



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: November 25, 2014

Agenda

**Planning and Development Committee
Wednesday, December 3, 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 – Lake Fairfax Park Chestnut Grove Trail – Action*
2. Approval – The Highland District Land Dedication Request – RZ 2014-PR-021 – Action*
3. Needs Assessment Update – Information*
4. Monthly Contract Activity Report – Information*
5. Closed Session
 - Land Acquisition

*Enclosures



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ACTION

Scope Approval – Lake Fairfax Park Chestnut Grove Trail Bridge (Hunter Mill District)

ISSUE:

Approval of the project scope to install a new 40' fiberglass bridge, three interpretive signs, and completion of a natural surface trail connection to the new bridge in Lake Fairfax Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to install a new 40' fiberglass bridge, three interpretive signs, and completion of a natural surface trail connection to the new bridge in Lake Fairfax Park.

TIMING:

Board action is requested on December 10, 2014, to maintain the project schedule.

BACKGROUND:

The Fairfax County Park Foundation (FCPF) recently secured a \$25,000 donation from Dominion Resources to build a new fiberglass bridge, install interpretive signs, and upgrade a portion of natural surface trail along the Chestnut Grove Trail in Lake Fairfax Park. Park Authority staff has worked with FCPF and Dominion Resources to develop the project scope and identify additional funding needed to complete this project. There has been public support for improved access and linkage of the Chestnut Grove Connector Trail (Attachment 1) with other established park trails and facilities. A fiberglass bridge is required to make this connection and will provide a much needed park access to users of the Washington and Old Dominion Trail and residents of Reston and surrounding communities.

The scope of work for this project includes:

- Purchase and installation of a 40' fiberglass bridge
- Purchase and installation of 3 interpretive signs
- Associated trail work as necessary to provide adequate connection to new bridge

The detailed estimated cost for the bridge, interpretive signs, and associated trail work as outlined above is \$60,000 (Attachment 2). The project will be funded from several currently available trail donation funds. Funding is available in the amount of \$12,307 in

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Lake Fairfax Park trail donations and in the amount of \$22,693 in individual trail donations received by the Park Foundation in addition to the \$25,000 donation from Dominion Resources for a total available balance of \$60,000 as required to fund the project.

The proposed schedule for the project follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	December 2014
Design	May 2015
Construction	August 2015

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$60,000 is necessary for design and construction of this project. Funding is currently available in the amount of \$12,307 in Fund 80000, Park Revenue Fund, Donation Account, and \$47,693 is available in PR-000026, Countywide Trails, in Fund 80300, Park Improvement Fund.

ENCLOSED DOCUMENTS:

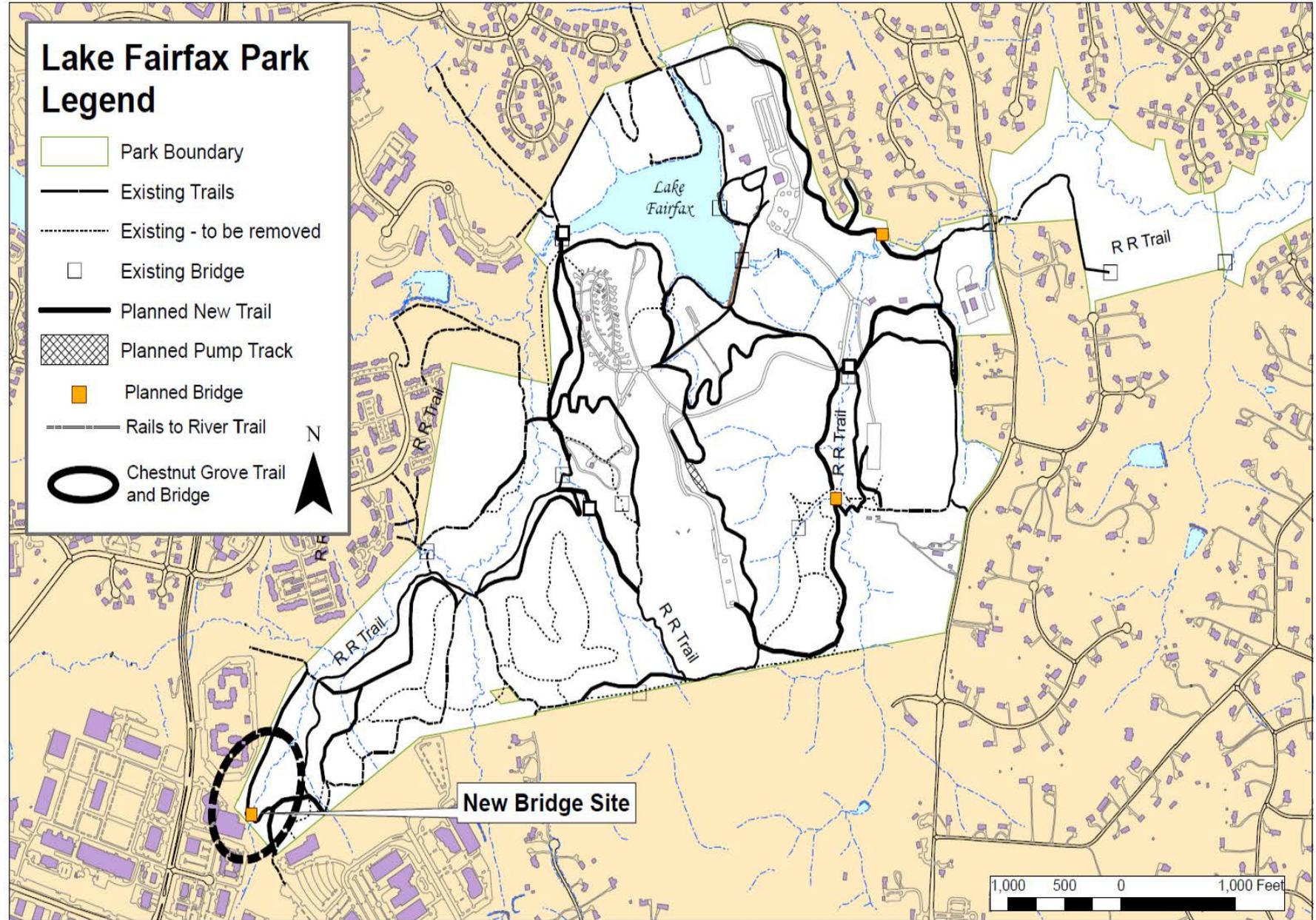
Attachment 1: Location Map – Lake Fairfax Park Chestnut Grove Trail Bridge
Attachment 2: Cost Estimate

STAFF:

Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
David Bowden, Director, Planning and Development Division
Barbara Nugent, Director, Park Services Division
Todd Johnson, Director, Park Operations Division
Timothy Scott, Manager, Project Management Branch
Elizabeth Cronauer, Trail Program Manager
Bill Boston, Project Manager
Janet Burns, Fiscal Administrator
Michael Baird, Manager, Capital and Fiscal Services

Lake Fairfax Park Legend

-  Park Boundary
-  Existing Trails
-  Existing - to be removed
-  Existing Bridge
-  Planned New Trail
-  Planned Pump Track
-  Planned Bridge
-  Rails to River Trail
-  Chestnut Grove Trail and Bridge



New Bridge Site



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COST ESTIMATE – Lake Fairfax Park Chestnut Grove Trail BridgeDesign phase:

In-House Design	\$5,700
Permits and Fees	\$2,000
Testing	<u>\$1,000</u>
Design Subtotal	\$8,700

Construction Phase:

Mobilization, layout	\$2,000
Earthwork and Demolition	\$3,000
Erosion and Sediment Control	\$2,000
Helical Piers, Bridge & Assembly, Associated Trail Work	\$30,000
Interpretive Signs (3)	<u>\$3,000</u>
Construction Subtotal	\$40,000

Administrative:

10% Construction Contingency	\$4,000
15% Administration	<u>\$7,300</u>
Administrative Subtotal	\$11,300

Project Total (Design, Construction, Administrative) **\$60,000**

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ACTION

Approval – The Highland District Land Dedication Request – RZ 2014-PR-021
(Providence District)

ISSUE:

Approval of staff recommendation for land dedication as part of the rezoning application to the Planned Tysons Corner (PTC) district for RZ 2014-PR-021 (The Highland District).

RECOMMENDATION:

The Park Authority Director recommends approval of dedication of approximately 0.79 acres of land in two separate parcels as part of the rezoning application for RZ 2014-PR-021 (The Highland District).

TIMING:

Board action is requested on December 10, 2014, in anticipation of a Planning Commission public hearing to be scheduled in the spring.

BACKGROUND:

The applicant, BIT Investment Fifty-Two, LLC, seeks to rezone Tax Map Nos. 29-4 ((6)) A, B, 95C, 97C, 105, and 106 from C-3 to the Planned Tysons Corner (PTC) district for the development of about 1,950 residential units and 106,000 square feet of retail uses (with an option for up to 226,000 square feet of office) in the Tysons East District (Attachment 1). The rezoning application property is located along Old Meadow Road, between Scotts Run Stream Valley Park and the Capital Beltway (I-495). It is also adjacent to the “Taft parcel,” currently owned by Cityline and proffered to be dedicated to Fairfax County with a new fire station and $\frac{3}{4}$ size synthetic turf rectangle field.

The Highland District rezoning application proposes to extend the $\frac{3}{4}$ size rectangle field proffered by Cityline on the adjacent Taft parcel to a full size field and to build complimentary recreational uses such as a playground and sport court utilizing a 0.41 acre portion of The Highland District property (Attachment 2). Staff seeks Park Authority Board approval to request dedication of this parcel to Fairfax County for public park purposes putting the entire expanded park into a single public ownership.

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The Highland District rezoning application also provides the opportunity to add a 0.38 acre linear landscaped buffer adjacent to Scotts Run Stream Valley Park, in accordance with Comprehensive Plan guidance, when the new planned road, Grant Street, is laid out parallel to the stream valley parkland (Attachment 3).

Additionally, the future Grant Street will impact a portion of the Scotts Run Stream Valley Park (Tax Map parcel 29-4 ((6)) 107) as it connects to Old Meadow Road. This parcel was recently transferred from the Board of Supervisors (BOS) to the Park Authority with restrictions. The quitclaim deed notes that the Park Authority cannot grant easements or right of way greater than 30 feet without BOS approval. Therefore, dedication of a portion of this parkland for Grant Street will require a separate BOS motion, to be made at the time of the rezoning hearing and approval.

With the construction of Grant Street, a 0.35 acre piece of parkland will be separated from the main part of Scotts Run Stream Valley Park. The rezoning applicant proposes to develop this park parcel with urban park features, in accordance with Comprehensive Plan guidance and the Tysons Park System Concept Plan (Attachment 4). The Park Authority would retain ownership of the urban park parcel, but would expect the rezoning applicant to be responsible for construction and perpetual maintenance.

FISCAL IMPACT:

This land dedication to the Park Authority would provide a much needed local-serving park and expand a youth athletic field to full size in the Tysons East District of Tysons Corner in the Providence Supervisory District. The Park Authority will seek to negotiate a Memorandum of Agreement (MOA) between the applicant and the County for regularly scheduled maintenance of a portion of the dedicated parkland by the applicant and/or the future unit owners association (UOA).

ENCLOSED DOCUMENTS:

- Attachment 1: Location Map
- Attachment 2: Land Dedication of Recreation Park Map
- Attachment 3: Land Dedication of Stream Valley Buffer Map
- Attachment 4: Urban Park Design of Park Authority Land

STAFF:

- Kirk W. Kincannon, Director
- Sara Baldwin, Deputy Director/COO
- David Bowden, Director, Planning and Development Division

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Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Brian Williams, Project Coordinator, Land Acquisition and Management Branch
Dan Sutherland, Manager, Grounds Maintenance Branch
Sandy Stallman, Manager, Park Planning Branch
Andrea Dorlester, Planner IV, Park Planning Branch

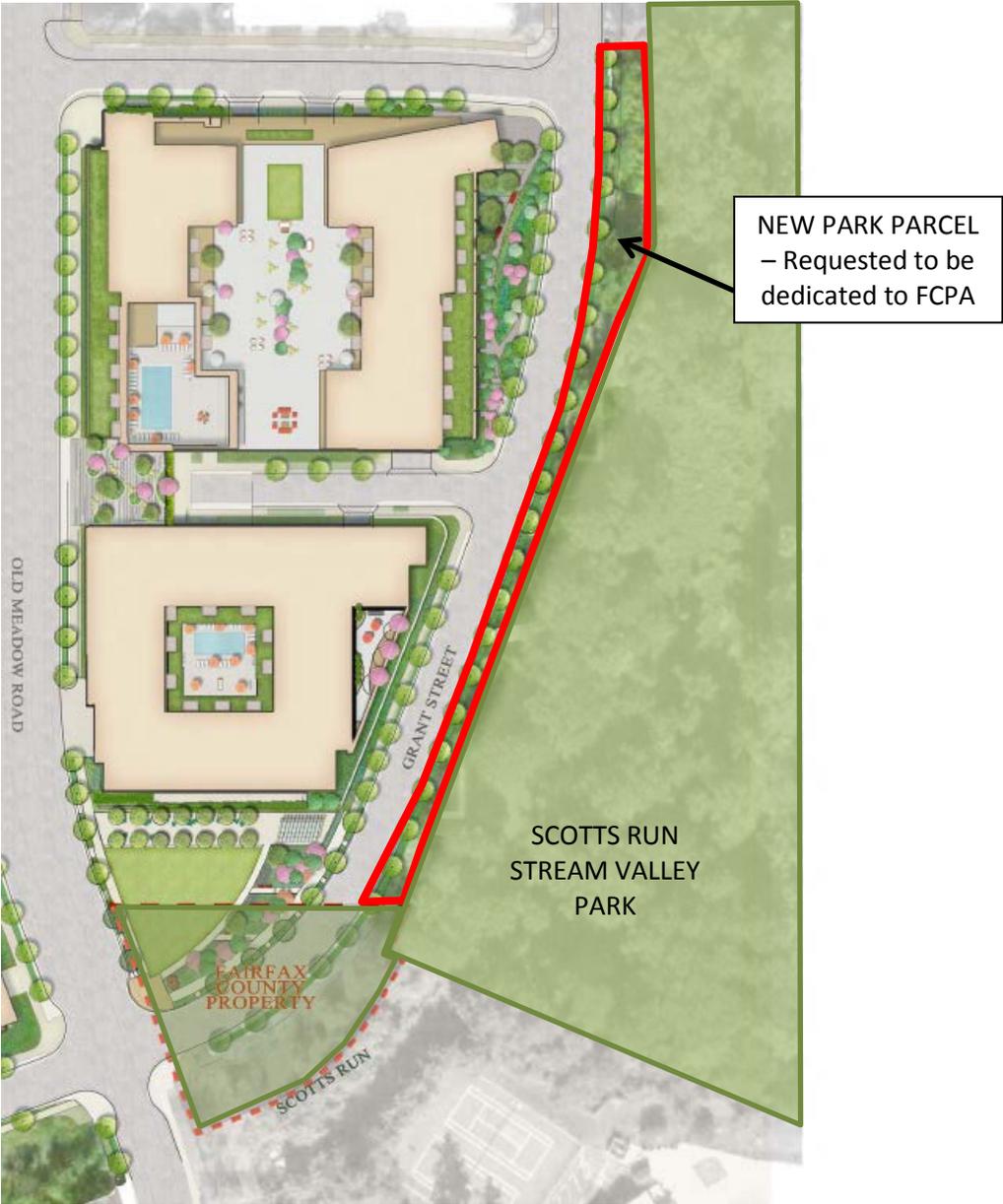
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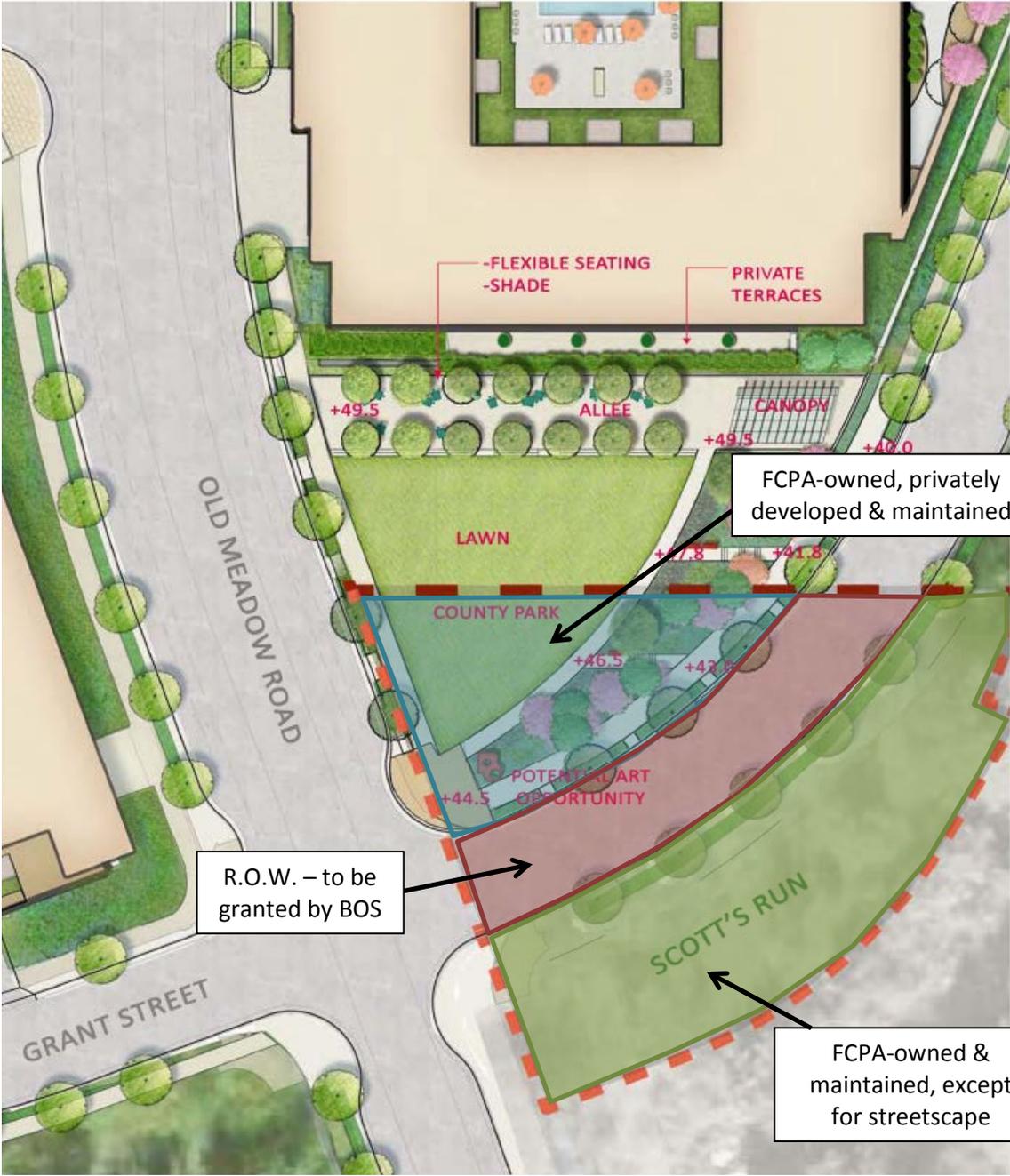
PROPOSED LAND DEDICATION OF RECREATION PARK

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PROPOSED LAND DEDICATION OF STREAM VALLEY BUFFER

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URBAN PARK DESIGN OF PARK AUTHORITY LAND

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INFORMATION

Needs Assessment Update

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

Work on this initiative is ongoing. Since the last update to the Board in September 2014 online and in-person outreach efforts have continued. The Meeting in a Box and the Online Forum (crowdsourcing site) have resulted in new and useful forms of public engagement that have reached new audiences of park users. An Open House was held October 2 with a small, but engaged attendance including three Park Board members. The presentation and speaking points from the Open House have been made available on the website. Outreach through small group stakeholder input sessions and focus groups continue. Specific groups include low income residents, trail stakeholders, athletic council and 50+ stakeholders.

The project team has reviewed the first draft of the survey and provided comments to the consultant. The survey is on track to be conducted in January.

The approved consultant contract included limited services to provide asset management and lifecycle recommendations. The Park Authority Director has requested PROS to provide additional services to include asset management training of key staff to support a shift to Total Cost of Ownership (TCO) approach to managing park assets. Training will be subcontracted to Eppley Institute, a national TCO leader in the park and recreation industry. A contract modification was approved and training began in November.

Staff will provide another update to the Board in February 2015.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

None

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STAFF:

Kirk W. Kincannon, Director

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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INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the month of November 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

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
Rolling Valley West Synthetic Turf Field #2	Field Turf USA	\$639,640.02	\$810,000	PO	WBS/IO PR-000091-008 Fund 300-C30400	Convert existing natural field to synthetic turf, accessible route, storm water enhancements	November 17, 2014	

Professional Services:					
Project Name	Firm Name	Amount	Funding Source	Scope of Services	NTP
ADA Compliance Parks-Variou RECenters	Shaffer, Wilson, Sarver & Gray, PC		WBS/PR-000083-006,010,011,023, Fund 300-C30010	Architectural, Engineering and Construction Administration Services to design ADA improvements to comply with DOJ report	

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