significant resources. Any planned site disturbance should be preceded by a

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thorough archaeological investigation, which should help inform the location of any necessary site disturbance.

Limited off-trail activity will be permitted for resource management activities along with programs scheduled and supervised by the Park Authority that are compatible with resource management goals as described in the site Natural Resource Management Plan and Cultural Resource Management Plan.

Figure 35 : Staff-led Programming

HISTORIC RESOURCE PROTECTION ZONE

NATURAL RESOURCES

The Historic Resource Protection Zone is typified by land that has experienced significant disturbance from human activities. While this area offers significant cultural resources, the remaining natural resources are considered to be highly disturbed.

CULTURAL RESOURCES

This Resource Protection Zone includes portions of what was "downtown" Colchester. Old Colchester Road served as the main thoroughfare to and from the port at Colchester; and, properties along this route would have been highly desirable. Historic records show that wealthy merchants favored such locations. The Historic RPZ includes property once owned by Morris Pound, a vintner who was spoken well of by George Washington. Archaeological excavations have identified the foundations of several buildings in this zone that date to the period of the colonial port town. The town of Colchester is considered eligible for listing in the National Register of Historic Places.

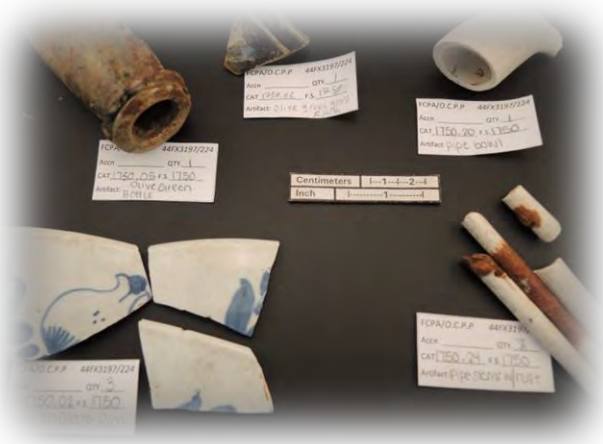

Figure 36 : Collection of Colonial Era Artifacts

PROTECTION

Further development in this area is strongly discouraged so as to avoid impacts to this highly significant archaeological area. Any necessary disturbance required for site management should be preceded by a thorough archaeological investigation that should inform the planned work. The findings within the Historic Resource Protection Zone should also be interpreted for public enjoyment and could easily support ongoing archaeological and historic research.

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CONCEPTUAL DEVELOPMENT PLAN

INTRODUCTION

The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended project elements. Large portions of Old Colchester Park and Preserve will remain undeveloped for the protection of the unique resources that exist within the park.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site. The scope of the master plan process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although sound site analysis has contributed to the basis of the design, final facility location for the recommended elements will be determined through more refined site analysis and engineering that will be conducted when funding becomes available for the development of this park. Final design will be influenced greatly by concern for protecting both the distinctive cultural and natural resources, as well as to satisfy all pertinent federal, state, and county codes and permitting requirements.

PLAN ELEMENTS

SITE ACCESS

Defining clear and welcoming points of entry into the park, both vehicular and pedestrian, is a key beginning step in the design process. Surrounding roads and adjacent development provide several points of access to Old Colchester Park and Preserve.

VEHICULAR ACCESS

The character of the resources at Old Colchester Park and Preserve has generated significant interest, attracting people from well beyond the immediate neighborhood. For those traveling to the park by car, access is provided via Hyde Street. While it appears that vehicular access could be provided from the park's frontage on Old Colchester Road or by Cardiff Street through the adjacent Harbor View Subdivision, construction is inhibited by unfavorable topography or impacts to sensitive resource areas. As an existing road directly onto park property, Hyde Street provides the most efficient means of access with no additional disturbance to site resources.

Figure 37 : View along Hyde Street

Hyde Street also provides the sole source of access to the Fairfax Yacht Club. To clarify a driver's route, the existing 90 degree bend in Hyde Street should be converted to a standard "T" intersection to connect with the proposed parking. This allows a clear point of decision for the driver to determine which route to take and minimize misguided traffic.

PEDESTRIAN ACCESS

A primary point of pedestrian access is provided to the east of the park at Cardiff Street. This stub street provides an excellent point to encourage local residents to visit the park, connecting into the site's trail network. Establishment of a defined route and park signage will make this a logical tie into the neighborhood.

An additional point of pedestrian access is along Old Colchester Road. A route currently exists into the park from this location, a remnant from previous logging and dredging activities on the site. There are few homes along this section of Old Colchester Road and the addition of a roadside trail is not likely in the foreseeable future. However, maintaining the route as a natural surface trail connection causes no further disruption to the resources in the area so the trail connection remains.

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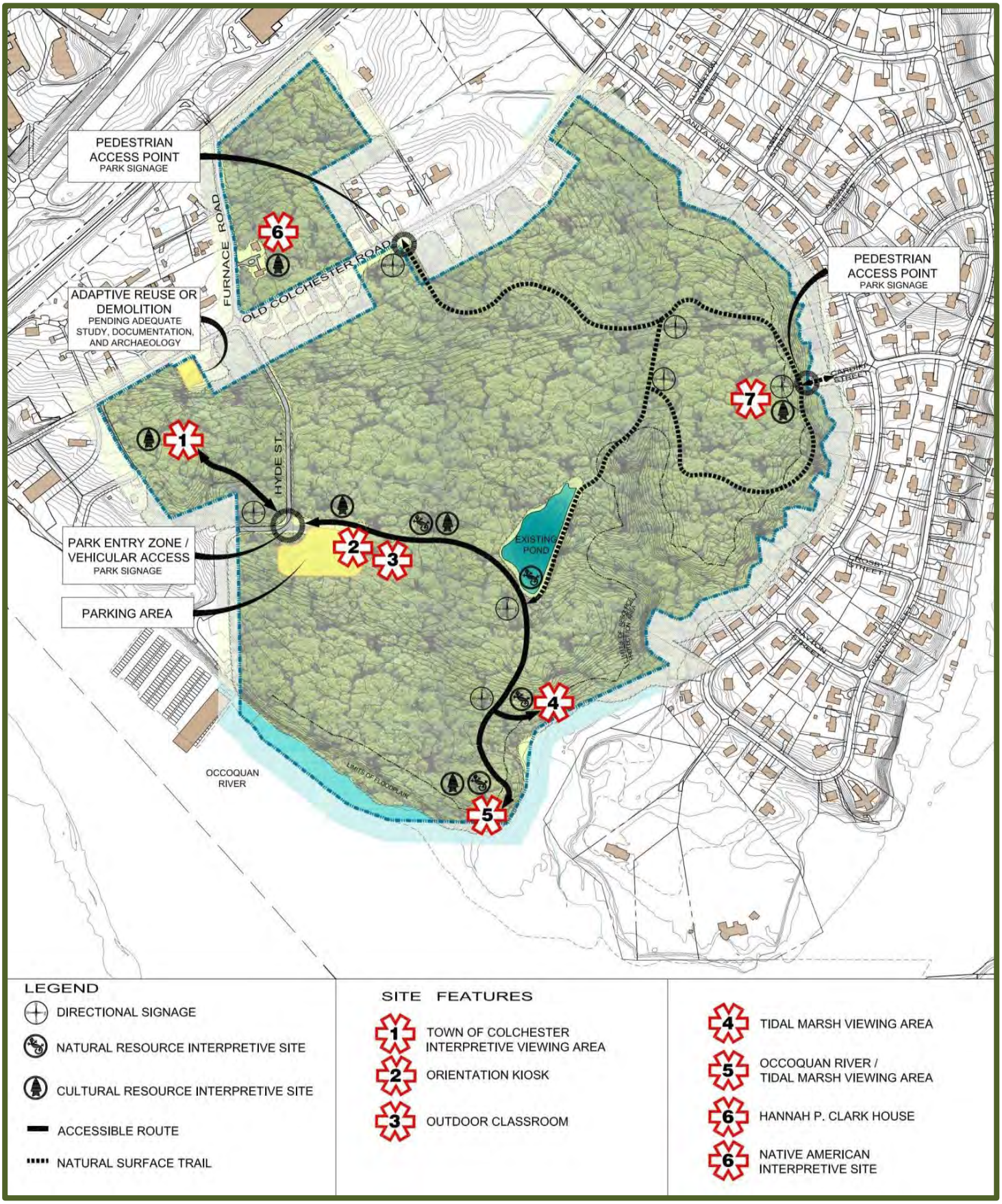

Figure 38 : Old Colchester Park and Preserve Conceptual Development Plan

PARKING AREA

The provision of a parking area is an important component of welcoming people to the park. On a day to day basis, a few people may come to the park to walk the trails and learn from the interpretive features. Periodically, larger groups may be led by Park Authority staff for site-specific programs. The ability to accommodate up to 30 parking spaces is intended. This may include a mix of permanent and temporary parking spaces. Geometrically, parking should be designed to accommodate the turning movements of school buses, allowing for the opportunity to accommodate school field trips. Bus parking might be accommodated across the permanent parking spaces or at nearby Mason Neck West Park.

Sensitivity of the areas resources indicate that all efforts should be made to reduce the impact of establishing impervious surfaces here. Narrowing pavement widths for one-way circulation, using permeable pavers in parking spaces, and orienting drainage to a central bioretention area are possible mitigation measures.

OUTDOOR CLASSROOM

In proximity to the parking area is the outdoor classroom. This simple seating area provides a space for Park Authority staff to stage site tours and programs. It defines a meeting space and place where park staff can orient visitors to the park and its resources.

ORIENTATION KIOSK

For those visitors that come to the park on their own, an orientation kiosk near the parking lot provides another opportunity to familiarize visitors to the park and begin telling the park's story.

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TRAILS

The primary development within Old Colchester Park and Preserve is a sanctioned trail network. Trails are located to lead visitors through the site's special features without damage to the resources. Often threaded between protected cultural and natural resource areas, the trails provide the conduit for interpretation and passive recreation.

There is a hierarchy to the trail system at Old Colchester Park and Preserve. The principal route originates from the parking area and is intended to be constructed as an accessible route. Specific construction materials may vary in different locations, depending on the particular site conditions along the route, but the surface should constructed to address accessibility goals. This principal route connects to the vast majority of the interpretive areas, town viewing point, and views of the Occoquan River.

A secondary series of natural surface trails allows for further exploration of the park through more sensitive resource areas. This route follows an existing series of foot trails and requires little or no additional site disturbance.

INTERPRETIVE ELEMENTS

Old Colchester Park and Preserve is rich in both natural and cultural resources for preservation and protection. Sharing the knowledge learned

through interpretive features will benefit the casual user, students of all ages, scientists, historians, and the broader community, in alignment with the Park Authority's stewardship education goal. The specific interpretive features and their locations will be further developed and refined. Some key locations for interpretation are generally identified on the Conceptual Development Plan. As research continues and the body of knowledge evolves, these locations and themes may evolve as well. Interpretive themes may include:

NATIVE AMERICAN ARCHAEOLOGICAL SITES

Information gained from the archaeological investigations of Native American sites offers opportunities to interpret ancient lifestyles, the influence of the surrounding landscape on man, and the effects of man on the environment.

OLD COLCHESTER ROAD

In 1662, the Virginia Assembly required construction of roads linking churches and courts with the, then, colonial capital at Jamestown. In this region, it is said that colonists utilized an existing, Native American trail that they referred to as the Potomac Path. This included what is now Old Colchester Road and was integrated into a larger network, the King's Highway, which England's King Charles II mandated link Boston to Charleston, South Carolina.

Figure 39 : View along Old Colchester Road where It Terminates at the Occoquan River

HANNAH P. CLARK HOUSE

Constructed around 1876, the Hannah P. Clark House demonstrates changing trends in construction materials and methods over more than 100 years. In 2014, a Park Authority architectural historian revealed that the original core of the house utilized vertical log construction. The bark had been stripped or "peeled" from the logs. Later additions used traditional milled lumber frame construction. Beyond the architectural features of the site, the Hannah P. Clark House provides chance to recall the story of one of the area's most memorable residents.

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COLONIAL CEMETERY

The features found in the Colonial Cemetery site provide a chance to interpret the features themselves, but also to point out that even with the best research, sometimes we're still left with questions.

TOWN OF COLCHESTER

As the park's namesake, the town of Colchester offers a wide variety of interpretive elements. The development of the town, competition with Alexandria, daily life, societal structure, connections to George Washington are all possible components of town interpretation along with the town structures themselves. Much of the town area on park property is low and wet – a problem for the original town dwellers as well. An elevated walkway could lead to a central town point and orient much of the interpretation from there.

Figure 40 : Virtual Representation of the Town of Colchester

FORESTED WETLANDS

Old Colchester Park and Preserve possesses a rare ecosystem called a "Coastal Plain Depression Swamp Forest" which covers about forty acres of the park. There are no creeks or waterways nearby, yet the forest holds pools of water which allow frogs and salamanders to breed in the springtime. Ancient marine clays are present in the soil that create a physical barrier and hold water at the surface for a long time. Many water-loving plants occur here. Often, farmers were able to drain these types of areas to make way for agriculture, but this particular forest has been present for a long time.

Figure 41 : Sampling for Amphibian Larvae in a Vernal Pool

Figure 44 : Tidal Marsh with Occoquan River Beyond

Figure 44 : Freshwater Marsh

Figure 44 : Mixed Hardwood Forest

POND AND VERNAL POOLS

The pond, located centrally within the park, functions as a man-made vernal pool. A vernal pool dries out regularly, most often in the hot summer months, while holding water during the winter and spring. The drying prevents fish from living in the pool, allowing amphibians to breed safely without predators. This particular pool supports thousands of breeding frogs and salamanders. The pond is being rehabilitated so that park naturalists can create ideal water depths for breeding amphibians at different times of the year. Many species of dragonflies are also found within this habitat.

OCCOQUAN RIVER OVERLOOK/ TIDAL FRESHWATER MARSH

One of the most unique natural resources of Old Colchester Park and Preserve is the tidal freshwater marsh along the Occoquan River at Belmont Bay. Exposed tidal mud flats appear at low tide, and submerged aquatic vegetation is a nursery and breeding ground for fish. Osprey and bald eagle are a common sight flying along the Occoquan River.

FRESHWATER MARSH

Further up the marsh, the effects of the tide become less pronounced. Some common plants in this sunny, open area include spatterdock, narrow-leaved cattail, pickerelweed and arrow arum.

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Within this habitat, many species of birds can be seen including herons, egrets, sandpipers, ducks, and red-winged blackbirds.

MIXED HARDWOOD FOREST

Old Colchester's upland forests have been impacted by deer overabundance, selective logging, and reduced fire frequency. The most common species of tree in these areas is American Beech, which was resistant to many of these pressures. Park naturalists have undertaken experiments to girdle mature beech trees to allow in more light and help native oaks and hickories regenerate. Eastern box turtles and American toads are commonly observed in this forest type.

POTENTIAL AREA OF ADAPTIVE REUSE OR DEMOLITION

The acquisition of parcel 113-3 ((1)) (4) 4, sometimes referred to as the Roysdon Property, includes a residential structure constructed in 1957. This structure may be utilized to support ongoing resource management activities at Old Colchester Park and Preserve. Due to the age of the home and structural conditions, it may be determined that continuing building maintenance costs exceed the value of its use. Should this structure be deemed unsuitable for park purposes, demolition may be considered.

DESIGN CONCERNS

COORDINATION WITH RESOURCE MANAGEMENT STAFF

As a theme repeated throughout this document, Old Colchester Park and Preserve possesses a broad range of resources, often with overlapping areas of interest between cultural and natural resources. What may appear as simple site adaptations could have far reaching implications on resource protection. It is critical that decisions regarding Old Colchester Park and Preserve be made through a coordinated effort with resource management staff.

PROTECTION OF SITE HYDROLOGY

Many of the natural resources within this park are highly dependent on a delicate balance of site hydrology. Although this is a factor throughout the park, it is particularly true of the wetland areas. Areas north of the large central wetland have been left undisturbed as a conscious decision of this master plan for the benefit of the wetland health and dependent species.

WATER ACCESS TO OCCOQUAN RIVER

During the planning process, requests were made by some in the community to consider establishing public water access along the shoreline of Old Colchester Park and Preserve. The limited amount of shoreline within the park is very marshy and not conducive to successful boating access. This area is ecologically fragile and rich archaeologically. Although a destination area is provided to allow views of the river, the element of public water access is intentionally not included with this master plan.

LINKS TO THEMATIC TRAILS

The Potomac Heritage National Scenic Trail is comprised of an extensive linking of trails following the routes explored by George Washington. Spanning from the Potomac River to the upper Ohio River basins, the trail links numerous sites that were key in the formation of the United States. The archaeology at Old Colchester Park and Preserve, particularly the research related to the town of Colchester, would be well suited for inclusion with this thematic trail.

The Washington-Rochambeau Trail commemorates a strategic military alliance between American and French forces during the Revolutionary War. In America's battle for independence, France provided aid that was crucial to the outcome – money, munitions, and troops. Sent by King Louis XVI, the Comte de Rochambeau with an accompanying 5,800 troops joined with George Washington and the Continental Army to support the American efforts. Over fifteen months, the combined troops marched from Newport, Rhode Island to Yorktown, Virginia and a decisive victory for American independence in October 1781. Rochambeau's armies camped along Old Colchester Road both on the

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way to and from Yorktown. Campsites have been identified in the vicinity of Old Colchester Park and Preserve. The park's location along the primary route of this military campaign makes Old Colchester Park and Preserve a logical inclusion in this thematic trail.

The Virginia Birding and Wildlife Trail highlights locations across the state noted for the range of species or unique habitats that support specialized bird populations. The variety of habitats within the park and the range of species seen in the area, make Old Colchester Park and Preserve a worthy inclusion for this thematic route. The accessibility of parking and accessible route may open the opportunity for bird watching to a broader population.

OPPORTUNITIES FOR INTERPRETATION

While the overall interpretive plan for this site will be developed separately, it is recommended that a variety of interpretive features be included to address a society that is increasingly tech savvy. Mobile device links to extended site information vastly expands on the level of information that can be shared as well as offering a range of age-appropriate information that can be communicated to different age groups. Interactive site features, such as those with hand-generated power, directly engage the viewer and add the possibility of an audio component that is beneficial to those with limited vision.

FISCAL SUSTAINABILITY

Economic realities require that public park funding be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability within the park system and at Old Colchester Park and Preserve is essential to be incorporated into the master plan implementation. The demand for programming Old Colchester Park and Preserve should be viewed as an opportunity to support the park within the framework of its mission. The master plan envisions facilities that will permit group programming while maintaining the significant resources that define this special park. Enhanced fiscal sustainability will allow Old Colchester Park and Preserve to address inevitable

maintenance needs as well as stewardship needs by providing latitude in funding options and decisions.

PROBLEM SOILS

There are two soils types identified within the park that are considered to be problem soils – Kingstown-Sassafras-Marumsco Complex (71) and Sassafras-Marumsco Complex (91). These soils are noted for high shrink/swell potential, landslide susceptibility, high compressibility, low bearing strength, and shallow water tables.

As outlined in the Description & Interpretive Guide to Soils in Fairfax County, May 2013,

> "a detailed geotechnical investigation and report are required. Geotechnical problems must be addressed with adequate engineering evaluations and designs prior to development. A geotechnical report, prepared according to the geotechnical guidelines of PFM Chapter 4 and the Virginia Uniform Statewide Building Code (USBC) is mandatory for all construction and grading within these problem soil areas. The engineering evaluation and report shall be submitted for approval and the recommendations incorporated into the grading plans as requirements prior to plan approval. Construction inspections and certifications are required from the engineer of record."

RESIDENT CURATOR PROGRAM

As the Park Authority continually investigates ways to better manage its land holdings, the establishment of a Resident Curator Program is currently being explored. Typically, Resident Curator Programs first identify publicly-held historic properties with no immediate or practical use. Under this program, a vision for the property is developed, along with the necessary resources, and an outside party (curator) with the necessary skills to accomplish that vision is selected. The curator is permitted use of the property, for little or no rent, in exchange for rehabilitating the property.

Should a Resident Curator Program be put into place, the Hannah P. Clark House is considered to be a prime candidate for this program. As there is no formal plan in place at this time, it is impossible to predict what impacts the program requirements may have on the implementation of this master plan. Adjustments to the design may become necessary to effectively coordinate with any future Resident Curator Program.

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POTENTIAL DEMOLITION OF THE ROYSDON HOUSE

As addressed under the heading of Potential Adaptive Reuse, structural repair and maintenance costs for the Roysdon House may render continued usage of the Roysdon House as fiscally unadvisable. Should the option of demolition be determined most prudent, plans for demolition should be carefully coordinated with the Resource Management Division as the presence of cultural resources may indicate the need for special demolition methods.

RIGHT-OF-WAY ABANDONMENT

Prior to acquisition by the Park Authority, previous subdivision plans in 1952 and 1958 included areas of right-of-way to be dedicated for public street purposes. Planned streets were subdivided but never accepted into the state street system. Only a portion of Hyde Street was actually constructed. Formal ownership of the right-of-ways is retained by the Fairfax County Board of Supervisors. No physical construction of these platted, "paper" streets is planned and the area is generally considered as part of Old Colchester Park and Preserve. To clarify ownership and maintenance responsibilities within the park, vacation of these right-of-ways should be pursued with the land area dedicated to the Park Authority.

DRAFT

APPENDIX A
Federal Lands to Parks Agreement

RELEASE AND TRANSFER OF TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS

Prepared by: WALKER TITLE
11781 LEE JACKSON MEMORIAL HWY.
SUITE 300
FAIRFAX, VIRGINIA 22033
Box 230
A0900896

THIS RELEASE AND TRANSFER OF TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS is made this 24th day of September, 2009, by and between the FAIRFAX COUNTY PARK AUTHORITY, FAIRFAX COUNTY, VIRGINIA, a body corporate and politic (hereinafter referred to as "PARK AUTHORITY" and to be indexed as both Grantor and Grantee) and the UNITED STATES OF AMERICA, acting by and through the National Park Service, an agency of the United States Department of the Interior (hereinafter referred to as the "UNITED STATES" and to be indexed as both Grantor and Grantee).

The purpose of this instrument is to release the terms, conditions, covenants and restrictions imposed by the UNITED STATES OF AMERICA upon two parcels of land identified below (the Vulcan Property), and to impose those certain terms, conditions, covenants and restrictions on different parcels of land, also identified below (the Old Colchester Property) and to impose additional terms, conditions, covenants and restrictions on the Old Colchester Property.

WITNESSETH:

WHEREAS, the UNITED STATES, acting by and through the Regional Director, Southeast Region, National Park Service, United States Department of the Interior, under and pursuant to the power and authority contained in the provision of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 91-485 (84 Stat. 1084) (the "Act"), and the regulations and orders promulgated thereunder, conveyed approximately 115 acres, more or less, composed of two parcels known as the Portion of Lorton Correctional Complex, Lorton, Virginia (the "Vulcan Property"), as more particularly described in Exhibit A, attached hereto and made a part hereof, to the PARK AUTHORITY by Quitclaim Deed dated April 11, 2002, and recorded on April 23, 2002, in the Land Records of Fairfax County, Virginia in Deed Book 12874 Page 1772 (the "Conveyance"); and

WHEREAS, the Conveyance required the Vulcan Property to be used and maintained for public park or recreational purposes and impressed the Vulcan Property with certain other terms, conditions, covenants and restrictions, more specifically described in Exhibit A, that limit the Park Authority's use of the Property; and

WHEREAS, twenty (20) parcels of land containing 140 acres, more or less (the "Old Colchester Property"), were conveyed to the PARK AUTHORITY by McCue and McCue Limited Partnership by Court Order dated March 23, 2007, and recorded in the Land Records of Fairfax County, Virginia in Deed Book 19206 Page 2018, more particularly described in Exhibit B attached hereto and made a part hereof; and

WHEREAS, PARK AUTHORITY proposes to remove the terms, conditions, covenants and restriction enumerated in Exhibit A from the Vulcan Property (except those numbered 10, 11 and 12), and to transfer these same terms, conditions, covenants and restrictions, including the requirement to use and maintain the Vulcan Property in perpetuity for public park or public recreational purposes, to the Old Colchester Property; and

WHEREAS, 40 U.S.C. 550 (b)(1) (2003) authorizes the Secretary of the Interior to release lands from the terms, conditions, covenants and restrictions contained in quitclaim deeds conveyed pursuant to the Act and this authority has been re-delegated to the Director of the National Park Service (the "Service") and the Regional Directors of the Service; and

WHEREAS, on June 23, 2009, the Service requested concurrence from the General Services Administration (GSA) to release the Vulcan Property from those terms, conditions, covenants and restrictions in the Conveyance, and to impose the terms, conditions, covenants and restrictions described in Exhibit A to the Old Colchester Property; and

WHEREAS, on May 20, 2009 the PARK AUTHORITY wrote to the Office of Review and Compliance, Department of Historic Resources of the Commonwealth of Virginia (the DHR") and requested its review and determination that "the exchange will not result in an adverse impact on the historic resources located on the properties involved in the exchange"; and

WHEREAS, on July 31, 2009 the DHR responded to the PARK AUTHORITY and advised that it "fully support[ed] the proposed property exchange" but recommended that certain conditions/restrictions, as described in Exhibit C attached hereto and made a part hereof, be imposed on the Old Colchester Property; and

WHEREAS, on September 1, 2009, GSA concurred with the proposed release and transfer of terms, conditions, covenants and restrictions from the Vulcan Property to the Old Colchester Property;

NOW, THEREFORE in consideration of and pursuant to all the foregoing:

The UNITED STATES, in exchange for (1) the PARK AUTHORITY'S agreement to impose the terms, conditions, covenants and restrictions set forth in Exhibit A (except those numbered 10, 11 and 12) to the Old Colchester Property, and (2) the PARK AUTHORITY'S agreement to impose the terms, conditions, covenants and restrictions as set forth in Exhibit C to the Old Colchester Property, does hereby release the Vulcan Property from the terms, conditions, covenants and restrictions set forth in the Exhibit A (except those numbered 10, 11 and 12).

The UNITED STATES does hereby impose the terms, conditions, covenants and restrictions set forth in Exhibits A (except those numbered 10, 11 and 12) and C upon the Old Colchester Property.

The PARK AUTHORITY, in exchange for the release of the Vulcan Property from the terms, conditions, covenants and restrictions imposed in Exhibit A, and as otherwise noted above, does by executing this document, hereby accept and agree that the terms, conditions, covenants and restrictions set forth in Exhibits A (except those numbered 10, 11 and 12) and C are imposed upon the Old Colchester Property.

IN TESTIMONY WHEREOF, PARK AUTHORITY and the UNITED STATES have caused this release and transfer to be executed for them and on their behalf and have caused to be affixed hereunder their seals, by their duly authorized officers or agents, the day and year first above written.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

Executed and approved on behalf of the Fairfax County Park Authority, by the authority granted by the said Park Authority.

FAIRFAX COUNTY PARK AUTHORITY

By: _____
John W. Dargle, Jr., Director

WITNESS:

By: Julie B Cline

Printed Name: Julie B. Cline

Title: Acting Branch Manager

STATE OF VIRGINIA

COUNTY OF FAIRFAX

On this 21st day of SEPTEMBER, 2009, before me, the subscriber, personally appeared John W. Dargle, Jr., Director of the Fairfax County Park Authority, and known to me to be the same person described in and who executed the foregoing instrument, and that he executed the foregoing instrument for and on behalf of the Fairfax County Park Authority for the purposes and uses therein described.

Michael P Lambert
Notary Public

My Commission Expires:
March 31, 2010

Notary Registration Number:
7031604

Michael P. Lambert
Commonwealth of Virginia
Notary Public
Commission No. 7031604
My Commission Expires 03/31/2010

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UNITED STATES OF AMERICA:

Acting by and through the
Secretary of the Interior

Through:

Regional Director
Southeast Region
National Park Service

By: _____
Chris Abbett
Assistant Regional Director For
Partnerships

WITNESS:

By: Linda L. York

Printed Name: Linda L. York

Title: SE Regional Coastal Geomorphologist

STATE OF GEORGIA

COUNTY OF FULTON

On this 17 day of SEPTEMBER 2009, before me, the subscriber, personally appeared Chris Abbett, Assistant Regional Director For Partnerships, Southeast Region, National Park Service of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary and he acknowledges

that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

William Lamar Hare
Notary Public

My Commission Expires:
APRIL 19, 2010

Notary Registration Number:
_____

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Federal Lands to Parks Agreement
Exhibit "A"

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Regional Director, Southeast Region, National Park Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the Fairfax County Park Authority, Fairfax County, Virginia, (hereinafter designated "Grantee"),' does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the following described property, consisting of 115.1856 acres in fee, also known as the Portion of the Lorton Correctional Complex, Lorton, Virginia, and being situate in Fairfax County, Virginia, and being more particularly described as follows:

METES AND BOUNDS DESCRIPTION
PARCEL 1
TM 106-4-001-54
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Return to: Office of the County Attorney
12000 Government Center Parkway, Suite 549
Fairfax, Virginia 22035-0064
ATTN: Alan M. Weiss
Consideration: $0

Beginning at an iron pipe found at the southwesternmost corner of the 57.384189 Hectares parcel quitclaimed by the United States of America unto Fairfax County Water Authority in Deed Book 10373 Page 1122 ~ TM 106-4-001-56, said iron pipe found also being S 84° 21' 39" W 123.65 feet from the northwesternmost corner of Parcel 2, another parcel to be conveyed, and described separately; said iron pipe found also lying on the northern line of the lands of Newton Asphalt Company Incorporated of Va. ~ TM 112-2-001-12 ~ Deed Book 5431 Page 1105;

Thence departing the lands of Fairfax County Water Authority and with said northern line of the lands of Newton Asphalt Company Incorporated of Va., and then continuing with a northern line of another parcel owned by Fairfax County Water Authority ~ TM 112-2-001-8 ~ Deed Book 2955 Page 1, S 84° 21' 39" W 2,046.17 feet (passing through an iron pipe found at 1,969.42 feet) to a concrete monument found at the northeasternmost corner of the 2.241765 Hectares parcel quitclaimed by the United States of America unto Fairfax County Water Authority in Deed Book 10373 Page 1122 ~ TM 106-4-001-56;

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Thence departing said lands of Fairfax County Water Authority ~ TM 112-2-001-8, and with said northern line of said 2.241785 Hectares parcel, N 89° 28' 25" W 468.45 feet to an iron pipe found at the southeasternmost corner of the lands of Occoquan Overlook Limited Partnership ~ TM 106-3-001-4A ~ Deed Book 9267 Page 102;

Thence departing said lands of Fairfax County Water Authority, and with said lands of Occoquan Overlook Limited Partnership, and then continuing with a line of the lands of Vulcan Lands, Inc. ~ TM 106-3-001-4B ~ Deed Book 7659 Page 208, N 13° 42' 47" E 842.82 feet to a concrete monument set;

Thence with the lands of Vulcan Lands, Inc. the following three (3) courses and distances:

N 32° 37' 47" E 325.10 feet to a concrete monument found;

S 05° 15' 03" E 110.85 feet to a stone found;

N 85° 52' 35" E 2,164.09 feet to an iron pipe found at the northwesternmost corner of the aforesaid 57.384189 Hectares Fairfax County Water Authority parcel;

Thence departing said lands of Vulcan Lands, Inc. and with the western line of said 57.384189 Hectares parcel, S 02° 22' 30" W 941.86 feet to the **Point of Beginning** and containing 2,326,873 Square Feet ~ 53.4177 Acres.

METES AND BOUNDS DESCRIPTION
PARCEL 2
TM 106-4-001-54
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Commencing at an iron pipe found at the southeasternmost corner of Parcel 1, another parcel to be conveyed, and described separately and the southwesternmost corner of the 57.384189 Hectares parcel quitclaimed by the United States of America unto Fairfax County Water Authority in Deed Book 10373 Page 1122 ~ TM 106-4-001-56, said iron pipe found also lying on the northern line of the lands of Newton Asphalt Company Incorporated of Va. ~ TM 112-2-001-12 ~ Deed Book 5431 Page 1105;

Thence departing said Parcel 1, and with the common line of said lands of Fairfax County Water Authority and Newton Asphalt Company Incorporated of Va., N 84° 21' 39" E 123.65 feet to an iron pipe set at the northwesternmost

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corner of said lands of Newton Asphalt Company Incorporated of Va., and also being the **Point of Beginning** of the Parcel described herein;

Thence departing the lands of Newton Asphalt Company Incorporated of Va. And with the lands of Fairfax County Water Authority the following seven (7) courses and distances:

N 84° 21' 39" E 1,400.62 feet to an iron pipe found;

S 12° 18' 44" E 521.04 feet to an iron pipe found;

S 10° 05' 37" W 817.10 feet to an iron pipe found;

S 39° 36' 51" W 270.34 feet to an iron pipe found;

S 50° 58' 48" E 395.31 feet to an iron pipe found;

S 58° 43' 06" E 152.04 feet to an iron pipe found;

S 66° 33' 59" E 95.07 feet (passing through an iron pipe found at 94.75 feet) to a point, said point being the southernmost corner of said 57.384189 Hectares parcel of the lands of Fairfax County Water Authority, and also lying on a western line of another parcel of the lands of Fairfax County Water Authority ~ TM 112-2-001-8 ~ Deed Book 2955 Page 1;

Thence departing said 57.384189 Hectares parcel of the lands of Fairfax County Water Authority, and with the other lands of Fairfax County Water Authority ~ TM 112-2-001-8 the following eight (8) courses and distances:

S 34°10' 46" W 62.70 feet to an iron pipe found;

S 10° 02' 48" W 201.72 feet to an iron pipe set;

S 03° 41' 36" E 302.52 feet to a concrete monument found;

S 29° 14' 09" W 174.50 feet to a bent rebar found, said bent rebar found to be replaced by an iron pipe set;

S 56° 15' 22" W 265.89 feet to an iron pipe set;

S 37° 29' 36" W 204.10 feet to an iron pipe set;

S 73° 48' 26" W 67.00 feet to an iron pipe set;

N 66° 12' 43" W 474.25 feet to an iron pipe set, said iron pipe set also being on an eastern line of aforesaid lands of Newton Asphalt Company Incorporated of Va. and also being at a point in the center of Little Occoquan Run as it existed prior to being diverted for quarry purposes;

Thence departing the lands of Fairfax County Water Authority and along said center of Little Occoquan Run as it existed prior to being diverted for quarry purposes (and also along the lands of said Newton Asphalt Company Incorporated of Va.) the following forty-two (42) courses and distances:

N 10° 22' 09" E 98.87 feet to a point;

N 53° 14' 19" E 64.50 feet to a point;

N 03° 31' 21" W 131.24 feet to a point;

N 40° 21' 31" W 45.49 feet to a point;

N 66° 41' 31" W 61.40 feet to a point;

N 28° 10' 41" W 66.48 feet to a point;

N 05° 37' 11" W 41.01 feet to a point;

N 36° 34' 41" W 77.03 feet to a point;

N 08° 11' 11" W 49.01 feet to a point;

N 28° 35' 21" W 46.24 feet to a point;

N 67° 32' 31" W 26.42 feet to a point;

N 10° 42' 31" W 31.06 feet to a point;

N 34° 02' 19" E 41.11 feet to a point;

N 01° 40' 09" E 72.84 feet to a point;

N 21° 38' 29" E 98.01 feet to a point;

N 28° 37' 51" W 57.01 feet to a point;

N 28° 31' 19" E 25.81 feet to a point;

N 09° 20' 21" W 74.06 feet to a point;

N 08° 00' 29" E 196.73 feet to a point;

N 07° 51' 31" W 136.01 feet to a point;

N 22° 21' 31' W 117.18 feet to a point;

N 48° 17' 19' E 94.87 feet to a point;

N 32° 26' 41" W 67.54 feet to a point;

N 10° 12' 41" W 215.33 feet to a point;

N 65° 44' 29" E 30.36 feet to a point;

N 46° 02' 31" W 122.29 feet to a point;

S 67° 43' 39" W 45.61 feet to a point;

N 42° 16' 21" W 71.03 feet to a point;

N 87° 31' 43" W 194.02 feet to a point;

N 24° 49' 47" E 85.98 feet to a point;

N 43° 20' 19" E 45.45 feet to a point;

N 17° 25' 39" E 72.50 feet to a point;

N 03° 46' 41" W 53.08 feet to a point;

N 42° 20' 51" W 96.83 feet to a point;

S 86° 18' 39" W 86.15 feet to a point;

N 23° 19' 51" W 85.44 feet to a point;

N 70° 53' 19" E 71.59 feet to a point;

N 00° 27' 49" E 99.85 feet to a point;

N 34° 32' 31" W 80.06 feet to a point;

N 05° 56' 11" W 53.01 feet to a point;

N 68° 58' 21" W 121.24 feet to a point;

N 23° 18' 41" W 61.81 feet to the **Point of Beginning** and containing 2,690,786 Square Feet – 61.7719 Acres.

THIS CONVEYANCE is made subject to any and all existing rights-of-way, easements, covenants and agreements affecting the above-described premises, whether or not the same now appear of record, such to specifically include easements granted by the National Park Service to the Fairfax County Water Authority and the Board of Supervisors of Fairfax County.

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, and specifically in accordance with Public Law 105-33, the Balance Budget Act of 1997, the General Services Administration determined the subject property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for further conveyance to the Fairfax County Park Authority.

It is agreed and understood by and between the Grantor and Grantee, and the Grantee, by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree to itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public park and recreation purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on November 11, 1999, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within six (6) months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area which says:

> This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for use by the general public.

3. The United States hereby grants the Fairfax County Park Authority the right to transact a property exchange with Vulcan Materials Company which currently leases a section of this property and which has proposed the transfer of similarly valued tracts in exchange for this tract. Otherwise, this property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding 2-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. Funds generated on this property may not be expended for nonrecreation purposes. Until this property has been fully developed in accordance with the Program of Utilization, all revenues generated on this property must be used for the development, operation and maintenance of this property. After this property has been fully developed in accordance with the Program of Utilization, revenue generated on this property may be expended on other recreation properties operated by the Grantee.

6. As part of the consideration for the Deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant, and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors and assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or

designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

7. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718) , the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), to assure that development of facilities on conveyed surplus properties for public park and recreation purposes are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

8. Grantee shall be on the lookout for archeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered. Grantee shall comply with the provisions of 36 C.F.R. Part 800, regarding protection of historic and cultural properties. Grantee's development plans shall avoid sites identified by a Cultural Resources Assessment of the property, and, prior to any alteration or construction on the property, Grantee shall consult with the Commonwealth of Virginia Historic Preservation Office.

9. The Grantee further covenants and agrees to comply with the National Environmental Policy Act of 1969, as amended, the 1977 Amendments to the Federal Water Pollution Control Act (Clean Water Act of 1977), and Executive Order 11990 (May 24, 1977), for Protection of Wetlands and Executive Order 11988 (May 24, 1977) for Floodplain Management, where and to the extent said amendments and Orders are applicable to the property herein conveyed, and Grantee shall be subject to any use restrictions issued under said Amendments and Orders.

10. As of the date of conveyance, all remedial action necessary to protect human health and the environment, with the respect to any known hazardous substance activity on the subject property, has been taken and no further remedial action is required at this time. However, any remedial action necessary after the date of conveyance, which is due to contamination occurring prior to the date of conveyance, will be conducted by the United States.

In the event any environmental contamination is discovered or additional remedial action is deemed necessary after conveyance, the Federal sponsoring agency should be notified immediately. Additionally, expenditures for environmental restoration projects that are not imminent threats to public health and safety will not be considered an off-set for purposes of abrogation unless these expenditures are to remediate contamination and unless prior concurrence is obtained from the Federal sponsoring agency.

11. In accordance with CERCLA Section 120(h)(3)(A)(iii), the United States, its officers, agents, employees, contractors and subcontractors shall have the right to enter upon the transferred property in any case in which remedial or corrective action is found to be necessary after the date of transfer. The right to enter shall include the right to conduct tests, investigations, 5 year reviews and surveys, including, where necessary, drilling, test pitting, boring and other similar activities. Such right shall also include the right to construct, operate, maintain or undertake any other response or remedial action as required or necessary including, but not limited to; monitoring wells, pumping wells and treatment facilities. These access rights are in addition to those granted to federal, state and local authorities under appropriate and applicable environmental laws and regulations.

12. The federal government shall hold harmless, defend and indemnify Fairfax County Park Authority and any future successor, assignee, transferee, lender, or lessee of the subject property from any suit, demand, cost or liability arising out of any claim for personal injury or property damage that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant or contaminant resulting from United States Government activities on the property subject to the conditions specified in, and to the extent authorized by, Section 330 of Public Law 102-484.

13. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, and such breach shall continue for sixty (60) days after written notification by Grantor to Grantee of such breach, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect. If a reversion of the said premises should occur, the grantee agrees to provide an acceptable level of protection and maintenance of the property until title has formally returned to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 11th day of April, 2002.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior
Through:
Regional Director
Southeast Region
National Park Service

By: Wallace C. Brittain
Wallace C. Brittain
Chief, Recreation and
Conservation Division

WITNESSES:

STATE OF GEORGIA
COUNTY OF FULTON

On this 11th of April, 2002, before me, the subscriber, personally appeared Wallace C. Brittain, Chief, Recreation and Conservation Division, Southeast Region, National Park Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary and he acknowledges that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

NOTARY PUBLIC

My commission expires:
Notary Public, Rockdale County, Georgia
My Commission Expires July 23, 2003

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The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

FAIRFAX COUNTY PARK AUTHORITY

By: _____
Paul L. Baldino
Director

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

On this 12th day of April, 2002, before me, the undersigned officer, personally appeared Paul L. Baldino, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Director of the Fairfax County Park Authority, that he is duly designated, empowered and authorized by a Resolution, dated November 10, 1999, to execute the foregoing acceptance and sign his name thereto; and that he signed his name, thereto and acknowledges that he executed the foregoing for and on behalf of the Fairfax County Park Authority , for the purposes and uses therein described.

_____
NOTARY PUBLIC

My commission expires:

11/30/05

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DRAFT

Federal Lands to Parks Agreement Exhibit "C"

1. In consultation with the Fairfax County Cultural Resource Management and Protection Section (CRMPS). the boundaries of Sites 44FX0704 (also designated by architectural inventory number 029-0044), 44FX 1670, 44FX2409, 44FX3194, 44FX3196, 44FX3197, 44FX3200, 44FX3204 shall be permanently protected by placing a one hundred (100) foot, or more, buffer around each site. The sites and the buffer zones shall be designated Environmentally Sensitive Zones (ESZ).

2. The County shall take all reasonable precautions to protect all designated ESZ on the property from excavation, looting, vandalism, erosion, mutilation, or destruction from any cause.

3. Any archaeological investigation, research, or recovery operations on the ESZ shall be carried out in accordance with the following:

a. No archaeological field investigations or recovery of data shall be conducted on the property without the prior written approval of the Fairfax County Cultural Resource Management and Protection Section (CRMPS) . Any such field investigations or recovery conducted pursuant to such approval shall be carried out in consultation with the CRMPS in a manner to ensure that the maximum amount of historic, scientific, archaeological, and educational information may be preserved in addition to the physical recovery of artifacts. Such field investigations or recovery efforts shall only be conducted pursuant to a research design approved by the CRMPS after a formal review process outlining the scope, purpose, and exact goals of the investigation or recovery project, reviewed and commented upon by the CRMPS prior to implementation. Any such field investigations, or recovery efforts pursuant to such approval shall be conducted by or under the supervision of a professionally qualified archaeologist meeting the *Secretary of Interior's Professional Qualification Standards* (48 FR 44738-44739) and provided the research design for such archaeological activity has been submitted prior to and approved by the CRMPS prior to any ground-disturbing activities.

b. All archaeological materials and appropriate field and research notes, maps, drawing and photographic records collected as part of archaeological field investigations or recovery (with the exception of any human skeletal remains and associated funerary objects) shall be deposited for permanent curation with the CRMPS at the James Lee Center; a repository which meets the requirements in 36 CFR 79, *Curation of Federally Owned and Administered Archeological Collections.* All such items shall be made available to educational institutions, individual scholars and Indian tribes for appropriate exhibit and/or research under the operating policies of the Fairfax County Park Authority.

4. No buildings, structures, roads, trails, utilities, playing fields, boat ramps, or other improvements shall be constructed, nor any disturbance of the ground, shall take place within an ESZ, without completion of an evaluation (Phase IT) archaeological survey consistent with the CRMPS 's archaeological guidelines and the Commonwealth of Virginia's *Guidelines for Conducting Cultural Resource Survey in Virginia: Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and* Guidelines (48 FR 44742, September 29, 1983) 1999, rev. 2003), or subsequent revisions or replacements of these documents. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that the archaeological site does not meet the National Register criteria at 36 CFR Part 63, or the CRMPS finds that the proposed actions will not have an adverse impact on the qualities that make the

site significant, the work may proceed upon the written approval of the CRMPS. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that the archaeological site does meet the National Register criteria at 356 CFR Part 61, a treatment plan to avoid, minimize or mitigate the adverse impacts of the proposed action shall be developed and approved in writing by the CRMPS prior to implementation. Once the measures addressed in the treatment plan are completed, work may proceed following approval in writing from the CRMPS.

No buildings, structures, roads, or other improvements shall be constructed within the portion of the Old Colchester Road (architectural inventory number 029-0953) located in the northeast comer of the property or within the viewshed of the Old Colchester Road without approval in writing from the Architectural Review Board (ARB) and the CRMPS after a formal review process outlining the size, height, siting and purpose of the of the proposed building, structure, road, or other improvement and taking into account both direct and indirect effects. At the recommendation of the ARB and CRMPS, indirect effects shall be addressed through protective measures including but not limited to relocation, redesign or appropriate vegetative screening. Direct effects shall b e addressed in a manner consistent with the procedure in condition 3.b above.

No buildings, structures, roads, or other improvements shall be constructed within the viewshed of any dwellings 50 years of age or older adjacent to the property boundaries without approval in writing from the Architectural Review Board (ARB) and the CRMPS after a formal review process outlining the size, height, siting and purpose of the of the proposed building, structure, road, or other improvement. Approval shall take into consideration the impact of the size, height and siting of the proposed construction on the historic and scenic values of the property. At the recommendation of the ARB and CRMPS, indirect effects shall be addressed through protective measures including but not limited to relocation, redesign or appropriate vegetative screening.

APPENDIX B – Soil Map Unit Descriptions

Soil Map Unit Descriptions for the soil typed identified at
Old Colchester Park and Preserve

Descriptions taken from the
Description & Interpretive Guide to Soils in Fairfax County

Prepared by the
Fairfax County Department of Public Works
and Environmental Services

Dated April 2008, as revised through May 2013

(7) Beltsville - This gravelly and silty soil occurs on hilltops in the Coastal Plain and on old Coastal Plain terraces. A naturally occurring dense layer is encountered at depths of 2 to 2½ feet. The depth to hard bedrock is typically greater than 50 feet. Permeability of the dense layer is very slow, resulting in a perched seasonal high water table 1½ to 2½ feet below the surface. Foundation support is typically good with proper drainage. Foundation drains and waterproofing are necessary to prevent wet basements. Grading and subsurface drainage is usually required to eliminate wet yards. Septic drainfields are poorly suited and infiltration trenches are marginally suited because of slow permeability and the perched water table.

(36) Elkton - This wet soil occurs on nearly level landscapes in low elevation area of the Coastal Plain. The lowest areas of this soil, near larger streams, are within the floodplain. Silty and clayey layers overlie stratified sandy material deep in the subsoil. Organic strata (peat and muck) may be encountered in some areas. The clays typically have a moderate shrink-swell potential that has resulted in foundation damage on some existing residential dwellings. The seasonal high water table is between 0 and 1 foot below the surface; long duration puddles are common. Depth to bedrock is greater than 200 feet. Permeability is slow to very slow. Foundation support may be poor because of soft soils, plastic clay and seasonal saturation. Basements below existing grade are not recommended because of potential severe wetness problems. Engineered drainage designs are often required to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of wetness and slow permeability. Elkton is predominantly hydric and may contain potential non tidal wetlands.

(47) Grist Mill-Woodstown Complex - This complex is a mixture of the development disturbed Grist Mill soil and the natural Woodstown soil. The complex occurs in low elevation areas of the Coastal Plain that have been developed but retain a good portion of undisturbed soil. Grist Mill soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Woodstown soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (40) Grist Mill and (109) Woodstown.

> **(40) Grist Mill -** This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam, but can range from sandy loam to clay. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet below the surface. In most cases, foundation support is suitable assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and for infiltration trenches is marginal. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow

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permeability. This soil is found in low elevation developed areas of the Coastal Plain.

(109) Woodstown – See below

(48) Gunston – This silty and clayey soil occurs on flat portions of the Coastal Plain in Mason Neck. The topsoil is typically grey silt loam while the subsoil consists of deep moderately plastic clays. Bedrock is greater than 20 feet below the surface. The seasonal high water table ranges from 10 inches to 2½ feet below the surface. Foundation support is poor because of the high water table, soft soil and plastic clays. Extensive foundation drains (both exterior and interior), waterproofing and surface grading are necessary to prevent wet basements. Suitability for septic tanks and infiltration trenches is poor because of the high water table and slow permeability. Surface grading and subsurface drainage are needed to prevent wet yards.

(60) Honga – This soil occurs in tidal wetlands along the mouths of large streams and the shoreline of the Potomac. It consists of 1 to 2 feet of peaty organic material atop stratified silts and clays. Honga is frequently flooded and the water table is at the surface. Suitability for all uses is poor because of saturation, flooding and soft soil.

(69) Kingstowne-Elsinboro Complex - This complex is a mixture of the development disturbed Kingstowne soil and the natural Elsinboro soil. The complex occurs in higher elevation areas of the Coastal Plain that have been developed but retain a good portion of undisturbed soil. Kingstowne soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Elsinboro soil will be found near drainageways in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (66) Kingstowne and (37) Elsinboro.

(37) Elsinboro – This loamy and clayey soil occurs on old stream terraces of the Piedmont and consists of old alluvium. It is subject to rare, but brief, flooding. It is well drained and the depth to bedrock is greater than 6 feet. Suitability for foundation support is fair because of the flooding. Flooding makes the soil poorly suited for septic drainfields and infiltration trenches. Surface grading and subsurface drainage are needed to prevent wet yards.

(66) Kingstowne - This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam but can range from sandy loam to clay. Water-worn pebbles may be found throughout the soil. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet. In most cases, foundation support is suitable assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and it is marginally suitability for infiltration trenches. Grading and subsurface drains may be needed to eliminate wet yards

caused by the slow permeability. This soil is found in higher elevation developed areas of the Coastal Plain.

(71) Kingstowne-Sassafras-Marumsco Complex - This complex is a mixture of the development-disturbed Kingstowne soil and the natural Sassafras and Marumsco soils. The complex occurs along the slopes between high and low elevation areas of the Coastal Plain that have been developed, but retain a good portion of undisturbed soil. Kingstowne soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Sassafras and Marumsco soils will be found on un-graded, sloping back and front yards and common areas. Sassafras-Marumsco complex contains Marine Clay and is highly problematic. For a description of the soils that make up this map unit, please see (66) Kingstowne and (91) Sassafras-Marumsco Complex.

(66) Kingstowne – See above under heading for (69) Kingstowne-Elsinboro Complex

(91) Sassafras-Marumsco Complex – See below

(77) Mattapex - This soil occurs on uplands in sand, silt, and clay sediments of the lower Coastal Plain. Loams and clay loams overlie very sandy layers. The seasonal high water table is between 2 and 3 feet below the surface. Depth to hard bedrock is typically greater than 200 feet. Foundation support may be marginal because of occasional soft soil and seasonal saturation. Foundation drains and waterproofing are needed to prevent wet basements. Grading and subsurface drainage are often necessary to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the high water table.

(88) Rhodhiss-Rock Outcrop Complex - This soil consists of sandy and clayey Rhodhiss soil mixed in with outcrops of granite bedrock. It occurs in the Piedmont mainly on steep side slopes. Outcrops and boulders occupy 15 to 40 percent of the soil surface. Bedrock can be found from the surface to more than 6 feet deep. Foundation support is good, but excavation can be very difficult due to the rock outcrops and slope. Blasting is often necessary. Septic drainfields and infiltration trenches are poorly suited due to the rockiness and shallow depth to bedrock.

(90) Sassafras - This soil occurs on hilltops and sideslopes in sandy, clayey and gravelly Coastal Plain sediments. The upper 5 feet consists of predominantly sandy and sandy clay loam materials. Water-worn pebbles are common. Depth to hard bedrock is greater than 50 feet. The soil typically provides adequate support for small buildings (i.e., 3 stories or less). Suitability for septic drainfields and infiltration trenches is good.

(91) Sassafras-Marumsco Complex – This soil complex occurs along steeper slopes separating the high elevation and low elevation areas of the Coastal Plain and along slopes bordering larger Coastal Plain streams. This complex was formerly referred to as Marine Clay. Dry, sandy and gravelly Sassafras material is stratified with layers of thick, highly plastic marine clays. Water perches on top of the clay layers and springs can form

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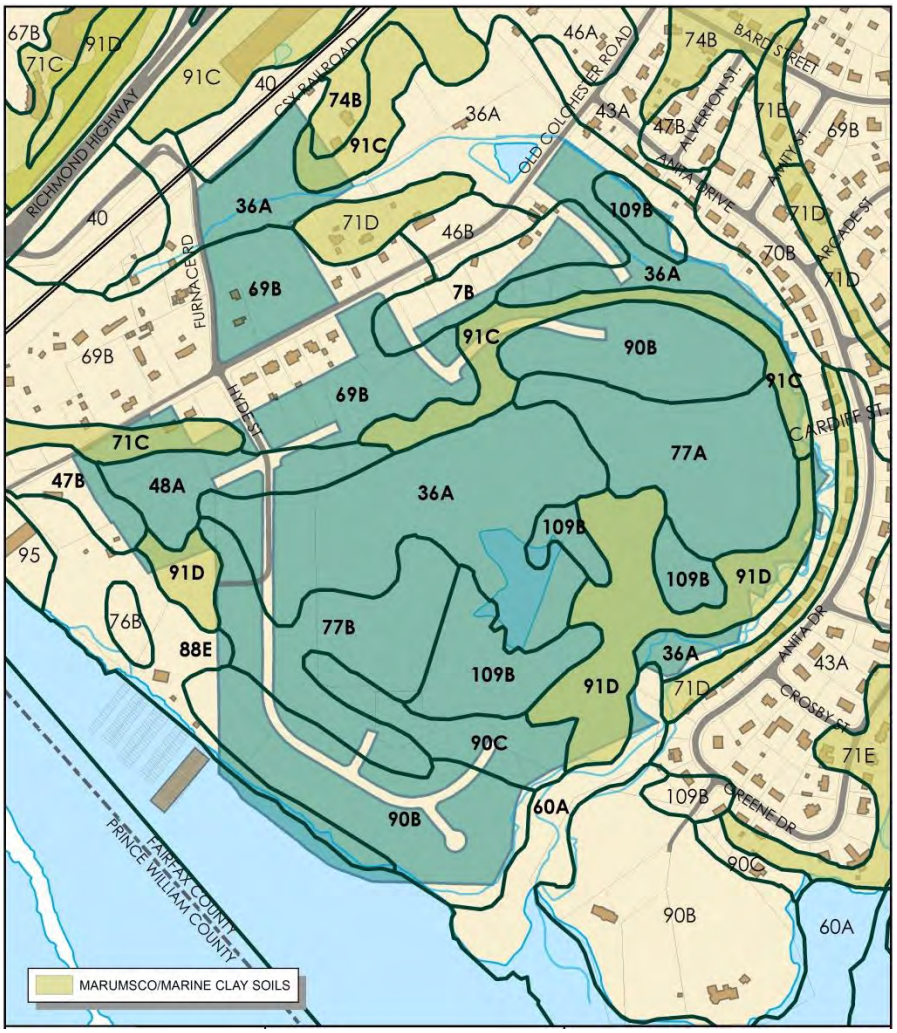
where the clay strata come to the surface. Depth to the perched water table is variable depending on the specific stratification. This soil is highly variable. Unstable slopes can lead to serious land slippage or landslides. Depth to bedrock is greater than 50 feet. Foundation support is poor because of the potential perched water table, unstable slopes and plastic clays. Intensive geotechnical analysis is needed before construction commences. Suitability for septic drainfields and infiltration trenches is poor because of the high water table, plastic clays and unstable slopes.

(109) Woodstown - This soil occurs in sandy sediments on nearly level landscapes in the lower Coastal Plain. Soil materials are primarily sandy loams to sandy clay loams. The seasonal high water table is between 1½ and 3½ feet below the surface. Depth to hard bedrock ranges from 50 to more than 300 feet. Permeability is moderately rapid in the surface and moderately slow in the subsurface. Foundation support may be marginal because of soft soil and seasonal saturation. Foundation drains and waterproofing are necessary to prevent wet basements and crawl spaces. Grading and subsurface drainage may be needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the high water table, plastic clays and unstable slopes.



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APPENDIX C – Natural Communities Descriptions

Vegetative Community Assessment of Old Colchester Park and Preserve
Performed and Prepared by Lardner/Klein Landscape Architects, P.C.
For Fairfax County Park Authority
December 15, 2011

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Vegetation Community Assessment

RARE, THREATENED AND ENDANGERED SPECIES

From April through September 2011, ESA conducted an analysis of the park's vegetation using the Virginia Department of Conservation and Recreation/Virginia Natural Heritage Program (DCR/VANHP) Vegetation Classification Protocol and the Park Authority's Non-Native Invasive Assessment and Prioritization (NNIAP) Protocol at Old Colchester Park and Preserve. The results of ESA's fieldwork and analysis are compiled in the report titled *Old Colchester Park and Preserve Vegetation Assessment*, dated November 4, 2011. This report provides data and results of the field work, as well as the GIS mapping of distinct habitats, vegetation communities and NNI plant units. Additionally, ESA provides recommendations for the management of on-site vegetation through the use of a carrying capacity analysis that focused on the degree of soil compaction and vulnerability of vegetation communities to various threats.

DCR/VANHP provided ESA with the GIS files of rare, threatened and endangered (RTE) species occurrence in the area around Old Colchester Park and Preserve. No known RTE species or their habitat buffers occur within the park. However, bald eagles are known to nest nearby. DCR/VANHP does track S2 species in their GIS meta-data, although river bulrush (a S2 species) is not listed in the data layer received from DCR/VANHP. This may be because river bulrush is suspected of being on the site, but it has not been confirmed.

Due to the characteristics of the site, there are other rare or uncommon species that could potentially occur on site. As such, a habitat evaluation and search was conducted on this site in 2006 (WSSI, 2006), specifically looking for a small whorled pogonia (*Isotria medeoloides*), a Federally Listed Threatened and State Listed Endangered. No related habitat or plants were found in 2006 and ESA does not believe further studies are warranted.

VEGETATION CLASSIFICATION

ESA classified vegetation into natural communities that differ from each other in species composition and in relationships between species. Dominant factors in controlling distribution of woody species throughout the park include underlying geology, topography, soil type and disturbance history. Vegetation data plots were located within each non-aquatic habitat zone. Plots in the forest were 20m x 20m and plots in herbaceous communities were 10m x 10m. There was at least one plot in every vegetation community.

Using the field findings from site visits in April and June 2011, ESA classified each data plot as a natural community as described in the *Natural Communities of Virginia Classification of Ecological Community Groups*, Second Approximation, Version 2.4, DCR Natural Heritage Program, April 2010, a comprehensive classification of natural communities in Virginia. The report, overseen by the Virginia Department of Conservation and Recreation's Division of Natural Heritage (DCR-DNH), provides a comprehensive classification of natural communities in Virginia, with a purpose of constructing a broad framework for understanding and defining such communities at

Vegetation Communities

Park Boundary
Stream/Waterbody
Vegetation Plot #
Large Tree

Old Colchester Park and Preserve
Natural Resources Management Plan

Lardner/Klein Landscape Architects, P.C.
In association with Environmental Systems Analysis, Inc.

GIS Sources: Fairfax County

Figure 12: Vegetation Communities map

several hierarchical levels. Because the site contains tidal and nontidal wetlands, as well as forest, there are multiple vegetation communities as described by the *Natural Communities of Virginia,* with at least one State-Rare community and a few communities that are too immature to meet the definitions of the State's natural communities. Where on-site communities did not align with the Commonwealth of Virginia's classification system, ESA developed appropriate descriptions of vegetative associations such as a description for young and disturbed vegetation communities. The initial natural community boundaries were refined based on data collected by ESA and an earlier wetland delineation (WSSI, 2006). The revised boundaries are reflected in the Vegetation Communities Map. (see Figure 12)

ESA developed a comprehensive species list based on data collected while walking transects, during orientation field walks and while collecting data within each vegetation community. Additional species were added during the NNIAP exercise. These species were added to the list started by the Park Authority with additions provided by WSSI during their 2006 field studies to identify wetlands and rare, threatened and endangered (RTE) species for the prior property owner. The list is included in Appendix B.

Besides river bulrush and pink lady's slipper (*Cypripedium acaule*), both unconfirmed but believed to be on the site, other uncommon plants including pumpkin ash (*Fraxinus profunda*) and lilies and orchids, such as Turk's cap lily (*Lilium superbum*) are found on-site. Trees greater than 30 inches in diameter were also noted during the field work and are shown in Figure 12. These citing's do not reflect a comprehensive inventory of large trees within Old Colchester Park and Preserve.

VEGETATION COMMUNITIES DESCRIPTION

Vegetation communities identified and mapped on-site include:

- Northern Coastal Plain Mesic Mixed Hardwood Forest
- Acidic Oak-Hickory Forest
- Coastal Plain Floodplain Forest
- Coastal Plain Depression Swamp
- Coastal Plain Acidic Seepage Swamp
- Tidal Freshwater Marsh
- Coastal Plain Floodplain Swamp
- Forested Nontidal Wetland
- Early Seral Pine-Hardwood Forest
- Herbaceous Nontidal Wetland
- Tidal Freshwater Aquatic Bed

The following is a summary of the natural communities found in the park, as compiled by ESA. It is expected that the communities may become more heterogeneous with edges "blending" through time. Definitions for the classification and ranking codes for each vegetation community can be found in Appendix I.

Figure 13: Northern Coastal Plain Mesic Mixed Hardwood Forest

1 Northern Coastal Plain Mesic Mixed Hardwood Forest

This forest is common throughout the uplands in the park on both sides of Old Colchester Road and Hyde Street. American beech (*Fagus grandifolia*) dominate the canopy of this natural community and some beech are more than 30 inches in diameter. Some areas of this community have a strong canopy component of oak (*Quercus falcata, Q. phellos, Q. rubra, Q. velutina*), hickory (*Carya glabra* and *C. tomentosa*), and tulip poplar (*Liriodendron tulipifera*). Indicator species within this forest include American strawberry-bush (*Euonymus americana*), Christmas fern (*Polystichum acrostichoides*), partridgeberry (*Mitchella repens*), and flowering dogwood (*Cornus florida*). Some of this forest was logged at least once in the 1980s and other parts were released from grazing and agriculture. Based on a review of historical (1937 and 1953) aerial photographs, parts of this community were previously developed as agricultural fields and other areas were conifer dominated forest, most likely pine. Plots 7, 17, 19, 20, and 21 match the description for Northern Coastal Plain Mesic Mixed Hardwood Forest, provided in the *Natural Communities of Virginia Classification of Ecological Community Groups*. Deer browse is particularly apparent on strawberry-bush and the entire shrub stratum is sparse. Seeds, seedlings and saplings are being removed by deer and regeneration of shrubs will continue to be hindered if the deer population remains unchanged.

American beech dominates the side slopes and dry forest at Old Colchester. It is a native component of the forest and provides food and shelter for wildlife. However, beech is highly allelopathic and retards other vegetative species, especially as it matures. Other environmental factors favor beech and include the following list.

- Beech's shade tolerance allows it to out-compete oaks and hickories in aging forest stands and those with dense shade.
- Past fire suppression has favored beech, maple and tulip poplar as fire usually kills thin-barked trees more often than the thicker barked species such as oaks and hickories.
- Deer browse has likely been present at elevated levels for at least 20 years and has likely influenced which trees make it through to the canopy. Deer browse also limits the number of acorns and hickories that actually germinate, and may significantly impact understory or lack thereof.

- Past logging operations that may have favored taking mature oaks and hickories and left behind beech. Beech does not have a high economic value and is difficult to convert into lumber. Because of these characteristics, beech trees are often left untouched in selective harvest operations.

DCR Classification: *Fagus grandifolia - Quercus (alba, rubra) - Liriodendron tulipifera / (Ilex opaca var. opaca) / Polystichum acrostichoides*

USNVC: CEGL006075

Global/State Ranks: G5/S5

Figure 14: Acidic-Oak Hickory Forest

2 Acidic Oak-Hickory Forest

Although this forest is usually only found in the Piedmont region, portions of forest along a side slope and Plot 16 match the description for Acidic Oak-Hickory Forest, as defined by the *Virginia Classification of Ecological Community Groups*. This forest community is also found in nearby Mason Neck National Wildlife Refuge. The Northern Coastal Plain Mesic Mixed Hardwood Forest, previously described on page II:18, may mature into this type of vegetation community if the site experiences only limited and endemic disturbance. The Acidic Oak Hickory Forest is dominated by oaks and pignut hickory (*Carya glabra*) or mockernut hickory (*Carya tomentosa*) in the canopy and also contains deerberry (*Vaccinium stamineum*), lowbush blueberry (*Vaccinium pallidum*), flowering dogwood and lion's foot (*Prenanthes serpentaria*). Based on historical aerial photography, this area was conifer-dominated forest in 1953 and cleared fields in 1937. (see Figure 6)

DCR Classification: *Quercus alba - Quercus rubra - Carya alba / Cornus florida / Vaccinium stamineum / Desmodium nudiflorum*

USNVC: CEGL008475

Global/State Ranks: G4G5/S4S5

Figure 15: Coastal Plain Floodplain Forest

3 Coastal Plain Floodplain Forest

The bottomland adjacent to the Occoquan River contains a forest that is relatively young. It appears to be rarely flooded and much of it is outside of the 100-year floodplain. It also has a south-facing aspect that provides greater sun exposure than other natural communities receive. Boxelder (*Acer negundo*) dominates the sub-canopy, which is not addressed in the DCR description of this vegetation community type. Boxelder can be "weedy" and may lose dominance over time. Although not a community type as defined in the *Natural Communities of Virginia Classification of Ecological Community Groups*, this community better fits the US National Vegetation Classification's (USNVC) *Acer negundo* Forest (Box-elder Floodplain Forest, Unique Identifier: CEGL005033). The USNVC code serves as the basis for Virginia's classification system. (For more information on either the USNVC or Virginia system, see Appendix I.) Other indicator species (referring 'indicator' as being common within this forest but less common in other forest communities based on 'expert' knowledge of vegetation communities) include tulip poplar, green ash (*Fraxinus pennsylvanica)* and black walnut (*Juglans nigra*) in the canopy, ironwood (*Carpinus caroliniana)* in the sub-canopy; a thick shrub layer dominated by spicebush (*Lindera benzoin)* and wineberry (*Rubus phoenicolasius*); and a strong component of grape (*Vitis* sp.), as well as other vines including Japanese honeysuckle, Virginia creeper (*Parthenocissus quinquefolia*), and Asiatic bittersweet (*Celastrus orbiculatus*). The shrub layer is dense in this community, possibly because of its southern exposure, the invasive nature of wineberry and because wineberry and spicebush are not preferred food for deer. Pumpkin ash, a secure but uncommon species is found within this community. This tree can be found in fresh tidal swamps and is associated with swamp black gum (*Nyssa aquatica*). The pumpkin ash is slow growing and larger specimens occurring in seasonal high-groundwater can develop buttressed, swollen or pumpkin-shaped butts (base of tree). Based on historical aerial photography, this area was cleared and may have been in agricultural production in 1937 (see Figure 6) and 1953. Plots 2, 11 and 12 match the description for this forest.

DCR Classification: see text

USNVC: CEGL005033

Global/State Ranks: G4G5/no state rank

II:20 **100% Submission** Fairfax County Park Authority, December 15, 2011

Figure 16: Coastal Plain Depression Swamp

4 Coastal Plain Depression Swamp

This potentially rare natural community will be officially defined by DCR after they analyze their data collected during a field visit on July 8, 2011. DCR will name the community and determine if it is rare after analyzing the collected data. DCR's initial determination is that the community is Coastal Plain Depression Swamp. ESA's survey results found the canopy to be dominated by red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), willow oak (*Quercus phellos*) and black gum (*Nyssa sylvatica*). Indicator species include mosses (*Polytrichum sp.*), slender spikerush (*Eleocharis tenuis*), helmet skullcap (*Scutellaria integrifolia*), blue sedge (*Carex glaucodea*), black highbush blueberry (*Vaccinium fuscatum*) and southern blueberry (*Vaccinium formosum*). The forest is saturated and/or inundated in the winter and spring and supports sphagnum moss (*Sphagnum sp.*) with a high groundwater table being the driving source of hydrology. Plot 3 matches the description of this natural community type. More disturbed wetlands surround this natural community and are hydrologically connected to it but were defined as Forested Nontidal Wetland because these areas do not have the indicators species or saturation levels of a Coastal Plain Depression Swamp.

This community has a state ranking of "imperiled" (S2) because of rarity or other factors making it vulnerable to extirpation. A community is considered "imperiled" in Virginia if there are 6 to 20 occurrences of the community and/or these cover less than 618-acres in aggregate; or cover a larger area but are highly threatened with destruction or modification.

In 1937, this area was partially cleared. (see Figure 6) One portion appeared to be an agricultural field or meadow and had a wet signature on the aerial photograph with a few lines that may have been ditches. The other portion appeared to be a Pine-Hardwood Forest.

DCR Classification: *Quercus phellos - Acer rubrum - Liquidambar styraciflua / Vaccinium (formosum, fuscatum)* Forest

USNVC: CEGL006110

Global/State Ranks: G3/S2

Figure 17: Coastal Plain Acidic Seepage Swamp

5 Coastal Plain Acidic Seepage Swamp

This forested wetland is hydrologically driven by groundwater seeps and drains to the tributary along the eastern boundary of the park, near Anita Drive. Indicator species include skunk cabbage (*Symplocarpus foetidus*), red maple, sweetgum, swamp white oak (*Quercus bicolor),* round seed panic grass (*Dichanthelium polyanthes sphaerocarpon),* fowl mannagrass (*Glyceria striata),* lady fern (*Athyrium filix-femina),* leafy bulrush (*Scirpus polyphyllus),* smooth carrionflower (*Smilax herbacea)* and star sedge (*Carex radiata).* Turk's cap lily and an unknown orchid also grow in this community. Plots 1, 4 and 5 are located within this natural community. Plot 5 is the driest of these plots and is located in a transition area between the Coastal Plain Acidic Seepage Swamp as defined by the *Natural Communities of Virginia Classification of Ecological Community Groups* and the Northern Coastal Plain Mesic Mixed Hardwood Forest. This forest appears to be an even-aged stand and, based on historical aerial photographs, was released from agriculture in the late 1930s. (see Figure 6)

DCR Classification: *Acer rubrum - Nyssa sylvatica - Magnolia virginiana / Viburnum nudum / Osmunda cinnamomea - Woodwardia areolata* Forest

USNVC: CEGL006238

Global/State Ranks: G3?/S3

6 Tidal Freshwater Marsh

One of the most unique and overt natural resource elements of Old Colchester Park and Preserve is that it is situated on the Occoquan River waterfront at Belmont Bay, near the mouth of the Potomac River. Fresh-tidal high and low marsh occur in the southwest portion of the tract. Portions of the low marsh are exposed tidal mud flats at low tide. River bulrush (not confirmed) grows among the wild rice (*Zizania aquatica)* and narrow-leaved cattail (*Typha angustifolia*). Marsh dewflower, a NNI, is found throughout the marsh and it is a prostrate plant that grows under many of the native grasses, sedges and forbs.

The Natural Communities of Virginia identifies four sub-classifications that are applicable per ESA's findings. The high marsh includes components of Tidal Freshwater Marsh (Mixed High Marsh Type) because of the predominance

Figure 18: Tidal Freshwater Marsh

of narrow-leaved cattail observed on-site. The other high marsh component is the Tidal Freshwater Marsh (Wild Rice Mixed Forbs Type) due to observed wild rice and mixed forbs (around but not in plot 14). The low marsh consists of Tidal Freshwater Marsh (Spatterdock Mudflat Type) because of extensive areas of spatterdock (*Nuphar advena*) along the ill-defined, tidal stream channel and exposed mudflats at low tide. The second low marsh type is Tidal Freshwater Marsh (Arrow Arum-Pickerelweed) due to the many aggregates of observed pickerelweed (*Pontederia cordata*) in flower and arrow arum (*Peltandra virginica*) intermixed within the stands. Plots 13, 14 and 15 meet the description for Tidal Freshwater Marsh, as defined by the *Natural Communities of Virginia Classification of Ecological Community Groups*. The tidal marsh appears to have expanded slightly since 1937 with the incision of the upstream perennial stream. (see Figure 6)

DCR Classification: *Zizania aquatica - Pontederia cordata - Peltandra virginica - Polygonum punctatum* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Wild Rice - Mixed Forbs Type)

USNVC: CEGL004202

Global/State Ranks: G4?/S4?

DCR Classification*: *Impatiens capensis - Polygonum arifolium - Peltandra virginica - (Typha angustifolia)* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Mixed High Marsh Type)

**Note: This community contains the plant that has been initially identified as river bulrush that has a ranking of S2.*

USNVC: CEGL006325

Global/State Ranks: GNR/S4?

DCR Classification: *Peltandra virginica - (Pontederia cordata)* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Arrow-Arum - Pickerelweed Type)

USNVC: CEGL004706 (in part)

Global/State Ranks: G3G4/S3S4

DCR Classification: *Nuphar advena* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Spatterdock Mudflat Type)

USNVC: CEGL004472

Global/State Ranks: G4G5/S3

Mark Bradford

Figure 19: Coastal Plain Floodplain Swamp

7 Coastal Plain Floodplain Swamp

The Natural Communities of Virginia describes one of the four Coastal Plain/Piedmont Swamp Forest Types as the Red Maple - Green Ash/Lizard's Tail Forest. Plot 9 was dominated by red maple in the overstory with green ash as an associate. The forb layer was a thick stand of near monotypic lizard's tail (*Saururus cernuus*). This natural community is at the uppermost extent of fresh tidal influence, at the confluence of a riverine intermittent stream channel and the delta of a perennial stream. Much of the basin is saturated for most of the growing season but would appear as braided stream channels and exposed ground in the leaf-off season. Deer may be entering this community when the ground is not saturated. Based on historical aerial photographs, this very wet forest does not appear to have been logged or cleared since before the 1930s. (see Figure 6)

DCR Classification: *Acer rubrum - Fraxinus pennsylvanica / Saururus cernuus* Forest
Coastal Plain / Piedmont Floodplain Swamp (Green Ash - Red Maple Type)

USNVC: CEGL006606

Global/State Ranks: GNR/S3S4

Figure 20: Forested Nontidal Wetland

8 Forested Nontidal Wetland

This forested wetland is located west of Hyde Street around a ditched channel, northwest of Old Colchester Road around an intermittent stream, and between the Herbaceous Nontidal Wetland and the Coastal Plain Depression Swamp. This is a recently disturbed, younger forest that does not match the natural community descriptions provided by DCR in the DCR *Natural Communities of Virginia Classification of Ecological Community Groups*. Instead, ESA developed an appropriate description of vegetative associations such as young and disturbed vegetation communities. The dominant canopy species are red maple, tulip poplar and hickory, though pin oak (*Quercus palustris*), sweetgum and green ash are also present. Arrowwood viburnum (*Viburnum dentatum*) is dominant in the shrub layer. An orchid, thought to be pink lady's slipper, grows on the edge of this community near the railroad tracks.

The forested wetland to the west of Hyde Street has been ditched, (ditch lines can be seen in the 1937 aerial photograph—see Figure 6) which limits the extent of the wetlands and has dried out this area. Most of these ditches are in straight lines and some still have side-cast material adjacent to the channel, which is overt evidence of man-made manipulation. Some of the extant wetland species such as sweetbay magnolia suggest that the site was historically wetter and that ditching has performed the function reducing wetland hydrology. These wetlands may mature into a Coastal Plain Depression Swamp or a Non-Riverine Wet Hardwood Forest if disturbance is minimized and hydrology restored.

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Mark Burchick

Figure 21: Early Seral Pine-Hardwood Forest

9 Early Seral Pine-Hardwood Forest

An approximate two-acre area in the northern parcel of the park includes a Virginia pine grove, where the pine dominates in the overstory. Much of the pine is in decline, dying, dead and/or as woody debris on the ground. The pine occurs on depauperate dry, sandy slopes and is beginning to allow suppressed hardwoods to become sub-canopy, associate species include black locust, eastern red cedar (*Juniperus virginiana)*, five oak species (including shingle oak, *Quercus imbricaria*), black cherry (*Prunus serotina)* and sweetgum. Plot 8 is within this community. This community is too young to match any descriptions within *Natural Communities of Virginia*. (ESA developed appropriate descriptions of vegetative associations such as young and disturbed vegetative communities that did not match the communities described in the DCR *Natural Communities of Virginia* document.) Given time, this community may become an Acidic Oak-Hickory Forest. This community has educational interpretive value to help explain natural succession. In aerial photographs from 1937 and 1953, it is evident that this area was not forest at either period and may have been in use as agriculture fields. (see Figure 6)

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Figure 22: Herbaceous Nontidal Wetland

10 Herbaceous Nontidal Wetland

A temporary stormwater management pond and associated haul road was built within the central portion of the property in the 1990s. The basin was built in-line, within mapped wetlands/waters, and contains a low-hazard dam, emergency spillway and galvanized barrel riser through the dam. The riser opening is flush with the ground but the impoundment holds/ponds spring waters and acts to provide vernal pool habitat. The basin footprint is highly disturbed and is classified as palustrine emergent wetlands (wet meadow) with a palustrine forested fringe (PEM/PFO). The hydrology of the basin is saturated/inundated in the early part of the growing season and then pulses saturated wet and dry for the summer months. An aspect dominant plant is the NNI marsh dewflower. Native, but less dominant, forbs included fox sedge (*Carex vulpinoides)*, soft rush (*Juncus effusus)*, rice cutgrass (*Leersia oryzoides)*, beaked spikerush (*Eliocarus* sp.) and smartweeds (*Polyogonum hydropiperoides*). Annual ragweed (*Ambrosia artemisiifolia* L.) and mile-a-minute occupy the outer perimeter and banks, along with a band of black willow (*Salix nigra*) and red maple. Plot 18 is within this community. It is also too young and too disturbed to match any descriptions within *Natural Communities of Virginia.* (ESA developed appropriate descriptions of vegetative associations such as young and disturbed vegetative communities that did not match the communities described in the DCR *Natural Communities of Virginia* document.)

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Mark Burchick

Figure 23: Tidal Freshwater Aquatic Bed

14 Tidal Freshwater Aquatic Bed

Submerged aquatic vegetation (SAV) beds are quite apparent in the late spring through summer months and matting grasses appear thick at low tide along the Occoquan River shoreline. Functionally, the SAV bed minimizes the erosive effect on the Occoquan River' shoreline. SAV also discourages boating and fishing activities.

Likely species include wild celery (*Vallisneria americana),* hydrilla (*Hydrilla verticillata*), common waterweed (*Elodea canadensis*), coontail (*Ceratophyllym demersum*) and water stargrass (*Heteranthera dubia*). *Natural Communities of Virginia* makes provisions for Tidal Freshwater Aquatic Bed designations, though none are dominated by hydrilla.

DCR Classification: N/A

USNVC: N/A

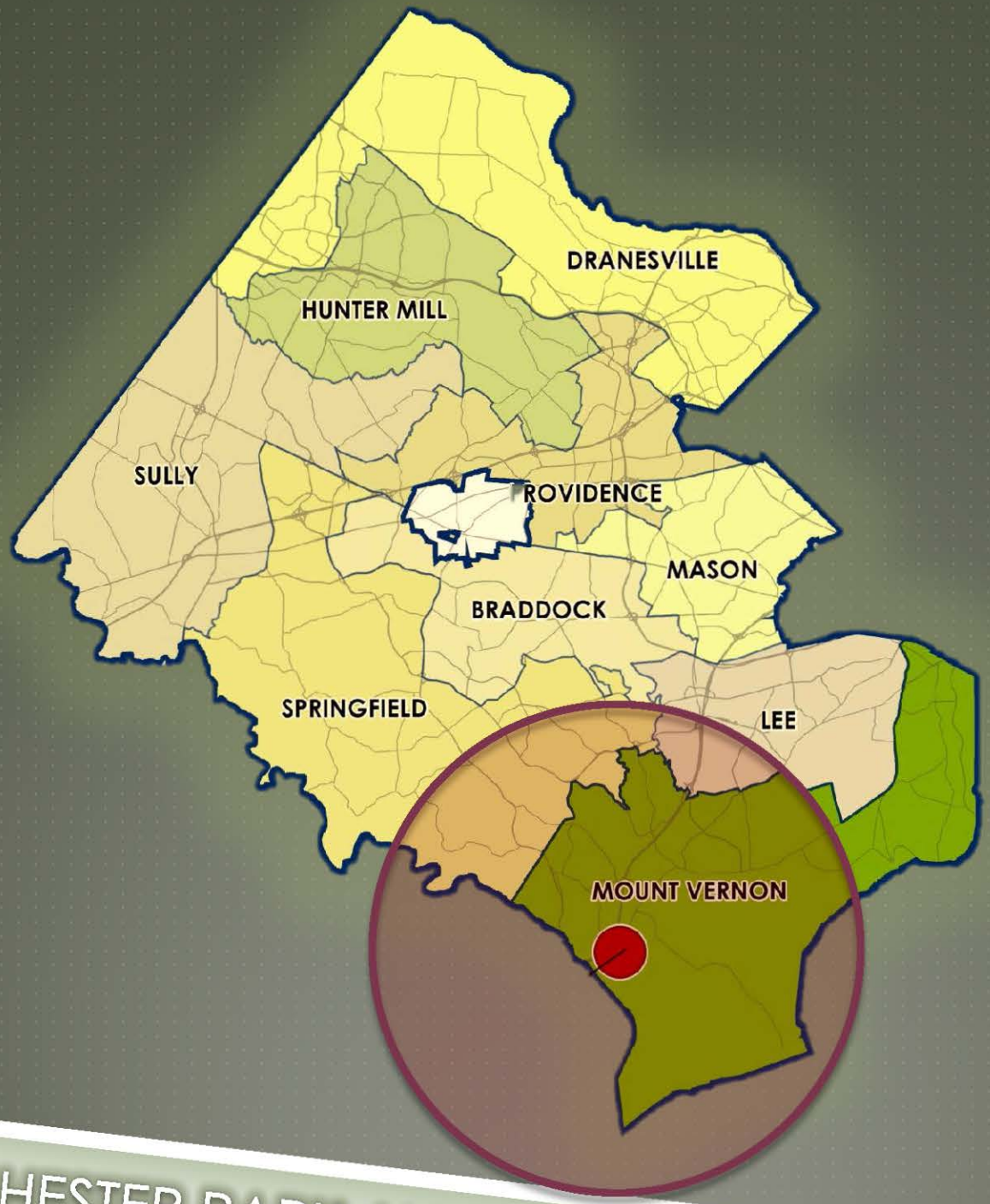
Global/State Ranks: N/A

OLD COLCHESTER PARK AND PRESERVE

MASTER PLAN DEVELOPMENT

PLANNING AND DEVELOPMENT
COMMITTEE MEETING
SEPTEMBER 10, 2014

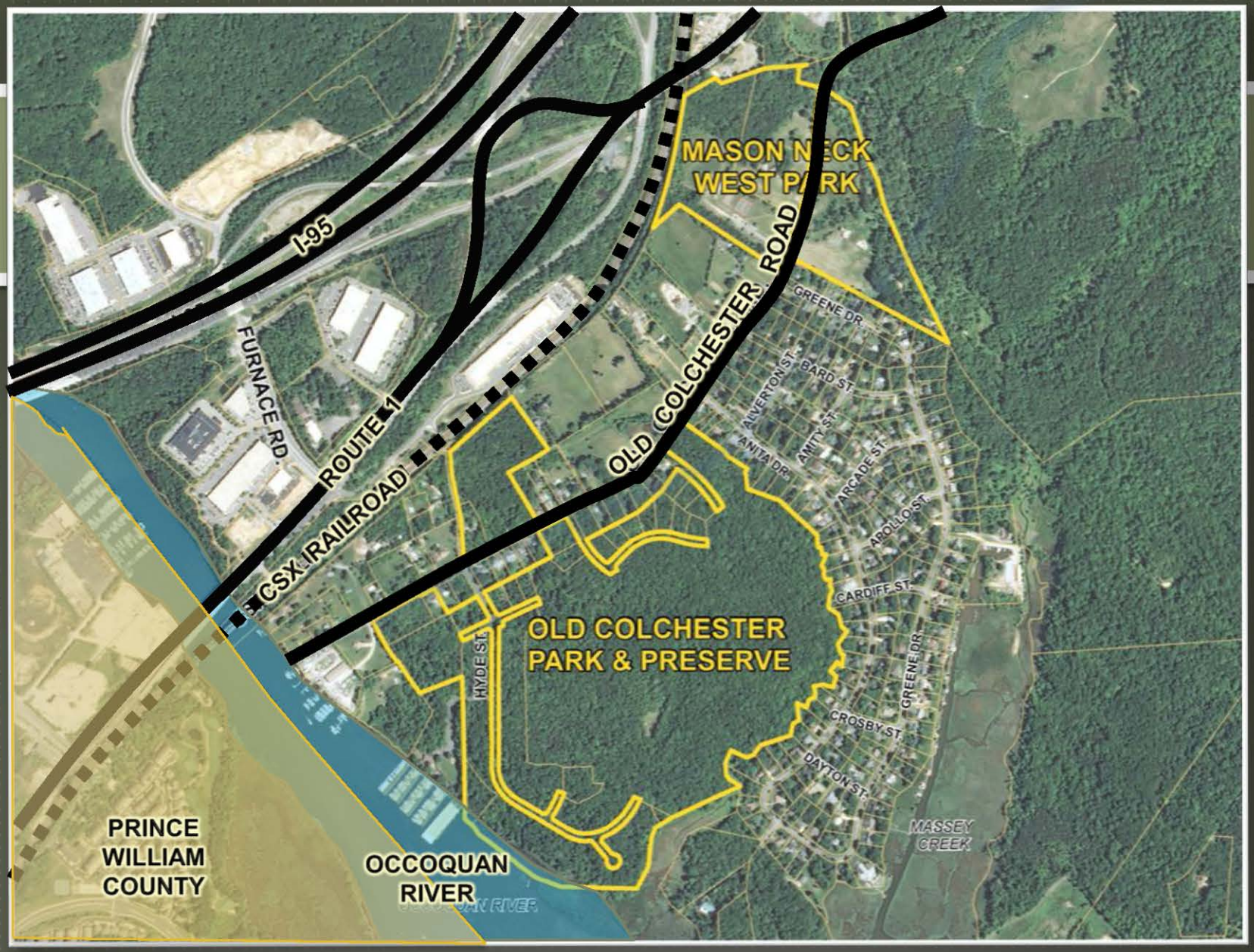
OLD COLCHESTER PARK AND PRESERVE



OLD COLCHESTER PARK AND PRESERVE

DRAFT MASTER PLAN

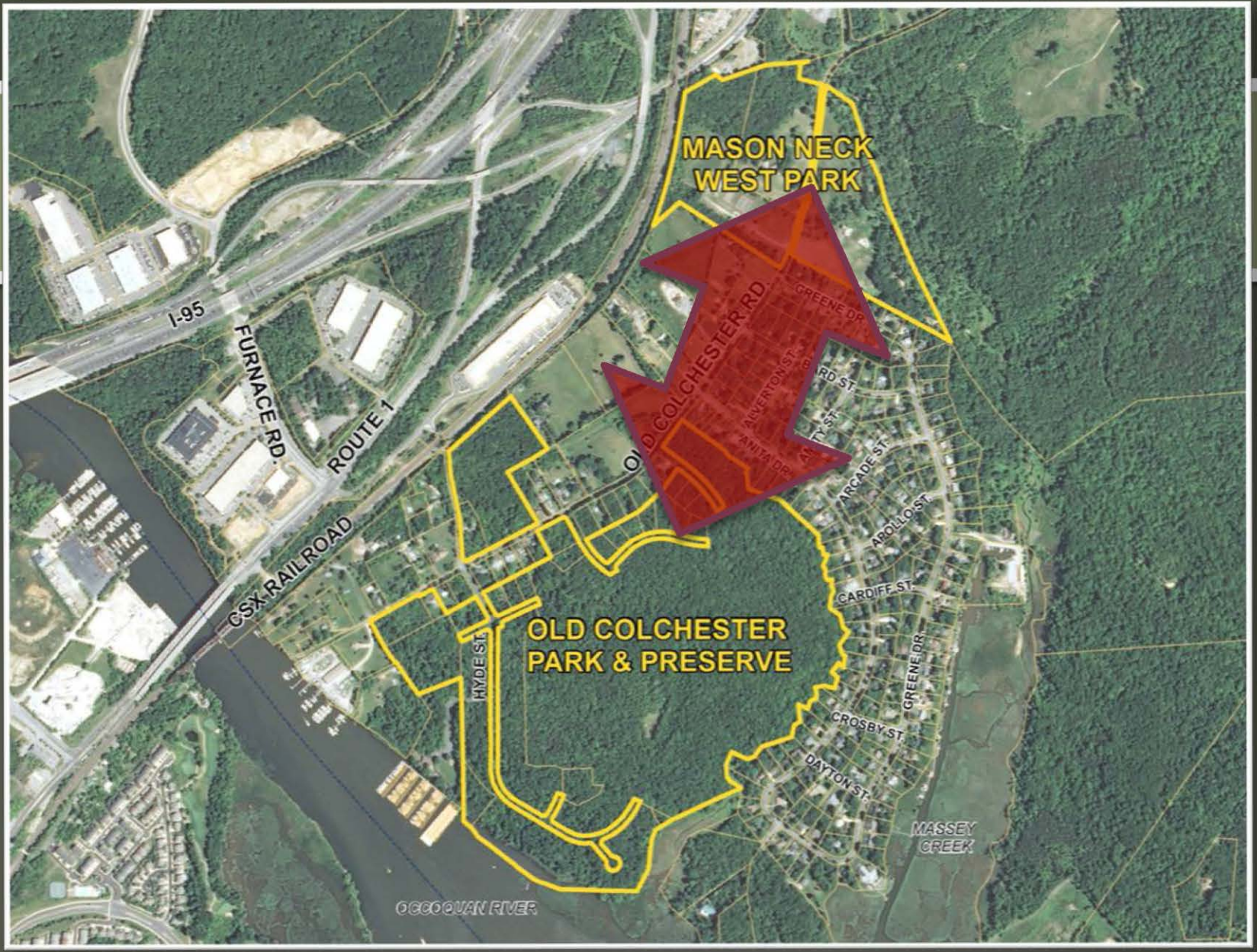
Fairfax County Park Authority



OLD COLCHESTER PARK AND PRESERVE

DRAFT MASTER PLAN

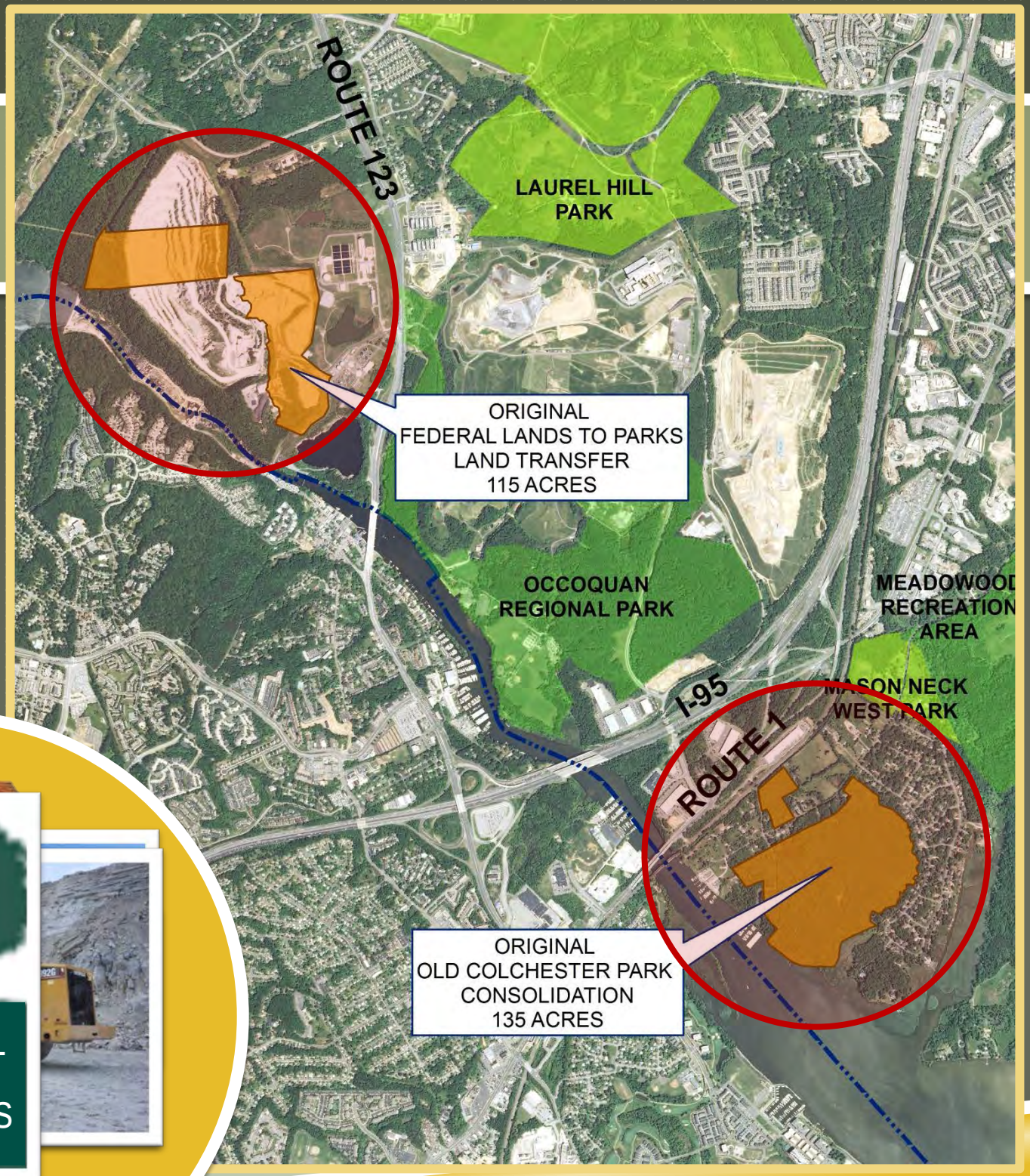
Fairfax County Park Authority



OLD COLCHESTER PARK AND PRESERVE

DRAFT MASTER PLAN

Fairfax County Park Authority



FEDERAL LANDS TO PARKS

OLD COLCHESTER PARK AND PRESERVE

ORIGINAL ACQUISITION THROUGH

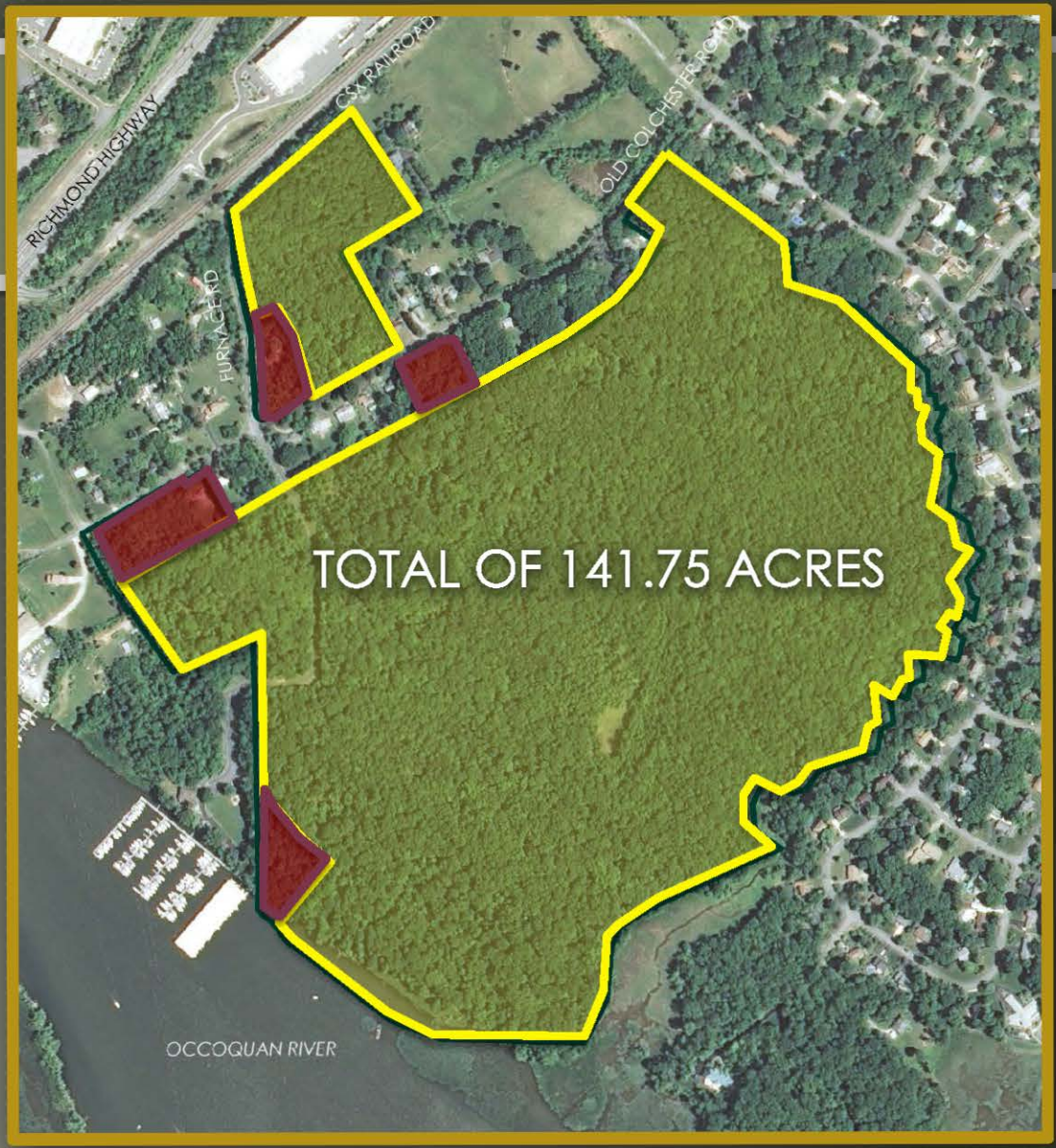
FEDERAL LANDS TO PARKS PROGRAM

135 ACRES IN 2007

ADDITIONAL ACQUISITIONS

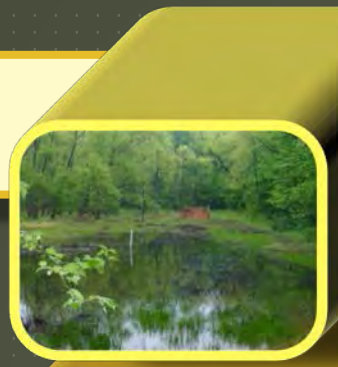
SINCE 2007

6 ACRES

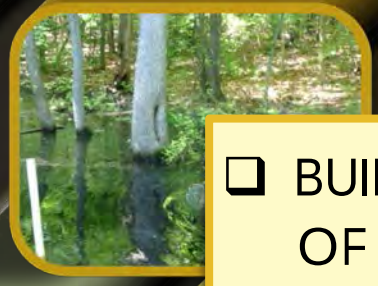


OLD COLCHESTER PARK AND PRESERVE

DRAFT MASTER PLAN



- FUNDING FOR RESEARCH



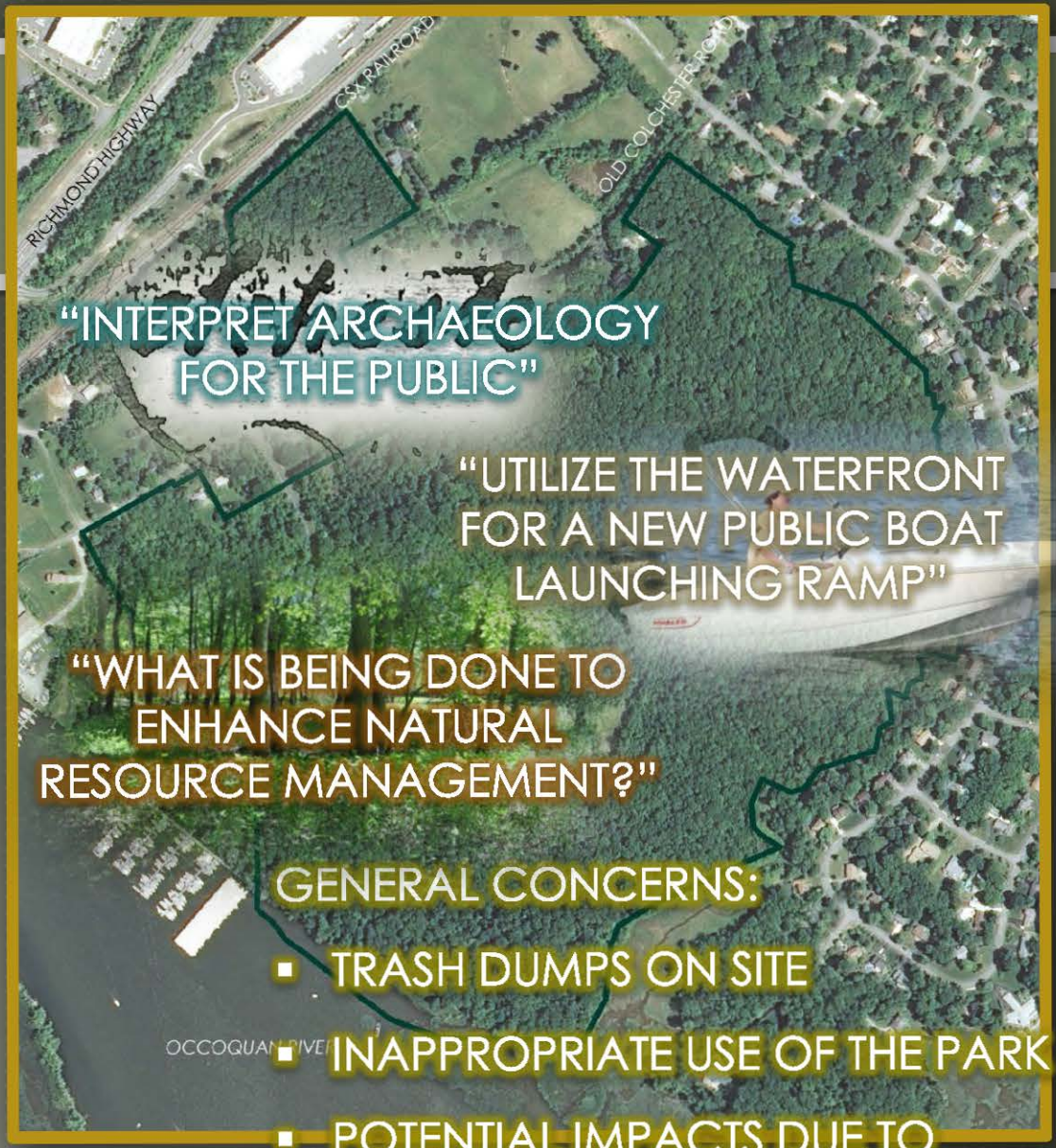
- BUILDING A BODY OF KNOWLEDGE

- INFORMING THE MASTER PLAN

OLD COLCHESTER PARK AND PRESERVE

OPEN HOUSE

MARCH 19, 2014



"INTERPRET ARCHAEOLOGY FOR THE PUBLIC"

"UTILIZE THE WATERFRONT FOR A NEW PUBLIC BOAT LAUNCHING RAMP"

"WHAT IS BEING DONE TO ENHANCE NATURAL RESOURCE MANAGEMENT?"

GENERAL CONCERNS:

- TRASH DUMPS ON SITE
- INAPPROPRIATE USE OF THE PARK
- POTENTIAL IMPACTS DUE TO INCREASED TRAFFIC AND NOISE

OLD COLCHESTER PARK AND PRESERVE

DRAFT MASTER PLAN

Fairfax County Park Authority

OLD COLCHESTER PARK AND PRESERVE

RESOURCE-BASED PARK

MASTER PLAN FOCUS

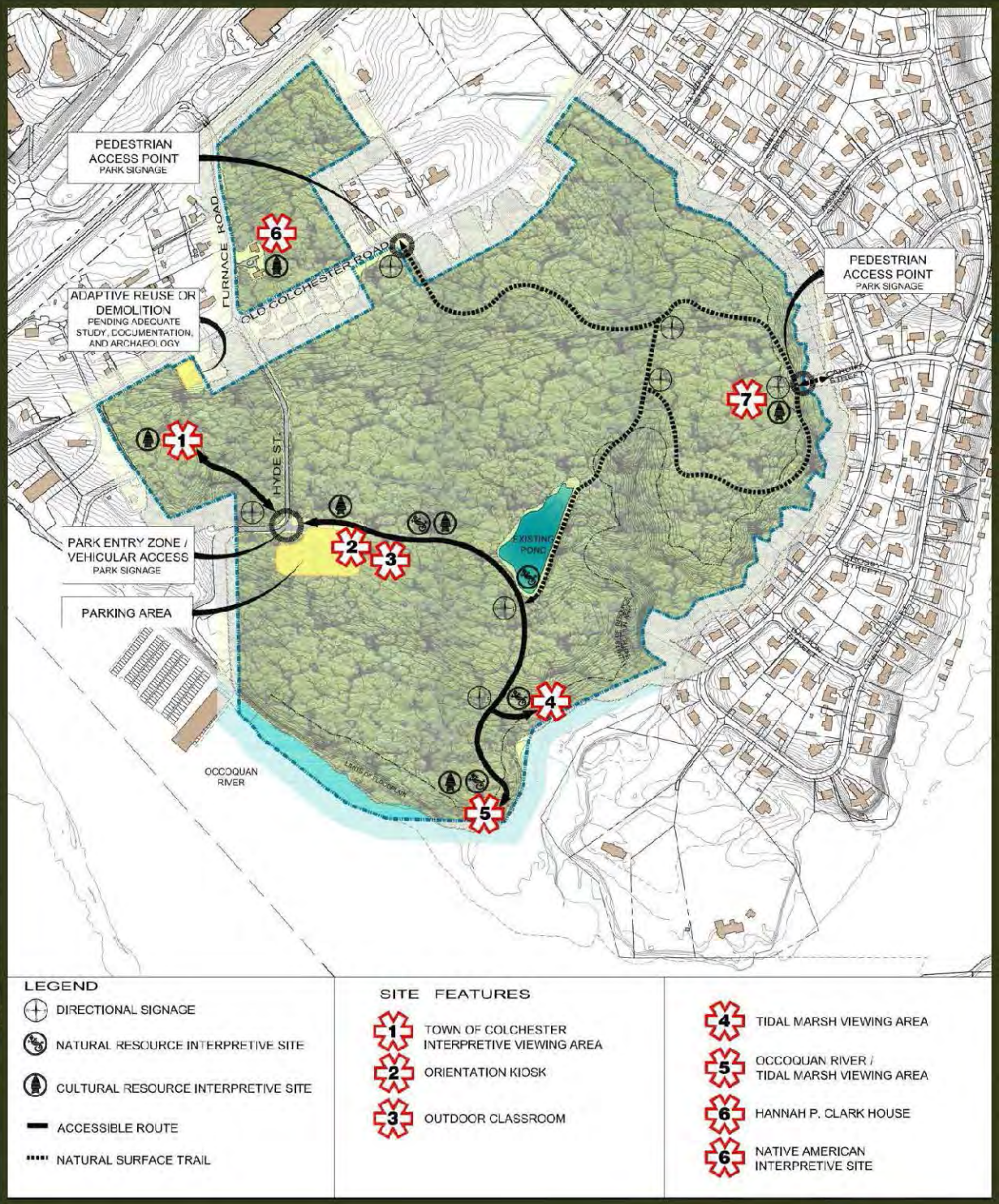
PRESERVING AND INTERPRETING THE ARCHAEOLOGICAL AND NATURAL RESOURCES

OLD COLCHESTER PARK AND PRESERVE

DRAFT MASTER PLAN

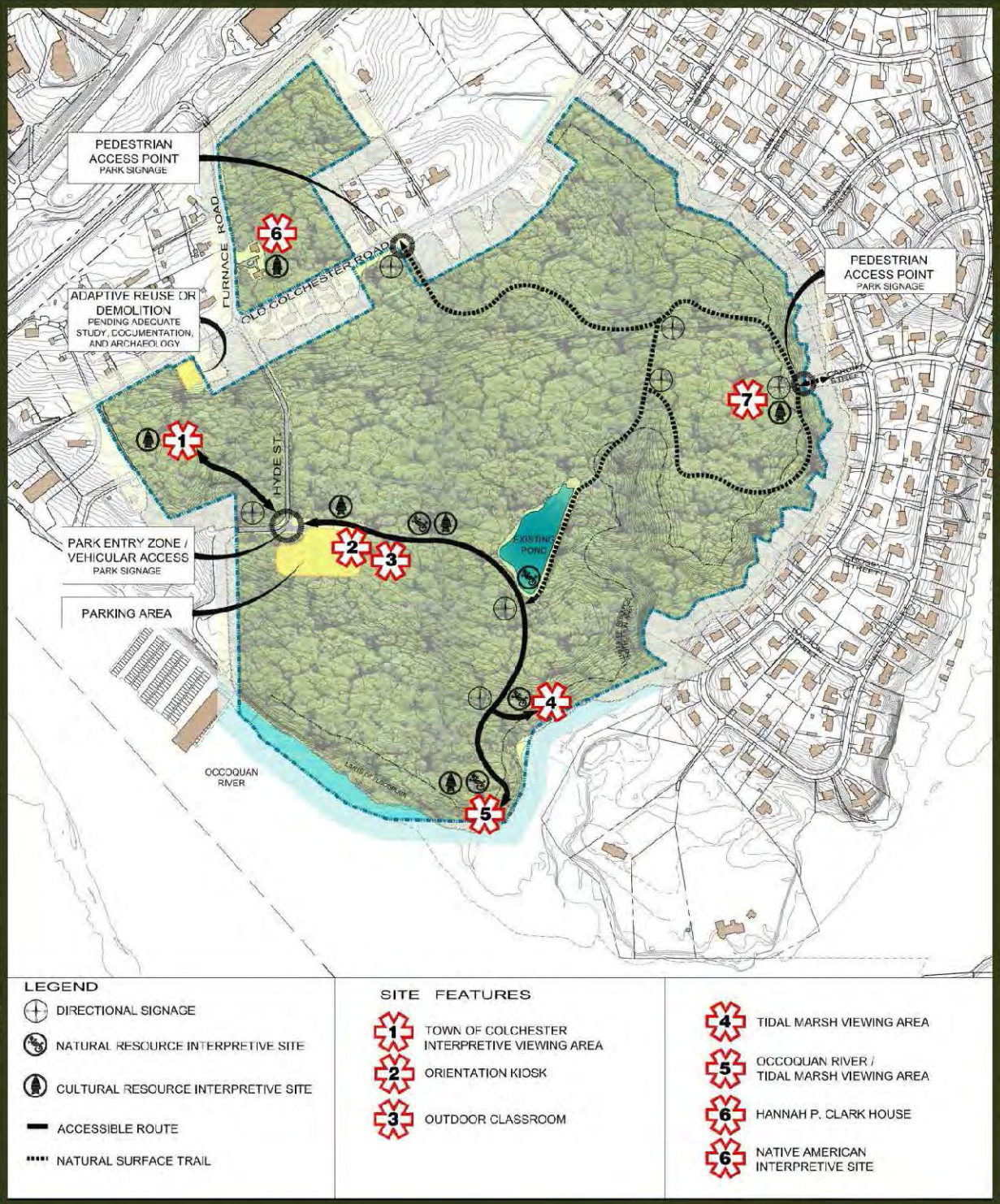
Fairfax County Park Authority

OLD COLCHESTER PARK AND PRESERVE



CONCEPTUAL DEVELOPMENT PLAN

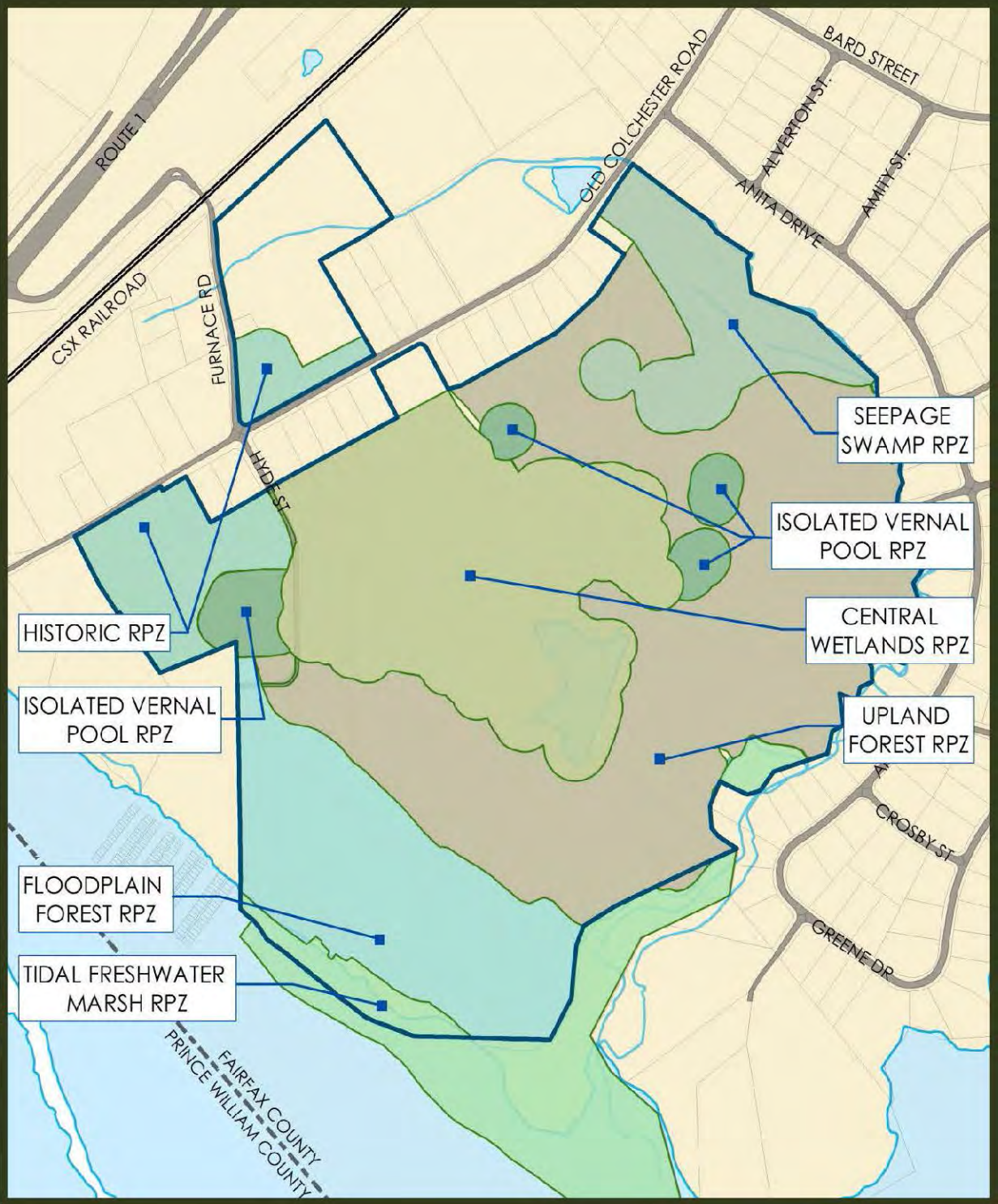
OLD COLCHESTER PARK AND PRESERVE



KEY ELEMENTS

- PROTECTION OF RESOURCES
- ACCESS TO SITE
- ACCESS TO SITE FEATURES
- INTERPRETATION

OLD COLCHESTER PARK AND PRESERVE



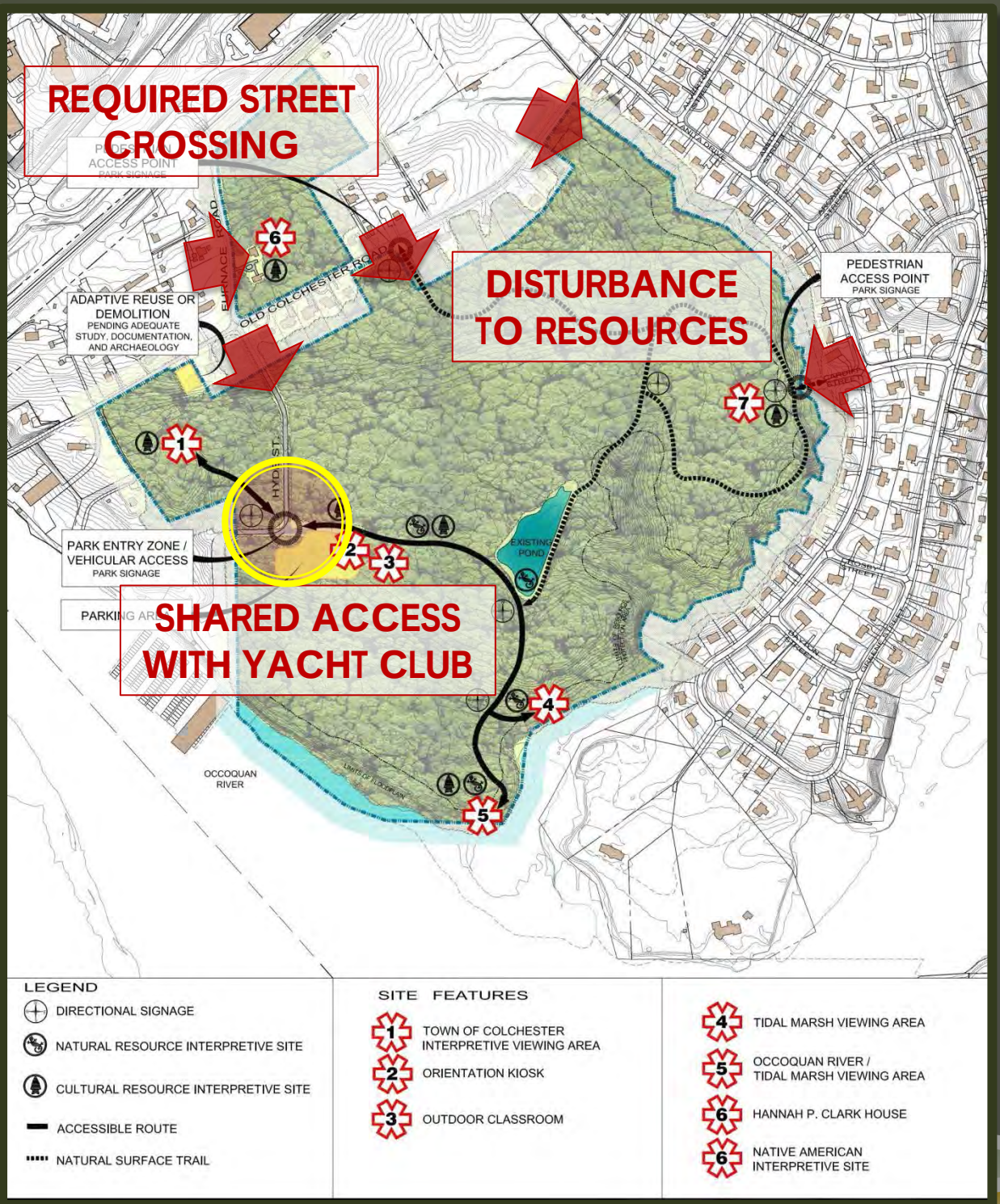
KEY ELEMENTS

- PROTECTION OF RESOURCES
- ACCESS TO SITE
- ACCESS TO SITE FEATURES
- INTERPRETATION

RESOURCE PROTECTION ZONES

- DEFINE THE RESOURCE
- UNDERSTAND THE SENSITIVITIES
- DETERMINE USES

OLD COLCHESTER PARK AND PRESERVE



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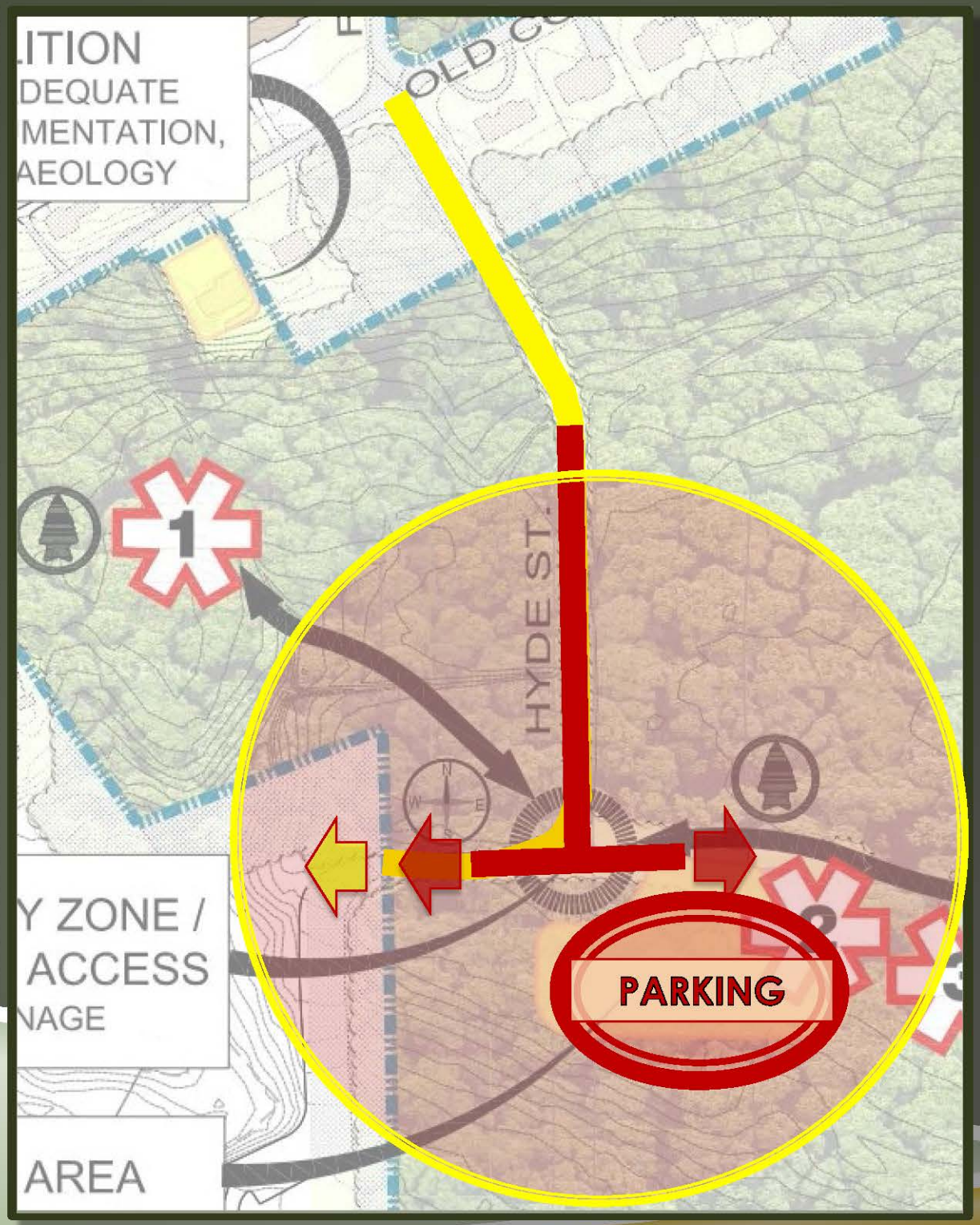
- INTERPRETATION

OLD COLCHESTER PARK AND PRESERVE



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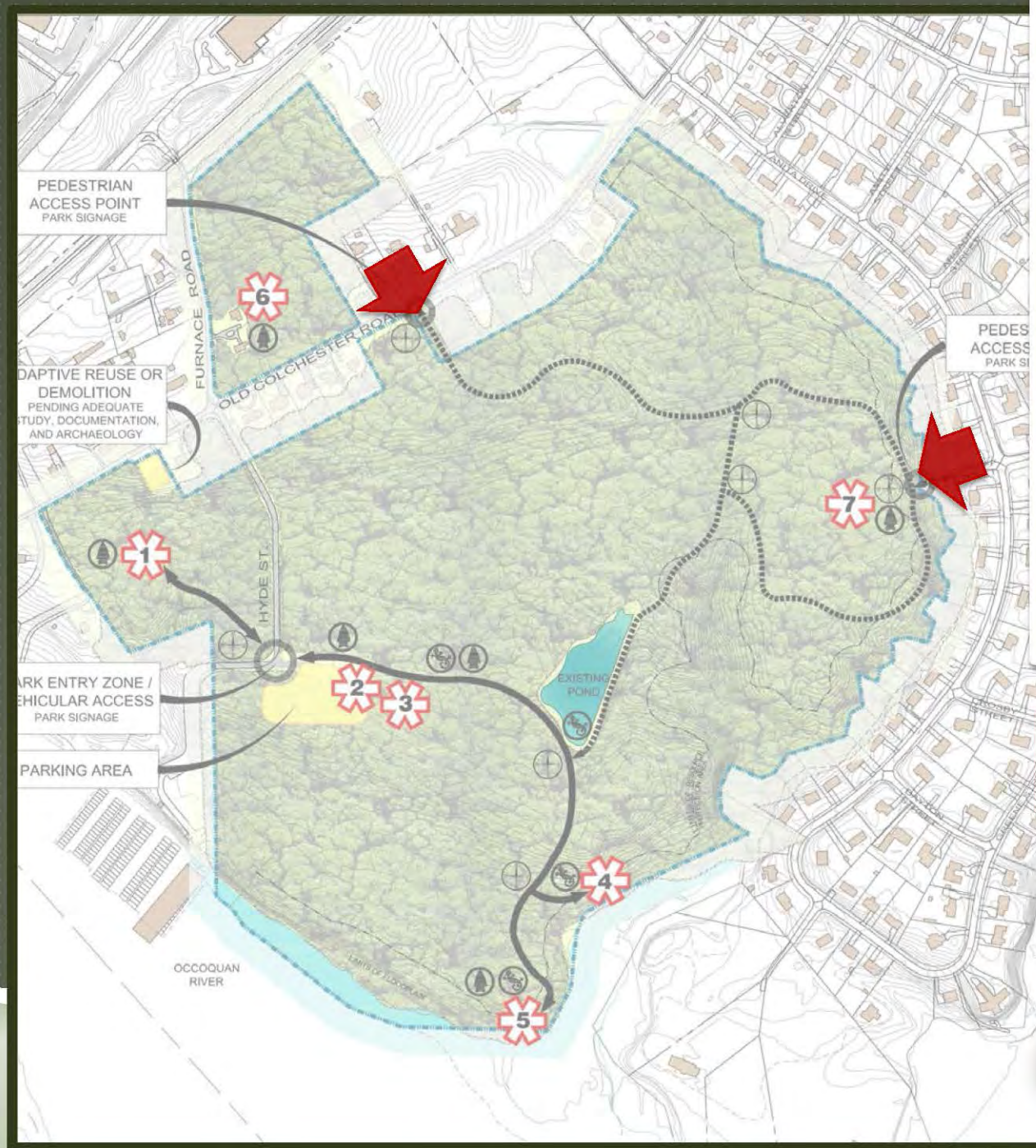
OLD COLCHESTER PARK AND PRESERVE

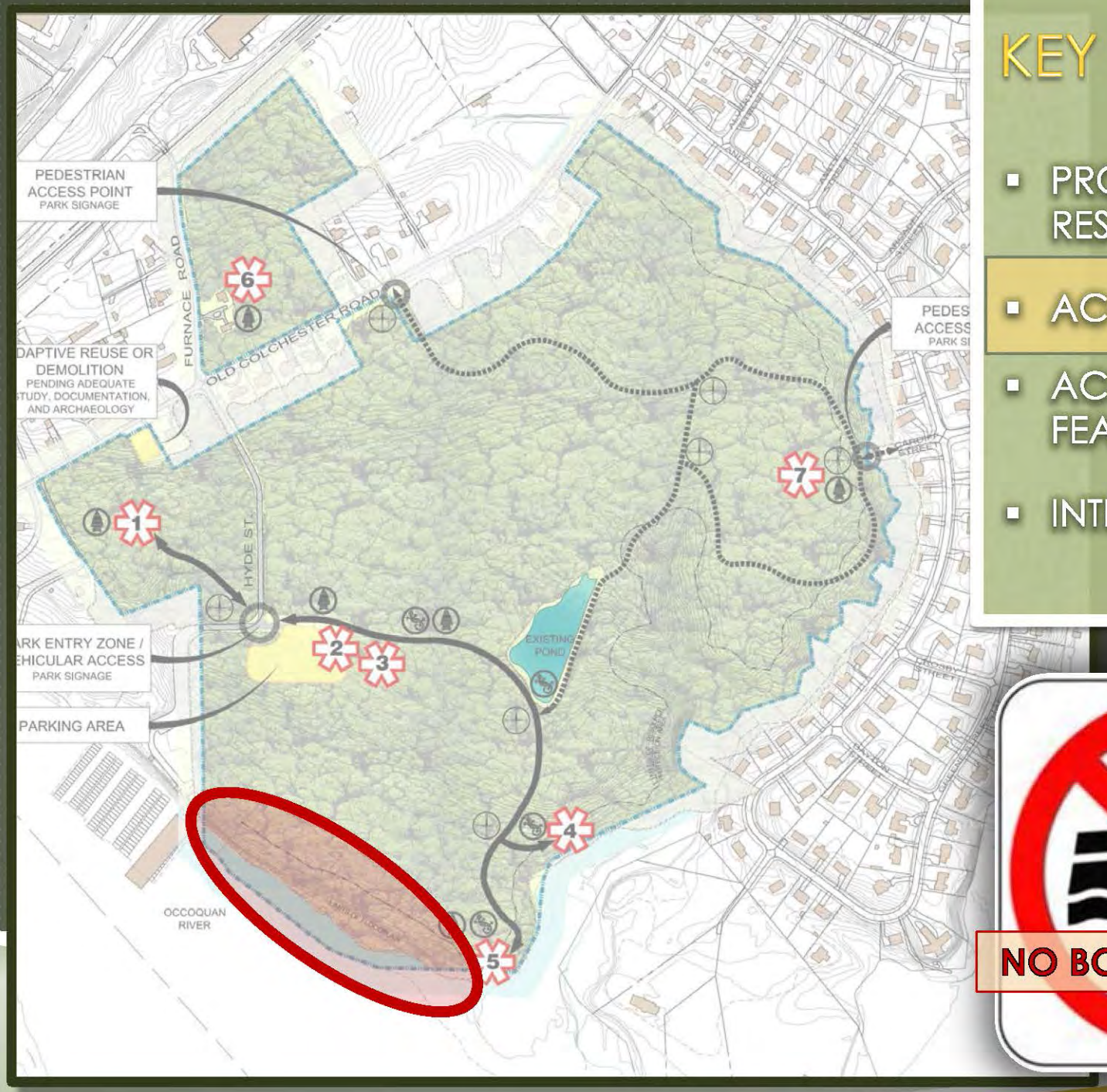


KEY ELEMENTS

- PROTECTION OF RESOURCES
- ACCESS TO SITE
- ACCESS TO SITE FEATURES
- INTERPRETATION

POINTS OF PEDESTRIAN ACCESS

OLD COLCHESTER PARK AND PRESERVE



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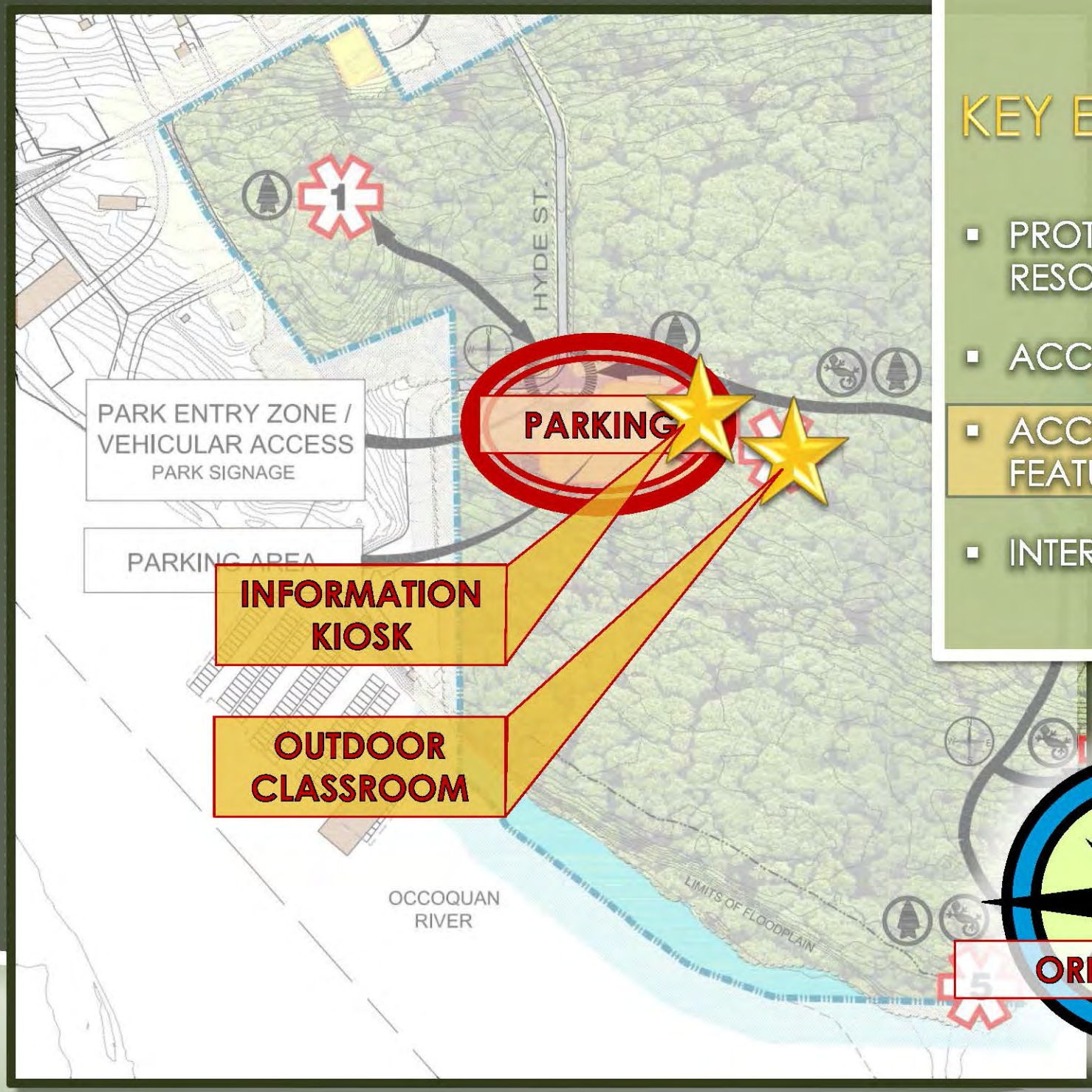
OLD COLCHESTER PARK AND PRESERVE



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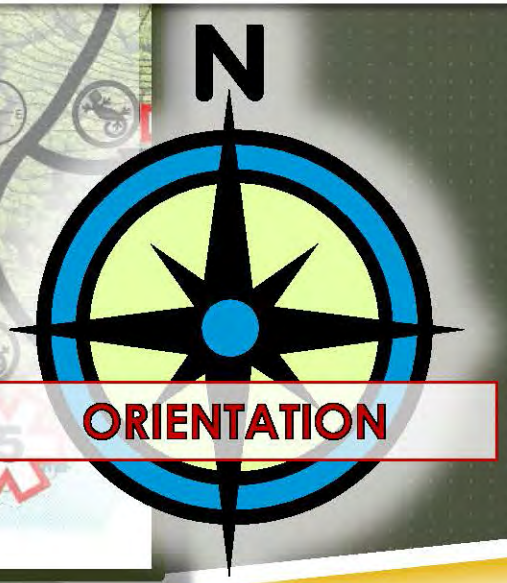
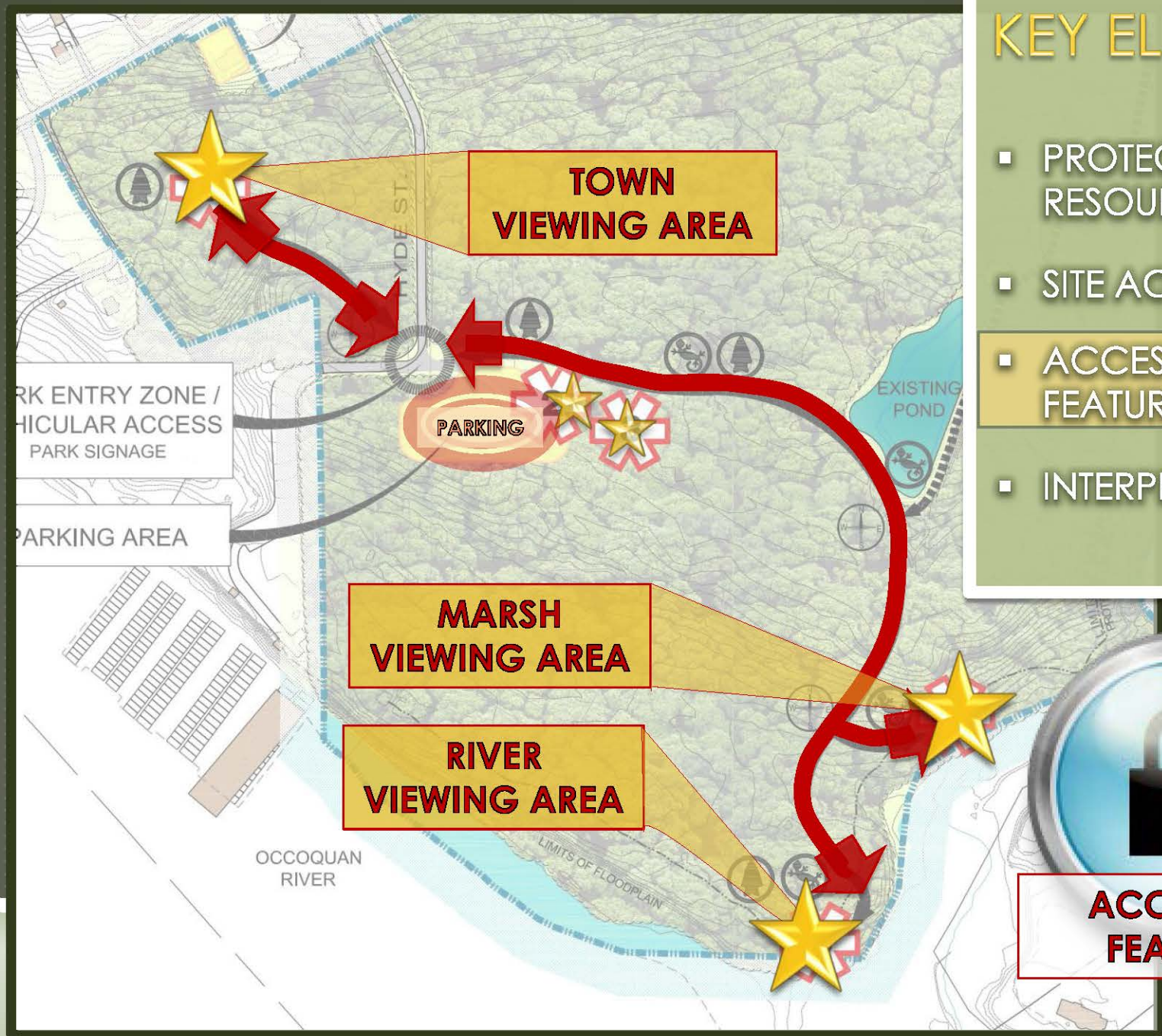


OLD COLCHESTER PARK AND PRESERVE



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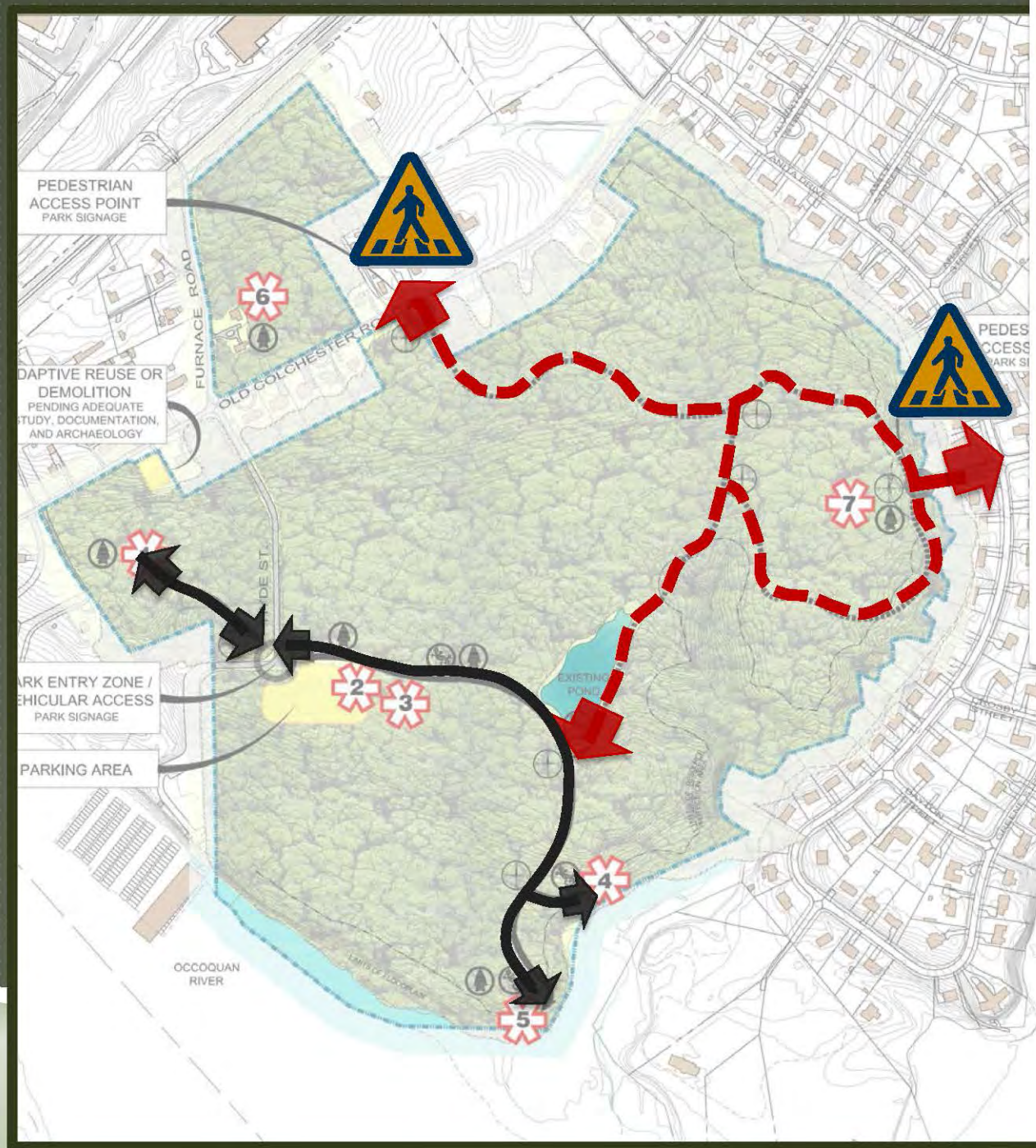
- ACCESS TO SITE FEATURES
- INTERPRETATION

OLD COLCHESTER PARK AND PRESERVE



KEY ELEMENTS

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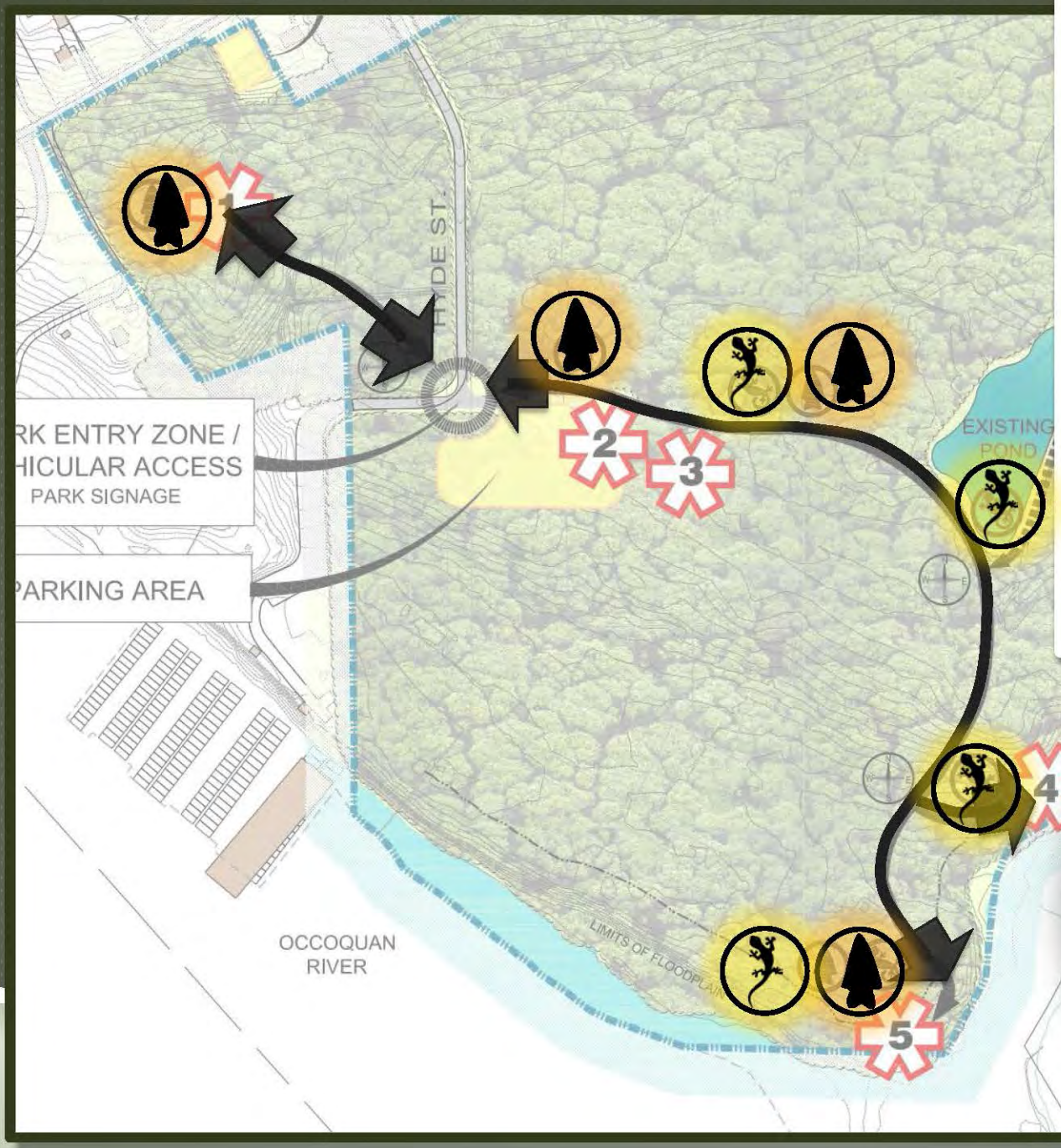
- ACCESS TO SITE FEATURES
- INTERPRETATION

ACCESS TO FEATURES

OLD COLCHESTER PARK AND PRESERVE



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- INTERPRETATION

OLD COLCHESTER PARK AND PRESERVE

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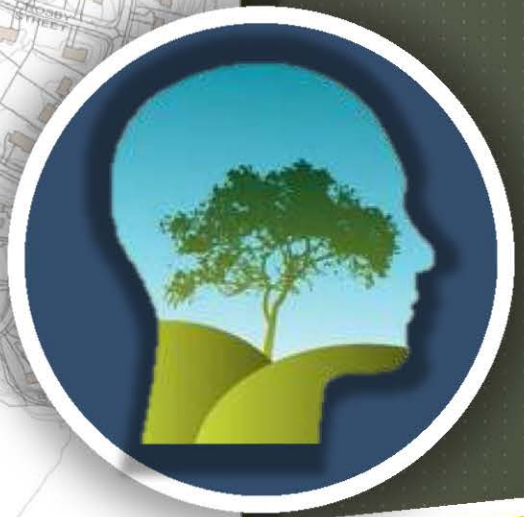
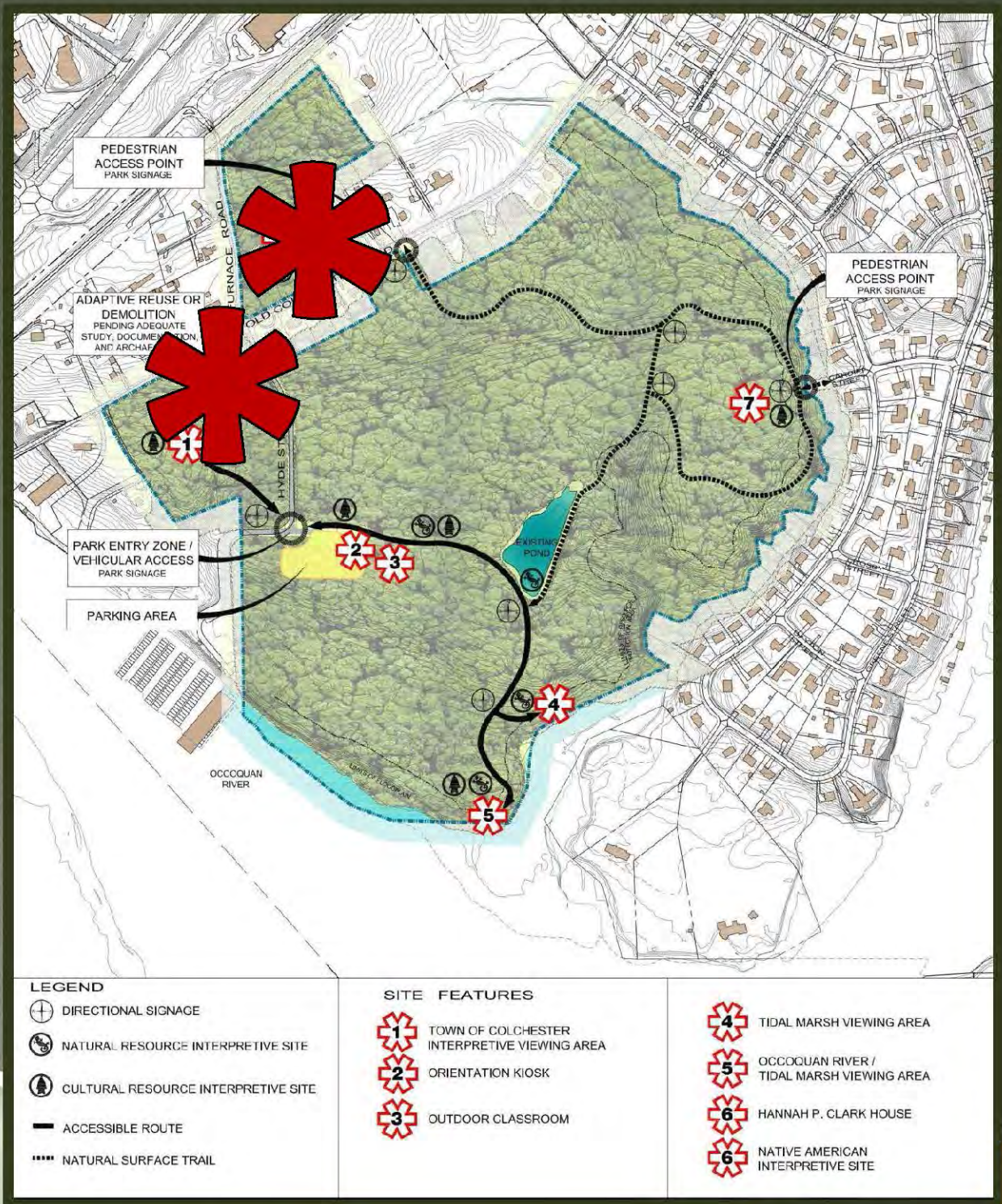


OLD COLCHESTER PARK AND PRESERVE

CONTINUING FACTORS

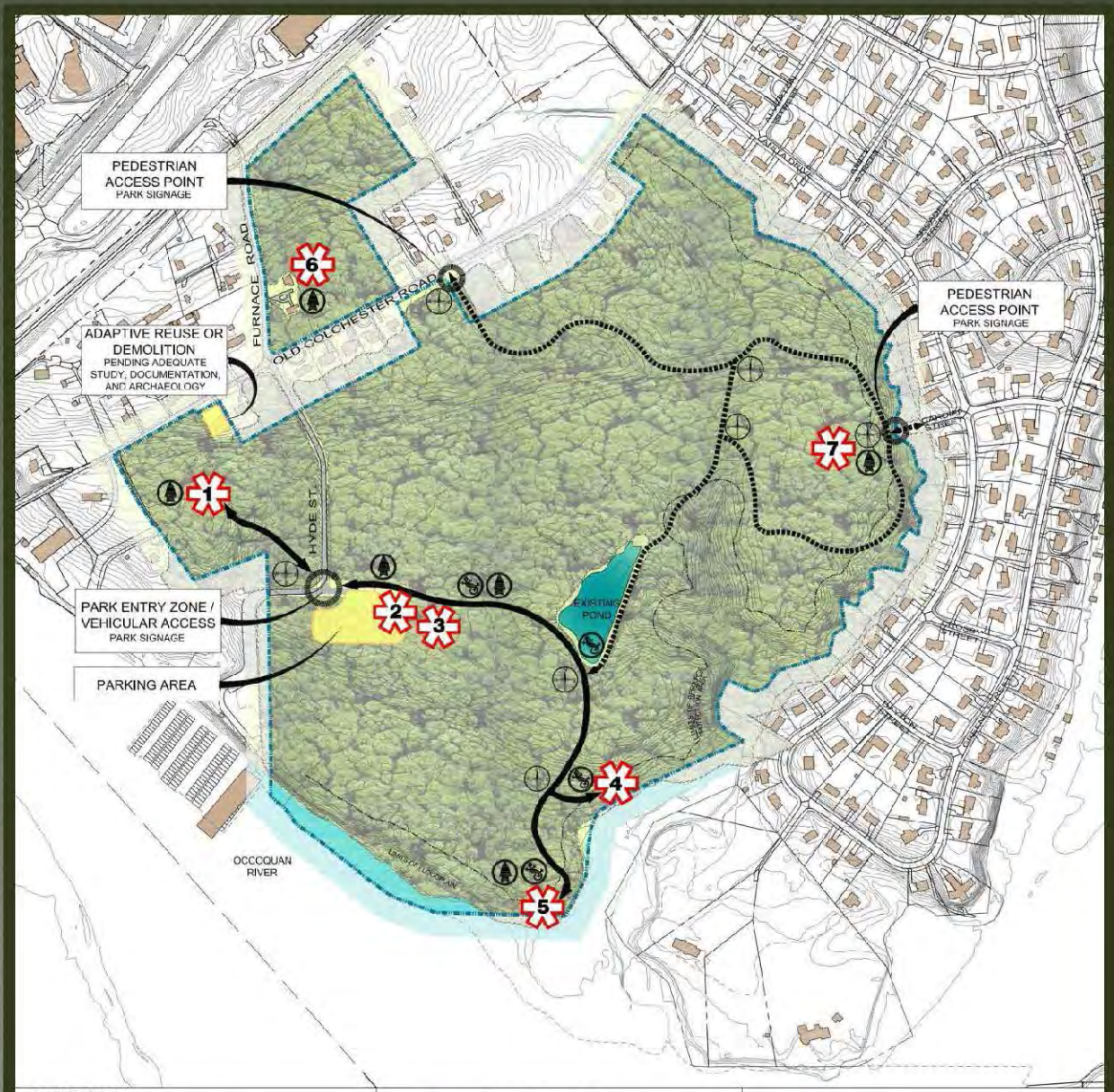
- CONTINUATION OF RESEARCH
- RESIDENT CURATOR PROGRAM
- DISPOSITION OF THE ROYSDON HOUSE



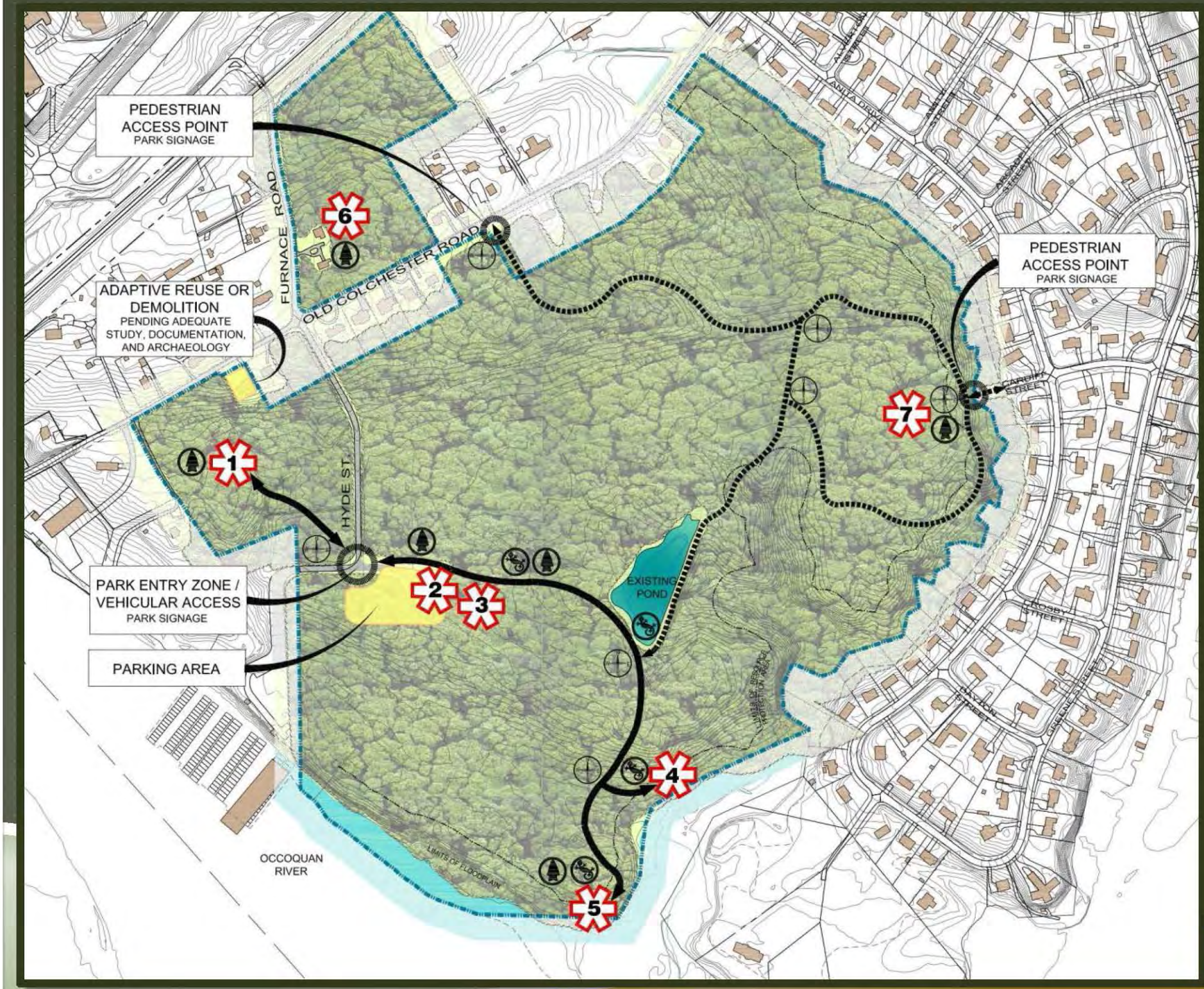
OLD COLCHESTER PARK AND PRESERVE

NEXT STEPS

- PUBLIC COMMENT MEETING IN OCT.
- 30-DAY COMMENT PERIOD
- REVISIONS TO DRAFT PLAN
- BOARD APPROVAL THIS WINTER



OLD COLCHESTER PARK AND PRESERVE



Committee Agenda Item
September 10, 2014

INFORMATION

Lake Accotink Park Master Plan Update

The Park Authority Board approved FY 2015 Planning and Development Division Work Plan includes a project to revise the Park Master Plan for Lake Accotink Park. Lake Accotink Park serves a broad segment of the county beyond Braddock District where it is located. It is also a key destination along the Gerry Connolly Cross County Trail.

Due to the park's countywide reach and the diverse interests in this park, a deliberate effort was made to reach out to the Board Chairman as well as Lee, Braddock, and Springfield District Board of Supervisor members to inform them of the upcoming planning process and seek their perspectives on the park's future. Staff will report on the input received from the Board of Supervisors and provide a general outline of the planning process envisioned.

FISCAL IMPACT:
None

STAFF:
Kirk W. Kincannon, Director
Cindy Messinger, Deputy Director/CFO
Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning & Development Division
Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Barbara Nugent, Director, Park Services Division
Judy Pedersen, Public Information Officer
Sandy Stallman, Manager, Park Planning Branch
Andy Galusha, Project Manager, Park Planning Branch

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Board Agenda Item
September 23, 2014

INFORMATION (with presentation)

Needs Assessment Update

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

Staff will provide an update on efforts to date, including stakeholder interviews, and describe key next steps. Staff last provided an update to the Board in June 2014.

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

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Board Agenda Item
September 23, 2014

INFORMATION

Quarterly Project Status Report

The Project Status Report for the Second Quarter of CY 2014 includes projects approved by the Park Authority Board from the Planning and Development Division FY 2014 Work Plan. The report is grouped by Supervisory District and provides project status updated through June 30, 2014. The Project Status Report is broken down into projects executed with funding prior to the 2008 Park Bond and projects being executed with 2008 and 2012 Park Bond funds. The next Quarterly Status Report will include status on projects initiated in the Planning and Development Division FY 2015 Work Plan.

ENCLOSED DOCUMENTS:
Attachment 1: Project Status Report as of Second Quarter of CY 2014

STAFF:
Kirk W. Kincannon, Director
Cindy Messinger, Deputy Director/CFO
Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning and Development Division
John Lehman, Manager, Project Management Branch
Tim Scott, Manager, Manager, Site Project Management Branch
Sandra Stallman, Manager, Park Planning Branch
Monika Szczepaniec, Manager, Building Project Management Branch
Brian Williams, Project Coordinator, Land Acquisition and Management Branch

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FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927 · Fairfax, VA 22035-5500
703-324-8700 • Fax: 703-324-3974 • www.fairfaxcounty.gov/parks

TO: Kirk W. Kincannon, Director

FROM: David R. Bowden, Director
Planning and Development Division

DATE: August 28, 2014

SUBJECT: Quarterly Project Status Report

Attached is the Planning and Development Division's Quarterly Project Status Report for the **Second Quarter of CY2014**. This report provides the status, updated through June 30, 2014, for all projects that are included in the FY 2014 Work Plan as approved by the Park Authority Board.

Recently completed projects include:

Supervisory District: Dranesville

- Clemyjontri Park – Landscape Buffer
  Completed: April 2014
  Project Cost: $5,590

Supervisory District: Hunter Mill

- Baron Cameron Park – Master Plan Revision Approval
  Completed: June 2014
  Project Cost: N/A

Supervisory District: Lee

- Brookfield Park – Master Plan Revision Approval
  Completed: July 2014
  Project Cost: N/A
- Huntley Meadows Park – South Kings Highway Entrance Road Reconstruction
  Completed: July 2014
  Project Cost: $100,252

Supervisory District: Mason

- Luria Park – Steel Pedestrian Bridge and Boardwalk Improvements
  Completed: May 2014
  Project Cost: $295,208
- Mason District Park – Rain Garden Removal and Restoration
  Completed: July 2014
  Project Cost: $14,644

- Green Spring Gardens Park – Turkeycock Run Stream Valley Repairs
  Completed: July 2014
  Project Cost: $75,513

Supervisory District: Mount Vernon

- Collingwood Park – Playground/Tot Lot Replacement and Related Improvements
  Completed: March 2014
  Project Cost: $79,500
- Old Colchester Park & Preserve – Pond Stand Pipe Rehabilitation
  Completed: August 2014
  Project Cost: $38,428

Supervisory District: Providence

- Oak Marr RECenter – RECenter Expansion and Renovation Project
  Completed: August 2014
  Project Cost: $5,087,000

Supervisory District: Sully

- Sully Highlands Park – Acquisition by Proffer – Creation of Sully Highlands Park
  Recordation Date: May 23, 2014
  Acquisition Cost: $264.50
- Sully Highland Park – Construction of Synthetic Turf Fields
  Completed: May 2014
  Project Cost: Developer Proffer
- Sully Historic Site – Visitor Center
  Completed: May 2014
  Project Cost: $650,000

Supervisory District: Countywide

- Cross County Trail – Gerry Connolly Trail
  Completed: May 2014
  Project Cost: $21,754

Copy: Sara Baldwin, Deputy Director/COO
Cindy Messinger, Deputy Director/CFO
Barbara Nugent, Director, Park Services Division
Todd Johnson, Director, Park Operations Division
Cindy Walsh, Director, Resource Management Division
Judy Pedersen, Public Information Officer
Janet Burns, Senior Fiscal Manager, Administration Division
Mike Baird, Management Analyst, Administration Division
James W. Patteson, Director, DPW&ES
Carey Needham, Director, Capital Facilities Division, DPWES
Ron Kirkpatrick, Director, Planning and Design Division, DPW&ES
Randy Bartlett, Director, Stormwater Planning Division, DPW&ES
Chris Leonard, Director, Neighborhood and Community Services
John Lehman, Manager, Project Management Branch

Tim Scott, Manager, Site Project Management Branch
Sandra Stallman, Manager, Park Planning Branch
Monika Szczepaniec, Manager, Building Project Management Branch
Cordelia Chu-Mason, Management Analyst, Planning & Development Division
Lynne Johnson, Planning Technician, Park Planning Branch
Jeanette O'Dell, Management Analyst, Park Operations Division

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Planning & Development Division
Second Quarter CY2014 Project Status Report 1 Apr - 30 Jun
(2012 Bond Funded Projects)

STATUS

A	Active Project
W/C	Warranty/Closeout Project
I	Inactive Project
C	Project Complete

SCHEDULE INDICATOR

G	Green - On schedule
Y	Yellow - Schedule delayed by two quarters or more
R	Red - Project stopped

FY 2014 Work Plan (7/2013 - 6/2014) / Actual

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Mastenbrook Grant		Construction	2012 Bond	60	A	Jul-14	Jul-19	Park Operations						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$300,000.00	$0.00								

Total Project Cost **$300,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Signage and Branding		Scope	2012 Bond	24	A	Jul-13	Jul-15	Park Services						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$400,000.00	$0.00								

Total Project Cost **$400,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	**Grouped Playground Equipment Upgrade -** Listed below in District order		Scope	2012 Bond	66	A	Jul-13	Jan-19	Holsteen	Dec-13		5%			G
				Design	2012 Bond	69		Apr-14	Jan-20							
				Construction	2012 Bond	68		Apr-15	Dec-20							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00									

Total Project Cost **$1,000,000.00**

Remarks: Wickford Park is next priority project.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Wickford	**Grouped Playground Replacement -** Phase I	Replace existing playground at Wickford Park	Scope	2012 Bond	11	A	Feb-14	Apr-14	Holsteen	Feb-14		5%			G
				Design	2012 Bond			May-14	Jun-14							
				Construction	2012 Bond			Jul-14	Dec-14							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00										

Total Project Cost **$0.00**

Remarks: Team memo issued. Sup and PAB member deciding on replacement vs. demo. Decision has been made to move forward with replacement of playground equipment.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Energy Management - upgrade lighting, control systems for RECenters and Golf		Construction	2012 Bond	60	A	Jul-14	Jul-19	Park Operations						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$700,000.00	$0.00								

Total Project Cost **$700,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Energy Management - upgrade lighting, control systems for RECenters and Golf	Stewardship	Construction	2012 Bond	60	A	Jul-14	Jul-19	Park Operations						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$300,000.00	$0.00								

Total Project Cost **$300,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Land Acquisition as approved by PAB in LA Work Plan		Land Acquisition	2012 Bond	60	A	Jul-13	Jul-18	Williams						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$5,000,000.00	$0.00								

Total Project Cost **$5,000,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Cultural Resource Funding - Cultural Landscape reports, Archaeological investigations		Implementation	2012 Bond	60	A	Jul-13	Jul-18	RMD						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost **$1,000,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Natural Capital Renovation/Natural Resource Management - funding to support Master Plans, Assessments, Management Plans		Implementation	2012 Bond	60	A	Jul-13	Jul-18	RMD						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost **$1,000,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Outdoor Fitness Equipment Area	Planning study for incoprprtion of Outdoor Fitness Areas in Parks	Planning	N/A	12	A	Oct-13	Sep-14	Galusha	Jan-14		10%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation

Total Project Cost **$0.00**

Remarks: Project scope in development. Start up memo pending.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Dog Parks	Planning study for location of additional Dog Parks	Planning	N/A	12	A	Jul-13	Jun-14	Rauschen-bach	Nov-13		15%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation

Total Project Cost **$0.00**

Remarks: Project scope in development. Team assembled and kick off meeting scheduled for 7/24/14.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Lewinsville	MYS/MYF Construction Development Agreement Synthetic Turf Conversion Fields 2012-2013	Scope, design and construct reconfigured fields #2 and #3 and convert to synthetic turf; add athletic field lighting	Scope	2012 Bond	2		Mar-13	Apr-13	Mends-Cole	Mar-13	Apr-13	100%	2	0	
				Design	2012 Bond	2		May-13	Jun-13	Mends-Cole	May-13	Jun-13	100%	2	0	
				Construction	2012 Bond	5	W/C	Jul-13	Nov-13	Guzman/Li	Jul-13	Oct-13	100%	4	0.25	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$1,800,000.00	$0.00	$150,000.00								

Total Project Cost **$1,950,000.00**

Remarks: September 2012 - Scope and design phases were completed. Bidding and contract award with NTP issued July 1, 2013. Enhanced stormwater improvements were requested by DPWES who is funding these improvements, and were included in the bid documents. Project in the construction phase. Substantial Completion October 20, 2013, with Ribbon Cutting held October 26, 2013. Project is in Warranty Phase.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Springhill RECenter	RECenter Expansion - Renovate approximately 5,000 sq. ft. of existing floor space	Renovate the locker room, showers, family changing rooms, and the lobby area.	Construction	2012 Bond	15	A	Jan-14	Feb-15	Emory	Aug-14		35%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,300,000.00	$0.00								

Total Project Cost	$1,300,000.00	Remarks: Keller Brothers, Inc. was awarded a contract to complete the expansion and renovation work. Notice to Proceed was issued on September 5, 2013. Interior renovation work will be undertaken during the building shutdown from August 18, 2014 through September 26, 2014. The cabana work will be ongoing from August 18, 2014 through October 24, 2014. The renovation of the existing fitness room is scheduled to begin in November 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Springhill RECenter	Expansion and Gym Addition	Construct a 2-story fitness center addition and gym with an elevated track.	Construction	2012 Bond	21	A	Oct-13	Jun-15	Emory	Sep-13		65%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$8,600,500.00	$0.00								

Total Project Cost	$8,600,500.00	Remarks: Keller Brothers, Inc. was awarded a contract for $7,111,000 to complete the expansion and renovation work. Notice to Proceed was issued September 5, 2013. Contractor has completed the foundation work, all lower level concrete and masonry walls, structural steel, metal decking, and upper and lower level floor slabs, and metal framing. Contractor is currently installing drywall, curtainwall, paint and preparing to begin building conditioning in late July 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Old Courthouse Spring Branch SV	Ashgrove Lane Trail Improvements	Rebuild 375 LF asphalt trail	Scope	2012 Bond	2	A	Feb-14	Mar-14	Cronauer	Feb-14	Mar-14	100%	1		
				Design	2012 Bond	60		Jan-14	Sep-14	Cronauer	Apr-14	May-14	100%	1		
				Construction	2012 Bond	78		Oct-14	Mar-15	Cronauer	May-14		95%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$118,000.00	$0.00			$ 2,460.00	$ 99,199.78	$ 101,659.78	86%	$ 16,340.22	

Total Project Cost	$118,000.00	Remarks: Scope approved March 12, 2014. Notice to proceed to EQR for construction was given on May 14, 2014. Construction started on June 30, 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason, Lee, Providence	Pinecrest, Greendale & Jefferson Golf Courses	Group Golf Renovation - replace cart paths and irrigation Systems	Pinecrest-Design and install a replacement irrigation system.	Scope	2012 Bond	36		Jan-13	Dec-15	Fruehauf	Jan-13	May-13	33%	5		
				Design	2012 Bond	48		Jan-13	Dec-16	Fruehauf	Jun-13	Sep-13	33%	4		
				Construction	2012 Bond	60	W/C	Jul-13	Jun-18	Li	Oct-13	14-Apr	33%	7	13.25	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,500,000.00	$0.00								

Total Project Cost	$1,500,000.00	Remarks: Project team met to discuss the project scope on April 9, 2013. PAB scope approval on April 24 ,2013. CPA was issued to design consultant on May 14, 2013. Project bid opening was on September 19, 2013. Construction Contract for replacing the irrigation system at Pinecrest Golf Course was approved on October 2, 2013. Contractor has mobilized and is currently installing the main water distribution line. The construction for Pinecrest Golf Irrigation started October 2013. Substantial completion on April 21, 2014. Warranty Phase through April 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr Golf	Golf Course Improvements	Improvement per NGF - driving range improvement	Scope	2012 Bond	6	A	Jan-14	Jun-14	Lynch	Jan-14		5%			G
				Design	2012 Bond	12		Jul-14	Jun-15							
				Construction	2012 Bond	12		Jul-15	Jun-16							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$322,000.00	$0.00								

Total Project Cost **$322,000.00**

Remarks: Project Team is being assembled for the scoping phase. Project scope is being developed.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr	Fitness Expansion - Renovate 5,000 SF of existing floor space	Renovate 5,000 SF of existing floor space at Oak Marr RECenter as part of the Oak Marr Fitness Center Expansion	Construction	2012 Bond	18	A	May-13	Nov-14	Garris	May-13	Aug-14	100%	15		G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$600,000.00	$0.00								

Total Project Cost **$600,000.00**

Remarks: September 2013 - NTP was issued May 13, 2013. Phase I & II have been under renovation from May 2013 thru October 4th. SCI for Phase I & II was issued October 4, 2013. Phase III work has commenced. December 2013 - Punch list work ongoing for Phase I & II. Apr 2014 - Punch List work ongoing for Phase I & II primarily control desk and entrance vestibule. June 2014- Control Desk Work has been accomplished as well as the punch list work associated with the entrance vestibule. Proposed Child Care Room (from Phase I&II) has been completed in Phase III. Still outstanding punch list work to be completed approx. 90% complete.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr RECenter	10,000 sq. ft. Fitness Expansion	Construct a new two story addition of 10,000 sq. ft. for fitness and programming	Construction	2012 Bond	18	A	May-13	Nov-14	Garris	May-13		88%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$387,061.00	$4,100,000.00	$0.00								

Total Project Cost **$4,487,061.00**

Remarks: September 2013 - NTP was issued May 13, 2013. SCI for Phase I & II was issued October 4, 2013. Phase III work has commenced. December 2013 - Foundation footings & walls 80% complete. Foundation waterproofing and drainage underway. Structural steel erection for multipurpose room #2 80% complete. All structural steel has been fabricated and is stored on site. Contractor submitted a "Recovery Project Schedule" which indicates that the project is currently on schedule. Recovery Schedule considered a 6 day work week/10 hr. work days for the interior work activities. Overall project is 40% complete. Apr 2014 - Project progress has been impacted by intense weather over the last 3 mos. Contractor is preparing a revised Recovery Schedule. Structural steel 100% erected with Upper Level concrete slabs completed. Interior partitions underway as well as upper level electrical, plumbing and mechanical work. Lower level slab on grade was partially poured with remaining concrete placement being impacted by weather conditions. Brick veneer at radius wall has started. RTU's were set. June 2014 - Project is 88% complete with a target SCI of August 5th. Contractor is completing interior finishes to include floors, painting, cabinets etc. Startup and Commissioning of HVAC is well underway. Final Special Inspections Certifications have been signed and transmitted to Building Inspector. Anticipate turnover to OM Staff on August 18th for install of fitness equipment. Soft opening scheduled for Sept. 4th and Open House scheduled for September 6th. Ribbon Cutting Ceremony scheduled for October 18th.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Burke Lake & Golf	Driving Range Improvements	Scope, design and construct a 2 story driving range facility.	Scope	2012 Bond	15	A	Jun-12	Sep-13	Inman	Jun-12		50%			G
				Design	2012 Bond	15		Mar-13	Jun-14	Inman						
				Construction	2012 Bond	14		Jul-14	Sep-16							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$2,450,000.00	$0.00								

Total Project Cost **$2,450,000.00**

Remarks: June 2012 - Concept Design Package completed. September 2012 - Project on hold pending evaluation of unsolicited PPEA. December 2012 - Project on hold pending review of re-submitted unsolicited PPEA. Mar 2013 - project continues to be reviewed by the PPEA Team. PPEA proposal has been deemed to meet the County criteria. PPEA project has been publicly advertised by the County. Discussions with proposer are on-going. June 2013 - PPEA team awaits proposal by he PPEA proposer. Several meetings have occurred to discuss the project and proposers needs for them to generate detailed proposal. Expect detailed PPEA proposal by February 1, 2014. March 2014 - Detailed proposal received and initial review comments generated. Comments to be shared with proposer. June 2014 - Proposer addressing comments. FCPA awaits response from proposer.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Patriot	Continue develop of Park	Scope and design Patriot Park East.	Scope	2012 Bond	12	I	Jan-13	Dec-13	Regotti						R
				Design	2012 Bond	18	A	Jan-14	Jun-15	Regotti						
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost **$1,000,000.00**

Remarks: Design on hold until FCDOT completes layout for extension of Shirely Gate Road and Intersection Improvements at Popes Head Road and the Fairfax County Parkway.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Rolling Valley West	Synthetic Turf Conversion	Scope, design and convert existing rectangular field #3 to synthetic turf.	Scope	2012 Bond	3	A	Mar-14	Jun-14	Mends-Cole	Nov-13	April-14	100%	3		
				Design	2012 Bond	5	A	Jul-14	Dec-14	Mends-Cole	Dec-13	May-14	95%	5		G
				Construction	2012 Bond	8		Jan-15	Sep-15							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$810,000.00	$0.00								

Total Project Cost **$810,000.00**

Remarks: Project team met November 14, 2013 on-site to discuss the project site. Consultant has submitted fee proposal for field improvements. Staff is working with DPWES to determine feasible enhanced stormwater improvments. A separate fee proposal will be submitted for SWM improvements to be funded by DPWES. Design 95% complete, and soon be submitted for County review. Received cost proposal for construction. Negotiations underway. Start of Construction will not proceed until November 16, 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Twin Lakes	Oaks Room and additional putting green	Construct approx. 3,100 SF addition to the Oaks Room including enlarged kitchen and practice putting green. Upgrade existing septic system.	Construction	2012 Bond	12	W/C	Mar-13	Mar-14	Duncan	Apr-13	Mar-14	100%	12	0	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$284,059.00	$1,000,000.00	$0.00								

Total Project Cost	$1,284,059.00	Remarks: Contract was awarded to J. Roberts Inc. in the amount of $757,000. Notice to Proceed was Issued on April 22, 2013. Masonry foundation, exterior walls/sheathing and roofing has been completed. January 2014 - The building project is substantially complete. The punchlist work is currently underway and will be completed by mid-February 2014. The **practice putting green** RFP has been sent out to two design teams and proposals have been received. Paciulli Simmons and W.R. Love Inc. will be providing the design and construction administration services. Staff is currently putting together the CPA for the design was issued on February 23, 2014. A kick off meeting was held with the consultant, and the consultant provided the concept plan on March 24, 2014. Comments have been provided to the consultant and the detailed design is in process. June 2014-the putting green and the bunker renovation project design was completed. Bid was posted in May and a pre-proposal meeting was held on June 5th. Bids were received on June 24th. Future project updates for the putting green will be included under the Twin Lakes Oaks Course Bunker Renovations project in the FY15 Workplan.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Elleanor C. Lawrence	Synthetic Turf Conversion	Scope, design and convert existing rectangular field #3 to synthetic turf.	Scope	2012 Bond	3		Jan-13	Mar-13	Mends-Cole	Jan-13	Apr-13	100%	4		
				Design	2012 Bond	3		Apr-13	Jun-13	Mends-Cole	May-13	Jun-13	100%	2		
				Construction	2012 Bond	9	W/C	Jul-13	Mar-14	Mends-Cole	Jul-13	Nov-13	100%	5		G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$825,000.00	$0.00								

Total Project Cost	$825,000.00	Remarks: Conversion of Field 3 to synthetic turf will be combined with replacement of synthetic turf on Field #2 to gain economy of scale. December 2012 - Project team formation letter distributed. Park Bond was approved in November 2012. Scope Approval to PAB April 2013. Field #3 will be converted to synthetic turf and put in service before field #2 is closed for turf replacement. Field 3 Construction NTP issued August 29, 2013. Field 3 was substantially complete on November 11, 2013. Field has been released for scheduled use. Warranty Phase through November 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Historic Centreville	Phase I Signage	Design and install signs.	Scope	2012 Bond	4	A	Sep-13	Dec-13	Davis	Sep-13	Nov-13	100%			
				Design												
				Construction				Oct-13	Jul-14		Nov-13		5%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$150,000.00	$0.00								

Total Project Cost	$150,000.00	Remarks: Sign design completed in Nov. 2013. Project Team is determining final sign locations. Feb - 2014 - final location and sign types decided working on purchasing options. Vendors have been issue a request for proposal to install signage. Purchase Order issued for signs.

Active Projects - Subtotal **$33,445,500.00**

2012 Bond Funding - Future Year Projects

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Lake Accotink	Lake Accotink - Renovation and upgrades to park- to include infrastructure & other amenities		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost **$1,000,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Monticello	Monticello - Develop Ph 1 of Park per Master Plan		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,500,000.00	$0.00								

Total Project Cost **$1,500,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Wakefield	Cross County Trail- Pave trail in Wakefield		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$400,000.00	$0.00								

Total Project Cost **$400,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	**Grouped TRAILS** - per Trail Strategy Plan		Scope	2012 Bond	60	A	Jul-13	Jul-18	Cronauer						
				Design	2012 Bond	60		Jan-14	Dec-18	Cronauer						
				Construction	2012 Bond	78		Jan-14	Jun-20	Cronauer						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$2,200,000.00	$0.00								

Total Project Cost **$2,200,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville		Area 1 Maintenance Facility Renovation		Scope												
				Design												
				Construction												
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$200,000.00	$0.00										
Total Project Cost				**$200,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Colvin Run Mill	Restoration of Miller's House		Scope												
				Design												
				Construction												
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$665,000.00	$0.00										
Total Project Cost				**$665,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Langley Forks	Athletic Field Upgrades		Construction	2012 Bond	9		Jun-16	Mar-17							
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$500,000.00	($150,000.00)										
Total Project Cost				**$350,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Lake Fairfax	Water Mine Expansion		Construction						Emory						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$5,155,000.00	$0.00								

Total Project Cost	$5,155,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Greendale Golf	Improvements per NGF, including event pavilion		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$642,000.00	$0.00								

Total Project Cost	$642,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Huntley Mansion	Renovate Tenant House		Scope	2012 Bond	6	A	Jul-14	Dec-14	Duncan						
				Design	2012 Bond	3		Jan-15	Mar-15							
				Construction	2008 Bond	12		Apr-15	Mar-16							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$300,000.00	$0.00								

Total Project Cost	$300,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District	Less District Family Recreation Area - Ph 3; prepare site and install new carousel		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost	$1,000,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	John C & Margaret White Gradens	Phase 1 - Build internal trail network and shelter		Scope												
				Design												
				Construction												
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$500,000.00	$0.00										
Total Project Cost				**$500,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Pine Ridge	Convert to Synthetic Turf	Scope, design and convert existing rectangular field #6 to synthetic turf.	Scope	2012 Bond	2		Mar-16	Apr-16	Mends-Cole						
				Design	2012 Bond	6		Jun-16	Dec-16	Mends-Cole						
				Construction	2012 Bond	8		Jan-17	Sep-17							
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$810,000.00	$0.00										
Total Project Cost				**$810,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Grist Mill	Partnership to convert existing field to synthetic turf and redesign parking lot.		Scope		3		Mar-15	Jun-15							
				Design		8		Jul-15	Mar-16							
				Construction		8		Apr-16	Dec-16							
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$950,000.00	$0.00										
Total Project Cost				**$950,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Laurel Hill	Laurel Hill Development		Scope												
				Design												
				Construction												
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$3,300,000.00	$0.00										
Total Project Cost				**$3,300,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	McNaughton	McNaughton Fields	Renovate diamond fields and infrastruture.	Scope						Emory						
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$4,000,000.00	$0.00								

Total Project Cost **$4,000,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Hartland Road	Hartland Road Prk - Develop Phase I		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$285,000.00	$0.00								

Total Project Cost **$285,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Hidden Pond Nature Center	Construct Shelter, expand parking log and add lights		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost **$1,000,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Arrowhead	Synthetic Turf Conversion	Scope, design and convert two existing rectangular fields at Arrowhead Park to synthetic turf.	Scope	2012 Bond	3		Jan-15	Mar-15	Mends-Cole						
				Design	2012 Bond	6		Apr-15	Sep-15	Mends-Cole						
				Construction	2012 Bond	8		Oct-15	Jun-16							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,647,500.00	$0.00								

Total Project Cost **$1,647,500.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Woodlands	Phase 1 Signage		Scope												
				Design												
				Construction												
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$250,000.00	$0.00										
Total Project Cost					**$250,000.00**		Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Woodlands	Environmental Education Center	Design and construct an approx. 6,000 SF Stweardship Education Center in the Sully Woodlands	Design	2012 Bond	6		Jan-18	Jun-18	Inman						
				Construction	2012 Bond	17		Jul-18	Dec-19							
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$3,250,000.00	$0.00										
Total Project Cost					**$3,250,000.00**		Remarks:									

Future Year Projects - Subtotal **$29,554,500.00**

2012 Bond Funding - Completed Projects

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	South Lakes High School	Partnership to convert to synthetic turf and install lighting	Partnership with FCPS to convert practice field to synthetic turf and install lighting	Construction	2012 Bond	3	C	Jun-13	Aug-13	Garris	Jun-13	Aug-13	100%	3	0	
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$1,088,000.00	$0.00	**$967,883.00**		$849,603.00		$ 849,603.00	$ -				
Total Project Cost					**$1,088,000.00**		Remarks: Reference PAB 4/24/13. FCPS requested and were transferred $849,603 for this project. FCPA provided funding only to this project. Project completed in August 2013. Last Report.									

Completed Projects - Subtotal **$1,088,000.00**

2012 Bond Program Total **$64,088,000.00**

Planning & Development Division
Second Quarter CY2014 Project Status Report 1 Apr - 30 Jun

STATUS

A	Active Project
W/C	Warranty/Closeout Project
I	Inactive Project
C	Project Complete

SCHEDULE INDICATOR

G	Green - On schedule
Y	Yellow - Schedule delayed by two quarters or more
R	Red - Project stopped

FY 2014 Work Plan (7/2013 - 6/2014)											Actual					
DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Total Project Scope Budget ($)	Total Project Cost ($)	Schedule Indicator
Braddock	Lake Accotink	Dam Repairs		Design	2004 Bond	30		Jan-06	Jun-08	Sheikh	Dec-05	Jul-08	100%			
				Construction		12	W/C	Jul-08	Jun-09	Lehman	Aug-08	Sep-10	100%	$ 1,138,216		G
						Remarks: DPWES has finished the draft O&M permit package and forwarded it to staff for review. O&M permit package was submitted in September 2013 to the Dept. of Conservation and Recreation Dam Safety, Floodplain Management for approval. DPWES is preparing additional information requested by DCR for them to issue the O&M permit. DCR determined that insurance coverage requirements have not been met and they cannot issue the O&M Certificate. A meeting has been schedule for July 17, 2014 to meet with DCR to discuss this issue. DPWES is evaluating options for upgrading the spillway capacity.										
Braddock	Lake Accotink	Replace Picnic Shelter/Restroom Facility	Scope, design, for a new ADA compliant picnic shelter/restroom facility at core area.	Scope	1998 Bond	5		May-11	Nov-11	Duncan	Jan-13	Nov-13	100%			
				Design	1998 Bond	13		Dec-11	Oct-12	Duncan	May-13	Dec-13	100%	$ 75,000		
				Construction	303	3	W/C	May-14	Jul-14	Duncan	Jan-14	May-14	100%	$ 526,000		G
						Remarks: June 2012 - Design consultant is under contract and design is underway. Scope and design phase on-going concurrently. If funding is available anticipate design completed May 2013 and construction to begin July 2013. September 2012 - Concept design development underway. December 2012 - Concept development continues. Consultant preparing concept plans with estimates for 4 scenarios. Mar 2013 - Team reviewed 4 selections and cost estimates and selected shelter renovation with access drive. Design consultants are moving forward with concepts to achieve team approval for scope to renovate and not replace the facility. A/E Consultants revising proposals and a CPA will be executed to complete design and permit drawings. Completion of design is scheduled for February 2014. CPA has been executed in September 2013 to complete design and construction documents. Site construction begun in January. April 2014-sitework has been substantially completed: access road paving and ADA parking spaces. Purchase Order for partial restroom building and picnic shelter renovation was executed and partial restroom demolition has begun. It is anticipated that the building renovation will be completed by the end of May 2014. June 2014- Substantial Completion was reached on May 23, 2014. All minor punch list was completed and the project is completed.										
Braddock	Lake Accotink	CCT Connector at Lake Accotink Dam	Trail and stream crossing below dam.	Scope	1998 Bond	6		Mar-13	Jul-13	Boston	Mar-13	Apr-14	100%	$ 48,800	$ 47,465	
				Design	1998 Bond	16	A	Aug-13	Sep-14	Boston	Apr-14		50%	$ 220,000.00	$ 137,265.26	G
				Construction												
						Remarks: Project team meeting held on March 13, 2013. A preliminary engineering and feasibility study was contracted to Burgess & Niple, Inc. 8/7/2013 to assist in determining the project scope. Project team meeting reviewing potential design options in November 2013. Final schematic design and preliminary engineering phase concluded Mid November 2013. Public meeting held January 27, 2014 at Braddock district Supervisors office. Scope for design and permitting approved March 12, 20147 for the elevated walkway and associated trail improvements to the outfall dam trail. Contract Project Assignment for design issued to Burgess & NIple in March 28 2014. 50% Project Design complete July 2014.										
Braddock	Lake Accotink	Revised Master Plan and Use Permit	Revise master plan.	MP	General Fund	18		Jun-14	Jan-16	Galusha	Jun-14		5%			G
				2232	General Fund	6		Feb-16	Aug-16	Stallman						
						Remarks: Site analysis initiated; stakeholder outreach with BOS/PAB members; project scope definition initiated										

FY 2014 Work Plan (7/2013 - 6/2014) | Actual

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Total Project Scope Budget ($)	Total Project Cost ($)	Schedule Indicator
Braddock	Kings Park West	Kings Park West Swim Club	Restoration of RPA and water quality enhancement. Partner with DPWES.	Land Acquisition	2008 Bond	24		Jul-11	Jul-13	Williams	Jul-11	Jul-12	100%			
				Scope	DPWES	6		Jul-11	Dec-11	Villarroel	Jul-11	Dec-11	100%			
				Design	DPWES	6		Jan-12	Jul-12	Villarroel	Jan-12	Sep-12	100%			
				Construction	DPWES	12	W/C	Jul-12	Jul-13	DPWES	Oct-12	Apr-13	100%			G
						Remarks: Restoration Plan was presented to the Kings Park West community at a public meeting on 3/21/12. Utility disconnections for electric, water, telephone, and sanitary sewer are complete. Staff is working on a community partnership plan to replant trees and shrubs in an area outside of DPWES's area of restoration. DPWES has submitted a Letter of Map Revision to the Federal Emergency Management Agency in order to correct the designated floodplain limits on the site. The plans have been submitted to Fairfax County for Site Plan approval. The deed was recorded in December 2012 transferring ownership to FCPA. The site plan has been approved. A groundbreaking ceremony was held with Supv Cook and PA Board member Velucci in January 2013. DPWES is managing the construction phase. Project was substantially complete in April 2013. A ribbon cutting ceremony was held May 11, 2013. The Park Authority/DPWES project team was selected to receive an Outstanding Team Performance Award in July 2013. The one year warranty inspection is scheduled for May 2014. Landscaping is under warranty until May 2015. Final report.										
Braddock	Long Branch SV	Canterbury Woods Bridge Replacement	Replace 45' steel bridge with a 60' steel bridge and provide 50 LF of stream bank stabilization	Scope	Storm Damage Mitigation	2		Apr-12	Jun-12	Cronauer	Mar-12	Jul-12	100%			
				Design	Storm Damage Mitigation	9		Jul-12	Mar-13	Cronauer	Jul-12	May-13	100%	$ 57,000	$ 58,260	
				Construction	Storm Damage Mitigation	7	W/C	Apr-13	Nov-13	Cronauer	Jun-13	Jan-14	100%	$ 263,700		G
						Remarks: Contract for conceptual design awarded to Burgess and Niple May 15, 2012. Scope approval by PAB July 2012. 100% design review completed on Sept.28, 2012. Permitting phase to start in October. Met with DPWES Stormwater 10/9/12 to consider expansion of scope to include additional stream stabilization. Additional $46,000 in stormwater funding has been committed to the project for stream stabilization. Project was submitted to DPWES for PI plan review in December 2012. Second Submission on February 15 2013. Anticipate plan approval by April 1, 2013 followed by bid phase. Staff coordinated with Swim Club who requested no summer construction. Bids were opened on May 31, 2013 and contract award made to low bidder: Accubid Construction Services, Inc. Notice to Proceed issued July 23, 2013. Construction started after Canterbury Woods Swim Club closed in September 2013. Project completion scheduled for November 21, 2013. Project delayed by weather and holidays - substantial completion on January 8, 2014. Change order approved. Work delayed by weather in February and March. Expect completion in April. Ribbon cutting ceremony scheduled for May 24. Parking lot repair scheduled for September 2014.										
Braddock	Wakefield	CCT Improvements in Wakefield Park	Improve existing trail network in park.	Scope	2006 Bond	3		Jul-11	Sep-11	McFarland	Jul-11	Sep-11	100%			
				Design	2006 Bond	12		Jan-12	Dec-12	McFarland	Dec-11	May-13	100%	$ 123,550	$ 74,113	
				Construction	2006 Bond	9	W/C	Jan-13	Sep-13	McFarland	Jun-13	Apr-14	100%	$ 198,220	$ 200,509	G
						Remarks: Project scope redefined as improvements to the CCT in Wakefield Park. PAB Scope approval on September 28, 2011. Field reviewed site with Burgess and Niple. Consultant provided draft proposal. Estimate was not within budget. Revised RFP issued to consultant. Second proposal accepted and CPA executed. Design effort has been combined with "Mockingbird Drive Bridge Connector to CCT" project. 50%, 95% and 100% Plan Reviews completed with Burgess and Niple. Citizen meeting on 10/15 regarding paving Americana Park. Plans submitted to OSDS December 2012. First Submission returned. Second submission in April. Plans approved. Mockingbird and Wakefield projects separated into multiple contracts. Wakefield to be completed utilizing open ended contracts. Estimate for bridges and helical anchors obtained. Contracted with Burgess and Niple for special inspection for bridge repair work. Approved purchase orders for Finely Paving, ET Techtonics and Accubid for bridges and site work. NTP October 2013. Bridges delivered November 2013. Helical anchors installed. Delays in trail construction due to weather. Project substantially complete March 2014. Punch list inspection with PUI inspector complete, and punch list items completed. Final payment made to all contractors. Project Complete. Warranty inspection to be scheduled prior to March 2015.										

FY 2014 Work Plan (7/2013 - 6/2014) | Actual

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Total Project Scope Budget ($)	Total Project Cost ($)	Schedule Indicator
Braddock	Wakefield	**Grouped Trails:** Mockingbird Drive Bridge Connector to CCT	Asphalt 200' and bridge to improve existing trail and reroute CCT.	Scope	2006 Bond	3		Jul-11	Sep-11	McFarland	Dec-10	Sep-11	100%			
				Design	2006 Bond	12		Jan-12	Dec-12	McFarland	Dec-11	May-13	100%	$ 64,550	$ 31,413	
				Construction	2006 Bond	9	W/C	Jan-13	Sep-13	McFarland	Jun-13	Feb-14	100%	$ 118,340	$ 124,850	G
						Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. Due to cash flow for park bond sales, funds for this project not available until 2011. Second preliminary RTP Grant application submitted on 1/7/11. Project approved for secondary grant application submission 6/15/2011. Second submission requires engineering work for NEPA analysis of project. NEPA and second submission submitted on Sept 30, 2011. Project added to larger CCT Wakefield project as "Phase I". PAB scope approved for "CCT Improvements in Wakefield" on Sept 28, 2011. NEPA documentation accepted and RTP Grant approved. Grant Agreement executed. Design effort is combined with "CCT Improvements in Wakefield". 50%, 95% and 100% Plan Reviews completed with Burgess and Niple. Citizen meeting on 10/15 regarding paving Americana Park. Plans submitted to OSDS December 2012. First Submission returned. Second submission in April 2013. Plans approved. Mockingbird and Wakefield projects separated into multiple contracts. Mockingbird advertised for bidding in June. Bid opening in July 2013. Low bidder (Anglers) found nonresponsive. Second lowest bidder exceeded budget - negotiations/ reduction in scope completed. Contract awarded to Accubid Construction. Notice to Proceed issued October 2013. Trail paved and bridge installed December 2013. Project substantially complete February 2014. Punch list inspection with PUI inspector complete, and punch list items completed. Final payment made to all contractors. Project Complete. Warranty inspection to be scheduled prior to March 2015.											
Braddock	Wakefield	Audrey Moore RECenter	Structural repairs to the west wall of natatorium at Audrey Moore RECenter.	Scope	800-C80300	3		Jul-13	Sep-13	Villarroel	Jul-13	Sep-13	100%			
				Design	300-C30400	6		Oct-13	Mar-14	Villarroel	Oct-13	Jan-14	100%			
				Construction	TBD	8	A	Apr-14	Dec-14	Villarroel	Feb-14		40%			G
						Remarks: Contract Project Assignment issued to Hughes Group to assist in development of project scope. Project Team met to discuss schedule and scope of work. Following initial recommendations, staff consulted with HITT Contracting Inc. to confirm assumptions. Revisions to the plans were made based on comments from HITT. Park Authority Board approved the scope on September 9, 2013. 50% CDs were reviewed, consultant working on 95% submission. A Request for Proposal will be issued to HITT Contracting in January 2014. The construction drawings are in for Fairfax County Building Permit review. Construction is scheduled to start in May 2014. Project is under construction. Substantial completion is scheduled for mid September.											
County-wide	County-wide	Partnership for Healthy Fairfax Initiative	Participate in cross agency and community initiative to assess local public health and implement policy, infrastructure, system and programmatic actions to impact community health.	Planning	CDC Grant	17	A	Jul-12	Jun-13	Stallman/ Bentley	Jun-12		90%			G
						Remarks: Participation in Environment and Infrastructure Team and overall Policy Scan Training. Active participation continues. SIT recommendations made. Participation will continue on as needed basis. Preliminary findings presented to public in November. Participation continues. Walkable Communities Seminar attended.										
County-wide	County-wide	Special Land Use Studies	Coordinate with other park divisions and DPZ/DOT/OCCR on special County land use studies such as BRAC, Tysons, Transportation Impact Studies, Revitalization, Urban Parks, Reston	Planning	General Fund	12	A	Jul-08	TBD	Stallman	Jul-08		90%			G
						Remarks: Countywide land use studies are ongoing & coordination w/in FCPA & with other agencies takes place continually. Implementation of these plans is ongoing through rezoning actions; Recent plan adoptions with urban park recommendations include Reston Land Use Study Phase 1 and Dulles Suburban Center Land Unit A. Park Planning staff continues to participate in the Reston Land Use Study Phase 2 and 7 Corners Land Use Study currenty underway. FCPA participation in other land use studies include plan amendments for Fairfax Center, Dulles Suburban Center, Reston Phase II, Baileys Corner SubArea, Lincolnia and Reston Town Center North.										
County-wide	County-wide	Comp Plan Amendment, Park Recommendations	County comp plan amendments process. Phase 2 (Area Plan Maps and Tables)	Planning	General Fund					Stallman						G
						Remarks: Area plan amendments including park recommendations are now part of the overall Fairfax Forward planning process managed by DPZ. Existing conditions reports for Fairfax Forward process have begun with Fairfax Center and Dulles Corner. These plan amendments will ultimately result in amendments to park plan text for these areas.										
County-wide	County-wide	Grouped Playground Replacements - Phase II	Phase II - Highest Priority Playgrounds to be replaced up to $150,000 (Stuart Road)	Scope	2004 Bond	5		Aug-11	Dec-11	Holsteen	Nov-11	Feb-12	100%			
				Design	2004 Bond	3		Jan-12	Mar-12	Holsteen	Mar-12	Apr-13	100%	$10,000		
				Construction	2004 Bond	4	W/C	Apr-12	Jul-12	Holsteen	May-13	Dec-13	100%	$108,640	$108,640	G
						Remarks: Project team formed in November 2011. Park Ops updated project priorities 12-28-11. Grouped deck repairs underway. Stuart Road is next highest priority. Design survey complete. Scope approved 2/22/12. Investigating DPWES LID proposal for SWM 4/1/12. Design underway. Potential stormwater features coordinated with DPWES. Infiltration testing complete. DPWES revised SWM plans. Design complete and cost proposal requested from Gametime. Negotiating cost proposal . PO approved, trees trimmed/removed, site to rough grade, walks/curbcut demo'ed. Playground completed in September 2013. DPWES is funding work to improve soil infiltration in areas of the park. Playground punch list and project complete (11/25), final payment made, and under Warranty. DPWES stormwater improvements complete and punch list underway for January 2014 completion. DPWES punch list complete, processing final payment. Final payment issued.										

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Actual Start Date	Actual End Date	Actual % Complete	Total Project Scope Budget ($)	Total Project Cost ($)	Schedule Indicator
County-wide	County-wide	Grouped Playground Replacement - Phase III	Replace existing playground at Collingwood.	Scope	2004 Bond	5		Aug-12	Dec-12	Holsteen	Dec-12	Mar-13	100%			
				Design	2004 Bond	3		Jan-13	Mar-13	Holsteen	Apr-13	Sep-13	100%	$ 14,000	$ 16,125	
				Construction	2004 Bond	4	W/C	Apr-13	Jul-13	Holsteen	Oct-13	Apr-14	100%	$ 86,000	$ 63,315	G
						Remarks: Team request complete. PAB approved scope 3-27-13. Coordinating design with equipment supply vendor. Design Development Plans are complete. Project Team review to be completed on 08-14-13. Design is complete. Playground equipment has been ordered. Installation is scheduled for February 2014. Under construction after weather delays. Project was substantially complete in March 2014. Project is in Warranty Phase through April 2015.										
County-wide	Lee District / Mt. Vernon District	ADA retrofits	Mt. Vernon RECenter - retrofit Team Locker Rooms, Ice Rink, Women's Locker Room and Men's Locker Room to meet ADA standards. Lee District RECenter - retrofit Family Changing Room to meet ADA standards	Scope	TBD	6	A	Jul-13	Dec-13	Hardee	Nov-13		50%			G
				Design	TBD	6		Jan-14	Jun-14							
				Construction	TBD	12		Jul-14	Jun-15							
						Remarks: Request for Proposal was sent to Shaffer, Wilson, Sarver & Gray, PC and is due on January 17, 2014. Revised Request For Proposal was sent to SWSG to develop a Phase 1 Conceptual Plan in order to better understand and determine the extent and impact of the work that will be required. Staff anticipates issuing a CPA to the design team in the month of April. CPA issued to SWSG for concept design. June 2014-Concept drawings are due to FCPA team by July 15, 2014.										
County-wide	Providence District/South Run District	ADA retrofits	Providence RECenter - retrofit Family Changing Room to meet ADA standards. South Run RECenter - retrofit Family Changing Room, Women's Locker Room and Men's Locker Room to meet ADA standards	Scope	TBD	12	A	Jul-13	Jun-14	Hardee	Nov-13		50%			G
				Design	TBD	6		Jul-14	Jun-15							
				Construction	TBD	12		Jul-15	Jun-16							
						Remarks: Request for Proposal was sent to Shaffer, Wilson, Sarver & Gray, PC and is due on January 17, 2014. Revised Request For Proposal was sent to SWSG to develop a Phase 1 Conceptual Plan in order to better understand and determine the extent and impact of the work that will be required. Staff anticipates issuing a CPA to the design team in the month of April. CPA issued to SWSG for concept design. June 2014-Concept drawings are due to FCPA team by July 15, 2014.										
County-wide	County-wide	Countywide Trail Map Application	Coordinate data from various county agencies and trail providers to update interactive trail map application	Planning	General Fund	12	A	Jul-13	Jun-14	Rose	Jun-13		95%			G
						Remarks: Application completed with over 20,000 web visits for trail mapping information. Refinements continue through July 2014.										
Dranes-ville	Clemyjontri	Develop Park - Phase II - Landscape Plan, Parking	Develop invasive mgmt. plan and landscape plan and implement, study parking and related issues.	Scope	2004 Bond	9		Oct-06	Jul-07	Holsteen	Oct-06	Oct-08	100%			
				Design	Grant Program/ 2008 Bond	7		Sep-08	Mar-09	Holsteen	Nov-08	Apr-11	100%	$ 10,000	$ 12,000	
				Construction		4	W/C	Mar-09	Jun-09	Holsteen	Mar-08	Sep-13	92%	$ 185,000		G
						Remarks: Draft of landscape plan under review. Pilot study for removal of invasive bamboo is successful to date. Barn demo review completed related to Phase II parking lot study. PAB approved Phase II scope 10/22/08. PAB approved revised scope 04/22/09 including VDOT parking. VDOT CDs at 95%. VDOT permit application submitted. Negotiating proposals to demo barn and remove invasives. VDOT Land Use Permit approved August 17, 2009. Soils report received and pavement design under review. Anticipate VDOT plans complete in March -10. Jan 2010 - Barn demo P.O. in place and permit process underway. VDOT final pkg lot plans rcv'd 3-25-10. RGP required for demo permit - plans prep'ed and submitted to DPWES. Barn demolition underway as of 7 1-10. Reviewing clearing & grubbing proposals for VDOT parking lot. VDOT resolving project cost estimate issues with DOT. Tentative VDOT bid for lot is fall 2010 with a Spring 2011 construction. Barn demolition complete. VDOT pkg lot schedule and plan revised to budget constraints - proposing asphalt entry & exit with gravel lot. Anticipate plans bid early 2011 and summer 2011 construction. VDOT updated design complete 2011. VDOT revised plans to be bid in April. Anticipate mid summer construction with fall plantings. VDOT bids received in June over 2x budget - investigating alternate bid approach to meet funding. VDOT bid significantly exceeded budget - VDOT seeking additional funding and scope revision. VDOT to rebid project mid Nov. 2011 and start construction mid March 2012. VDOT rebid project November 15, 2011, and bid approved Dec. 21, 2011 within project funding for a mid-March start. Tree felling and E&S by FCPA underway. VDOT contractor NTP is April 16 with scheduled completion in June. VDOT contractor in default. VDOT rebid project in late June and bid opening late July, and if acceptable bids, then bid award in late August 2012. VDOT rebid site work week of 9/24 w/asphalt surface late fall or spring 2013. VDOT awarded bid to VA Paving Dec. 2012 - work started 12/5 and substantially complete 12/21. FXDOT added parking signage. Landscape plantings scheduled for spring 2013. Plantings bid; maintenance bids too high - will install in fall. Installation of landscape planting was completed in September 2013 - under warranty. Onsite landscape buffer plantings to be installed late winter/early spring 2014. Processing landscape contract for April/May install. Install completed April 2014.										

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Dranes-ville	Colvin Run Mill	Mill Restoration	Design and perform restoration work to make the mill fully operational.	Scope	2004 Bond	8		Jul-12	Mar-13	Fruehauf	Jul-12	May-13	100%			
				Design	2004 Bond	2		Apr-13	Jun-13	Fruehauf	Jun-13	Oct-13	100%			
				Construction	2004 Bond	12	A	Jul-13	Jul-14	Lynch	Nov-13		40%	$ 336,043		G
						Remarks: The project team has been assembled and is working to develop the project scope. Due to the special requirements of this project, the team is recommending to use a Design-Build process as approved by the Fairfax County Purchasing Resolution. A Request for Qualifications is being written as the first step in a two-step process. After further consideration, the project team has recommended using the Job Order Contract process. The team met with HITT Contracting and two millwrights to discuss the scope of the work on June 26, 2013. Fee proposals are due to the Park Authority on September 3, 2013. The project has been awarded a $75,000 grant from the National Trust for Historic Preservation. The project scope was approved by the PAB in September 2013. Notice to proceed with construction was issued to Hitt Contracting Inc. on October 7, 2013. Substantial completion is currently scheduled for November 2014.										
Dranes-ville	Langley Fork	Land Transfer, Master Plan, and Permit Renewal	Work with NPS to concurrently amend master plan and conduct land exchange	Land Acquisition	1998 Bond	13	A	Jan-10	Jan-12	Williams	Jan-10		10%			Y
				MP		13	A	Jan-10	Jan-12	Hooper	Jan-10		90%			Y
						Remarks: Initiated consultant work for Environmental Assessment Report to NPS. Re-initiated Master Plan and held Public Information Meeting on October 13, 2011. Final LOI executed. Consultants first report received allowing for internal team analysis of park use and design options. Phase II Archeology completed. MP options shared with Dranesville Park Board member and Sup. Foust. PAB presentation made 7/10/13; Public Comment Meeting held October 17, 2013 and public comment period closed. NPS EA public meeting held January 14. Working through cultural resource issues with NPS to move EA process forward.										
Dranes-ville	Lewinsville	MYS - Construction Development Agreement - Synthetic Turf Conversion Fields 2011-2012	Scope, design, permit and replace (1) synthetic turf field per BOS development agreement at Lewinsville Park Field #2.	Scope	McLean Youth Sports	3		Mar-13	Jun-13	Mends-Cole	Mar-13	Apr-13	100%			
				Design	McLean Youth Sports	3		Mar-13	Jun-13	Mends-Cole	Mar-13	Jun-13	100%			
				Construction	McLean Youth Sports	5	W/C	Jul-13	Dec-13	Mends-Cole	Jul-13	Oct-13	100%	$ 1,950,000		G
						Remarks: September 2011 - MYS proposed realignment and converting fields #2 and #3 to synthetic turf. This proposal was not accepted by the Park Authority due to community issues. Dec. 2011 - MYS requested approval to replace synthetic turf on Field #2. Approval has been granted by Dranesville District and Park Authority Director. Project in design phase. Mar 2012 - Scope Approval by PAB. RFP has been issued through the open end contract for construction services. Project is being delay by MYS due to consideration of the "Use Agreement". June 2012 - Project has been placed on hold as requested by MYS pending further discussions with neighbors regarding reconfiguration of field #2 and #3. September 2012 - Discussions with neighbors regarding reconfiguration of field #2 and #3 have resumed. Next meeting scheduled for Oct. 17th. September 2012 - MYS closes project for Field #2 replacement and requests balance of funds in project. December 2012 - Staff, MYS, MYF and Dranesville District Supervisor meeting with adjoining neighbors to revisit terms of MOU. County Attorney along with DNCS and FCPA have drafted a MOU which is under review by all parties. At the request of users in conjunction with BOS, starting a new project. Mar 2013 - PAB Scope Approval schedule for April 2013. Scope and design underway for a reconfigured conversion of field #2 and #3. Construction began in July and reached substantial completion in October 2013. Fields were opened for play in October 2013, Project is in Warranty Phase.										
Dranes-ville	McLean Central	Master Plan Revision	Amend master plan to determine uses for additional parcels. Apply for 2232 determination if needed.	MP	General Fund	15		Jun-12	Aug-13	Hooper	Jun-12	Nov-13	100%			
				2232	General Fund	6	A	Sep-13	Feb-14	Hooper	Dec-13		15%			G
						Remarks: Kickoff Joint meeting of MCC and PAB Boards held 5/30/12; Initial Team meeting held 9/19/12; Public Information Meeting held November 27 2012; June 10, 2013 Public Comment Meeting held. Revisions based on public comment considered, presented to Sup. Foust and MCA with second public meeting held 9/23/13; PAB Approved in November. 2232 in process.										
Dranes-ville	Riverbend	Revise Master Plan	MP & 2232	MP	General Fund	12		Jun-11	Jun-12	Galusha	Jun-11	Apr-13	100%			
				2232		6	A	Aug-12	Jan-13	Galusha	Aug-13		10%			Y
						Remarks: Site Visit conducted with site staff; Met with FORP to provide overview of MP process. Team assembled and stakeholder and site analysis continues with initial public meeting held February 21, 2012. Draft MP published in December with public comment meeting held on 1/24/13. Public comments considered; revisions made and PAB approved on April 24, 2013. 2232 in development.										
Dranes-ville	Riverbend	Outdoor Education Shelter	Design, permit and construct a picnic shelter.	Scope	2004 Bond	6	A	Sep-13	Mar-14	Lynch	Dec-13		30%			G
				Design	2004 Bond	9		Apr-14	Dec-14	Lynch						
				Construction	2004 Bond	6		Jan-15	Jun-15	Lynch						
						Remarks: Project kickoff meeting scheduled for May 2014. Project scope is being developed.										

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Dranes-ville	Salona	Master Plan and Use Permit		MP	General Fund	13	I	May-09	May-10	Galusha	May-09		85%			R
				2232		5		May-10	Sep-10							
						Remarks: Public information meeting held 2/4/10. Public comment meeting held 11/17/10. Due to public concerns about proposed MP uses, Task Force formed by Dranesville Supervisor and PAB member. TF continues to meet with staff attendance. TF held public input meeting on Oct. 4, 2012 and has requested several studies including stormwater and archaeology be conducted prior to making their recommendations. Task Force submitted final recommendations to Sup. Foust and FCPA. Dissenting report issued by McLean Athletic community.										
Dranes-ville	Sugarland Stream Valley	**Grouped TRAILS** - per Trail Strategy Plan	Trail repairs, replacement of fairweather crossings, and signage	Scope	2006	3		Jun-14	Jul-14	McFarland	Jun-14	Jul-14	100%			
				Design	2006	5	A	Aug-14	Sep-14	McFarland	Jul-14				$ 91,896.00	G
				Construction	2006	6		Oct-14	Mar-15	McFarland						
						Remarks: Scope Board Item Approved by Park Authority Board Planning and Development Committee on June 25, 2014.										
Dranes-ville	Turner Farm	Picnic Shelter	Install shelter.	Scope		2		Sep-09	Oct-09	Nutter	Sep-09	Jun-12	100%			
				Design		3		Nov-09	Jan-10	Holley	Nov-09	Jun-13	100%			
				Construction	Donations/ Telecomm Fees/Mast. Grant	4	W/C	Sep-13	Dec-13	Holsteen	Jul-13	Jun-14	100%	$ 70,000	$ 64,700.00	G
						Remarks: Funding from donation. Scope approval on PAB Agenda October 2009. Jan 2010 - Scope approved by PAB 10-21-09. Proposal received for shelter. Construction in Spring 2010. Design delayed 5 quarters for higher priority projects. All funding from donated funds. Bid winter 2011. Bid significantly above budget. Donors considering additional funding and/or providing turn key project donation. Project on hold until donor provides additional funding. Donor submitted draft proposal April 2012 and preliminary design documents for staff review. Scope approval to PAB in June. County Attorney is reviewing donor request to reserve right for use without fee. Donation agreement to PAB in September with planned construction this winter. Donating party cannot form team to sign agreement. Staff reviewing options. Celebrate Great Falls has verbally agreed to $45K donation. Matching Masenbrook grant approved for $10K. Telecomm funding approved for $15K. Staff negotiatingcontractor proposals to meet budget. Staff to obtain building permit. Building permit submitted 6/14/13. Concrete pad for shelter was constructed in September 2013. Shelter has been ordered and installation is scheduled to start in October 2013. Shelter and perimeter concrete pad complete - site backfill and entry brick walkway to be completed as weather allows. Donor brick staging complete - weather delays. Project Complete, Ribbon Cutting held June 21, 2014. Under Warranty thru 10/15 (Shelter) and 4/15 (Slab/Bricks).										
Hunter Mill	Baron Cameron	Master Plan Amendment	Master plan amendment and 2232	MP	General Fund	14	A	May-12	Jul-13	Rauschen-bach	Aug-12		70%			Y
				2232		6		Aug-13	Jan-14	Rauschen-bach						
						Remarks: Public information meeting held 5/7/2013. Extensive public comments received. Draft MPR presented to PAB in January. Public Comment meeting held on 3/27. PAB approved on May 28.										
Hunter Mill	Clarks Crossing	Street Cul-de-sac, Parking Lot and Related Improvements	Get street improvements accepted into VDOT system, and site plan released from Bonds and Agreements.	ROW Dedication	1998 Bond		A	Jul-02	TBD	Williams	Jul-05	Jul-14	100%			G
				Street Acceptance				Jan-05	TBD	Duncan						
				Bond Release				Jan-05	TBD	Duncan						
						Remarks: General street acceptance process is still on hold pending a deed of dedication for right of way in the cul de sac. Developer/Owner is drafted and executed a deed of dedication for right of way in the cul de sac. The deed and plat were submitted and approved by Fairfax County Site Review, Park Authority Land Acquisition and the Office of the County Attorney. Revised site plan and plats submitted to LDS. Deed of Dedication signed by applicant and bond posted. Recordation pending lien releases from applicant's lenders.										
Hunter Mill	Lake Fairfax	MP Amendment and 2232	Add high ropes course to MP and apply for 2232 determination	MPR	General Fund	12	A	Jan-13	Jan-14	Rauschen-bach	Aug-13		10%			G
				2232	General Fund	6		May-14	Oct-14	Stallman						
						Remarks: Project initiation deferred until completion of Baron Cameron and staff resources are available.										
Hunter Mill	Lake Fairfax	Replacement of Bathhouse "A" at Lake Fairfax Park for ADA Compliance	Construct bathhouse/restroom facilities at RV Campground	Construction	Fund 303	7	W/C	Aug-12	Mar-13	Duncan	Aug-12	Apr-13	100%	$ 1,121,000	$1,022,345	G
						Remarks: September 2012 - Project in construction phase. December 2012 - Project in construction phase. Mar 2013 - Substantial Completion Inspection scheduled for Bathhouse "A" April 8th. Water Pump Facility has experienced delay with State Health Department review and issuance of permit. Anticipate completion of both projects late April 2013. Substantial Completeion occured on April 26, 2013. Project is now in the one year warranty period. One year warranty inspection was held on April 29, 2014 and punch list has been completed.										

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Hunter Mill	Stratton Woods	General Park Improvements including lighted handball/racquetball court complex.	Scope, design, permit and construct a lighted handball/racquetball court complex.	Scope	Telecom Fees	3		Apr-12	Jul-12	Mends-Cole	Apr-12	Feb-13	100%			
				Design	Telecom Fees	7		Jul-12	Feb-13	Mends-Cole	Oct-12	Jun-13	100%			
				Construction	Telecom Fees	6	A	Mar-13	Aug-13	Mends-Cole	Jul-13		5%	$ 518,538.00		Y
						Remarks: December 2010 - The handball/racquetball court complex represents Phase II of the work to be accomplised at Stratton Woods. No activity at this time. September 2011 - Project will be assigned as soon as staff becomes available. Mar 2012 Project team has been established. Project was delayed until funding became available. June 2012 - Project team re-assembled. Scope and design phase is underway. September 2012 - Concept layout plans was received from consultant and distributed to the team. Consultant given notice to proceed with design 10/12/12. Site visit was scheduled to review layout with team. December 2012 - Consultant presented concept plan which was approved by the project team. Enhanced stormwater improvements was requested by DPWES who is funding these improvements, and are being included in the bid documents. PAB approved project scope March 27, 2013. Project design 95% complete with submission of MSP in March 2013. Minor Site Plan was approved by OSDS at the end of June 2013. Bid set of construction plans and documents are being finalized for February 2014 bid. Advertizement for Bid on February 12, 2014 and Bid Opening on March 18, 2012. Construction Notice to Proceed issued June 10, 2014.										
Lee	Brookfield	Reconstruction of the Pond	Design, permit and renovate the pond to comply with county dam standards, and satisfy stormwater objectives in the watershed.	Scope	DPWES	10		Dec-11	Oct-12	Villarroel	Dec-11	Mar-13	100%			
				Design	DPWES	17		Nov-12	Jun-13	Villarroel	Nov-12	Jun-13	100%			
				Construction	DPWES	10	A	Jul-13	Apr-14	Villarroel	Jul-13		65%			G
						Remarks: The Park Authority has partnered with DPWES's Storm Water Management Branch to design improvements to the pond and embankment in order to improve water quality in the Accotink SV. DPWES issued a Task Order Assignment to Dewberry to develop the project scope and complete the design and permit documents. Improving water quality is the main objective. Other improvements include reconstruction of the dam embankment, combined outfall and emergency spillway, wetland plantings, forebay stilling basins for silt removal, vehicular/pedestrian access, and parking lot improvements to include pervious pavement to reduce runoff. The dam embankment will be designed to comply with state dam standards and will require permitting by the Virginia Department of Conservation and Recreation. DPWES is funding the pond renovation as part of their watershed management program. The Consultant developed four options for review. The Project Team reviewed the options and recommended a combination of features. The consultant prepared a concept plan that was agreed upon by the project team. The consultant is proceeding with completion of the final design and permit plans for staff review. Design is nearly complete. The current cost estimate for the project is $3 million. A project update was provided to the PAB on March 27, 2013. A presentation was made to the Springfield Civic Association on May 21, 2013. A fish rescue was conducted on May 21, 2013 by the Virginia Department of Game and Inland Fisheries. The Dam Alteration Permit will be approved by the Department of Conservation and Recreation by the end of July 2013. Bidding for construction of the dam and improvements is scheduled for August 2013. Corinthian Contractors, Inc. was the lowest bidder. Notice to Proceed with construction will be issued in November 2013. Erosion and Sediment controls have been installed and tree clearing is 50 percent complete. Construction progress has been delayed by winter weather. Depending on weather, subtantial completion is expected in mid-September.										
Lee	Franconia District	MP Amendment and 2232	Added athletic field lighting and reconfigure athletic fields	MPR	General Fund	8	A	Jul-12	Mar-13	Galusha	Jun-13		70%			Y
				2232	General Fund	6		Mar-14	Aug-14	Galusha						
						Remarks: Public Information Held in July 2013; Draft Plan presented to PAB in December 2013. Public Comment Meeting held April 1, 2014. working with Supervisor's office and community to address concerns in plan revisions.										
Lee	Lee District	Family Recreation Area - Accessible Playground Area 2	Design and construct play area II of the accessible playground.	Scope	Grant/ Foundation	6		Jun-12	Sep-12	Fruehauf	Sep-12	Nov-12	100%			
				Construction	Grant/ Foundation	6	W/C	Oct-12	May-13	Lynch	Oct-13	Nov-13	100%	$ 472,000		G
						Remarks: Phase II provides a 2-5 age playground adjacent to the existing 5 -12 age playground and spray park. The site plan was previously approved and grading of the site was accomplished with construction of the spray park and restroom building. A matching grant for $200,000 was appled for from the Land and Water Conservatoin Trust Fund (LWCTF). The Park Authority was notified in September 2012 that the grant was approved. Staff had intended to accomplish construction of the playground using the US Communities contract with GameTime with completion in spring 2013, however LWCTF notified the Park Authority that we cannot use the contract because it was not based on a low-bid award. LWCTF has since agreed to allow us to use the US Communities contract. Scope Item was approved in November 2012. A purchase order was issued in May 2013 to GameTime for construction of the playground. Construction to begin in October and reach substantial completion in November 2013. The project reached Substantial Completion in November 2013. Contractor is working to correct the punch list items. Project is in the 1-year warranty period.										

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DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Actual Start Date	Actual End Date	% Complete	Total Project Scope Budget ($)	Total Project Cost ($)	Schedule Indicator
Mason	Bren Mar	Master Plan Amendment - add OLDA	Amend master plan.	MP	General Fund	15		Jan-12	Mar-13	Rosend	Jan-12	Feb-13	100%			
				2232		6	A	Apr-13	Sep-13	Rosend	Mar-13		70%			Y
						Remarks: Site research begun. Public Information Meeting held 4/18/12. MP Drafted and presented to PAB; Public Comment meeting held on October 18, 2012; PAB approved plan revision in February 2013. 2232 application under review.										
Mason	Green Springs Gardens	Master Plan Revision and 2232	Amend master plan to determine uses for additional parcels and update existing MP. Apply for 2232 determination.	MP	General Fund	15	A	Jun-14	Sep-15	Hooper						G
				2232	General Fund	6		Sep-15	Mar-16	Hooper						
						Remarks:										
Mason	Turkeycock Run SV	Repair of Flood Damage	Design and construct repairs to the stream corridor (1500 LF) and a pedestrian bridge at Green Spring Gardens.	Design												
				Construction	303	7		Jul-13	Jan-14	Boston	Mar-14		10%			G
						Remarks: The project team has been assembled and begun work on scope development. Scope of repair work has been identified and staff is working with the open-end stream restoration contractor to obtain a cost proposal. Permit requirements are being evaluated. Dept of Env. Quality approved repairs as a maintenance project - no permitting required. EQR completed stream repairs in June 2014. Design Consultant has submitted a fee proposal for preparing a Minor Site Plan for replacing the bridge.										
Mt. Vernon	Laurel Hill	Master Plan and 2232	Amend master plan to determine uses for additional parcels. Apply for 2232 determination.	2232	General Fund	6		Sep-15	Feb-16	TBD						
						Remarks: On hold until staff resources are available										
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.	Planning	Fund 303	47		Aug-04	Jul-08	Davis	Aug-04	May-08	100%	$ 109,200	$ 109,200	
				Design	2004 Bond/ Proffers	12		Jul-08	Jun-09	Davis	Jun-08	Dec-11	100%	$ 100,000	$ 56,264	
				Construction	2004 Bond/ Proffers	12	W/C	Oct-08	Oct-10	Davis	Jan-09	Sep-13	100%	$ 807,000	$ 807,000	G
						Remarks: Final Conceptual Development Plan report completed. PAB approved scope on 10/16/08. Contractor selectedl in March 2009. September 2009 - Demolition is complete. CPA for Bowman for Phase 1 site plan services signed 11-24-09. 90% design in winter 2010. APRIL 2010 - ARB approved the plans for the project. May 2010 - pre-submission meeting w/ DPWES resulted in a revision to the minor site plan to a full site plan, request for additional services sent to Bowman Engineering to allow for the plan to be upgraded to a full site plan will delay project 3 quarters. June 2010 - URS on site to perform Phase 1 archaological investigations in preparation for development of the park. Field work found no significant artifacts. August 2010 - Site plan submitted for approval. Dec 2010- First submission comments being addressed. Jan 2011 2nd submission made to county. March 2011 - Letter received from VDHR officially approving plans. Site Plan moved to bonds and agreements. June 2011 - Plans approved, waiting for easement recordation. Sept 2011 - Easment Recordation approved - Plans sent to VDOT for Entrance Permit. Dec 2011 - VDOT Land USe Permit and SWPPP plans are approved. Feb 2012 - Construction Cost Estimate recieved from consultant shows too much exported soil. Consultant will prepare a plan revison to resubmit to county to allow for construction of berms to use excess dirt. Will concurrently go forward w/ revison and bid package preparation to expedite construction of the project. March 2012 preparation of bid package documents started. June 2012 - Plan revision submitted to county for review. Bid in August 2012. Contract award and NTP 10/19/12. Pre-Construction meeting held on site 12/04/12. 12-18-12 LOD and E&S controls installed on site. SWM structure scheduled to arrive in the beginning of Jan. Construction of pond underway. Storm pipe and riser structure installed. Pond dam under construction. April 2013 - Problem soils found in pond during construction of the embankment, soil tests in several areas of the LOD showed a lack of good soils for the pond dam, PUI alowed soil mining outside of LOD w/o a plan revision. May - 2013 Acces Road, riding arena and gravel parkin glot rough graded. Access road has a couple of soft spots and had ot be undercut and backfilled with suitabel material. June 2013 - Soft spots in gravel parking area required undercutting and replacement with suitable material. Riding Arena fine graded and stone dust installed. Substantial completion is scheduled for August 2013. Substantial Completion - Sept 17. Avon working on Punchlist items. Warranty Period through September 2014. AS- builts approved Feb 2014. April 2014 - Ribbon Cutting ceremony .June 2014 Letter 18 submitted for the project.										

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Mt. Vernon	Laurel Hill	Central Green, Heritage Recreation and Heritage Areas	Scope, design, and permit large grouped picnic facilities. Concept design for infrastructure improvements for Heritage Recreation and Heritage Area	Scope	2004 Bond	8		May-11	Dec-11	Davis	Aug-10	Dec-10	100%			
				Design	2004 Bond	12	A	Jan-12	Dec-12	Davis	Jul-11		55%	$ 260,000		Y
						Remarks: July 2011 -Bowman Proposal accepted, team meeting held w/ consultant, work started on conceptual design and parking study. August 2011 - initial design approved by project team. Further survey wirk necessary to locate ex utilites. Septic System study shows septic may not be a viable choise for restrooom building. RFP sent to consultant in Jan 2012 to review sanitary sewer options/costs and soils information to locate utilities. February 2012 - Bowman Sole Source memo approved. May 2012 - Scope revision requested by PAB member. Scope to now include Area E and F to allow for more comprehensive design of the park. RFP sent to Bowman requesting additional services. August 2012 - Contract signed w/ Bowman to allow for additional services. Setember 2012 Expanded revised plan received by Bowman. Team meeting held on 09-23-12 to discuss revised plans. PAB member reviewing plans and would like a study of options to change proposed diamond fileds to rectangular fields on Heritage Recreation site. Staff is studying field layout options. June 2013 - several options presented to PAB member, staff to present one option to SCF in July. July 2013 - staff presentation of central green, heritage and heritage rec areas to SCF. SCF supported the conceptual plan for the areas. Bowman to start on construction docs for Central Green area. Consultant submitted 50% Design Development Plans for review in September 2013. Nov. 2013 - Presented project to ARB for a workshop session, ARB generally positive about the project. Submitted letter to VDHR to recieve their input on the project. Preparing to return to ARB for approval in March 2014. February 2014 - Working with Cunningham Rec. on picnic shelter design per ARB request. March 2014 - requested a proposal from Bowman for Sanitary sewer design. June - Sanitary proposal recieved and is under review.											
Mt. Vernon	Mason Neck West (concurrent with Old Colchester)	Master Plan Revision and 2232	MPR & 2232	MPR	General Fund	20		Jan-13	Aug-14	Hooper	Nov-13		25%			G
				2232	General Fund	6		Sep-14	Dec-14	Hooper						
						Remarks: To be conducted concurrently with Old Colchester MP. Open House community meeting held on 3/19. Draft plan presented to PAB in June with Fall public meeting planned concurrent with Old Colchester.										
Mt. Vernon	Mt. Vernon District	**Grouped Trails:** Fort Hunt Road Trail	Asphalt 2700' new trail.	Scope		4		Aug-10	Sep-11	Cronauer	Aug-11	Sep-11	100%			
				Design		4		Oct-11	Mar-12	Cronauer	Oct-11	Sep-12	100%	$ 71,500	$ 104,445	
				Construction	2006 Bond	6	W/C	Apr-12	Sep-12	Cronauer	Oct-12	Sep-13	100%	$333,600	$ 335,974	G
						Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. This original project scope approved on December 8, 2010. Bid April 2011. Project delayed awaiting VDOT Right of Way and site permitting issues. Revised project scope including a design and Public Improvement plan approved September 28, 2011. An additional $133,019 was added to the project for a total budget of $435,419. Design contract with Burgess and Niple signed Oct 20, 2011, Design 50% complete December 5, 2011. Plan submitted for review on February 22, 2012. Plan review continues through the 2nd Quarter. Verizon, Cox and Dominion Virgina Power contacted concerning the need to move guy wires on 6 utility poles. Engineers cost estimate for construction is 169% over project budget. Staff investigating alternate work options to meet scope and to stay within budget. Site plan approved on 9/28/2012. Utility construction began Fall 2012. Proposal recieved from Southern Asphalt on January 4, 2013 for modified project scope. Separate purchase requests required by DPSM for tree work and fencing, NP given to contractors on 3/21/2013. Preconstruction meeting in first week of April.. Trail construction begins 4-8-13. Construction delayed by frequent rains in June and first part of July. Substantial completion inspection held September 11, 2013. Warranty Period through September 2014.										
Mt. Vernon	Old Colchester Park and Preserve	Master Plan	MP & 2232	MP	Fund 371	30	A	Sep-09	Feb-11	Hooper	Sep-10		55%			Y
				2232		5		Mar-11	Jul-11	Hooper						
						Remarks: MP process includes site studies. Phase I of Archaeology and natural resource assessment complete. Phase II of studies ongoing. MP process concurrent with Mason Neck West MP. Public open house held on March 19. Draft plan in development to be presented to PAB in September.										
Mt. Vernon	Pohick SV	Laurel Hill Greenway - CCT Connection Improvements	Pave approximately 4,000 LF of gravel trail with asphalt and improve concrete ramps	Scope	2006 Bond	4		Feb-13	May-13	McFarland	Feb-13	May-13	100%			
				Design	2006 Bond	3		Jun-13	Sep-13	McFarland	Jun-13	Jul-13	100%	$ 60,000	$ 21,632	
				Construction	2006 Bond	6	W/C	Oct-13	Apr-14	McFarland	Jun-13	Dec-13	100%	$ 319,900	$ 164,952	G
						Remarks: Funding is from Laurel Hill Trails 2006 Bond Project. Scope approved by PAB May 22, 2013. Finley Asphalt and Sealing was selected from the County Open End contract. Construction started November 2013. Project substantially complete as of December 20, 2013. Contractor completed punch list items February 2014. Project Complete. Last Report										

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Mt. Vernon	Westgrove	Master Plan and 2232	Create MP and apply for 2232 determination.	MP	General Fund	20		Jan-12	Aug-13	Rauschen-bach	Jun-12	Sep-13	100%			
				2232	General Fund	6	A	Sep-13	Feb-14	Stallman	Oct-13		10%			G
						Remarks: OLDA agreement signed by PACK. 2232 application approved 7/19/12. MP process initiated with Public Information Meeting held July 30, 2012. Interim OLDA installed September 29, 2012. Plan presented to PAB in March 2013. Public comment meeting held 4/30/2013. Plan revisions made and PAB approved September 2013.										
Providence, Hunter Mill and Dranesville	Tysons Corner Master Plan and Development Review	Tysons-wide Master Plan and Development Review	Ongoing Development Review, and Implementation and Refinement of conceptual park network	MPR	General Fund	12	A	Jul-12	Jun-13	Dorlester/ Hooper	Jun-12		60%			G
						Remarks: Ongoing development review; Master Plan presented to BOS, PC & PAB and published 4/16/2014. Public Input Process and Comment Period completed. Final revisions underway.										
Providence	Holmes Run SV	**Grouped Trails:** Luria Park Boardwalk	400' of boardwalk repair and 1 bridge.	Land Acquisition	2006 Bond	9		Apr-11	Jan-12	Lambert	Jan-11	Jan-11	100%			
				Scope	2006 Bond	6		Jun-11	Dec-11	McFarland	Oct-11	Dec-11	100%			
				Design	2006 Bond	12		Jan-12	Dec-12	McFarland	Jan-12	May-13	100%	$ 60,000	$ 47,579	
				Construction	2006 Bond	12	W/C	Jan-13	Dec-13	McFarland	Jun-13	Jun-14	100%	$ 273,840	$ 245,522	G
						Remarks: Project Team Assembled. Several site meetings were held and a preferred route has been identified. Consensus was that a public outreach effort would be required due to the proximity of several private residences and some encroachment issues. A public notice sent to local community. Staff recieved two responses. Scope Item approved by P&D committe on 1/12/11. No Land Aquisition is required along proposed route. Community conflict over planned route - project team to revise project as maintainance on existing trails. Project scoped Dec. 14, 2011 for Luria Boardwalk improvements - new budget is $333,840. TS Lee storm damage repairs completed 12/2011. Burgess and Niple placed under contract for design. 50%, 95% and 100% Plan Review complete. Plans submitted to OSDS Dec. 2012. First Submission returned 2/13. Second Submission submitted on 3/13. Plans approved May 2013. Project advertised for bidding June 2013. Bid opening July 17th. Contract awarded to Accubid Construction. NTP October 2013. E&S installation and demolition complete. Project moved forward without Verizon cable relocation. Bridge installed March 2014. Final Inspection and punch list items completed by Contractor in June 2014. Project Complete. Warranty Period through May 2015.										
Providence	Oakton Community	New Playground Installation	Design and install new playground.	Scope		6		Aug-11	Feb-12	Holley	Jan-12	Jun-12	100%			
				Design	Proffers	3		Feb-12	May-12	Boston/ Holley	Jul-12	Oct-12	100%	$ 8,950	$ 13,444	
				Construction	Proffers	4	W/C	May-12	Sep-12	Boston	Oct-12	Dec-12	100%	$ 100,520	$ 89,701	G
						Remarks: Met with DPWES to gain guidance on submission of RGP plan for permitting work. Scope approved 6/27/12 . Design contracted 6/12/12. Scope approved by PAB June 27, 2012. Rough Grading Plan submitted August 7, 2012 and approval recieved October 5,2012. Construction Contract Awarded to Cunningham Recreation September 20, 2012. Construction began mid-October 2012 with Ribbon cutting November 17, 2012. Playground and Site work completed December 2012. Landscaping will be completed in Spring 2013. Project Complete. Warranty Period through April 2014. Last Report.										
Providence	Ragland Road Park	Master Plan and 2232	Conduct MP process and 2232 for local park to serve Tysons.	Planning	General Fund	15	I	Nov-13	Feb-15	Dorlester/ Hooper						R
				2232	General Fund	6		Mar-15	Sep-15	Dorlester/ Hooper						
						Remarks: On hold pending land acquistion.										
Providence	Rukstuhl	Master Plan and 2232	MP & 2232	Planning	General Fund	15	A	Jan-14	Apr-15	Galusha	Nov-13		25%			G
				2232	General Fund	6		May-15	Nov-15	Galusha						
						Remarks: Existing Conditions analysis conducted. Public Information Meeting scheduled for 7/30/14.										
Providence	South Railroad Street	Trail Imrpovements	Improve existing trail.	Scope	Proffer					Cronauer						
				Design	Proffer					Cronauer						
				Construction	Proffer	6	W/C	Sep-13	Mar-14	Cronauer	Sep-13	Nov-13	100%	$ 15,000		G
						Remarks: Trail improvements to gravel trail completed by Mobile Crew on November 21, 2013. Paving for ADA parking place and access to playground will take place in spring of 2014.										

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Provi-dence	Westgate Park	Master Plan Revision and 2232	MPR & 2232	MPR	General Fund	20	A	Jan-13	Aug-14	Hooper	Jul-12		15%			G
				2232	General Fund	6		Sep-14	Dec-14	Hooper						
						Remarks: To be coordinated with the Tysons planning efforts; Westgate school renovation may impact park redevelopment potential. Working with FCPS on field redevelopment on school property.										
Springfield	Burke Lake	2232	2232 determination for golf	2232	General Fund	6		Sep-13	Mar-14	Stallman						R
						Remarks: On hold pending PPEA.										
Springfield	Burke Lake	Replace Bathroom Facility	Construct replacement restroom facility serving Picnic Shelter "A"	Construction	Fund 303	8	A	Jul-13	Mar-14	Regotti	Jul-13		85%	$531,800		G
						Remarks: Bids were opened on September 12, 2013. Contract has been awarded to Garcete Construction Company Inc. It is anticipated that Notice to Proceed will be issued in October 2013. Notice to proceed was issued on October 21, 2013. Start of onsite construction began on October 22, 2013. Existing building has been demolished and site cleared. Submittal review process is on going. Building foundation has been constructed, and the masonry walls are currently being constructed. June 2014-the building construction is ongoing. The building shell is completed and the contractor is working on closing the building in with the roof trusses ereceted and temporary doors installed. The roof construction is progressing and interior rough-ins begun. The rain garden has been constructed. Installation of site utilities and exterior sitework is nearly completed.										
Springfield	Patriot	MPR and 2232	Amend master plan to determine uses for additional parcels. Apply for 2232 determination	Planning	General Fund	15	I	Sep-13	Jan-15	Stallman						R
				2232		6		Feb-15	Jul-15	Stallman						
						Remarks: Pending County Parkway road improvements determination.										
Springfield	Patriot	Patriot Park - Phase II Development	Scope and design the eastern portion of the park.	Scope		6	I	Oct-11	Mar-12	Bhinge	Oct-11		15%			R
				Design	Proffer/ 2004 Bond	18		Apr-12	Sep-13	Bhinge						
				Construction						Bhinge						
						Remarks: Request for Proposals (RFP) was issued to consultant on 10/10/12. Fee negotiated and finalized in December. Contract award was issued to Patton Harris Rust and Associates (now Pennoni Associates, Inc.) was made on February 6, 2013. A Kick Off Meeting was held with the Project Team on February 11, 2013. A Notice to Proceed will be issued after VDOT preliminary approval of the Public Road Improvement Concept Plan. Project on hold pending decision on the entrance road to the park. The future extension of Shirley Gate Road between Braddock Road and the Fairfax County Parkway will likely encroach on the eastern side of the park making it necessary to revise the current conceptual layout plan for the park. The project is on hold for six to twelve months until FCDOT can prepare a preliminary design showing the level of encroachment. FCDOT will work closely with Park Authority staff to develop a design that provides access to the park from Shirley Gate Road eliminating the need to upgrade First Road at an estimated cost savings of $2 million. Project is on hold until FCDOT finishes the preliminary design.										
Springfield	Patriot	First Road Improvements	Design and permit improvements to First Street required to develop Patriot Park East.	Scope	2004 Bond	12	I	Jul-12	Jun-13	Bhinge	Oct-11		15%			R
				Design	2004 Bond	13		Jul-13	Jul-14	Bhinge						
				Construction	TBD											
						Remarks: Request for Proposals (RFP) was issued to consultant on 10/10/12. Fee negotiated and finalized in December. Contract award and Notice to Proceed issued to Patton Harris Rust and Associates (now Pennoni Associates, Inc.) on February 6, 2013. A Kick Off Meeting was held with the Project Team on February 11, 2013. PAI submitted a concept plan for the First Road Improvements on March 8, 2013. Park Authority is currently evaluating an alternate entrance road through the Park Authority owned adjacent parcel, per request from Supervisor Herrity's office. A meeting with VDOT and FCDOT was held on April 9, 2013 to discuss the alternate entrance road to the Patriot Park. A follow up meeting was held with FCDOT on May 28, 2013 and later with Supervisor Herrity on July 16, 2013 to discuss the Shirley Gate Extension. Supervisor Herrity will obtain approval and funding for FCDOT to conduct further evaluation of the Shirley Gate Extension. Project is on hold.										

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Spring-field	Pohick SV	Pohick SV/Burke Lake Road to Liberty Bell Court	5000' new asphalt stream valley trail and (1) prefabricated steel pedestrian bridge.	Scope	TEA Grant	6		Jun-11	Dec-11	McFarland	May-10	Mar-12	100%			
				Design	TEA Grant	15	A	Jan-12	Apr-13	McFarland	Mar-12		85%	$ 246,700		Y
				Construction	TEA Grant	18		May-13	Oct-14	McFarland				$ 798,600		
						Remarks: First grant award for $440,000 received 6/2010. Second grant application submitted on 12/1/2010. Notice of award for second grant for $395,240 received 6/2011. Project delayed 2 quarters pending grant review and approval. Scope Team meeting and VDOT kickoff meeting held in October. NEPA underway. Phase I Archeological review will be required. Scope completion held pending a public meeting on proposed route. Public Notice for project issued February 2012. Public Meeting scheduled for April 17th. VDOT Agreement Amendment for second grant award executed. Issued Notice to Proceed to Rinker Design under FDOT open ended contract August 2012. 50% design delivered December 2012. Public notice of review issued December 2012. 50% Plans accepted for review by VDOT December 2012. 50% comments returned in 1/13. 95% plans received from consultant and distributed to team and VDOT. VDOT returned comments September 2013. Army Corps (wetlands) and VMRC permits received. Section 106 Archeology review complete/approved by DHR. 95% VDOT/FCPA plan review complete November 2013. Issue of floodplain impact resolved with production of graphics and consultation with Stormwater Planning. 100% plans delivered from consultant in May 2014. Plans distributed to VDOT and project team for review. VDOT indicated review will be complete in early August 2014. Consultant is preparing Minor Site Plan for submittal to DPWES.											
Springfield	South Run	2232	Public use permit for high ropes course	2232	General Fund	6	A	Sep-12	Feb-13	Galusha	Oct-12		70%			Y
						Remarks: Draft 2232 under review. Application filed with DPZ on March 27. DPZ review continues.										
Springfield	South Run District	Entrance Road and Parking Lot Improvements	Scope, design and construct additional parking spaces and stormwater management facilities along the park entrance road .	Scope	2004 Bond	6		Jan-12	Jun-12	Bhinge	Jan-12	Oct-12	100%			
				Design	2004 Bond	18		Jul-12	Dec-13	Bhinge	Nov-12	Apr-13	100%			
				Construction		12	W/C	Jan-14	Dec-14	Lynch	May-13	Dec-13	100%	$ 1,500,000		G
						Remarks: Consultant has been hired to design and permit the project. Consultant completed 95% design in October 2012 and submitted Site Plan for LDS review on 11/13/12. LDS comments received on 2/08/13 were addressed and a revised submission was made to LDS on 3/18/13. PAB approval of the project scope was completed in October 2012. Project bid in April 2013. Jeffrey Stack, Inc. was selected as the contractor and provided the Notice to Proceed on June 24, 2013. Substantial completion inspection was held on December 17, 2013. Contractor is completing the final punch list items. Project is in the 1-year warranty period.										
Springfield	South Run SV	**Grouped Trails:** South Run Loop Trail	Asphalt 2300' over existing trail.	Scope	2006 Bond	10		Sep-10	Jul-11	McFarland	Jan-11	Jul-11	100%			
				Design	2006 Bond	9		Aug-11	Jun-12	Boston	Jan-12	Mar-13	100%	$ 57,000	$ 82,243	
				Construction	2006 Bond	10	W/C	Jul-12	Mar-13	Boston	Aug-13	Dec-13	100%	$ 273,750		G
						Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. Due to cash flow for park bond sales, funds for this project not available until 2011. Project Team Solicitation Memo sent out 1/13/11. Project Team meeting on 3/09/11. Agreed on current alignment plus new route along sewer line. Design phase added to the project due to scoped requirements. PAB Scope approved on July 27, 2011. (Lake Mercer). Design Contract awarded to Burgess & Niple, Inc. in January 2012. Anticipate minor site plan submittal to DPWES May 2012. DPWES denied moving project forward as Minor Site Plan June 2012, First submission PI plans submitted June 18, 2012. JPA submitted December 2012. DPW comments recieved and 2nd submission PI plans submitted December 3, 2012 anticipate permit/site plan approval February 2013. Competitive bid opening held on June 17, 2013. Contract Awarded and Notice to Proceed for construction issued August 7, 2013 to La Terre Constuction Company. Construction and Site Work Substantialy Complete 12/20/2013. Substantial Completion Punchlist items completed, Final project Certification issued 4/7/2014. Project is in warranty phase through April 2015.										
Sully	Eleanor C. Lawrence	MPR and 2232	Amend and update master plan. Apply for 2232 determination	Planning	General Fund	15		Nov-13	Apr-15	Rosend	Dec-13		10%			G
				2232	General Fund	6		Apr-15	Sep-16	Rosend						
						Remarks: Met with site staff; Cultural Landscape Study to be conducted by RMD to inform MP process. MP will begin following completion of CLR.										
Sully	Eleanor C. Lawrence	Replacement of Synthetic Turf Field #2	Scope, design, and replace synthetic turf on rectangular field #2	Scope	BOS Fund 300-C30010	3		Aug-12	Oct-12	Mends-Cole	Dec-12	Apr-13	100%			
				Design		7		Oct-12	May-13	Mends-Cole	Mar-13	May-13	100%			
				Construction		4	W/C	Jun-13	Sep-13	Mends-Cole	Jun-13	Dec-13	100%	$ 453,166		G
						Remarks: September 2012 - Project will be combined with conversion of Field #3 to synthetic turf to gain economy of scale. December 2012 - Project team formation letter distributed. Park Bond was approved in November 2012 allowing this combined fully funded project to start-up in late January 2013. Scope Approval by PAB in April 2013. Project design has started. Pre-Bid meeting held July 23, 2013. Start of construction scheduled for November, 2013. Field #3 will be converted to synthetic turf and put in service before field #2 is closed for turf replacement. Construction of Field #2 completed in December 2013. Project in warranty phase.										

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Sully	Historic Centreville (formerly Mount Gilead)	Signage and Wayfinding	Plan and design comprehensive signage and wayfinding program to serve as guide for all signage in Sully Woodlands Region. Signage types include, directional, informational, interpretive, identification.	Scope	Proffers/ 2004 Bond	6		Sep-09	Feb-10	Holley	Jan-10	Nov-10	100%			
				Design	Proffers/ 2004 Bond	6		Mar-10	Aug-10	Davis	Dec-10	Nov-14	100%	$ 39,410		
				Construction	Proffers/ 2004 Bond	6	A	Sep-10	Feb-11	Davis	Jan-14					Y
						Remarks: Scope of work sent to consultant for design estimate. Scope approved Nov. 2010. Contract excecuted and Notice to Proceed March 24, 2011. June 2011 Team meeting with consultant on site . Sept 2011 -Consultants presents draft concepts to team . Nov. 2011 revisons recieved from consultants. PAB info item Jan 2012.Feb 2012 project on hold. June 2012 - project on hold. Consultant given new NTP and revised scope to delete Sully Woodlands portion of work August 2012. September 2012- team meeting held to go over revised project scope and to finalize Centreville signage concepts. December 2012 - Meeting with reps from Historic Centreville to discuss signage project. Reps requested time to present package to their respective groups with a plan to get back together in February 2013. May 2013 - team meeting with reps from Histroic Centreville groups at Sears House. Group agreed on a revised scaled down signage plan and request a new layout for the interpretive sign. June 2013 revised interpretive sign sent to consultant for revision, waiting for revised layout. Consultant to complete layout revisions in October 2013. Nov - 2013 Final signage and Wayfinding package recieved from consultants.Feb - 2014 - final location and sign types decided, working on purchasing options. June 2014 - no viable proposals received through the county contract register. Working on other contracting options. Final Report.											
Sully	Sully Historic Site	Improvements to support the new entrance road proposed by VDOT. New temporary visitors center.	Entrance drive improvements by VDOT as a result of Route 28 improvements. Design and construct new visitors center.	Scope	2004 Bond, Proffers,	3		Jan-09	Jun-09	Davis	Jan-09	Jan-10	100%			
				Design	Mastenbrook TelCom Fees	30		Jan-10	Jun-12	Davis	Feb-10	May-13	100%			
				Construction	Stewardship, West County,	3	A	Jul-12	Sep-12	Davis	Jun-13	Jul-14	100%	$ 703,360		Y
						Remarks: Meeting with site staff on November 17, 2008. Site survey completed in Feb. 2009. September 2009 - met w/ site staff at Sully to discuss upcoming project. 09-29-09 project team request memo circulated. 10-28-09 kick-off team meeting to discuss project scope and site staff requirements for visitors center. 12-08-09 team meeting with modular trailer sales rep to discuss available options and site requirements for trailer placement.12-13-09 PAB scope item prepared for 01-13-10 PAB meeting. January 2010 PAB item approved. March 2010 - Health department approval of self mulching toilets. March 2010 - determination from site reviewer that a Minor Site Plan will be required for the visitors center, requested proposals from two consultants. June 2010 -Proposals received from SWSG and Bowman. Proposals are under review. August 2010 - CPA for Bowman Consultants approved for site plan preparation. October 2010 - 95% plans submitted to FCPA for review. Oct. 2010 team meeting held w/ consultant to review comments. Dec 2010 - 100% plans submitted to FCPA for review Dec 2010 - ARB meeting -directed staff to modify facade, scheduled to go back for decision in Feb. 2011. Delayed 2 quarters. Feb. 2011 - MSP submitted. Feb 2011 - ARB approval. March 2011 - per DPWES site drainage a problem, FCPA asked to go back and look at drainage area and address adequate outfall issues. June 2011 - per Building Permits section - VA building codes requires potable water inside the building for hand washing, Restroom and janitors sink. Revising cost estimate to reflect installation of water line and to review building /site elemment options. Possible rescope of project due to revised estimate exceeding budget. Sept 2011 - rescoping of project per PAB members direction. Revised scope item will go to the PAB in Nov. Nov 2011- PAB approves rescoped item. Dec 2011 RFP issued to Bowman for additional engineering design work to reflect changes in project. Feb 2012 - Bowman Sole Source memo approved by Dargle. March 2012 - Bowman Contract approved. Prelim sanitary sewer alignment staked and approved in field by team. April 2012 - test pits dug to determine depth of exiating water line and electric line. May 2012 -conflict with MWAA regarding crossing easement- County Attorney determines MWAA easement can be crossed. June 2012 - Sanitary pump station discussed to allow for more flexibility in sanitary line installation. checking into specifics on sanitary pumps to determine if this is a cost effective option. Consultant directed to proceed with pump up sanitary design July 2012. September 2012-Trailer vendor revising proposal. Proposal from Bowman obtained for cost of pump up system.Sept - Dec 2012 - ongoing work with vendor rep and FCPS purchasing to reformat proposal per FFX CTY purchasing requirements. Dec. 21, 2012 Meeting with Bowman to review plans and schedule resubmission date. (likely Jan 2013 resubmission date). Trailer purchase request approved 1/17/13, MSP 2nd submission 2-4-13. Addressing MSP review comments. Reviewing trailer shop drawings. May 2013 - Site Plans approved , sanitary system had to be revised to gravity per county wastewater review. June 2013 Pre-Construction meeting on site, clearing has begun. August 2013 - Water Line installed. Sept. 2013 - Trailer plans submitted for Building permit. Trailer pad under construction. Dec 2013 - Trailer delivered to site Dec. 3. Electrical Conduit is installed. Sanitary lateral in process of being installed. Fire Hydrant and water line installed. FF&E design and layout finalized. January 2014 - Trailer installed on pads Feb 2014 Sanitary lateral complete March 2014 Water and Electric lines to building installed, deck and ramp to trailer started. April flooring & telecom installed. May FF&E,brick walkway, majority of trailer punch list items completed. Final plumbing inspections approved. June - Fire Lane signage complete, fine grading around trailer started. July 2014 -											
Sully	Sully Woodlands	CDP(s)	Concurrently develop CDP(s) & 2232(s) for four parks within Sully Woodlands.	CDP		24	A	Apr-10	Mar-12	Rosend	Dec-11		70%			Y
				2232		9		Mar-12	Dec-12	Rosend						
						Remarks: Draft CDPs presented to PAB in November 2013. Public Open House held April 2. public comment period ended in June and plan revisions underway.										

Planning & Development Division
Second Quarter CY2014 Project Status Report 1 Apr - 30 Jun
(2008 Bond Funded Projects)

STATUS

A	Active Project
W/C	Warranty/Closeout Project
I	Inactive Project
C	Project Complete

SCHEDULE INDICATOR

G	Green - On schedule
Y	Yellow - Schedule delayed by two quarters or more
R	Red - Project stopped

FY 2014 Work Plan (7/2013 - 6/2014) / Actual

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
County Wide	Huntley Meadows Park	Wetlands Restoration	Scope, design and construct a structural feature for retaining and controlling the water level in the wetlands.	Scope	2008 Bond	9		Jul-11	Mar-12	Fruehauf	Jul-11	Nov-12	100%	16	-1.75	
				Design	2008 Bond	18		Apr-12	Sep-13	Fruehauf	Apr-12	Dec-12	100%	8	2.50	
				Construction	2008 Bond	12	W/C	Oct-13	Sep-14	Lynch	Jan-13	Dec-13	100%	8	1.00	G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$404,800.00	$2,580,200.00	$0.00	**$2,985,000.00**		$146,721.00	$339,777.00	$486,498.00	16%	$2,498,502.00	**$0.00**

Total Project Cost **$2,985,000.00**

Remarks: The Selection Advisory Committee has completed contract negotiations with the highest rated firm An RFP was issued on October 12, 2011. A fee proposal was received from the consultant and has been determined acceptable. A contract award was presented to the Park Authority Board for approval in January 2012. Contract was awarded to WSSI ion 01/25/12. The kick-off meeting was held on 03/02/12. WSSI has determined that the topographic information is inadequate to complete their analysis and design and submitted a fee proposal to obtain additional information. All topographic surveying has been completed. WSSI presented 2 conceptual plans for review. Following review of the concept plans, it was determined that using a vinyl sheet pile in lieu of the concrete water control structure will reduce the project cost and be easier to construct. WSSI and Park Authority staff met with DCR and Army COE to resolve federal and state permitting issues. All issues were resolved and the permitting process will proceed as scheduled. Additional geotechnical investigation was performed in order to finalize the water control structure design. WSSI provided a revised cost estimate and schedule with the design development plans. WSSI completed Design Development plans on October 5 2012. Scope Item was approved in November 2012. Permit Plans are scheduled to be complete in late January 2013. Project is being prepared for a January 2013 bid. Project was awarded to Fort Myer Construction. Onsite Construction to start April 17, 2013 to be Substantial Complete by December 2013. Project was awarded to Fort Myer Construction(FMCC). Onsite Construction started April 17, 2013. Substantial Completion is scheduled for December 9, 2013. Project reached substantial completion in December 2013. The Substantial Completion Inspection will be performed in January 2014. Project complete. Grand Opening Ceremony scheduled for May 10, 2014. Project is in the 1-year warranty period.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Land Purchases			2008 Bond		A	Jul-08	Jun-14	Cline	Jul-08					G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$14,385,400.00		**$14,385,400.00**		$12,646,325.00	$229,670.00	$12,875,995.00	90%	$1,509,405.00	**$0.00**

Total Project Cost **$14,385,400.00**

Remarks: Acquisition of Islamic Foundation Property, Birge Fadoul Property, Turner Farm House, Roysdon Property, Taneja Property, Sappington Property, Enyedi Property, BOS Land Transfer, Ruckstuhl Property, Rabbit Branch Park (formerly Kings West Swim Club), Lincoln Lewis Vannoy Property, McPherson Property, Ingleside, Hwary, Willow Springs, Zamin LLC, Buckley and Byrd.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
County Wide	Various	Needs Assessment	Conduct Needs Assessment process to collect and analyze data on park and recreation needs and create a 10-year Capital Improvement Plan.		2008 Bond	17	A	Nov-11	Dec-13	Stallman/ Bentley	Nov-11		30%			G
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00		$300,000.00	**$300,000.00**						$0.00	0%	$300,000.00	**$0.00**
Total Project Cost				**$300,000.00**			Remarks: Qualitative input from stakeholders underway. Park system tour with consultants completed; survey design initiated.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Mastenbrook Grant			2008 Bond		A	TBD	TBD	TBD						G
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$485,000.00	$0.00	**$485,000.00**				$422,086.00	$0.00	$422,086.00	87%	$62,914.00	**$0.00**
Total Project Cost				**$485,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Natural and Cultural Resource Protection Projects	TBD	Scope	2008 Bond			TBD	TBD	TBD						
				Design												
				Construction												
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$970,000.00	$0.00	**$970,000.00**				$291,240.00	$377.00	$291,617.00	30%	$678,383.00	**$0.00**
Total Project Cost				**$970,000.00**			Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Demolition of Rental Houses	Demolition of prior residential rental houses and accessory structures. Permit and demolish the Tolson Property.	Construction	2008 Bond		A	Jul-13	Jul-14	Regotti	Jul-13		13%			G
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$225,037.00										**$225,037.00**
Total Project Cost				**$225,037.00**			Remarks: Project using remaining funds from Packard Center project. An asbestos containing material and lead-based paint survey has been performed. The heating oil tank in the basement has been removed. The RFP has been issued for the Demolition Contract. Proposals were received from the three bidders listed on the DPSM job order contract. The bids were evaluated and Hitt Contracting was the apparent low bidder; however, their proposal exceeded the approved budgeted amount. PMB is evaluating the costs associated with competitively bidding the project or using the job order contract approach to accomplish this work. The scope of the demolition RFP is being revised to remove the site permitting and to allow for Park Operations to perform some of the minor site work to reduce cost of the project. This work is to begin in July 2014. The revised demolition RFP will only include the demolition of the single family residence. A separate RFP is being prepared for the site permitting portion of the project. June 2014- A proposal has been received for the site permitting. Procurement paperwork for the site permitting and the asbestos abatement is underway.											

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Grouped Athletic Field Lighting	Install athletic field lighting on up to four rectangular fields not-to-exceed $800,000.	Scope	2006/2008 Bond	4		May-12	Aug-12	Li	Apr-12	Jun-13	100%			
				Design		4		Sep-12	Dec-12	Li	Apr-12	Jun-13	100%			
				Construction		4	W/C	Jan-13	Apr-13	Li	Aug-12	Oct-13	100%			G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$800,000.00	**$800,000.00**							**$0.00**

Total Project Cost **$800,000.00**

Remarks: September 2012 - Scope and design phase completed for Great Falls Nike #4 and EC Lawrence #3. Project was bid and contract awarded with issuance of NTP in August 2012. Installation of lighting at Great Falls Nike is underway. December 2012 - Athletic field lighting for both Great Falls Nike Field #4 and ECL Field #3 are complete. Contractor working on punchlist work. Mar 2013 - Project team established for lighting rectangular field #4 at South Run District Park. Consultant was issued RFP and design as commenced. Notice to Proceed with the installation of lighting on field #4 at South Run Park will be issued in July 2013. The substantial completion for South Run was held on 10/3/13. Contractor is working on punchlist now. Project is in Warranty Phase.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	**Grouped Trails** (Listed below in District order)		Scope	2008 Bond		A									G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$970,000.00	$0.00	**$970,000.00**		$118,244.28	$0.00	$118,244.28	12%	$851,755.72	**$0.00**

Total Project Cost **$970,000.00**

Remarks: Lake Fairfax ($51,100); Dead Run SV ($220,000); Pohick SV ($98,200); Difficult Run SV ($100,000); Pine Ridge ($251,000); Chessies Trail ($249,700)

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Difficult Run SV	**Grouped Trails:** CCT Georgetown Pike to Old Dominion Dr. Phase 2 (south of Old Dominion)	Stabilize 2000' eroded area along Difficult Run SV.	Land Acquisition	2008 Bond	12		Aug-10	Jul-11	Williams						
				Scope	2008 Bond	12		Aug-10	Jul-11	McFarland	Nov-12	Mar-13	100%	5	1.75	
				Design	2008 Bond	9	A	Aug-11	Apr-12	McFarland	Apr-13		90%			Y
				Construction	2008 Bond & Insurance Funds	10		May-12	Feb-13							

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$73,030.00	$100,000.00	$0.00	**$173,030.00**		$23,580.00	$9,885.00	$33,465.00	19%	$139,565.00	**$0.00**

Total Project Cost **$173,030.00**

Remarks: Design for erosion repair and Erosion and Sediment Controls completed in house March 2013. Estimate obtained from contractor. Requested permission from DC Water to complete work within their sanitary sewer easement March 2013. DC Water requested pre and post condition CCTV survey of pipe sections. Staff contacted 3 CCTV survey providers. All declined to do the work due to access issues. DC Water agreed to allow staff to design a pipe crossing in lieu of CCTV survey for inaccessible sections. Staff contacted Burgess and Niple for proposal for CCTV survey and pipe crossing design. Proposal accepted and CPA issued September 2013. Delay in due to technical issues and weather delayed CCTV survey. Survey Completed in March 2014. Provided CCTV survey and structural utility crossing design to DC Water in April 2014. DC Water completed initial review and provided comments in July 2014. Staff is addressing comments. Anticipate fall construction.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District	**Grouped Trails:** Chessie's Trail - Family Recreation Area Phase II	Design and construct Chessie's Trail.	Scope	2008 Bond	9		Oct-12	Mar-13	McFarland	Oct-12	May-13	100%	9	0	
				Design	2008 Bond	18	A	Jun-13	Dec-14	McFarland	Jun-13		30%			G
				Construction	2008 Bond	10		Jan-15	Oct-15	McFarland						

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$249,700.00	$330,000.00	$245,300.00		$6,299.00	$58,073.00	$64,372.00	26%	$180,928.00	**$334,400.00**

Total Project Cost **$579,700.00**

Remarks: Remarks: Funds transferred from the Island Creek Amberleigh project. Team formation memo sent on 9/25/12. Team meetings held on 1/25/12 and 2/13/13. Application sent for a Land and Water Conservation Fund (LWCF) grant on 1/4/13. Notified in March 2013 by DCR that Chessie's Trail has been conditionally selected to receive a $260,000 LWCF grant pending NEPA work. PM searching for a Landscape Architecture centered consultant with a existing county contract. Burgess and Niple with LSG Landscape Architects selected for design. B&N/LSG provided proposal. Proposal revised and approved September 2013. NEPA work completed September 2013. Field meeting to review alignment December 2013. Initial conceptual design and comments provided by FCPA February 2014. Schematic Design draft reviewed. Final schematic design anticipated August 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Accotink SV	**Grouped Trails:** Pine Ridge Connector Trail to CCT	Asphalt 1000' new trail to existing sidewalk to park	Scope	2008 Bond	9		Jan-11	Oct-11	Boston	Aug-12	Feb-13	100%	7	0.5	
				Design	2008 Bond	3		Nov-11	Jan-12	Boston	Feb-13	Feb-14	100%	12	-2.25	
				Construction	2008 Bond	4	A	Feb-12	May-12	Boston	Mar-14		5%			Y

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$130,000.00	$0.00	**$251,000.00**		$68,114.00	$127,500.00	$68,114.00	27%	$182,886.00	

Total Project Cost **$130,000.00**

Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. Due to cash flow for park bond sales, funds for this project not available until 2011. Team formed and team kickoff meeting held October, 2012. Scope item to PAB for approval January 2013. Pre-proposal meeting held with Burgess & Niple, Inc. January 7, 2013, with proposal for design services expected late-January 2013. To PAB for scope approval 1/23/13. Project delayed during design phase, PI plan submitted to County for review on July 22, 2013. Further Delays in design schedule, second submission to County on December 6, 2013. Permit Approval anticipated for January 2014. Competitive Bid for construction being advertised April 13, 2014, bid opening scheduled for May 9, 2014. Contract was awarded to Accubid Construction Services in June 2014. Notice to Proceed was issued on June 26, 2014.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Great Falls Nike	Infrastructure Completion	SWM facility, trails, transitional landscaping screening and streetlights.	Scope	2008 Bond	3		Jul-08	Sep-08	Sheikh	Jul-08	Sep-08	100%	3	0.00	
				Design		4		Oct-08	Jan-09	Sheikh	Oct-08	Jan-09	100%	4	0.00	
				Construction		11	W/C	Feb-09	Dec-09	Mends-Cole	Feb-09	Oct-09	100%	9	0.50	G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$25,000.00	$824,500.00	($34,619.00)	$849,500.00	**$814,881.00**	$779,245.00	$1,282.00	$780,527.00	96%	$34,354.00	**$0.00**

Total Project Cost **$814,881.00**

Remarks: January 2010 - Submitted for VDOT permit for trail installation. Provided payment to VA Dominion Power for street lighting. Awaiting plan revision approval to delete the curb and gutter in parking lot. Mar 2010 - Project will require VDOT Acceptance process. Meeting scheduled with DPWES Site Inspector April to finalize punch list. June 2010 - Waiting for VA Dominion Power to install street lights. Installation of VDOT trail to follow. Sept 2010 - Continue to wait for VA Dominion Virginia Power to install street lights. Next action to request proposal for installation of new asphalt trail. December 2010 - No change in project status. March 2011 - VA Dominion VA Power installed street lights. Asphalt trail required re-design due to Rt#7 road alignments. June 2011 RFP for trail issued and contract proposal under review for asphalt and stone dust trails. Sept 2011 - PO was issued and a pre-construction meeting was conducted. Work is underway to construct the asphalt/stone dust trails. Dec 2011 - Trail improvements underway. March 2012 Trail improvements have been completed. Staff is working with LDS and VDOT to secure final inspection approvals. VDOT Initial Street Acceptance Package was approved January 2013. Park Authority is coordinating with the County Inspector to begin the process of preparing the Letter 18 to close the site plan. The Park Authority is in the process of completing the As-Built Survey, having property corners staked, and landscape plantings installed in order to comply with County Inspector comments. Project completed and ready for final release from Bonds & Agreements on 4/2/14. DPWES closed out the Development Agreement on April 2, 2014. Last Report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Turner Farm	Observatory - Phase I	Work with the Analemma Society to advance the design of and support for fundraising efforts for the Observatory at Turner Farm. Construction documents for roll-top Observatory. Conceptual design for Education building.	Scope	2004 Bond	23		Jan-06	Dec-07	Holsteen	Jan-06	Feb-14	95%	108	-21.25	
				Design	2004 Bond	23	A	Jan-06	Dec-07	Holsteen	Jan-06		95%			Y
				Construction	2008 Bond	15		Oct-11	Dec-12	Holsteen						
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$727,500.00	$0.00										
Total Project Cost				**$727,500.00**			Remarks: Conceptual design for the entire Observatory Park and complete construction plans and specifications for a small Roll Top Observatory Building (RTOB) underway. Construction plans and specifications for RTOB 95% complete. $727,500 funding for construction in 2008 Park Bond available in 2012. Site plan submitted for permitting in December 2009. Site Plan conditionally approved except for final Health Department approval of drainfield. Building plans in permitting review. DPWES requested soils info for critical structure review Nov 11. CPA for soils services sent January 2012. Designer incorporating soils info into permit set. re- Submission for permitting by end of April. Consultant not performing - staff investigating contract enforcement options. Building documents submitted to DPWES for permitting on 9/24/12. Meeting with DPWES on 10/16/12 to resolve site permit issues. Site plan approved 4/4/2013. FCWA & Fire Marshal site plan approval underway. Fire Marshal approval 7/13. Building Plans were submitted to DPWES in September 2013. Consultant revising plans to respond to building review comments.																

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Lake Fairfax	Expand Watermine	Expand Watermine to include activities for teens (design only).	Scope	2008 Bond	6		Aug-11	Feb-12	Emory	Jan-12	Mar-13	100%	14	-2	
				Design	2008 Bond	12	A	Feb-12	Feb-13	Emory	Apr-13	May-14	100%	13	-0.25	G
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$400,000.00	**$400,000.00**				$28,690.00	$2,490.00	$31,180.00	8%	$368,820.00	**$0.00**
Total Project Cost				**$400,000.00**			Remarks: The Project Team has recommended that an analysis be conducted to determine the validity of the 2003 recommendations for expansion. A Request for Proposal was issued to the consultant to obtain services to complete the analysis. A Contract Project Assignment was issued to Burgess & Niple (B&N) for the initial feasibility study of the project. A report has been issued by the subconsultant Ballard/King that includes recommendations for improving the facility. A project team meeting is scheduled for July to discuss the recommendations. The project team reviewed the draft report and requested revisions to include an analysis of the 2003 recommendation, modifications to the demographics, reduction in elements to improve the 2-5 age group play events, increase in elements to encourage use by 10-14 age group. The final draft report was submitted in October 2012. A second Contract Project Assignment was issued to Burgess & Niple to prepare two concept plans. B&N will be working with Water Technologies Inc. to develop the plans and cost estimates. The project team reviewed and approved the final concept plan. A meeting has been scheduled with the Health Department on January 10, 2013 to review the plan. After consideration of the concept plan, the Health Dept has agreed to allow a remote restroom and showers as well as an increase in bather occupancy load for the area of expansion. DPWES Storm Water Planning Division is considering funding some improvements for capturing additional runoff and improving infiltration of storm water. A Contract Project Assignment has been issued to Burgess & Niple to proceed with the design portion of the work. Survey and geotechnical investigation work will proceed during March 2013. Survey and geotechnical investigation resulted in some modifications to the schematic plan layout. Design Development Plans will be submitted by end of July 2013. Construction status to be reported separately as a 2012 Park Bond project. Project team is currently reviewing the 95% submittal. The site plan first submission was submitted on 12/24/13 for LDS review. The Geotechnical Report has been approved. Site Review has given 1st submission comments and those comments are being addressed. The Building Permit Plans were submitted to the Health Department on 2/26/14 and are under review. Project was advertised for competitive bid in May 2014. Bids were opened on July 8, 2014 and the County Attorney determined that the lowest bid was non-responsive. The second lowest bid exceeded the available funding, so the project will be re-bid in August 2014.																

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Pinecrest Golf Course	Lower Pond Dam Repair and Stream Restoration	Repair of the lower pond spillway structures and restoration of the stream segment between the upper and lower ponds.	Scope						Hardee						
				Design	2008 Bond	36		Jan-09	Dec-11	Sheikh	Jan-09	Jan-12	100%	37	-0.25	
				Construction	2008 Bond	15	W/C	Jan-13	Mar-14	Hardee	Sep-12	Dec-13	100%	18	-0.75	G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$1,000,000.00								

Total Project Cost **$1,000,000.00**

Remarks: Project design work has been completed. Finalizing permit approvals and preparing bid documents. Construction start revised to July 2017 due to cash flow. Included in the CIP. 07/10/13 As a result of heavy rains the dam is failing and has been put back on the list as an emergency repair project. A temporary bridge to carry golf course traffic is currently being installed by Area 2, Mobile and Pinecrest Staff. Heavy rains in spring 2013 have caused the dam to fail and temporary repairs are no longer viable. Staff is soliciting cost proposals to begin permanent repairs in August 2013. Maintenance repairs started in September 2013 and are currently underway. The demolition has been completed and the new riser, pipes and headwall have been installed. Backfilling operations started the first week of October 2013. Scheduled completion is November 2013. Substantial completion meeting was held on December 3, 2013. Project is now under one year warranty.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	McNaughton Fields	Athletic Fields	Design for renovation of athletic fields and infrastructure.	Scope	2008 Bond	9	A	Jul-11	Mar-12	Emory	Jul-11		90%			
				Design		15	A	Apr-12	Jun-13	Emory	May-12		90%			G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$145,500.00	$0.00	Pre-scope Development		$7,879.00	$0.00	$7,879.00	5%	$137,621.00	

Total Project Cost **$145,500.00**

Remarks: Park Authority presented several field layout options to Woodlawn Little League at Supv Hyland's office. Woodlawn LL requested the Park Authority to make a presentation to their full board of directors. Staff made a presentation to the Woodlawn LL Board of Directors on 02/06/12. Woodlawn LL BOD has unanimously recommended a plan to redevelop the site with four lighted/irrigated natural surface fields, concession building, playground, and parking. Funding is available to prepare plans to the Design Development phase. An RFP was issued to Burgess & Niple in April 2012. A Contract Project Assignment was issued to B&N in June 2012 to redesign the entire site with four new lighted/irrigated ballfields, parking, playground, and batting cages. A concession/restroom building will be sited but not designed. Scope approval is scheduled for March 2013. A new project will be created for construction in the next work plan. Burgess & Niple is proceeding with the design plans. DPWES Stormwater Planning Division has agreed to fund additional improvements for capturing storm water runoff and improvement infiltration of water on the site. B&N is working to complete design of storm water improvements before plan is submitted for Site Plan review. Design is 95% complete. Construction status to be reported separately as a 2012 Park Bond project.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Mt. Vernon District	Building Existing Conditions Evaluation; Limited Feasibility Study for Expansion Capabilities	Develop scope and budget for building renewal.	Scope	2008 Bond	12	A	May-13	May-14	Inman	13-Aug		5%			G
				Design												
				Construction												

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$970,000.00	$0.00								

Total Project Cost **$970,000.00**

Remarks: December 2013 - The Project Team kickoff meeting was held in December for the definition of the project scope for the A/E request for proposal. The RFP is expected to be issued mid-January 2014. March 2014 - Project scope and report format were defined. Building condition assessment proposal RFP was issued and negotiations are ongoing. June 2014 - Building Assessment was performed. Draft report issued and is under FCPA review.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Spring-field	Burke Lake & Golf Course	Burke Lake Golf Course - Club House Replacement and Driving Range Expansion.	Phase I - Develop an overall Conceptual Plan for replacing the club house and expanding the driving range. Design and construct a new 5500 square foot club house and related amenities.	Scope	2008 Bond	9	A	Apr-11	Dec-11	Inman	Oct-11		75%			G
				Design		18		Jan-12	Jun-13	Inman						
				Construction		16		Jul-13	Dec-14							

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$2,910,000.00	$0.00	**$2,910,000.00**		$93,378.00	$327,346.00	$420,724.00	14%	$2,489,276.00	**$0.00**

Total Project Cost **$2,910,000.00**

Remarks: June 2011 - Anticipate project start up in fall. September 2011 - Project team assembly underway. January 2012 - RFP issued to design consultant. March 2012 - Initial site concept plan presented. June 2012 - Concept Design Package completed. September 2012 - Project on hold pending evaluation of unsolicited PPEA. December 2012 - Project on hold pending review of re-submitted unsolicited PPEA. Mar 2013 - project continues to be reviewed by the PPEA Team. PPEA proposal has been deemed to meet the County criteria. PPEA project has been publicly advertised by the County. Discussions with proposer are on-going. June 2013 - PPEA team awaits proposal by the PPEA proposer. Several meetings have occurred to discuss the project and proposers needs for them to generate detailed proposal. Expect detailed proposal by February 1, 2014. March 2014 - Detailed proposal received and initial review comments were generated. Comments to be shared with proposer. June 2014 - Proposer addressing comments. FCPA awaits response from proposer.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Timber Ridge	Park Development Proffer	Athletic Field Lighting for three diamond fields	Scope		3		Jan-13	Mar-13	Mends-Cole	Sep-12	Feb-13	100%	5	-0.5	
				Design		3		Jan-13	Mar-13	Mends-Cole	Mar-13	May-13	100%	2	0.25	
				Construction	2008 Bond	15	W/C	Apr-13	Jun-14	Li	Jul-13	Feb-14	100%	8	1.75	G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$283,360.00	$0.00	$86,640.00	$370,000.00	**$370,000.00**			$ 359,775.00		$10,225.00	**$0.00**

Total Project Cost **$370,000.00**

Remarks: The project involves the installation of field lighting to two proffered 60' diamond fields and a 90' proffered diamond field. The project scope was approved by PAB on March 13, 2013. A RFP was issued to MUSCO Sports Lighting to provide turnkey design/build services under the TIPS/TAPS open-end purchasing system. The Purchase Request was approved on March 28, 2013. Installation of the field lighting commenced in July 2013 as part of the ongoing Sully Highlands park development. Sports lighting installation was completed in February, 2014. Lighting test performed on April 17, 2014. Project is in Warranty Phase.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Historic Site	Modular Visitor Center	Install modular visitor center and related infrastructure	Scope	2004 Bond/Proffers	3		Jan-09	Jun-09	Davis	Jan-09	Jan-10	100%			
				Design	Mastenbrook TelCom Fees	30		Jan-10	Jun-12	Davis	Feb-10	May-13	100%			
				Construction	2008 Bond/Various	3	A	Jul-12	May-14	Davis	Jun-13	Jun-14	100%	12		G

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$144,110.00	$0.00	$299,650.00	$443,760.00	**$443,760.00**						**$0.00**

Total Project Cost **$443,760.00**

Remarks: Dec 2013 - Trailer delivered to site Dec. 3. Electrical Conduit is installed. Sanitary lateral in process of being installed. Fire Hydrant and water line installed. FF&E design and layout finalized. January 2014 - Trailer installed on pads Feb 2014 Sanitary lateral complete March 2014 Water and Electric lines to building installed, deck and ramp to trailer started. Building fit-out is complete. April flooring & telecom installed. May FF&E,brick walkway, majority of trailer punch list items completed. Final plumbing inspections approved. June - Fire Lane signage complete, fine grading around trailer started.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Woodlands	Conceptual Design for Stewardship Education Center	Conceptual design for stewardship education center.	Scope	2008 Bond	6	A	Jun-12	Dec-12	Inman	Oct-12		20%			Y
				Design	2008 Bond	12		Dec-12	Nov-13	Inman						

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$291,000.00	($100,000.00)								

Total Project Cost **$191,000.00**

Remarks: September 2012-Project Kickoff meeting scheduled 10/23/2012. December 2012 - Project team has met several times to determine self-sustaining program budget. RMD currently developing programming for three probable sites to include operational budget for each scenario for team review in late January 2013. Mar 2013 - Project Team working on financial self-sustaining programming analysis. June 2013 - Team writing and preparing initial feasibility study report summarizing initial findings. September 2013 - RMD staff is exploring alternative design solutions based on operational budget constraints. December 2013 - RMD staff is exploring alternative design solutions based on operational budget constraints. March 2014 - Meetings with Hal Strickland and the director's office were held and it was determined that SEC was to encompass a working lab. FCPA RMD staff confirmed that currently there is no funding available to cover the operating costs of running the facility. FCPA will reach out to the public to seek possible partnership opportunities for operating the Stewardship Education Center. Staff will engage a design team thru an RFP to assist with the community outreach and partnership solicitation process in order to better define the SEC program. June 2014 - A/E RFQ solicitation was issued. RFQ packages due in August.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Woodlands	Natural and Cultural Resource Studies		CDP	2008 Bond	24	A	Apr-10	Mar-12	Stallman/ RMD	Dec-11		75%			Y
				2232	2008 Bond	9		Mar-12	Dec-12	Stallman/ RMD						

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$970,000.00	$0.00								

Total Project Cost **$970,000.00**

Remarks: Studies underway by RMD. CDPs site analysis and team site visits underway.

Active Projects - Subtotal **$58,206,800.00**

2008 Bond Funding - Future Year Projects

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Historic Huntley	Historic Huntley Site Restoration - Phase II Tenant House	Renovate tenant house for visitor center.	Scope	2012 Bond	6	A	Jul-14	Dec-14	Duncan						
				Design	2012 Bond	3		Jan-15	Mar-15							
				Construction	2008 Bond	12		Apr-15	Mar-16							

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$1,000,000.00	$0.00	$0.00								**$1,000,000.00**

Total Project Cost **$1,000,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Mt. Vernon District	Design and Permitting for RECenter Renewal						TBD	TBD	TBD						

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
	$727,500.00									**$727,500.00**

Total Project Cost **$727,500.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
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												
				Planning												
				2232/SE												
				Scope												
				Design												
				Construction												
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$1,940,000.00	$0.00										$1,940,000.00
Total Project Cost					**$1,940,000.00**		Remarks:									

Future Year Projects - Subtotal **$727,500.00**

2008 Bond Funding - Completed Projects

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Kings Park *Park*	Park Improvements	General Park Improvements	MP	General Fund	9		Apr-08	Jan-09	Dorlester			100%			
				2232		6		Mar-09	Sep-09	Galusha			100%			
				Scope	2008 Bond	3		Ocr -09	Dec-09	Vu	Oct-09	Feb-10	100%	5	-0.5	
				Design		6		Jan-10	Jun-10	Vu	Jan-10	Feb-10	100%	2	1.00	
				Construction		6	C	Jul-10	Dec-10	Garris	Mar-10	Sep-10	100%	7	-0.25	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$101,600.00	$97,000.00	$0.00	**$198,600.00**				$177,765.50	$0.00	$177,765.50	90%	$20,834.50	**$0.00**
Total Project Cost					**$198,600.00**		Remarks: July 2009 - Project Team formation to move forward third quarter. Sept - 2009 Project Team assembled. In-house topo created and survey of tree size and location plotted. Conceptual layout plan developed for a phased project. Next step is to meet with community for scope consensus. January 2010 - Met with HOA and Supervisor Cook on Dec.18, 2010. Gained consensus for the playground layout, trails and ADA parking lot improvements. Anticipate seeking PAB Scope Approval Feb. 2010. Mar 2010 - Scope approved by PAB. Proposals were solicited from two county open end contracts (playground & asphalt pavement/grading). Purchase Orders approved and work scheduled to begin in mid April. June 2010 - Playground equipment installation and associated trail and parking lot improvements completed June. Remaining trail work in the park scheduled to be completed in August. Sept 2010- Completed trail loop and associated site restoration. December 2010 - Project in the 1 yr. warranty phase. Final report.												

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Ossian Hall	Phase II Revitalization	Renovate and expand the parking lot and trail system, relocate the multi-use courts and playground, construct a community plaza area and LID stormwater management facilities.	Scope	2008 Bond	6		Jan-09	Jun-09	Vu	Jan-09	Jul-09	100%	7	-0.25	
				Design		3		Jul-09	Sep-09	Vu	Mar-09	Sep-09	100%	7	-1.00	
				Construction		15	C	Oct-09	Dec-10	Garris	Oct-09	Nov-10	100%	13	0.50	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$49,000.00	$2,813,000.00	($327,000.00)	$2,813,000.00		**$2,535,000.00**		$2,451,634.00	$56,749.00	$2,508,383.00	89%	$26,617.00	**$0.00**
Total Project Cost					**$2,535,000.00**		Remarks: Staff reviewed the infiltration trench performance and a contract was executed to connect athletic field outfall piping to storm sewer and replace bio-filtration material. September 2012 - Staff executed a contract for remedial work on the infiltration trench. Remedial work for infiltration trench has been complete except for replacing plant material which will be scheduled during the fall planting season. This is the last report for Ossian Hall.												

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Ossian Hall	Phase III - Install Synthetic Turf on Rectangle Field	Scope, design, permit and install synthetic turf on rectangle field.	Scope	2008 Bond	3		Jan-10	Mar-10	Vu	Jan-10	Apr-10	100%	3	0.00	
				Design	2008 Bond	2		Apr-10	May-10	Brunner	Apr-10	Jun-10	100%	3	-0.25	
				Construction	2008 Bond	13	C	Jun-10	Jun-11	Garris	Jul-10	Nov-10	100%	5	2	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
	$0.00									**$0.00**

Total Project Cost		Remarks
	$0.00	Remarks: Installation of synthetic turf field was issued as Change Order #5 to the Ossian Hall Park Phase II Improvements. Conversion of field is underway and anticipated to be complete November 2010. December 2010 - Substantial Completion Inspection conducted in Nov. 2010 followed by Ribbon cutting. Project in 1 yr. warranty phase. Dec. 2011 1 Yr. Warranty Inspection Conducted. The is the last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Wakefield	Athletic Field Lighting Replacement	Scope, design, and install replacement athletic field lighting for synthetic turf field #5	Scope	2008 Bond	2		Apr-11	May-11	Li	Apr-11	May-11	100%	2	0	
				Design	2008 Bond	3		Jun-11	Aug-11	Li	Jun-11	Aug-11	100%	3	0	
				Construction	2008 Bond	6	C	Sep-11	Feb-12	Li	Sep-11	Mar-12	100%	5	0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$203,488.00	**$203,488.00**		$180,492.00	$4,939.00	$185,431.00	91%	$18,057.00	**$0.00**

Total Project Cost		Remarks
	$203,488.00	Remarks: PAB Scope approved May 2011. Sept. 2011 - Contract Award approved by PAB October 2011. Anticipate NTP Nov. 2011. Dec. 2011 NTP was issued mid Nov. Project in the construction phase with anticipated completion by early Feb. 2012. March 2012 - SCI was held in March. Punchlist work underway. June 2012 - Punchlist work complete. Project in 1 yr. warranty period. March 2013 - last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Wakefield	Skate Park Expansion	Scope, design and construct an expansion of the skate park.	Scope	2008 Bond	6		Jul-11	Dec-11	Fruehauf	Jun-11	Oct-11	100%	5	0.25	
				Design	2008 Bond	6		Jan-12	Jun-12	Fruehauf	Nov-11	Mar-12	100%	5	0.25	
				Construction	2008 Bond	6	C	Jul-12	Dec-12	Fruehauf	Apr-12	Aug-12	100%	5	0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$388,000.00	$0.00	**$388,000.00**		$346,914.00	$0.00	$346,914.00	89%	$41,086.00	**$0.00**

Total Project Cost		Remarks
	$388,000.00	Remarks: Staff issued a Request for Proposal to GameTime / Spohn Ranch Skate Parks to provide design and installation services under the U.S. Communities contract with Fairfax County . Park Authority sponsored a design forum with Spohn Ranch Skate Parks to enlist the ideas of the skate and bike community. The site plan has been approved. Skate park design is complete. Staff has requested a cost proposal from GameTime for the concrete portion of the skatepark. Staff has requested a cost proposal from Southern Asphalt Co. Inc. to complete the demolition, site grading and utility installation. Groundbreaking is scheduled for April 14, 2012. Construction is scheduled to start within 30 days of groundbreaking. Skate park contractor has completed work on the concrete features. Site contractor has completed installation of the flat concrete, shade structure and drainage system. Project reached substantial completion in August 2012. Project is in warranty phase. Ribbon cutting ceremony was held September 2012. Staff is working with MUSCO Sports Lighting LLC to install lights at the skate park. Due to the redevelopment of Lewinsville Park's synthetic turf field, the existing lights were going to be demolished. Instead they will be re-installed at Wakefield Park on new poles. A Purchase Order has been issued to complete the work during summer 2013. Installation of the lights was completed September 2013 and are operational. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Woodson HS	Synthetic Turf and Lighting at HS Practice Field	Participate in Partnership to insatll synthetic turf and lighting at Woodson HS practice rectangular field	Construction	2008 Bond	3	C	Jun-13	Aug-13	Garris	Jun-13	Aug-13	100%	3	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$180,512.00	**$180,512.00**		$130,512.00	$0.00				**$0.00**

Total Project Cost **$180,512.00**

Remarks: Park Auhtority Board approved partial funding in the amount of $180,512 in May 2013 to contribute towards ligthing the practice field as part of the Partnership to turf and light the practice field at Woodson HS. Project completed by FCPS in August 2013. Last Report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Rental Properties Improvements - Packard Center Only	Various capital repairs to rental properties.	Scope	2008 Bond	5		Jan-09	Jun-09	Sotirchos	Dec-08		100%			
				Construction		42	C	Jul-09	Dec-12	Williams	Jul-10	Dec-10	100%	5		

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$630,500.00	($225,037.00)	$630,500.00	**$405,463.00**	$405,097.00	$366.00	$405,463.00	64%	$225,037.00	**$0.00**

Total Project Cost **$405,463.00**

Remarks: Dec. 2008 Project team was established and kick off meeting held. Assessment of needed repairs at rental properties underway. Mar-2009 assessment of needed repairs at rental properties continues. Received Draft report from consultant SWSG on needed repairs/maintenance at Packard Center. Meeting scheduled for mid April to review with Executive Committee. July 2009 - Assessment of rental properties nearing completion including Packard Center. Team will be reconvened to prioritize needed repairs at various properties including Packard Center. June 2010 - Contract Award approved by PAB for Packard Center Improvements. September 2010- Discussion of final disposition of the Rental Program with Board. Packard Center improvements completed December 2010. Residental apartments vacated July 15, 2011. Balance of funds to be applied to demolition of Riverbend Potomac, Key House, Tolson and Roysdon rental homes. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
County-wide	Various	Demolition of Houses and Accessory Structures	Permit and demolish houses and accessory structures on the Ruckstuhl , Martin, and Birge properties.	Design	2008 Bond	6		Apr-12	Sep-12	Emory	Mar-12	Aug-12	100%	6	0.00	
				Construction	2008 Bond	7	C	Oct-12	Apr-13	Emory	Aug-12	Feb-13	100%	7	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$490,000.00	**$425,000.00**		$ 423,536.00					**$65,000.00**

Total Project Cost **$490,000.00**

Remarks: SWSG was hired to complete a rough grading plan for the **Ruckstuhl Property**. Also due to the conservation easement that encompasses the site, a tree preservation plan was developed that will guide the contractor in demolition of the various properties. The plans were approved by Fairfax County. All utility companies have provided "all clear" notification or they have removed their utilities from the site, including, water, sewer, electric, and telephone service. The project was advertised for bid for demolition of the three houses, in-ground swimming pool, various outbuildings, all pavement. J Roberts was the successful bidder. Prior to demolition the three properties needed to be cleared of asbestos materials, including roof, siding, pipe insulation and flooring. In addition, three wells and septic systems had to be abandoned/removed in accordance with Health Dept standards. The Fairfax County Fire Department was granted permission to use the three houses for enclosed space rescue practice. The main Ruckstuhl residence has been demolished. The second property has been demolished. The entire site has been seeded with a native flower seed mix. Erosion and sediment controls have been left in place until the site is stabilized. Substantial completion was approved in November 2012. Will wait until spring 2013 to inspect for grow-in of seed mixtures. The site stabilization has been approved by the County and the minor site plan has been closed out by DPWES.

The **Birge Property** was bid for demolition of the house and stand-alone garage in July 2012. J Roberts was the successful bidder. Preparation and submittal of the Rough Grading Plan and Demolition Permit requirements were included as part of the bid. Asbestos and lead paint removal was included as part of this contract's scope of work. All utilities have been disconnected and removed. The Fairfax County Police Department was granted permission to use the property for their tactical unit practice. The Rough Grading Plan was approved in December 2012. A pre-construciton meeting will be held in January 2013. Demolition is anticipated to begin in January 7, 2013. Demolition was completed and substantial completion approved in February 2013. Will wait until spring 2013 to inspect for grow-in of seed mixtures. The site stabilization has been approved by the County and the minor site plan has been closed out by DPWES.

The **Martin Property** was bid for demolition of the house in June 2012. Cresco Inc. was the successful bidder. Preparation and submittal of the Rough Grading Plan and Demolition Permit requirements were included as part of the bid. Asbestos and lead paint removal was completed under a separate contract. All utilities have been disconnected and removed. Demolition is anticipated to begin in October 2012. The Fairfax County Fire Department was granted permission to use the three houses for enclosed space rescue practice. Approval of the Rough Grading Plan is anticipated in October 2012. Demolition is anticipated to begin in October 2012. Demolition work was completed in December 2012.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Colvin Run Mill	Visitor Center Addition - Renovation	Prepare Concept Plan for Visitor Center Addition - Renovation	Scope	2008 Bond	18	C	Jul-09	Dec-10	Villarroel	Jul-09	Jan-12	100%	31	-3.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$97,000.00	$0.00	**$97,000.00**		$96,509.00	$0.00	$96,509.00	99%	$491.00	**$0.00**

Total Project Cost **$97,000.00**

Remarks: The project team made a presentation to the Architectural Review Board on November 10, 2011 and received initial comments on the concept plan. Resource Management Division has been tasked with allocating funds in order to proceed with archaeological investigation of the site. The consultant made a final presentation of the concept plan to the project team. The consultant has provided their final report dated January 6, 2012. Final Report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Dead Run SV	**Grouped Trails:** Churchill to ROW near Ingleside Ave.	1150 LF asphalt.	Scope	2008 Bond	4		Jan-12	Apr-12	Boston	Nov-11	Jan-12	100%	3	0.25	
				Land Acquisition	2008 Bond	4		Sep-11	Dec-11	N/A						
				Design	2008 Bond	3		May-12	Jul-12	Boston	Feb-12	Dec-12	100%	11	-2	
				Construction	2008 Bond	5	C	Aug-12	Dec-12	Boston	Dec-12	May-13	100%	5	0	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$220,000.00	$0.00	**$220,000.00**		$220,000.00		$220,000.00	100%	$0.00	**$0.00**

Total Project Cost **$220,000.00**

Remarks: Project scope redefined as 1,150 LF asphalt trail. Project Team kickoff meeting held Nov. 16,2011. Scope approval expected January 2013, revised project cost for PAB approval is $220,000. PAB approved project scope January 25, 2012. Design Contract Awarded to Burgess & Niple, Inc. February 2012. Multi-agency team met in field March 2012 to consider design options. DPWES denied moving project forward as Minor Site Plan June 2012. PI plans submitted to DPWES June 11, 2012 and Easement Plat submitted to DPWES June 15th, 2012. Plans returned late from DPWES in early Oct. 2nd Submission PI plans submitted to DPWES October 5, 2012. Site Permit and Plan Approval received December 26, 2012. Anticipated VDOT land use permit in mid-January 2013 will complete Design Phase. Revised proposal for contstruction services recieved from Finley Asphalt January 7, 2013. Finley Asphalt to be selected and PO to be issued in January 2013. Project is currently under construction, estimated completion by end of April 2013. Project completed May 2013.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Great Falls Nike	Installation of Synthetic Turf Field in Partnership with Great Falls Lacrosse	Scope, design, and construct synthetic turf rectangular field #4.	Scope	2008 Bond/ Partnership	2		May-12	Jun-12	Mends-Cole	May-12	Jul-12	100%	3	-0.25	
				Design	2008 Bond/ Partnership	2		Jul-12	Aug-12	Mends-Cole	May-12	Aug-12	100%	4	-0.50	
				Construction	2008 Bond/ Partnership	4	C	Sep-12	Dec-12	Guzman	Aug-12	Nov-12	100%	6	-0.50	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$575,000.00	$0.00	$250,000.00	**$825,000.00**		$ 4,387.00	$ 58,454.00	$ 62,841.00	8%	$762,159.00	**$0.00**

Total Project Cost **$825,000.00**

Remarks: September 2012 - Scope and design phases were completed. Bidding and contract award with NTP issued in August 2012. Project in the construction phase. Dec 2012 - Construction has been completed and small punch list remains. Project is under warranty. One year warranty inspection to be performed in November 2013. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Riverbend	Clarks Branch Bridge	90' bridge over Clarks Branch.	Scope	MDS Grant	7		Dec-07	Jun-08	Cronauer	Dec-07	Sep-08	100%	10	-0.75	
				Design	2004 Bond	10		Jul-08	Apr-09	Cronauer	Nov-08	Mar-09	100%	5	1.25	
				Construction	2008 Bond	6	C	Jul-09	Dec-09	Cronauer	Jun-09	Dec-09	100%	6	0.00	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$200,000.00	$512,451.00	($112,515.00)	$269,340.00		**$369,874.00**		$239,240.16	$0.00	$239,240.16	65%	$130,633.84	**$230,062.00**
Total Project Cost				**$599,936.00**			Remarks: Contract Award to Harbor Dredge and Dock on June 22, 2009. Contractor mobilized, building permit obtained, bridge delivered on October 7, 2009. One month delay due to weather conditions. Substantial completion inspection held December 17, 2009. Final inspection January 21, 2010. Project is in one-year warranty phase. One Year Warrany inspection held on December 17, 2010. No issues. Final Report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Spring Hill	Spring Hill RECenter Connector Trail	Asphalt 500' and bridge over existing footpath	Scope		3		Aug-09	Oct-09	Holley	Aug-09	Oct-09	100%	3	0.00	
				Design		5		Nov-09	Apr-10	Holley	Nov-09	Apr-10	100%	6	-0.25	
				Construction	2008 Bond	2	C	May-10	Jun-10	Holley	May-10	Jun-10	100%	2	0.00	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$112,515.00	**$112,515.00**				$112,514.88	$0.00	$112,514.88	100%	$0.12	**$0.00**
Total Project Cost				**$112,515.00**			Remarks: Project was completed using the County open end contract for paving. Final report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Spring Hill RECenter	RECenter Mechanical System Renovation	Replace 2 dectron units with AC capable units, and replace associated piping and controls.	Scope	2008 Bond	3		Apr-09	Jun-09	Hardee	Mar-09	Jun-09	100%	4	-0.25	
				Design		5		Jul-09	Nov-09	Hardee	Jul-09	Sep-09	100%	3	0.5	
				Construction		11	C	Dec-09	Oct-10	Hardee	Oct-09	Oct-10	100%	13	-0.5	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$2,580,200.00	$0.00	$1,660,000.00		**$1,248,254.00**		$1,266,096.73	$623.95	$1,266,720.68	101%	-$18,466.68	**$1,331,946**
Total Project Cost				**$2,580,200.00**			Remarks: The project reached substantial completion on October 17, 2010, and is currently in the one year warranty period.The one year warranty inspection was held in October. Final report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Spring Hill RECenter	Parking Lot Renovation	Design and construction a new RECenter entrance from Lewinsville Road, close entrance from Artnauman Court, add 260 new parking spaces, repave existing parking lot and provide LID stormwater facilities, sidewalks and landscaping.	Scope	2008 Bond	6		Oct-08	Mar-09	Villarroel	Jul-08	Jan-10	100%	18	-3.00	
				Design		18		Apr-09	Sep-10	Villarroel	Feb-10	Jul-10	100%	6	3.00	
				Construction		18	C	Oct-10	Mar-12	Hardee	Aug-10	Jul-11	100%	12	1.50	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$95,000.00	$1,935,150.00	$494,538.00	$2,027,460.00		**$2,524,688.00**		$2,142,705.00	$841.00	$2,143,546.00	85%	$381,142.00	**$0.00**
Total Project Cost				**$2,524,688.00**			Remarks: Notice to Proceed was issued on August 11, 2010. The contractor has completed the Storm Water Management Pond. Construction of the parking lot improvements is proceeding in phases to allow for adequate parking for RECenter programs and activities. The two underground stormwater storage facilities have been installed. Sidewalk, light pole foundations and curb and gutter work is proceeding. Parking lot base stone has been placed and asphalt paving will start within the next two weeks. Delivery of parking lot lights may be impacted by availability of products shipping from Japan. Project reached substantial completion on July 22, 2011. Remaining landscaping work will not be performed until hot weather ends this fall. All punchlist items have been corrected and the project is now under warranty. One-Year warranty inspection was held and the list of deficiencies was sent to the contractor with the work being scheduled for September 2012. The Park Authority will be partnering with Mclean Youth Association to upgrade the condition of Field #4 to improve playing conditions. This will be completed in fall 2012. In September 2012, DPWES completed the construction of the new park entrance on Lewinsville Rd. funded by the Park Authority. This includes new pavement width to Lewinsville Rd., striping to create a bicycle lane, and a new asphalt trail along Lewinsville Rd. A new traffic signal that controls movements in and out of the park and Spring Hill Elementary School, directly across the street from the park, is now operational . A pedestrian crossing is included at the new park entrance. Staff has installed new stop signs, and speed humps to deter cut-through traffic. Staff is developing a plan to connect a sidewalk from the new park entrance to the RECenter. Existing trails needing repair along Lewisville Road and Spring Hill Road will be reconstructed after the RECenter Expansion Project is completed. Last report.														

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Spring Hill RECenter	RECenter Expansion	Expand the RECenter to include a new larger fitness room, additional multipurpose rooms, a new gym and related site improvements.	Scope	2008 Bond	6		Aug-11	Feb-12	Villarroel						
				Design	2008 Bond	12	C	Feb-12	Feb-13	Villarroel						
				Construction	TBD											
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$727,500.00	($727,500.00)										**$0.00**
Total Project Cost				**$0.00**			Remarks: Dec 2010 - Mclean Community Center has shown no further interest in partnering with Park Authority for construction of Gym. Last report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranes-ville	Spring Hill RECenter	RECenter Expansion	RECenter expansion to include fitness space, multipurpose space, and a gym (design only).	Scope	2008 Bond	6		Aug-11	Feb-12	Villarroel	Aug-11	May-12	100%	10	-1.00	
				Design	2008 Bond	12	C	Feb-12	Feb-13	Villarroel	Jan-12	Jun-13	100%	18	-1.50	
				Construction												
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$600,000.00	**$600,000.00**				$272,003.00	$309,634.00	$581,637.00	97%	$18,363.00	**$0.00**
Total Project Cost				**$600,000.00**			Remarks: Project Team has met on several occasions to develop the programming needs for the new expansion and renovation of existing space. The consultant submitted a fee proposal and following negotiations an acceptable fee proposal was submitted. A Contract Project Assignment has been issued to the Hughes Group Architects (HGA). The kick-off meeting was held in January 2012 to review the program and concept plans. HGA submitted concept plans on 01/18/12. Staff approved a concept plan and provided comments. HGA was directed to proceed to schematic plan development. Schematic plans were submitted on 03/30/12. Project Team met on 04/09/12 to review the schematic plans. Schematic plans were reviewed and approved with comments. HGA submitted a materials and color layout and a LEED checklist. Staff provided comments and HGA provided a revised plan which was approved by staff. The PAB approved the project scope in May 2012. HGA submitted design development plans in July 2012 for the project team to review. HGA was directed to proceed to Construction Document phase. 50% plans will be presented to the project team in October 2012. The site plan was submitted for approval by Fairfax County. First submission comments have been received. The most significant comment is in regard to the installation and/or replacement of street lights on Lewinsville Rd., Spring Hill Rd., and Artnauman Dr. Staff will be requesting a waiver to omit installation of street lights on Artnauman Ct. since the upper entrance has been closed and the lower access is an exit only. The street light waiver for Artnaumun Ct. has been approved. The Building Plans have been submitted for permit review and the consultant is preparing responses for 2nd submission. Site Plan has been approved. Building Permit will be released after Critical Structures Meeting is held. Bid opening is scheduled for July 25, 2013. Construction status to be reported separately as 2012 Park Bond project. Last report.														

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Frying Pan Farm	Equestrian Facility Improvements	Phase I - Design and construction of horse stables and related improvements.	Scope	2004 Bond	3		Jul-07	Sep-07	Scheib	Mar-07	Sep-07	100%	7	-1.00	
				Design		9		Oct-07	Jun-08	Scheib	Oct-07	Aug-08	100%	11	-0.50	
				Construction	2008 Bond	18	C	Jul-08	Dec-09	Guzman	Sep-08	Nov-09	100%	13	1.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
	$485,000.00	$0.00	**$485,000.00**		$470,473.84	$0.00	$470,473.84	97%	$14,526.16	**$0.00**

Total Project Cost **$485,000.00**

Remarks: The project reached substantial completion on November 18, 2009. Punch list items have been corrected and the project is under warranty. This is the final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Lake Fairfax Park	Core Area Picnic Shelter-Phase 2B	Design and construct rentable lake front picnic shelters.	Scope	2004 Bond	18		Jul-07	Dec-08	Villarroel	Jul-07	Jan-09	100%	18	0.00	
				Design		9		Jan-09	Sep-09	Villarroel	Jan-09	Feb-09	100%	2	1.75	
				Construction	2008 Bond	12	C	Oct-09	Sep-10	Lynch	Mar-09	Dec-09	100%	10	0.5	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$450,000.00	$727,500.00	$0.00	$1,111,000.00	**$849,900.00**	$609,041.56	$0.00	$609,041.56	72%	$240,858.44	**$327,600.00**

Total Project Cost **$1,177,500.00**

Remarks: The project is complete and closed. This is the final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Lake Fairfax	Skate Park	Scope, design, and construct a concrete skate park.	Scope	2008 Bond	6		Jul-11	Dec-11	Fruehauf	Jun-11	Oct-11	100%	5	0.25	
				Design	2008 Bond	6		Jan-12	Jun-12	Fruehauf	Nov-11	Jun-12	100%	8	-0.5	
				Construction	2008 Bond	6	C	Jul-12	Dec-12	Fruehauf	Jul-12	Oct-12	100%	4	0.5	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$449,100.00	$727,500.00	$0.00	**$1,176,600.00**		$226,379.00	$864,712.00	$1,091,091.00	93%	$85,509.00	**$0.00**

Total Project Cost **$1,176,600.00**

Remarks: A purchase order has been issued to GameTime / Spohn Ranch Skate Parks to provide design and installation services under the U.S. Communities contract with Fairfax County . Park Authority sponsored a design forum in June 2011 with Spohn Ranch Skate Parks to solicit ideas of the skate and bike community. Staff has issued a Contract Project Assignment to a Civil Engineering Consultantl for engineering services to include preparation of permit documents. Staff has evaluated various sites to determine the appropirate location for the facility. A site located adjacent to the existing athletic fields has been selected. A second design forum was held on October 27, 2011 with Spohn Ranch to finalize the skate park design. The site plan has been submitted to DPWES for reiew. Following the public meeting, Spohn Ranch requested permission to prepare a revised layout due to design and cost constraints of the current design. Spohn Ranch presented a revised plan, however the Project Team has requested revisions to the plan to add 1000 square feet of skate surface. GameTime submittea a final plan and cost proposal for the demolition, site grading, utility installation, shade structures, and skatepark . A Purchase Order was issued to GameTime in June 2012 for construction of all phases of the skate park and construction is underway. Construction of the concrete skate features and the concrete flat skate slab were completed in September. Site work to grade the site, install top soil, assemble the two shade structures, install the concrete shelter slab, concrete sidewalk, accessible parking spaces, gravel parking lot, gravel access road, and rain garden are on-going. A bid for installation of sod and landscape planting was advertised in September 2012. Denison Landscape Inc. was the successful bidder. Work was complete on October 20, 2012. A ribbon cutting ceremony was held on October 27, 2012. Staff is working with the lighting manufacturer to re-use the existing lights from the Lewinsville Park Athletic Field Renovation project to install a lighting system at the skate park. Light poles and equipment will be delivered to Lake Fairfax on July 26, 2013. Installation of the light system will be completed by end of October 2013. Final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Lake Fairfax	Replacement of 3 Restroom Facilities for ADA Compliance	Scope, design, permit, and construct restroom facilities at RV, Family Camping, and Picnic Area. Design only.	Scope	2008 Bond	5		May-11	Nov-11	Duncan	Jul-11	Feb-12	100%	8	-0.75	
				Design	2008 Bond	12	C	Dec-11	Oct-12	Duncan	Dec-11	Apr-13	100%	16	-1.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$162,000.00	$0.00	$150,000.00	**$312,000.00**		$274,776.00	$20,659.00	$295,435.00	95%	$16,565.00	**$0.00**

Total Project Cost **$312,000.00**

Remarks: June 2012 - PAB approved the Scope for Bath House "A" in Feb. 2012. Site permit drawings and buidling permit approved Fairfax County. Project has been bid and construction contracts have been executed. Notice-to-Proceed has been issued for Bathhouse "A"and construction is scheduled to begin August 2012 and Completed in March 2013. September 2012 - Bathhouse "A" is in construction phase. Restroom "B" and Bathhouse "C" are currently in the scope/design phase. Scope for both Restroom "B" and Bathhouse "C" will be brought before the PAB for approval once construction funding is identified. December 2012 - Bathouse "A" is under construction. Restroom "B" plans have been submitted for MSP. Restroom "B" is unfunded at this time. Bathhouse A construction is substantially complete as of April 26, 2013. The project is in its 1 year warranty stage. Restroom B and Bathhouse C designs are 100% complete. Project will be bid in accordance with ADA project funding schedule. Construction is scheduled for FY2017. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Amberleigh	**Grouped Trails:** Island Creek at Amberleigh Park	Asphalt 2600' new trail. Construction Access/VDOT ROW	Land Acquisition	2008 Bond	9		Nov-11	Jul-12							
				Scope	2008 Bond	6	C	Aug-10	Jan-11	McFarland	Sep-10	Dec-10	100%	4	0.5	
				Design	2008 Bond	9		Feb-11	Oct-11							
				Construction	2008 Bond	10		Aug-12	May-13							

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$330,000.00	$0.00								**$330,000.00**

Total Project Cost **$330,000.00**

Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. Due to cash flow for park bond sales, funds for this project not available until 2011. Due to site conditions, project not feasable within current budget and timeline. Staff seeking subsitute project. Funds transferred to Chessie's Trail project in Lee District Park. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Banks	Demolition of Accessory Structures	Permit and demolish accessory structures to include an outdoor kitchen, pool, pool house, garage, shed, and fencing.	Design	2008 Bond	3		Sep-11	Dec-11	Sheikh	Sep-11	Dec-11	100%	4	-0.25	
				Construction	2008 Bond	7	C	Jan-12	Jul-12	Sheikh	Jan-12	Jul-12	100%	7	0	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$0.00								

Total Project Cost **$0.00**

Remarks: Demolition work was completed July 2012. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Historic Huntley	Historic Huntley Site Restoration - Main House and Historic Dependencies	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.	Scope	2004 Bond	3		Jan-09	Mar-09	Duncan	Jan-09	Apr-09	100%	4	-0.25	
				Design	2004 Bond	6		Apr-09	Sep-09	Duncan	Apr-09	Aug-09	100%	5	0.25	
				Construction	2008 Bond	18	C	Oct-09	Mar-11	Duncan	Sep-09	Aug-11	100%	24	-1.5	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$708,746.00	$1,886,650.00	$0.00	$2,500,000.00	**$1,845,422.00**	$1,697,906.00	$980.00	$1,698,886.00	68%	$146,536.00	**$749,974.00**

Total Project Cost **$2,595,396.00**

Remarks: Grand Opening was held on May 19, 2012. Facility has been open to the public during scheduled times. One Year Warranty Inspection August 2012 and contractor is working on warranty items and closing out the project. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District	Family Recreation Area 1	Scope, design, and construct play area I of the accessible playground.	Scope	2008 Bond	3		Jul-11	Sep-11	Fruehauf	Jun-11	Jul-11	100%	2	0.25	
				Design	2008 Bond											
				Construction	2008 Bond	6	C	Oct-11	Mar-12	Lynch	Aug-11	May-12	100%	10	-1.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$600,000.00	**$600,000.00**		$568,755.00	$1,754.00	$570,509.00	95%	$29,491.00	**$0.00**

Total Project Cost **$600,000.00**

Remarks: Equipment and Rubber Surface have been installed. Playground was substantially complete on April 27, 2012. Grand Opening was held on May 19, 2012. Project is under warranty. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Huntley Meadows	Boardwalk Renovation	Replace decking on existing wetlands boardwalk	Scope	2008 Bond	3		Apr-10	Jun-10	Duncan	Apr-10	Dec-10	100%	9	-1.5	
				Design		3		Jul-10	Sep-10	Duncan	Jul-10	Dec-10	100%	6	-0.75	
				Construction		12	C	Oct-10	Sep-11	Duncan	Jan-11	Sep-11	100%	9	0.75	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$645,050.00	$0.00	$40,000.00	**$644,200.00**	$538,518.93	$30,713.14	$569,232.07	88%	$74,967.93	**$850.00**

Total Project Cost **$645,050.00**

Remarks: One Year Warranty period ended on October 7, 2012 and no items required correction. This is the last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Hooes Road Park	Road and Parking Lot Improvements, Landscaping and Trails	Public road improvements, expansion of the parking lot, stormwater management facilities, trails and landscaping.	Scope	2008 Bond	3		Jul-08	Sep-08	Duncan	Jul-08	Sep-08	100%	3	0.00	
				Construction		15	C	Oct-08	Dec-09	Lynch	Oct-08	Jun-10	100%	21	-1.50	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$30,000.00	$1,164,000.00	-$55,277.00	**$1,138,723.00**	$1,138,723.00	$896,311.55	$8,008.94	$904,320.49	79%	$234,402.51	**$0.00**

Total Project Cost **$1,138,723.00**

Remarks: Board Resolution is being presented to Board of Supervisors on April 10, 2012. The public road frontage improvement have been accepted by VDOT. This is the last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District RECenter	Mechanical System Renovation	Replace 2-pool pac units, 10-rooftop units, 2-energy recovery units, 2-DX units, 2-water pumps, and related piping and controls.	Scope	2008 Bond	3		Jul-08	Sep-08	Hardee	Jul-08	Sep-08	100%	3	0.00	
				Design		3		Oct-08	Dec-08	Hardee	Oct-08	Dec-08	100%	3	0.00	
				Construction		9	C	Jan-09	Oct-09	Hardee	Jan-09	Sep-09	100%	8	0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$68,000.00	$3,225,250.00	($1,642,264.00)	$2,050,000.00	**$1,598,768.00**	$1,392,523.65	$0.00	$1,392,523.65	87%	$206,244.35	**$52,218.00**

Total Project Cost **$1,650,986.00**

Remarks: Substantial completion was reached on September 17, 2009, 42 days earlier than the contract completion date. Project is currently under warranty. One-year inspection meeting scheduled for October 21, 2010. One year warranty meeting held with no deficiencies noted. This is the final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District	Family Recreation Area Phase I - Tree House and Supporting Facilities	Develop a Conceptual Plan for the Family Recreation Area. Design and construct the Tree House and supporting facilities.	Scope	Foundation	9		Jul-08	Mar-09	Fruehauf	Jun-08	Mar-09	100%	10	-0.25	
				Design	Foundation	15		Apr-09	Jun-10	Fruehauf	Apr-09	Jun-10	100%	15	0.00	
				Construction	2008 Bond/ Foundation	15	C	Jul-10	Sep-11	Lynch	Jul-10	May-11	100%	10	1.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$810,836.00	$436,500.00	$1,310,964.00	**$2,558,300.00**		$2,002,833.52	$7,336.93	$2,010,170.45	79%	$548,129.55	**$0.00**

Total Project Cost **$2,558,300.00**

Remarks: Construction of the Tree House was completed in December 2010. Construction of Phase 1 was completed in May 2011 to coincide with completion of the Spray Park. The facility was opened to the public on May 21, 2011. The warranty inspection was held in May 2012, and all punch list items have been corrected. This is the last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District RECenter	RECenter Roof Replacement		Scope	2008 Bond	5		Oct-09	Mar-10	Hardee	Oct-09	Mar-10	100%	5	0.00	
				Construction		3	C	Apr-10	Jul-10	Hardee	Apr-10	Dec-10	100%	8	-1.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
		$331,300.00	**$331,300.00**		$174,733.63	$0.00	$174,733.63	53%	$156,566.37	**$0.00**

Total Project Cost **$331,300.00**

Remarks: SWSG was contracted to scope and design repairs to the roof above the mezzane level of the RECenter. Evaluation report with findings and reccommendations was received February 2010. Start of construction was delayed by DPMS while they put in place an appropriate procurement vehicle for the PUFF roof system. Construction is scheduled to begin in November 2010. Construction was completed in December 2010, and the project is under warranty. This project is complete.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Pine Ridge	Synthetic Turf Conversion for (1) Field	Scope, design and construct (1) rectangular synthetic turf field	Scope	2008 Bond	3		Sep-09	Nov-09	Mends-Cole	Sep-09	Mar-10	100%	3	0.00	
				Design		6		Dec-09	May-10	Mends-Cole	Dec-09	Feb-10	100%	3	0.75	
				Construction		6	C	Jun-10	Nov-10	Guzman	Mar-10	Sep-10	100%	7	-0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$903,070.00	-$15,000.00	**$888,070.00**	$888,070.00	$744,778.90	$0.00	$744,778.90	84%	$143,291.10	**$0.00**

Total Project Cost **$888,070.00**

Remarks: May 2009 - Project schedule has been revised based on Cash Flow requirements. July 2009 - Project currently approved to start based on FY 2010 Work Plan in April 2011. Sept 2009 Project Team assembled and kick-off meeting held. Met with civil engineering consultant and initiated an RFP. January 2010 - Project in the scope/design phase. Anticipate seeking PAB approval of scope in March 2010. Mar 2010 PAB approved scope. RFP issued to county open-end contract for conversion of synthetic turf. Preparation of Purchase Order underway. It is anticipated that construction will begin mid June 2010. June 2010 - Construction NTP was issued. Subgrade preparation, curb and stone installation complete. Sept 2010 - NTP was issued mid June 2010. Substantial completion was held Sept. with turnover to NCS for community scheduling. Ribbon cutting ceremony held on October 16th. Project in punchlist and 1 yr. warranty phase. December 2010 - Project in 1 yr. warranty phase. Final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Pine Ridge	Athletic Field Lighting for (3) Rectangular Fields and (3) Diamond Fields	Scope, design and permit and install athletic field lighting for (6) fields.	Scope	2008 Bond	3		Sep-09	Nov-09	Li	Sep-09	Feb-10	100%	6	-0.75	
				Design		4		Dec-09	Mar-10	Li	Dec-09	Mar-10	100%	4	0.00	
				Construction		8	C	Apr-10	Nov-10	Li	Apr-10	Oct-10	100%	7	0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$30,000.00	$1,264,104.00	-$45,000.00	$1,249,104.00	**$1,249,104.00**	$944,135.46	$0.00	$944,135.46	76%	$304,968.54	**$0.00**

Total Project Cost **$1,249,104.00**

Remarks: May 2009 - Project schedule has been revised based on Cash Flow requirements. July 2009 - Project currently approved to start based on FY 2010 Work Plan in April 2011. Sept 2009 - Project Team assembled and kick-off meeting held. Met with civil engineering consultant and initiated RFP. January 2010 - Project in the scope/design phase. Anticipate seeking PAB approval of scope in March 2010. Mar 2010 - PAB approved project scope. Project out to bid. June 2010 - NTP issued June. Contractor installing conduit to pole locations. Sept 2010 - Project was substantial complete Oct 2010 and turned over to NCS for community scheduling. Project is in punchlist and 1 yr. warranty phase. December 2010 - Project in 1 yr. warranty phase. Final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Pinecrest Golf Course	Reconstruction of the Upper Dam Embankments	Design and reconstruct the upper and lower dam embankments.	Scope	Fund 371	18		Jul-07	Dec-08	Lehman	Jul-07	Dec-08	100%	17	0.25	
				Design	2008 Bond	36		Jan-09	Dec-11	Sheikh	Jan-09	Jul-12	100%	31	1.25	
				Construction	2008 Bond	26	C	Jan-12	Mar-14	Lynch	Apr-12	Dec-12	100%	9	4.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$65,000.00	$2,551,100.00	$0.00	$2,616,100.00	**$1,551,100.00**	$359,739.00	$833,640.00	$1,193,379.00	46%	$357,721.00	**$0.00**

Total Project Cost **$2,616,100.00**

Remarks: Project complete. Warranty Period through December 2013. Warranty inspection to be performed in December 2013. Warranty Inspection was performed in December 2013. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Laurel Hill Golf Course	Bunker Renovation	Design and renovate the golf course bunkers.	Scope	2004 Bond	3		May-12	Jul-12	Bhinge	May-12	Jul-12	100%	3	0.00	
				Design	2004 Bond	2		Jun-12	Jul-12	Bhinge	Jun-12	Jul-12	100%	2	0.00	
				Construction	2004 Bond	5	C	Aug-12	Dec-12	Bhinge	Aug-12	Oct-12	100%	3	0.5	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$315,101.00	$164,899.00	$0.00	**$480,000.00**							

Total Project Cost **$480,000.00**

Remarks: Golf Creations was awarded construction contract on August 3, 2012. Field work began on August 8, 2012 and was completed on September 16, 2012. Project warranty phase completed in September 2013. Contract Close out is in process. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	North Hill	Master Plan			2008 Bond		C	TBD	TBD	TBD						
						Remarks:										

Other Funding(s)	08 Bond Funding	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
	N/A								

Total Project Cost

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Pohick SV	**Grouped Trails:** Pohick Road Connector to CCT	Asphalt 200' existing path.	Scope	2008 Bond	3		Aug-10	Nov-10	Boston	Nov-11	Mar-12	100%	4	-0.25	
				Design	2008 Bond	3		Dec-10	Feb-11	Boston	Apr-12	Aug-12	100%	4	-0.25	
				Construction	2008 Bond	2	C	Mar-11	Sep-13	Boston	Oct-12	Dec-12	100%	2	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$98,200.00	$0.00	**$98,200.00**		$71,459.00		$71,459.00	73%	$26,741.00	**$0.00**

Total Project Cost **$98,200.00**

Remarks: This project was approved by the PAB for scoping on March 24, 2010. Scope team kickoff meeting held 12/12/2011. PAB approved project scope March 28, 2012. DPWES allowed project to proceed with Erosion & Sediment Control Plan only allowing in-house design which was completed by staff in August 2012. Erosion & Sediment Control Plans were submitted to Erosion Control Inspector October 4, 2012. The Construction Contract was Awarded to Southern Asphalt Inc. October 1, 2012. Pre-construction meeting held 10/11/12. Trail construction began October 2012 and completed in December 2012. Project Complete. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Accotink SV	**Grouped Trails:** Barbara Lane Connector to CCT (formerly Karen Drive)	Asphalt 500' existing path.	Scope	2008 Bond	4		Dec-10	Apr-11	Cronauer	May-10	Nov-10	100%	6	-0.5	
				Design	2008 Bond	2		May-11	Jun-11	Cronauer	Dec-10	Jan-11	100%	1	0.25	
				Construction	2008 Bond	3	C	Jul-11	Sep-11	Cronauer	Jan-11	Jun-11	100%	6	-0.75	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$130,000.00	$0.00	**$54,960.00**				$23,414.00	43%	$31,546.00	**$75,040.00**

Total Project Cost **$130,000.00**

Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. Due to cash flow for park bond sales, funds for this project not available until 2011. Project scope appproved on November 3, 2010. Construction completed 6/22/2011. Project in warranty phase. Final report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Jefferson District	Golf Course Irrigation Replacement	Replace automated golf course irrigation system	Scope	2008 Bond	6		Oct-09	Mar-10	Fruehauf	Oct-09	Apr-10	100%	7	-0.25	
				Design		3		Apr-10	Jun-10	Fruehauf	Feb-10	Jun-10	100%	4	-0.25	
				Construction		9	C	Jul-10	Mar-11	Fruehauf	Jul-10	Mar-11	100%	9	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$645,050.00	$0.00	$497,000.00	**$381,464.00**	$362,041.00	$3,259.23	$365,300.23	96%	$16,163.77	**$263,586.00**

Total Project Cost **$645,050.00**

Remarks: Contractor was completed in March 2011. The project is now in the Warranty Phase. The contractor is preparing the Operation and Maintenance Manual. One year warranty inspection is scheduled for May 2012. Warranty items have been resolved. This is the last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Oak Marr	Oak Marr RECenter - Natatorium Renovation	Replace pool bulkheads.	Scope	2008 Bond	6		Oct-09	Mar-10	Hardee	Oct-09	Mar-10	100%	6	0.00	
				Design		6		Apr-10	Sep-10	Hardee	Apr-10	Dec-10	100%	9	-0.75	
				Construction		12	C	Oct-10	Oct-11	Hardee	Jan-11	Oct-11	100%	10	0.50	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$2,580,200.00		**$660,000.00**		$615,369.00	$9,550.00	$624,919.00	95%	$35,081.00	**$1,920,200.00**

Total Project Cost **$2,580,200.00**

Remarks: The project scope was approved on June 23, 2010. A Purchase Request has been circulated for signatures. Notice to Proceed is expected to be issued in April 2011. Bulkheads have been ordered and are scheduled to be shipped in October 2011. New bulkheads have been installed and punch list items are being corrected. This project is under warranty. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr	Oak Marr RECenter Roof & Pool Dive Tower Renovation		Scope	2008 Bond	6		May-10	Jan-11	Hardee	May-10	Jan-11	100%	7	-0.25	
				Design		3		Feb-11	Apr-11	Hardee	Feb-11	May-11	100%	4	-0.25	
				Construction		6	C	May-11	Oct-11	Hardee	Jun-11	Oct-11	100%	5	0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$892,000.00	$90,000.00	**$892,000**	$785,158.00	$30,985.00	$816,143.00	91%	$75,857.00	**$0.00**

Total Project Cost **$892,000.00**

Remarks: Construction documents for the roof replacement are being prepared. Request for Proposal has been sent to the contractor to repair the dive tower and roof. Construction is scheduled to start on August 22, 2011, concurrent with the bi-annual maintenance shut down. The roof and pool dive tower renovations have been completed and the punch list is being addressed. This project is under warranty. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr	Oak Marr RECenter Natatorium Lighting and Skylight Renovation		Scope	2008 Bond	2		Apr-11	May-11	Hardee	Apr-11	May-11	100%	2	0.00	
				Design		2		Jun-11	Jul-11	Hardee	Jun-11	Jul-11	100%	2	0.00	
				Construction		3	C	Aug-11	Oct-11	Hardee	Aug-11	Oct-11	100%	3	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$345,000.00	**$345,000.00**		$268,321.00	$256,621.00	$524,942.00	152%	-$179,942.00	**$0.00**

Total Project Cost **$345,000.00**

Remarks: The lighting and skylights in the natatorium have been replaced and a substantial completion inspection was held for that phase of the project. The punch list has been addressed and the project is in the warranty phase. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr	Oak Marr RECenter - Expand Fitness Area	Rec Center expansion to provide larger fitness center. Design only.	Scope	2008 Bond	6		Aug-11	Feb-12	Inman	Aug-11	May-12	100%	10	-1.00	
				Design	2008 Bond	12	C	Feb-12	Feb-13	Inman	Feb-12	Jan-13	100%	12	0.00	
				Construction												

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$450,000.00	**$450,000.00**		$233,297.00	$199,298.00	$432,595.00	96%	$17,405.00	**$0.00**

Total Project Cost **$450,000.00**

Remarks: Sept 2011 - Project team assembled. RFP issued to design consultant. Jan 2012 - Consultant kickoff on Nov 2011. Concept Design and Schematic design options completed Jan 2012. March 2012 - Design Development mid-point meeting scheduled for 4/13/2012. June 2012 - 50% Project Completion design documents submitted. September 2012 - 95% Project Completion design documents submitted and under review by Project Team. Site Plan and Building Premit Plans being anticipated to be submitted in October. December 2012 - Construction documents are 97% complete and be readied for bidding in April 2013. Permit plans have been submitted for MSP and Building Permit. Mar 2013- Project in the bidding phase. Anticipate construction NTP May 2013. Construction status to be reported separately as a 2012 Park Bond project. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Oak Marr	Athletic Field Lighting Field #1 & #2	Scope, design, permit and install athletic field lighting on fields #1 & #2.	Scope	2008 Bond	3		Jul-10	Sep-10	Li	Mar-11	Jun-11	100%	4	-0.25	
				Design		5		Oct-10	Feb-11	Li	Jun-11	Sep-11	100%	4	0.25	
				Construction		7	C	Mar-11	Sep-11	Li	Oct-11	Jul-12	100%	10	-0.75	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$451,536.00	$0.00	**$451,536.00**		$321,609.00	$8,824.00	$330,433.00	73%	$121,103.00	**$0.00**

Total Project Cost **$451,536.00**

Remarks: Anticipate project startup in Nov. 2010. Mar 2011 - Project team assembled. Meeting with consultant to review RFP. Anticipate start of scope/design phase April 2011. Construction to be completed Nov 11 - Mar 12. June 2011 - Concept plan layout approved for two full size fields by project team and Providence Supervisor Athletic Team Task Force. Design documents underway. Sept. 2011 PAB approved scope September 2011. Project in the bidding phase. Dec 2011 - Contract Award was approved Dec. 2011. NTP will be issued in Jan. 2012. March 2012 project in construction phase. June 2012 project in construction phase. September 2012 - Substantial Completion Inspection held in August 2012. Punchlist work underway. December 2012 - Punchlist work completed. Project in 1 year warranty phase. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Oak Marr	Synthetic Turf Conversion Field #1 & #2	Scope, design, permit and install synthetic turf on field #1 & #2	Scope	2008 Bond	4		Jul-10	Oct-10	Mends-Cole	Mar-11	Feb-12	100%	4	0.00	
				Design	2008 Bond	7		Nov-10	Jul-11	Mends-Cole	Jun-11	Feb-12	100%	9	-0.50	
				Construction	2008 Bond	5	C	Jun-12	Oct-12	Guzman	Feb-12	Jul-12	100%	6	-0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$19,500.00	$1,689,740.00	$0.00	**$1,709,240.00**		$1,500,089.00	$101,470.00	$1,601,559.00	94%	$107,681.00	**$0.00**

Total Project Cost **$1,709,240.00**

Remarks: December 2010 - Anticipate project startup in February 2011 for concept layout of fields and lighting. Mar 2011 - Project team assembled. Meeting with consultant to review RFP. Anticipate start of scope/design phase April 2011. June 2011 - Concept plan layout approved for two full size fields by project team and Providence Supervisor Athletic Team Task Force. Design documents underway. Sept 2011 Scope Approval scheduled to go before the PAB Nov. 2011. Anticipate construction in May 2012. Dec. 2011 - Project in for site plan permit approval. RFP was issued in Dec. to open-end contract vendor Atlas Track. Contract Award phase underway. March 2012 Project in construction phase. June 2012 - Project in construction phase. September 2012 - Substantial Completion Inspection held in August 2012. All Punchlist work has been completed. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Oakton HS	Synthetic Turf Fields	Participate in Partnership to install synthetic turf at Oakton HS practice rectangular fields	Scope												
				Design												
				Construction	2008 Bond	3	C	Jun-13	Aug-13	Scott	Jun-13	Aug-13	100%	3	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$115,277.00	**$115,277.00**		$ 115,277.00	$ -	$ 115,277.00			**$0.00**

Total Project Cost **$115,277.00**

Remarks: Park Authority Board approved funding in the amount of $115,277.00 in May 2013 to participate in the Partnership to turf practice athletic fields at Oakton HS. FCPS completed project in August 2013. Last Report

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Providence RECenter	Mechanical System Renovation	Replace 1-multizone unit, 3-rooftop units, 1-DX unit, and related piping and controls.	Scope	2008 Bond	6		Jul-08	Dec-08	Hardee	Jul-08	Feb-09	100%	8	-0.5	
				Design		3		Jan-09	Mar-09	Hardee	Mar-09	Aug-09	100%	6	-0.75	
				Construction		14	C	Apr-09	Nov-10	Hardee	Jul-09	Oct-10	100%	20	-1.5	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$62,000.00	$1,935,150.00	($820,000.00)	$1,138,000.00		**$684,201.00**		$700,500.26	$913.90	$701,414.16	103%	-$17,213.16	**$492,949**
Total Project Cost				**$1,177,150.00**			Remarks: The project reached substantial completion on October 17, 2010, and is currently in the one year warranty period. The one year warranty inspection was held in October 2011. Final report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Providence RECenter	Repair of Structural Damage	Design and construct repairs to the steel rigid frame roof girders located over the pool area.	Scope	2008 Bond	6		Dec-11	May-12	Hardee	Dec-12	May-12	100%	6	0.00	
				Design	2008 Bond	5		Jan-12	May-12	Hardee	Jan-12	May-12	100%	5	0.00	
				Construction	2008 Bond	4	C	Jun-12	Sep-12	Hardee	Jun-12	Sep-12	100%	4	0.00	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$662,000.00	**$662,000.00**				$588,470.00	$0.00	$588,470.00	89%	$73,530.00	**$0.00**
Total Project Cost				**$662,000.00**			Remarks: Structural damage to the 5 rigid steel frame members above the pool at Providence RECenter was discovered during the investigation of the earthquake damage that occurred in August 2011. SWSG PC designed the addition of 32 tons of steel to reinforce the roof to comply with the snow load requirements of the current edition of the International Building Code. The Matthews Group was hired to complete the structural repair work under the County's job order contract. Work began on September 4th and reached substaitial completion on September 30th. Warranty Phase through September 2013. Last Report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Provi-dence	Providence RECenter	Repair of Earthquake Damage	Design and construct repairs to the masonry, floor slabs, and finishes damaged by the earthquake.	Scope	2008 Bond/ Insurance	5		Dec-11	Apr-12	Hardee	Dec-12	Apr-12	100%	5	0.00	
				Design	2008 Bond/ Insurance	4		Jan-12	Apr-12	Hardee	Jan-12	Apr-12	100%	4	0.00	
				Construction	2008 Bond/ Insurance	4	C	May-12	Aug-12	Hardee	May-12	Aug-12	100%	4	0.00	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$158,000.00	**$158,000.00**				$ 56,248.00	$ 55,526.00	$ 111,774.00	71%	$46,226.00	**$0.00**
Total Project Cost				**$158,000.00**			Remarks: On August 23, 2011 an earthquake hit the east coast causing the masonry that covers the columns supporting the roof at Providence RECenter to become loose creating a safety issue for patrons and staff. J. Roberts was contracted to remove the loose block so that the pool area could be reopened. SWSG PC was hired to perform an assessment and analyze the roof structure to determine the extent of damage. The damage was determined to be minimal as only the masonry was damaged. SWSG designed and inspected the repairs and the project is now under a one year warranty. Last report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Burke Lake	Replace Restroom Facility	Scope, design, permit, and construct new ADA compliant restroom facility in core area. Design only.	Scope	2008 Bond	5		May-11	Nov-11	Duncan	Jul-11	Oct-12	100%	4	0.25	
				Design	2008 Bond	12	C	Dec-11	Oct-12	Duncan	11-Dec	Dec-12	100%	12	0.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$41,000.00	$0.00	$75,000.00	**$116,000.00**		$22,625.00	$37,572.00	$60,197.00	52%	$55,803.00	**$0.00**

Total Project Cost **$116,000.00**

Remarks: June 2012 - Concept plan approved. Project in design phase. 100% reserve septic field as been approved by Health Dept. September 2012 - Scope Item going to the Park Authority Board for Approval on October 24, 2012. Anticipate submitting for Site Plan and Building Permits in October 2012. December 2012 - Bid set of plans are 99% complete. Project as been submitted for MSP and Building Permit as well as Health Department. Site permit issues with the Fire Marshall have been resolved and building permits can now be obtained. Anticpate bidding late Summer 2013 and construction beginning Fall 2013. The design and permitting phases have been completed. Construction is being funded by Fund 303. Last Report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Spring-field	Burke Lake & Golf Course	Train Track Replacement	Replace train track and related infrastructure	Scope	2008 Bond	6		Dec-09	May-10	Sheikh	Dec-09	May-10	100%	6	0.00	
				Design		7		Jun-10	Dec-10	Sheikh	Jun-10	Feb-11	100%	9	-0.50	
				Construction		15	C	Jan-11	Mar-12	Sheikh	Mar-11	Dec-11	100%	14	0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$1,455,000.00	$0.00	**$897,000.00**		$896,890.00	$4,577.00	$901,467.00	100%	-$4,467.00	**$558,000.00**

Total Project Cost **$1,455,000.00**

Remarks: The scope was approved by PAB on May 26, 2010. The design has been completed . Construction contracts with the exception of Trestle repair are in place. Rails are scheduled to be delivered in August 2011, and replacement of the culverts is proceeding. The project reached substantial completion in December 2011, and the punch list items are being addressed. Project is under warranty. This is the last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Spring-field	Greenbriar	Synthetic Turf Conversion Rectangular Field #5	Scope, design and construct (1) rectangular synthetic turf field.	Scope	2008 Bond	3		Nov-08	Jan-09	Mends- Cole	Nov-08	Feb-09	100%	4	-0.25	
				Design		5		Feb-09	May-09	Mends- Cole	Feb-09	Mar-09	100%	2	0.75	
				Construction		4	C	Jun-09	Sep-09	Mends- Cole	Apr-09	Aug-09	100%	5	-0.25	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$1,115,500.00	$0.00	**$1,115,500.00**		$918,305.09	$0.00	$918,305.09	82%	$197,194.91	**$0.00**

Total Project Cost **$1,115,500.00**

Remarks: Dec. 2008 - Project team assembled and kick off meeting held. Design phase is underway. Mar 2009 - Scope approval by PAB Feb. 2009. Design complete and in for permitting. RFP issued to open end contractor Mar. 2009 Anticipate issuing NTP end of May 2009. July 2009 - Substantial Completion Inspection scheduled for Aug. 4, 2009. Sept 2009 contractor has completed punchlist work. Awaiting final approval by site inspector. Project in 1 yr. warranty phase. December 2010 - 1 yr warranty inspection conducted. Final report for this project.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
Spring-field	Rolling Valley West	Athletic Field Lighting and Site Lighting Phase II	Replacement of athletic field and site lighting.	Scope	2006 Bond	3		Apr-11	Jun-11	Li	Apr-11	May-11	100%	2	0.25	
				Design		3		Jul-11	Sep-11	Li	Jun-11	Jul-11	100%	2	0.25	
				Construction	2008 Bond	6	C	Oct-11	Mar-12	Li	Aug-11	Mar-12	100%	10	-1.00	

Other Funding(s)	08 Bond Funding: Original Amount	08 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
$0.00	$0.00	$235,000.00	**$235,000.00**	$235,000.00	$218,907.00	$2,354.00	$221,261.00	94%	$13,739.00	**$0.00**

Total Project Cost **$235,000.00**

Remarks: September 2011 - Contract Award approved by PAB Sept. 2011 - NTP issued Oct. 2011 Dec. 2011 - Project in the construction phase. Anticipate completion in early Feb. 2012. March 2012 SCI held in March, punchlist work underway. June 2012 - Punchlist work complete. Project in 1 yr. warranty phase. December 2012 - Warranty Inspection conducted. This will be the last report for this project.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
Spring-field	Twin Lakes Golf Course	Reconstruct North Dam Embankment & Outlet Structures	Design and reconstruct the north lake dam embankment and outlet structure.	Scope	2004 Bond	16		Jul-06	Nov-07	Lehman	Jul-06	Dec-07	100%	18	-0.50	
				Design		28		Dec-07	Mar-10	Sheikh	Jan-08	Jun-10	100%	30	-0.50	
				Construction	2008 Bond	18	C	Oct-12	Mar-13	Lynch	Jul-10	Jan-12	100%	19	-0.25	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$533,773.00	$1,746,000.00	($154,059.00)	**$2,279,773.00**				$1,729,315.00	$22,166.00	$1,751,481.00	77%	$528,292.00	**-$154,059.00**
Total Project Cost				**$2,125,714.00**			Remarks: Staff is working with a consultant who is preparing technical documents required by the Virginia Department of Conservation & Recreation in order to obtain an operation and maintenance permit for the North Lake. O&M permit is anticapted to be received by September 2013. DCR issued the North Lake O&M permit. Last report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
Spring-field	Twin Lakes Golf Course & Clubhouse	Golf Course/Clubhouse Expansion	Enlarge Oaks Room for additional dining capacity. Design only.	Scope	2008 Bond	6		Aug-11	Feb-12	Inman	Jul-11	Mar-12	100%	8	-0.50	
				Design	2008 Bond	12	C	Feb-12	Feb-13	Inman	Feb-12	Jan-13	100%	12	0.00	
				Construction												
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$0.00	$154,059.00	**$154,059.00**				$73,521.00	$62,474.00	$135,995.00	88%	$18,064.00	**$0.00**
Total Project Cost				**$154,059.00**			Remarks: September 2011 - Project Team has been assembled. RFP to Design Consultant issued October 2011. January 2012 - Schematic design concepts presented December 2011. Concept pricing in progress. Scope to PAB for approval in Feb. 2012. March 2012 - 40% submission provided comments returned. June 2012 - Site and Buildings Permits in review process. 95% Construction Documents submitted. September 2012 - 1st submission of permit comments being addressed and prepared for resubmittal for both Site and Building Permits. December 2012 - Site Plan and Building Permit plans were re-submitted for approval. Consultant and staff finalizing bid set of documents. Anticipate bidding this project end of January 2013. Mar. 2013 project has been bid and contract awarded. NTP issued and construction to commence April 22, 2013. Construction status to be reported separately as a 2012 Park Bond project. Last report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Arrowhead	Infrastructure to support athletic fields	Road frontage improvements, streetlights, utilities, trails and landscaping. Complete approved site plan.	Scope		3		Oct-08	Dec-08	Holsteen	Oct-08	Nov-08	100%	2	0.25	
				Design		6		Jan-09	Jun-09	Sheikh	Dec-08	Jun-10	100%	19	-3.25	
				Construction	2008 Bond	6	C	Jul-09	Dec-09	Guzman	Jul-10	Aug-11	100%	14	-2.00	
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$18,270.00	$688,700.00	$0.00	$706,970.00		**$652,150.00**		$574,885.00	$17,781.00	$592,666.00	91%	$59,484.00	**$54,820.00**
Total Project Cost				**$706,970.00**			Remarks: The project scope was approved by PAB on November 12, 2008. Issues with the utility relocation along Arrowhead Park Drive have been resolved. A request for a construction cost proposal under a County open-end contract was issued, and construction is scheduled to begin in May 2011. Notice to proceed with construction was issued on May 3, 2011. The project reached substantial completion in August. Contractor is correcting punch list items. Staff is finalizing the VDOT post-construction package to secure VDOT acceptance of the road frontage improvements. Project is ready for County Inspections to provide roadway construction complection letter which will then allow the CE-7 package to be submitted. Preparing package revisions requested by VDOT. VDOT inspection approvals have been granted. DPWES LDS inspector issued Letter 18 closing out the project. Last Report.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub-tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs.. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Flatlick SV	**Grouped Trails:** Flatlick SV	Asphalt 1300' new trail to extend new DPWES trail.	Land Acquisition	2008 Bond	6		Feb-11	Jul-11	Cline						
				Scope	2008 Bond	4	I	Sep-10	Jan-11	Cronauer						
				Design	2008 Bond	6		Feb-11	Jul-11							
				Construction	2008 Bond	6		Aug-11	Jan-12							
					08 Bond Funding											
				Other Funding(s)	Original Amount	Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 08 Bond Allocation
				$0.00	$162,500.00	$0.00										
Total Project Cost					**$162,500.00**		Remarks: Grouped Trails was approved by the PAB for scoping on March 24, 2010. Due to cash flow for park bond sales, funds for this project not available until 2011. This project will follow a stream bank restoration project by SWMD. That project was delayed because of funding problems. Start scoping process in June 2011 if SWM funding for their project is approved. DPWES confirmed they expect this funded in FY2012. Scope will be initiated when DPWES completes design (currently 65%) and funds construction of their portion. Last report.									
Completed Projects - Subtotal					**$6,065,701.00**											
2008 Bond Program Total					**$65,000,001.00**											

FAIRFAX COUNTY PARK AUTHORITY
PROJECT STATUS REPORT
SECOND QUARTER 2014

HIGHLANDS

SULLY

PARK

PLAY BALL!

PLANNING AND DEVELOPMENT DIVISION SEPTEMBER 2014

Dranesville District

CLEMYJONTRI PARK – PROJECT COMPLETION REPORT

Landscape Buffer

This project installed approximately 175 linear feet of required transition yard screening along an adjacent residential property line in the southeast corner of the park. This area was cleared of bamboo and other debris when utilities were installed during the park development in 2006. The screening will help address landscape buffering required in the future development of this area of the park and it was one of a group of improvements to be completed in Phase II project scope.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$10,000	$5,590	December 2013	April 2014

Project Manager
Mark Holsteen

Designer
FCPA & Bowman, Inc.

Contractor
Area Landscaping

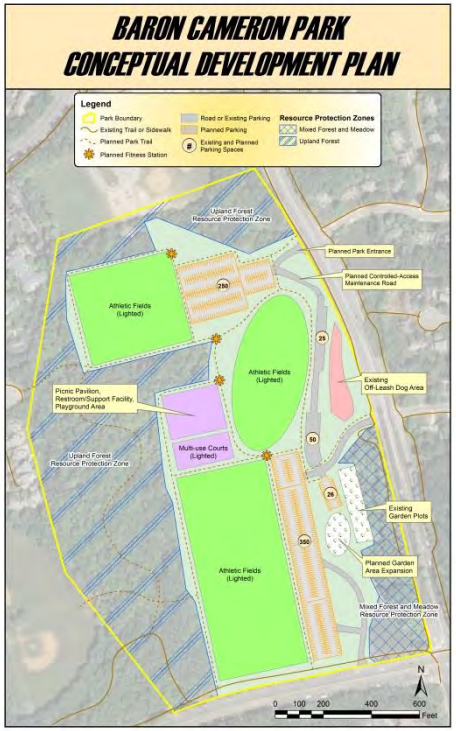
Supervisory District: Dranesville

Park Authority Board Member: Richard C. (Rip) Sullivan, Jr.

Summary: This project was constructed using funding from the 2004 Park Construction Bond Funds and from a matching grant from the State General Assembly (Park Capital Improvement Fund).

Hunter Mill District

BARON CAMERON PARK – PROJECT COMPLETION REPORT



Master Plan Revision Approval

The Master Plan for Baron Cameron Park was revised to update the planned facility and use plan for this well established District Park where land ownership was officially transferred from the Board of Supervisors in 2012. The plan envisions upgraded athletic fields with expanded capacity through the use of synthetic turf and lights, a basketball complex, expanded community gardens, expanded parking and improved trail network, access and circulation. Options for an indoor recreation facility and relocated dog park are also possibilities, if feasible. Public participation and interest in this master plan was robust.

Scope Estimate	Project Cost	Project Initiation	Project Completion
n/a	n/a	November 2012	June 2014

Project Manager
Jay Rauschenbach

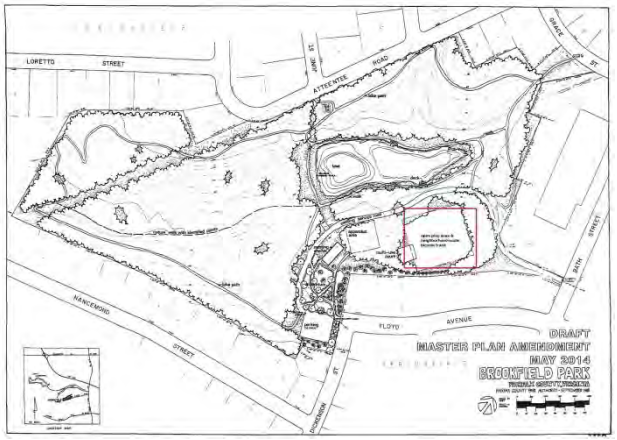
Supervisory District: Hunter Mill

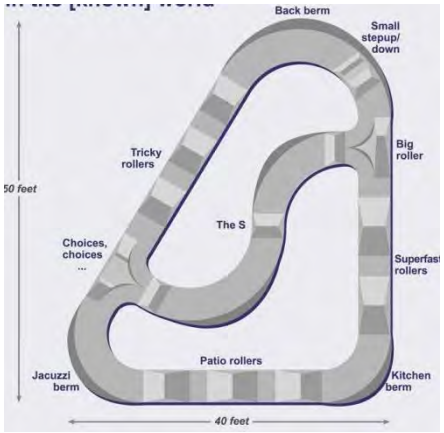
Park Authority Board Member: Bill Bouie

Summary: This project was performed through allocation of the General Fund.

Lee District

BROOKFIELD PARK – PROJECT COMPLETION REPORT





Master Plan Revision Approval

The Master Plan for Brookfield Park was revised to add a neighborhood scale bike pump track in an open space area of the park. This facility was proposed by a local youth organization, Trails for Youth who have proposed to sponsor development, operation and maintenance of the facility. Public participation and interest in this master plan revision was robust. The Park Authority will work with the sponsor group on a facility development and maintenance agreement as a next step. This project was added to the approved work plan.

Scope Estimate	Project Cost	Project Initiation	Project Completion
n/a	n/a	July 2013	July 2014

Project Manager
Jay Rauschenbach

Supervisory District: Lee

Park Authority Board Member: Ed Batten

Summary: This project was performed through allocation of the General Fund.

HUNTLEY MEADOWS PARK– PROJECT COMPLETION REPORT

South Kings Highway Entrance Road Reconstruction

This project fully reconstructed approximately 1100 linear feet of the South Kings Highway park entrance road starting at the new parking lot and ending at the Area 3 Maintenance Shop. Concrete wheel-stops were installed along 500 linear feet of the roadway to provide a dimensional safety barrier between the 5' pedestrian trail and the roadway.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$100,252	$100,252	July 2014	July 2014

Project Manager
Heather Lynch

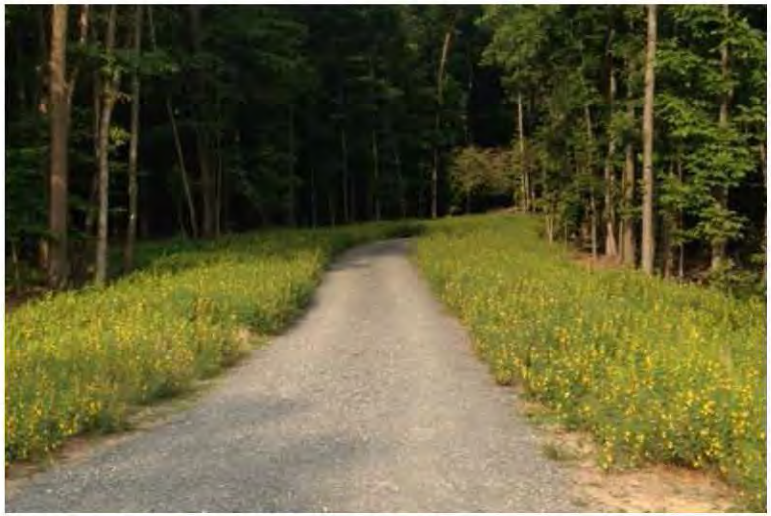
Contractor
Finley Asphalt and Sealing

Supervisory District: Lee

Park Authority Board Member: Edward R. Batten, Sr.

Summary: This project was constructed using funding from the 2008 Park Bond Program.

HUNTLEY MEADOWS PARK WETLAND RESTORATION



Mason District

LURIA PARK – PROJECT COMPLETION REPORT

Steel Pedestrian Bridge and Boardwalk Improvements

This project replaces a section of wood boardwalk and bridge, which were in a degraded condition, with a more sustainable structure including 40 linear feet of new boardwalk and a new 60' prefabricated steel pedestrian bridge and rip rap armoring. This bridge structure along with the new boardwalk structure will better withstand the extreme flood conditions present in the Holmes Run Stream Valley. Remaining funding from construction will be utilized to complete renovations to the remaining boardwalk sections as a separate project.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$333,840	$295,208	March 2014	May 2014

Project Manager
Thomas McFarland

Designer
Burgess and Niple, Inc.

Contractor
Accubid Construction

Supervisory District: Mason/Providence

Park Authority Board Members: Frank S. Vajda and Ken Quincy

Summary: This project was constructed using funding from the 2006 Park Bond Program.

MASON DISTRICT PARK– PROJECT COMPLETION REPORT

Rain Garden Removal and Restoration

In 2007 the Department of Public Works and Environmental Services, Stormwater Planning Division (DPWES) designed and constructed a bioretention facility to help provide water quality control for the parking lot and soccer field at Mason District Park. Over the past several years the bioretention facility had become a holding area for water that did not drain and function as intended. This project consisted of removing the bioretention facility and restoring the site to its original condition before the facility was installed.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$14,644	$14,644	July 2014	July 2014

Project Manager
Bill Boston

Designer
N/A

Contractor
Environmental Quality Resources, LLC

Supervisory District: Mason

Park Authority Board Members: Frank S. Vajda

Summary: This project was constructed using funding from the Department of Public Works and Environmental Services, Stormwater Planning Division.

GREEN SPRING GARDENS PARK– PROJECT COMPLETION REPORT

Turkeycock Run Stream Valley Repairs

The Park Authority constructed stream restoration improvements to stabilize approximately 1,500 linear feet of stream in the Turkeycock Run Stream Valley at Green Spring Gardens. Significant damage resulted to the stream improvements in September 2011 as a result of Tropical Storm Lee. Staff identified four critically damaged areas which threatened adjacent pond dams, public sanitary sewer, a major stormwater outfall, park trails, and plantings. A separate project will repair the park trail pedestrian bridge damaged by the storm.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$75,513.90	$75,513.90	July 2014	July 2014

Project Manager
Bill Boston

Designer
N/A

Contractor
Environmental Quality Resources, LLC

Supervisory District: Mason

Park Authority Board Members: Frank S. Vajda

Summary: This project was constructed using funding from the insurance claim as a result of Tropical Storm Lee damage.

Mount Vernon District

COLLINGWOOD PARK – PROJECT COMPLETION REPORT

Playground/Tot Lot Replacement and Related Improvements

This project removed and replaced an existing tot lot/playground, provided a new accessible route to the playground and upgraded accessible parking. Minor landscaping around the playground was also installed as requested by the local homeowner's association.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$100,000	$79,500	December 2013	March 2014

Project Manager
Mark Holsteen

Designer
FCPA & Playcore, Inc. (Gametime)

Supervisory District: Mt. Vernon

Contractor
Playcore, Inc. (Gametime)

Park Authority Board Member: Linwood Gorham

Summary: This project was constructed using funding from the 2002 and 2004 Park Construction Bond Funds that were reallocated in December 2008.

OLD COLCHESTER PARK AND PRESERVE – PROJECT COMPLETION REPORT

Old Colchester Pond Stand Pipe Rehabilitation Project

This project provided a temporary repair to the Old Colchester Pond's outfall structure to extend its life before requiring complete removal and replacement. As part of the repair, an Agri Drain was added to allow for pond depth control from 0"-20".

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$67,115	$38,428	August 29, 2014	August 18, 2014

Project Manager
Colleen Regotti

Designer
Burgess and Niple

Contractor
Southern Asphalt Company, Inc.

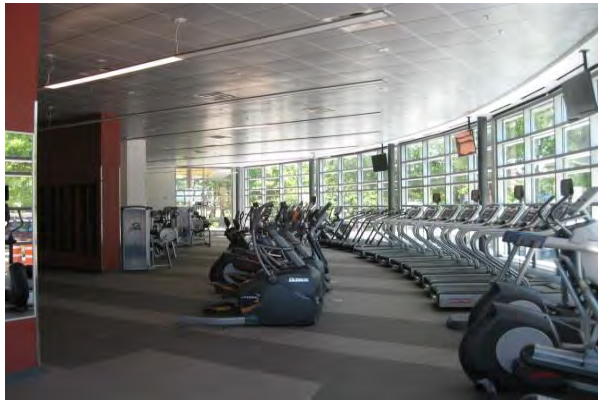
Supervisory District: Mt. Vernon

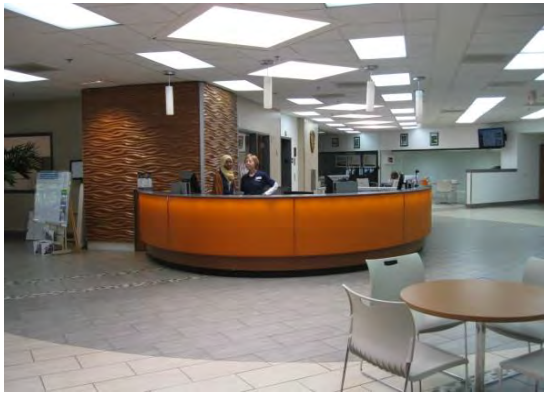
Park Authority Board Member: Linwood Gorham

Summary: This project was constructed using funding from the Park Capital Improvement Fund Vulcan Rents and Royalties that was allocated to Old Colchester Park and Preserve Natural and Cultural Resource Studies.

Providence District

OAK MARR RECENTER – PROJECT COMPLETION REPORT





Expansion and Renovation Project

The Oak Marr RECenter Fitness Expansion is a key component of the FY 2013 – FY 2015 Financial Sustainability Plan. This expansion includes a 12,500 square foot new addition and 5,700 square foot renovation of the existing facility. The existing building renovation updated the existing lobby, administration area, and relocated the building entry to improve building security as well as included short term child care facility. The building addition includes a two story fitness center and three new multi-purpose rooms.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$5,150,000	$5,087,000	August 2014	August 2014

Project Manager
Deb Garris

Designer
Hughes Group Architects

Contractor
Pinnacle Construction, Inc.

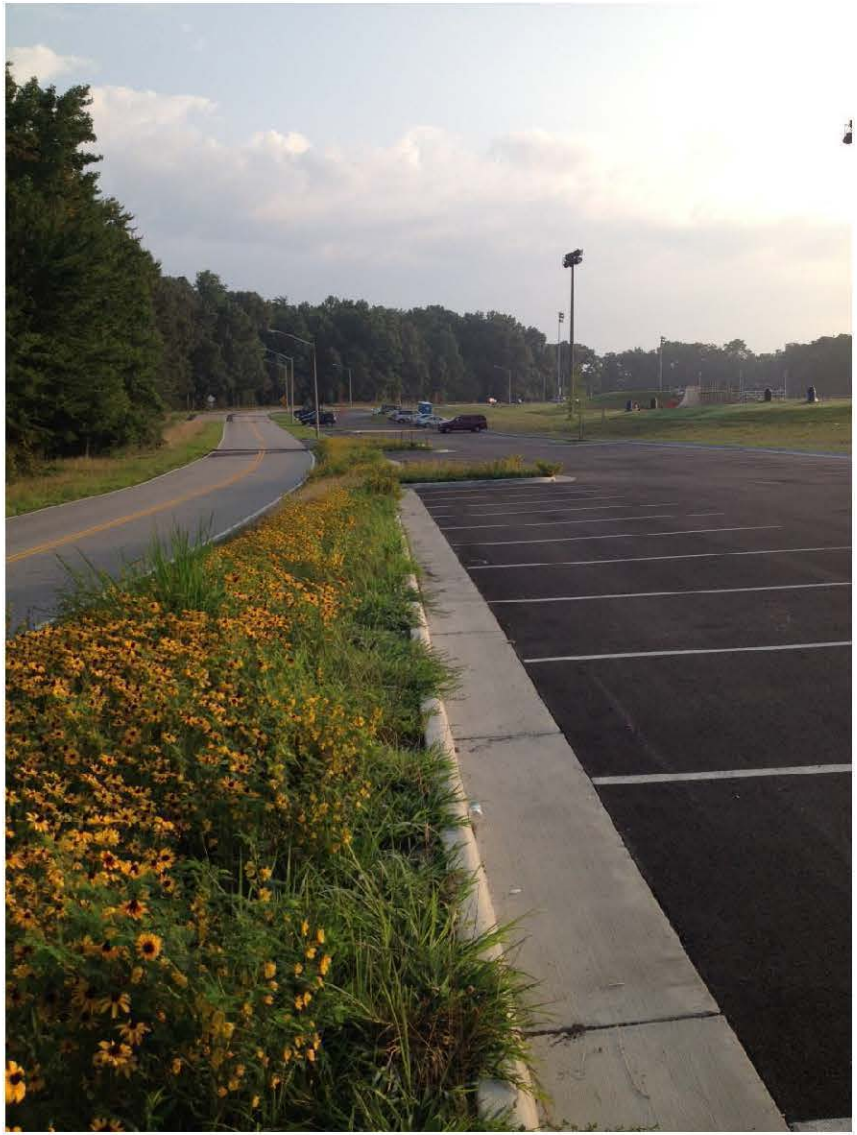
Supervisory District: Providence

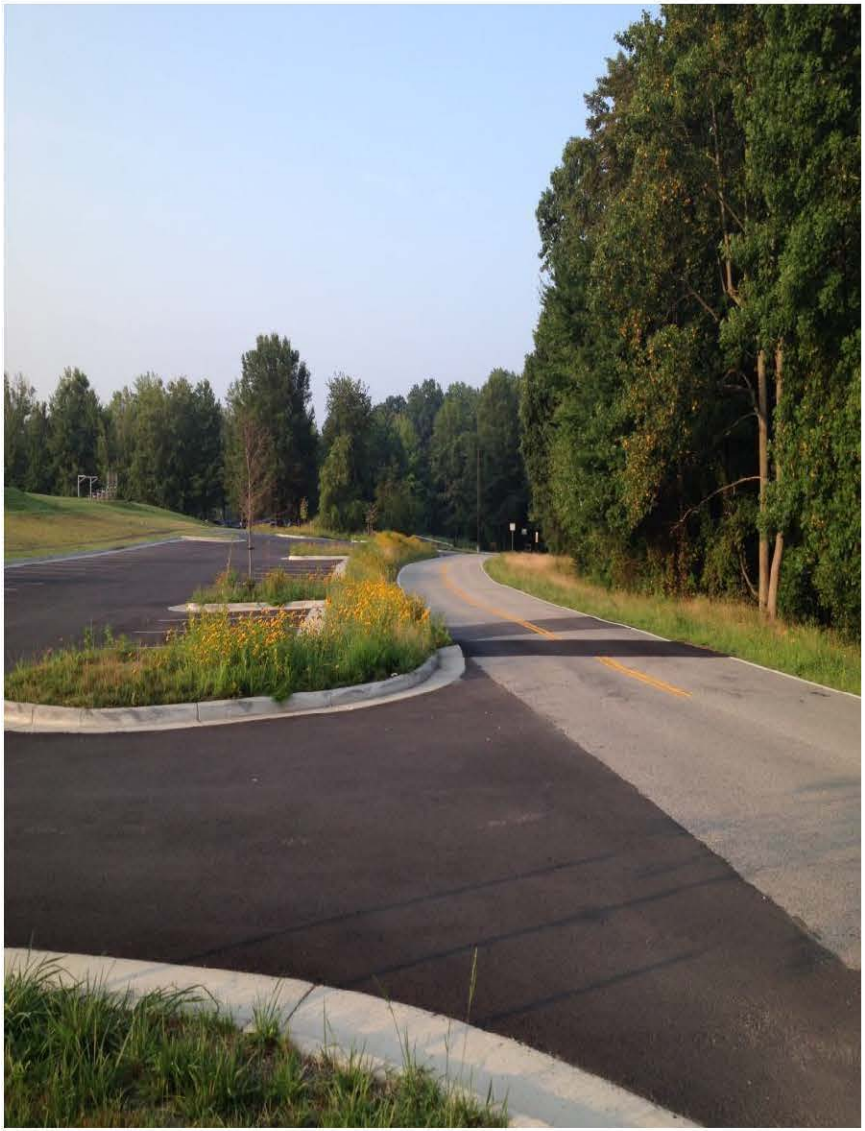
Park Authority Board Member: Ken Quincy

Summary: This project was constructed using 2008 and 2012 Bond funding.

Springfield District

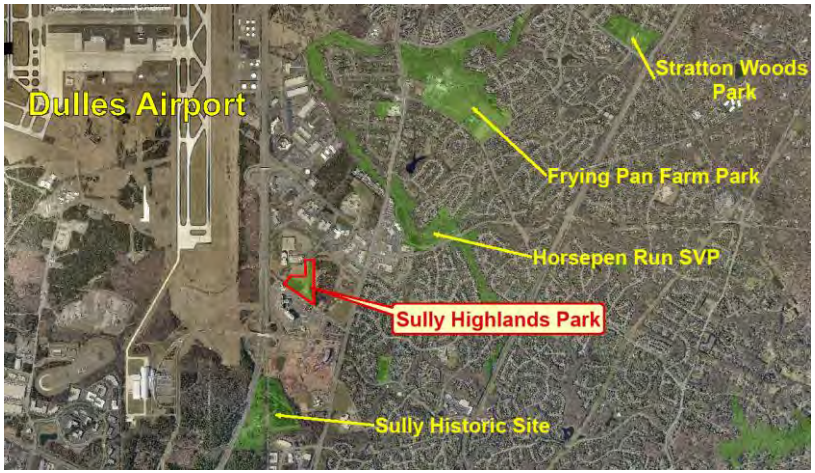
SOUTH RUN PARK
PARKING LOT IMPROVEMENTS





Sully District

SULLY HIGHLANDS PARK – PROJECT COMPLETION REPORT



ACQUISITION BY PROFFER – CREATION OF SULLY HIGHLANDS PARK

(Timber Ridge at Discovery Square, Inc.)

Sully Highlands Park is a 17 acre multi-field / multi-use park which was fully built and delivered to the Park Authority in May 2014 by the developer of Discovery Square which is an adjacent community now under construction. The park is the result of the developer executing the approved proffers pursuant to rezoning case RZ 2006-SU-007.

Purchase Price	Acquisition Cost	Project Initiation	Date of Recordation
Proffer Donation	$264.50	2006 Rezoning	May 23, 2014

Project Manager

Brian Williams – John Zeigler

Supervisory District: Sully

Park Authority Board Member: Harold Strickland

Summary: The park land and park construction was delivered turn-key and fully functional at no cost to the Park Authority

SULLY HIGHLANDS PARK – PROJECT COMPLETION REPORT

Sully Highland Park - Athletic Fields

This project included the construction of two lighted full size rectangular synthetic turf fields constructed as a continuous sheet of synthetic turf to allow the field to accommodate a cricket pitch, two irrigated natural turf 60 ft diamond fields, and one irrigated natural turf 90 ft diamond field. The facility also includes a 270 space parking lot, and bioretention stormwater management facility. Future additions will include a playground, and restroom/shelter. A ribbon-cutting ceremony was held on September 6, 2014.

Project Cost
Developer Proffer

Completion
May 2014

Project Manager
Charles Mends-Cole

Designer
William H. Gordon Associates, Inc.

Developer
Timber Ridge at Discovery Square, Inc.

Supervisory District: Sully

Park Authority Board Member: Harold Strickland

Summary: This project was designed and constructed using proffered Public Facilities Contribution by the Developer. Chantilly Youth Association donated approximately $120,000 to fund amenities.

SULLY HISTORIC SITE – PROJECT COMPLETION REPORT

Sully Historic Site– Visitor Center Project

The project included the installation of a new modular visitor's center and supporting infrastructure. The visitor center will welcome guests to the popular site as they arrive serving as a gathering place and accessible building allowing visitors to easily obtain information about the historic house and grounds while providing a point of orientation to the Sully historic core area. The visitor center includes a large space for museum gift shop merchandise, food and drink sales, restrooms, and a conference room for meetings.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$713,360	$650,000	May 2014	May 2014

Project Manager
Kelly Davis

Designer
Bowman Consulting

Contractor
FCPA / Modular Building Systems / Southern Asphalt Co. Inc.

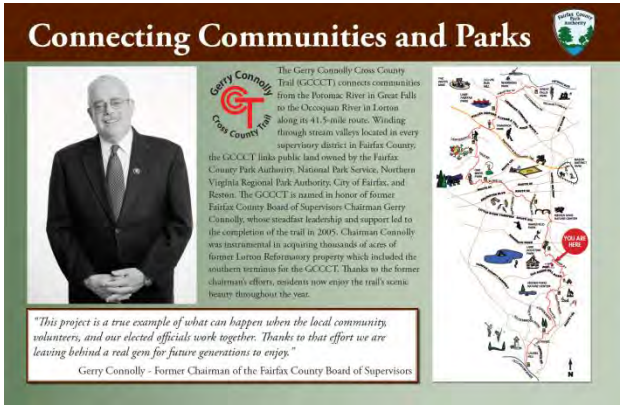
Supervisory District: Sully

Park Authority Board Member: Hal Strickland

Summary: This project was constructed using funding from the Park Capital Improvement Fund, 2004 Bond Fund, Mastenbrook Grant funding, and a donation from the Sully Foundation.

Countywide

CROSS COUNTY TRAIL– PROJECT COMPLETION REPORT



Gerry Connolly Trail – Interpretive Signage Project

On June 7, 2014 a ceremony was held to officially rename the Cross County Trail (CCT), "The Gerry Connolly Cross County Trail" to recognize Gerry's countless contributions to parks including spearheading the establishment of the CCT during his tenure as the former Chairman of Fairfax County Board of Supervisors and as a longtime steward of the environment. The project included the design and installation of three (3) interpretive signs to be placed along the GCCCT recognizing Gerry efforts in establishing the trail.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$21,754	$21,754	June 2014	May 2014

Project Manager
Kelly Davis

Designer
FCPA

Contractor
FCPA

Supervisory District: Countywide

Park Authority Board Member: Bill Bouie

Summary: This project was constructed using funding from the Countywide Trails Fund.

Committee Agenda Item
September 10, 2014

INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the months of July 2014 through August 2014 in value over $100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

ENCLOSED DOCUMENTS:
Attachment 1: Monthly Contract Activity Report

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

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Construction Services:

Project Name	Company Name	Contract Award	Total Construction	Type of Contract	Funding Source	Scope of Work	NTP	Comments
Twin Lakes Golf Course Bunker Renovation	TDI International	$329,424.52	$415,680	Contract (CP)	WBS/PR-000057-041, Fund 800-C80300, & WBS/PR-000012-006, Fund 300-C30400	Renovate bunkers on the Oaks Course with the Better Billy Bunker System.	August 1,2014	
Lake Fairfax Water Mine Expansion				Contract (CP)	WBS/PR/000092-006 Fund 300-C30400	Expand the facility to include a 3,000 square foot tot spraypad, 5,200 square foot active spraypad, and a 30 foot tall slide tower with 2 flume slides.		Bids received on July 8, 2014 rejected due to all bids over budget. The scope of work was revised and the project was re-advertised for-bids on August 18, 2014.
Great Falls Grange ADA Improvements	Hitt Contracting, Inc.	$210,298		PO	WBS/PR-000083-022, Fund 300-C30010	ADA Improvements to install a Vertical Wheelchair Lift and Restroom	August 22, 2014	
Pine Ridge Park Trail	Accubid Construction Services, Inc.	$127,500	$151,500	Contract (CP)	WBS/PR/000016-041 Fund 800-C80300	Construct 1,200 Linear Feet of asphalt trail and associated work.	July 7, 2014	
Sully Highlands Park Playground	GameTime	$120,318.29		PO	WBS/PR/000099-001 Fund 800-C80300	Construction will include equipment for 2-5 year olds and 5-12 year old age groups.	July 15, 2014	
Rolling Valley West Synthetic Turf Field #2	FieldTurf			PO	WBS/PR-000091-008 Fund 300-C30400	Convert existing natural turf field to synthetic turf, accessible route, storm water enhancements		
Clemyjontri Park – Playground Surfacing Replacement	Gametime	$949,923.60	$949,923.60	PO	PR-000005-034; Fund 300-C30400	Remove and replace rubber safety playground surfacing	August 19,2014	

Professional Services:

Project Name	Firm Name	Amount	Funding Source	Scope of Services	NTP
Lake Fairfax Water Mine Expansion	Burgess & Niple, Inc.		WBS/PR/000092 -006 Fund 300-C30400	Construction Administration services.	