



FAIRFAX COUNTY PARK AUTHORITY



SYSTEMWIDE SUSTAINABILITY PLAN FOR RECENTERS

Public Information Meeting #1 | September 21, 2016



AGENDA

1. Introduction
 - a. Introduction by the FCPA
 - b. Project Team
2. Overview of Sustainability Plan
 - a. Project Scope and Objectives
 - b. Work Plan and Schedule
3. Community Engagement Process
4. Decision Framework
5. Next Steps
6. Questions/Answers



The image shows the exterior of a modern building, identified as the Oak Marr RECenter. The building features a curved glass facade on the left and a brick wall on the right. A blue semi-transparent overlay covers the middle portion of the image, with the word "Introduction" written in large white letters. The name "Oak Marr RECenter" is visible on the brick wall in a light blue font. The foreground shows a paved area with a yellow curb and shadows of trees. The sky is blue with scattered white clouds.

Introduction

Oak Marr RECenter

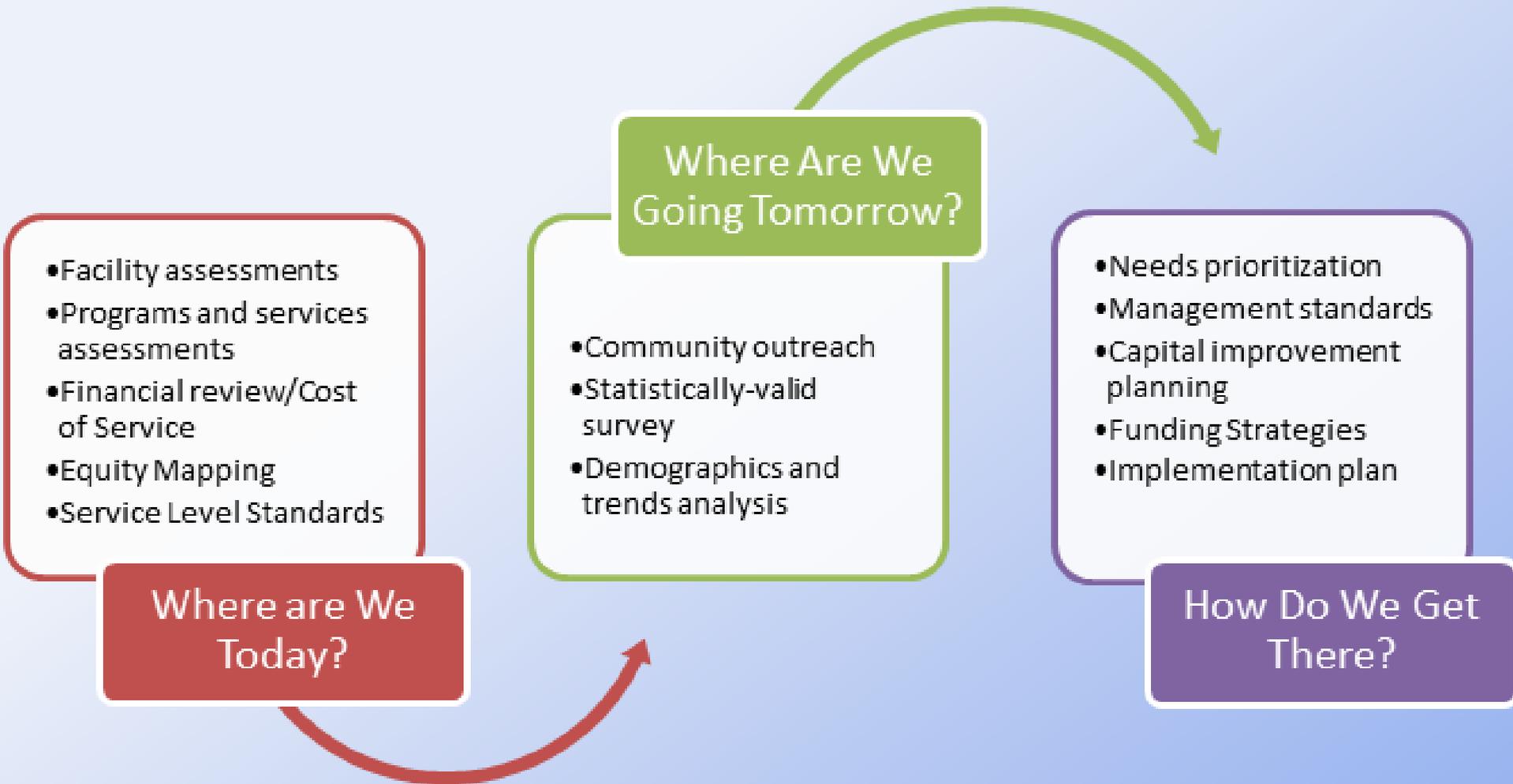
FAIRFAX COUNTY PARK AUTHORITY NEEDS ASSESSMENT 2016



**Parks
Count!**



Process



COMMUNITY INPUT (SURVEY)



**Parks
Count!**



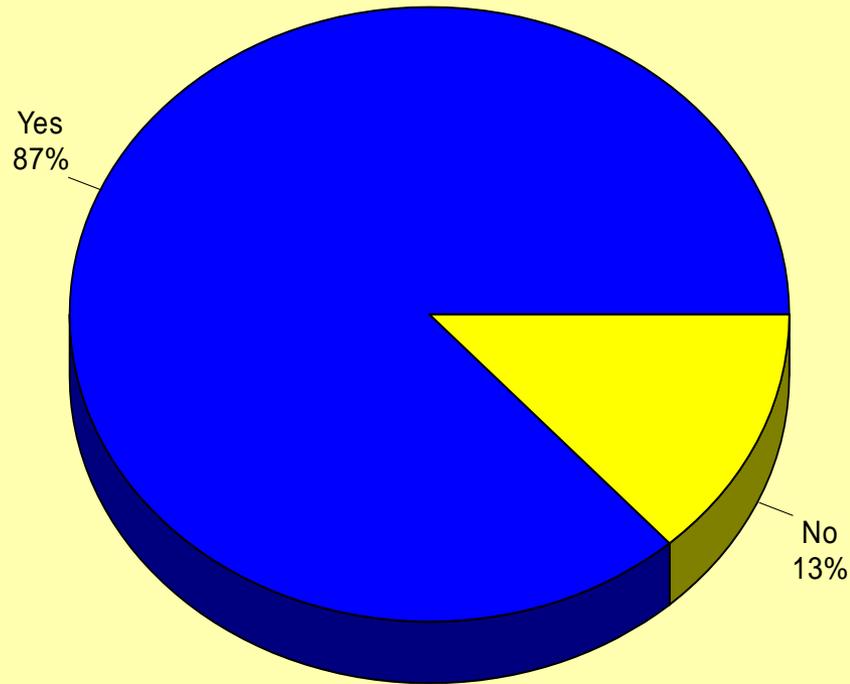
Survey Questions Addressed

- Usage and satisfaction with Fairfax County Park Authority services
- The value of high quality parks to the quality of life in Fairfax County
- Most important functions for the Fairfax County Park Authority to focus on for households and the County
- Needs, unmet needs, and priorities for facilities and programs
- Funding priorities to improve parks, facilities and services

Park Usage is High

Q2. Households That Have Visited Parks Operated by the Fairfax County Park Authority in the Past 12 Months

by percentage of respondents

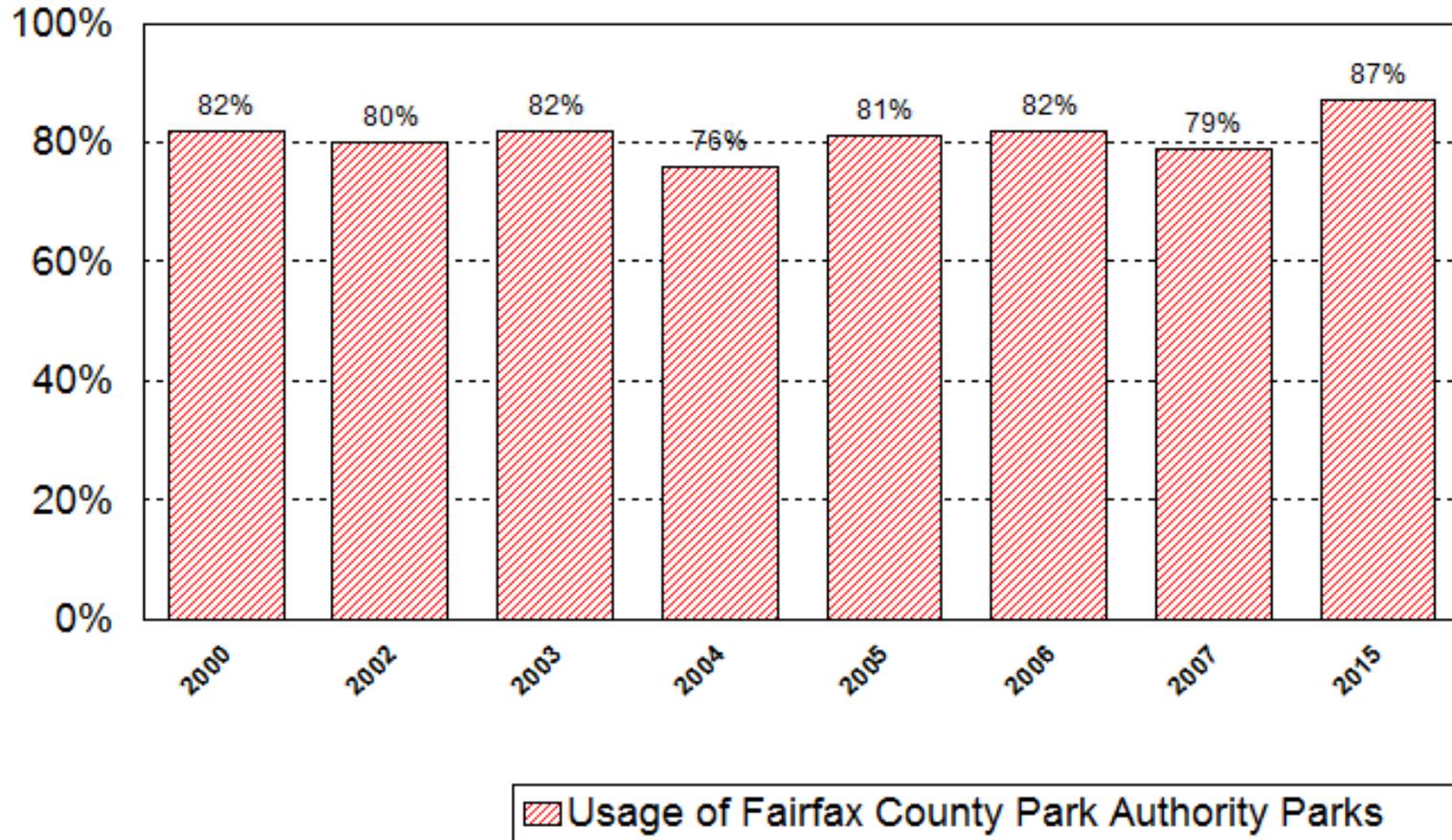


Source: Leisure Vision/ETC Institute for Fairfax County (2010)

National Benchmark for Usage is 79%

Increase in Use, Strain on System

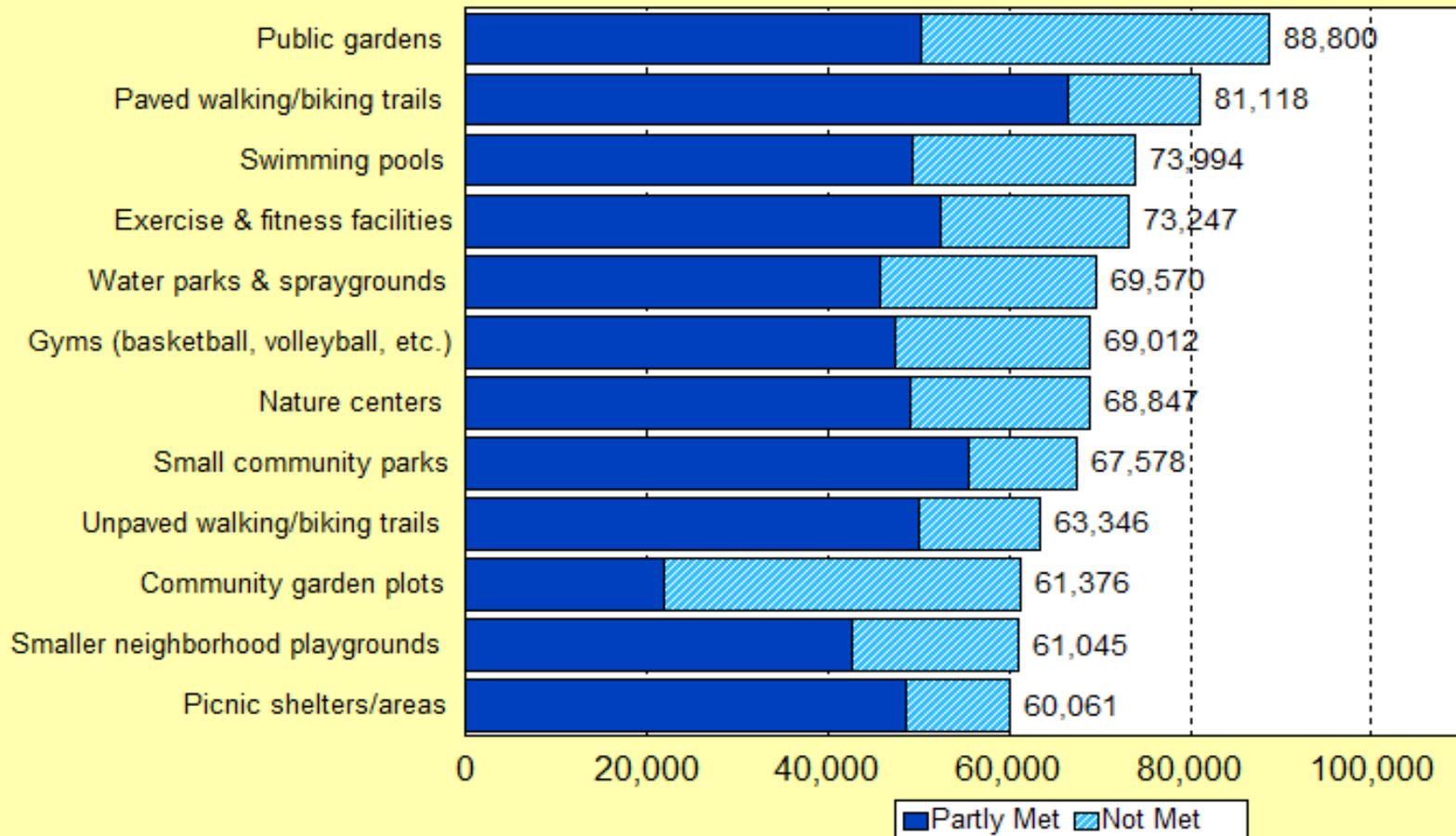
Q2. Households That Have Visited Parks Operated by the Fairfax County Park Authority in the Past 12 Months



Source: ETC Institute Survey (September 2015)

Unmet Need: Top 12 Parks and Facilities

Q7c and Q9c. Estimated Number of Households in Fairfax County Whose Needs for Parks or Facilities Are Only Being “Partly” or “Not” Met
by number of households based on 391,627 households in Fairfax County



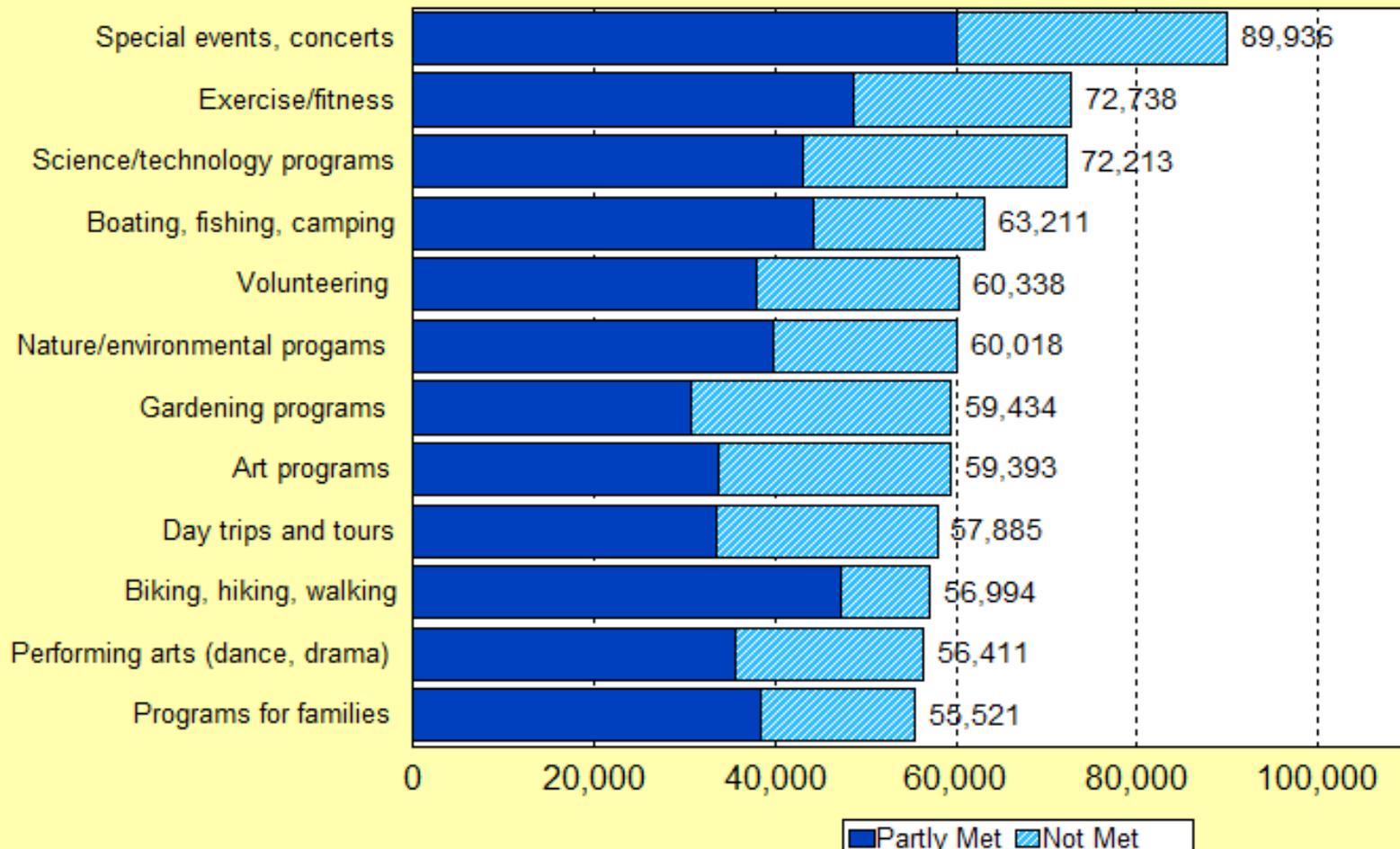
Source: Leisure Vision/ETC Institute for Fairfax County (2015)

Unmet need = households having a need that is partly met or not met.

Unmet Need: Top 12 Programs and Activities

Q11c. Estimated Number of Households in Fairfax County Whose Needs for Programs or Activities Are Only Being “Partly” or “Not” Met

by number of households based on 391,627 households in Fairfax County

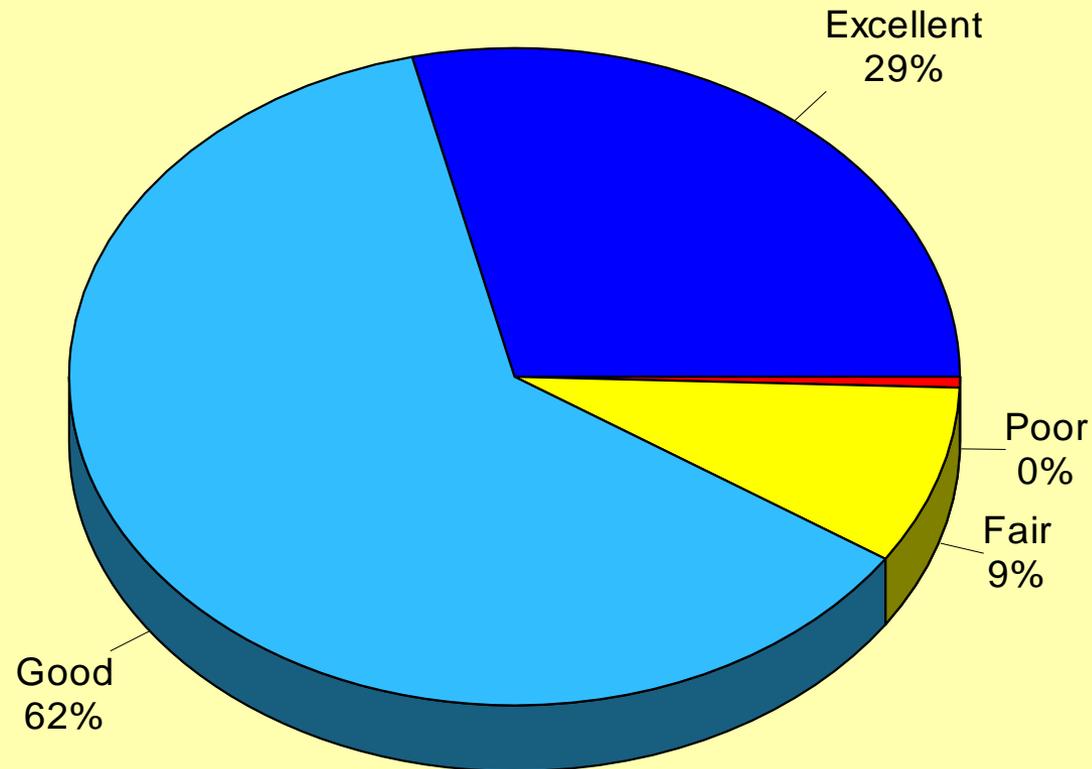


Unmet need = households having a need that is partly met or not met.

Physical Condition Rating

Q3. How Residents Rate the Physical Condition of ALL the Fairfax County Park Authority Parks, Trails & Recreation Facilities They Have Visited

by percentage of respondents (excluding "don't know")

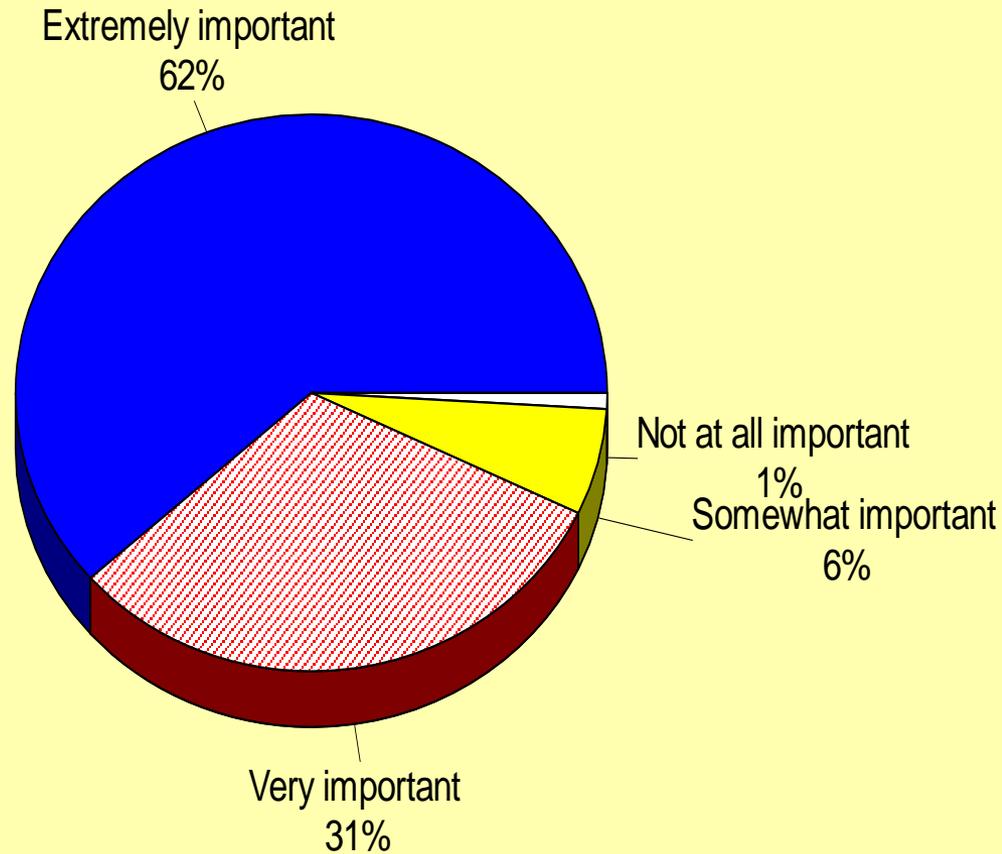


National Benchmark for Excellent is 34%

Importance to Quality of Life

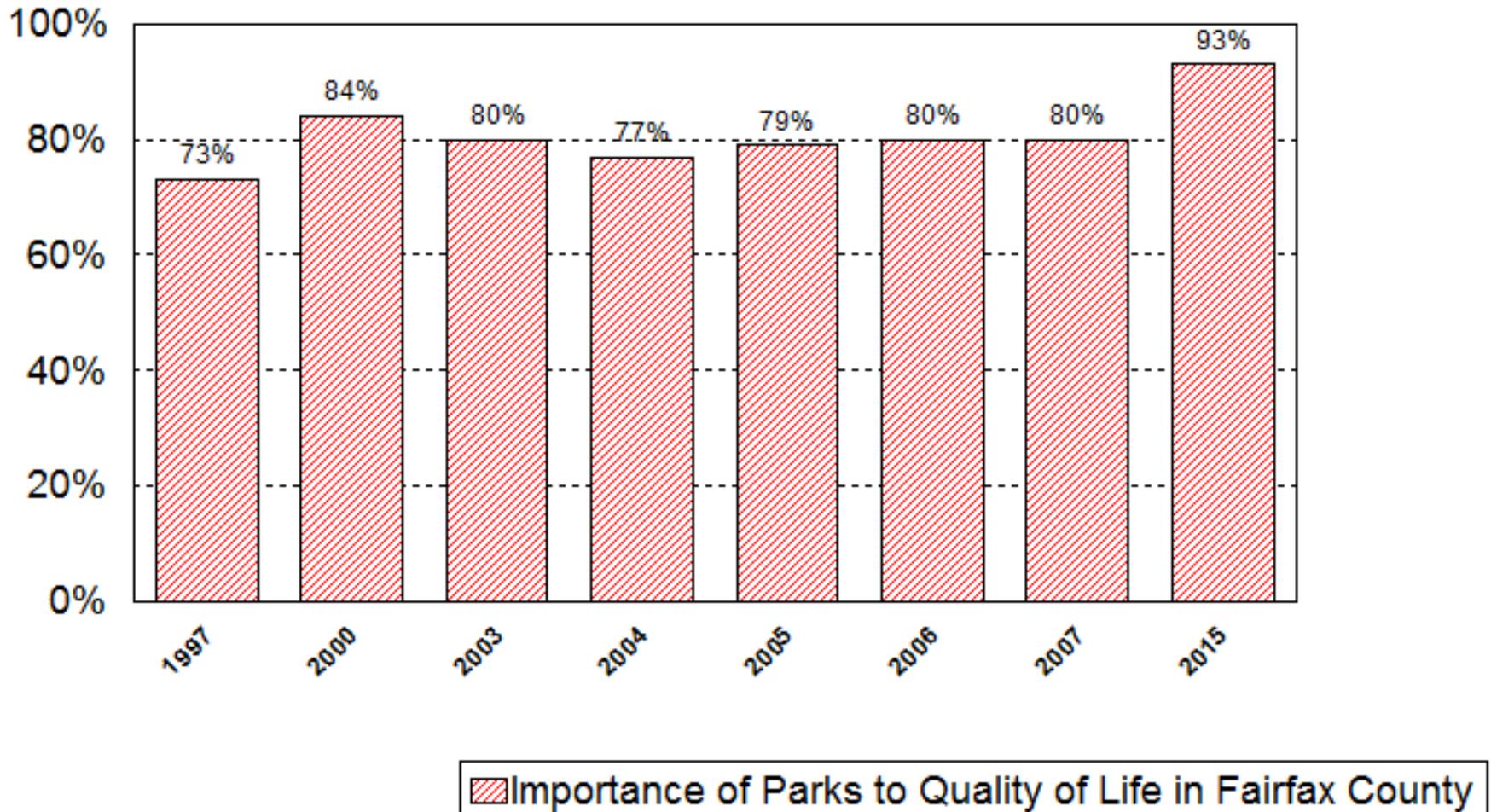
Q17. Importance of High Quality Park, Trails, Recreation Facilities and Services to the Quality of Life in Fairfax County

by percentage of respondents (excluding "don't know")



Importance to Quality of Life Higher than in the Past

Q17. Importance of High Quality Park, Trails, Recreation Facilities and Services to the Quality of Life in Fairfax County
(combination of extremely important and very important)



NEEDS ANALYSIS



**Parks
Count!**



High Priority Needs – Indoor or Outdoor Facilities

1. Swimming pools
2. Exercise & fitness facilities
3. Gyms (basketball, volleyball, etc.)
4. Water parks & spraygrounds
5. Soccer/football/lacrosse/field
hockey/rugby fields
6. Tennis courts
7. Basketball/multi-use courts

High Priority Needs – Programs (Ages 50+)

1. Biking, hiking, walking
2. Exercise/fitness
3. Special events, concerts

SYSTEM ASSESSMENT



**Parks
Count!**



RECenter Assessments

- ❑ Purpose: Evaluate the existing conditions and functionality of the building systems and determine the life expectancy of each of the main building elements for each RECenter.
- ❑ Assessments were conducted on eight of the nine FCPA facilities (Mount Vernon excluded as study was underway).

MT. VERNON RECENTER FACILITY CONDITION ASSESSMENT

Mt. Vernon Recreation Center

Facility Condition Assessment and Life Cycle Cost Analysis



Fairfax County Park Authority



Prepared by: Hughes Group Architects
October 24, 2014



- Location: 2017 Belle View Blvd., Alexandria VA
- Year Built: 1979; Last Renovation 1996 (Pool Structure and HVAC)
- Square Footage: 64,374 SF
- Basic Description: RECenter with Pool and Ice Rink

MT. VERNON RECENTER LIFE CYCLE REPAIR & REPLACEMENT

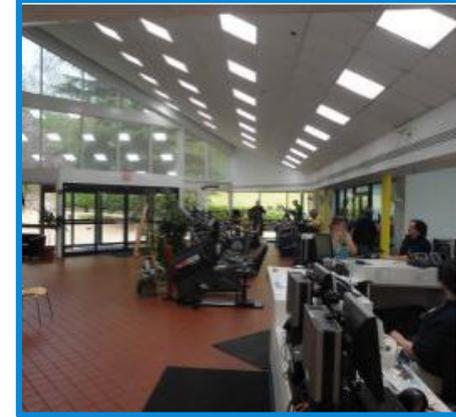
Existing Building Description

Facility is inadequate due to the following:

- 31 deficiencies of systems exceeding the life cycle expectancy
- 50 deficiencies of systems within 5 years of the life cycle expectancy
- Interior and Exterior finishes are greatly worn and dated
- Interior layout has major functional deficiencies related to current needs



Failing Boiler



Cardio Equipment in Lobby Due to Undersized Fitness Room



Deteriorating Mechanical Unit Supports

ESTIMATED LIFE CYCLE REPAIR & REPLACEMENT

COST FY 15 –FY 20 : \$7,000,000

RECENTER FACILITY ASSESSMENTS – FIVE YEAR LIFE CYCLE REQUIREMENTS

Facility	Year Built/Renovation	Facility Age	Existing SF	2015-2020 Life Cycle Replacement Costs
Audrey Moore RECenter	1976/1990 Pool Structure and Mechanical Renovation	40	70,964	\$6.2M
Providence RECenter	1981/1992 Pool Structure and Mechanical Renovation	35	49,188	\$3.0M
Lee District RECenter	1981	35	72,995	\$8.0M
GW RECenter	1988	28	20,000	\$3.0M
South Run RECenter	Original 1988 Addition 2008	28 8	43,964	\$3.0M
South Run RECenter Field House	Original 1988 Synthetic Turf 2004	28	24,476	
Cub Run RECenter	2005	11	65,950	\$2.4M
Oak Marr RECenter	Original 1988 Addition 2014	28	51,360 11,670	\$3.2M
Spring Hill RECenter	Original 1988 Addition 2014	28	66,781 45,502	\$4.4M



RECOMMENDATIONS



**Parks
Count!**



Key Recommendations

- ❑ Conduct RECenter System-Wide Feasibility Study
- ❑ Conduct Park Amenity Renewal Study
- ❑ Develop and Implement Asset Management Program
- ❑ Geographically and Demographically align the delivery of programs and services (where applicable)
- ❑ Measure Economic Impact

INTRODUCTION

PROJECT TEAM

Hughes Group Architects

Facilities
Assessment

Brailsford & Dunlavey

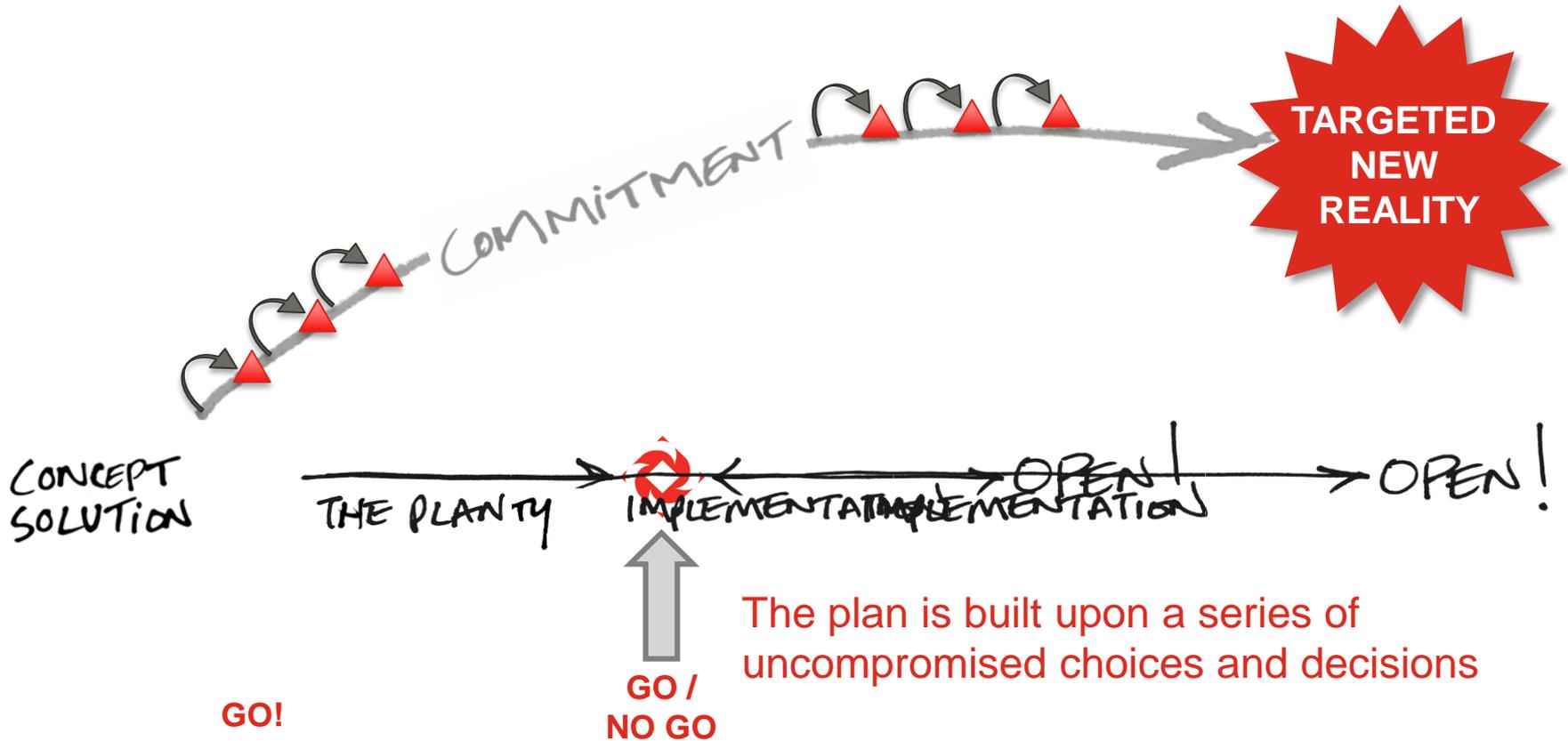
Existing
Conditions
Assessment,
Market
Analysis,
and Community
Engagement

CENTERS

Operational
Assessment

INTRODUCTION

STAY FOCUSED ON THE BIG PICTURE



PROJECT SCOPE

PLANNING OBJECTIVES

- ◆ Position each recreation center to maximize operational effectiveness and financial sustainability
 - Ensure assets and programs are right
 - Assets and programs are procured advantageously
 - Operationally maximize benefits to the constituency



An indoor swimming pool with a high ceiling and large windows. The pool is filled with blue water, and several people are swimming and playing. A white railing is visible in the foreground. The text "Work Plan and Schedule" is overlaid in white on a blue background across the middle of the image.

Work Plan and Schedule

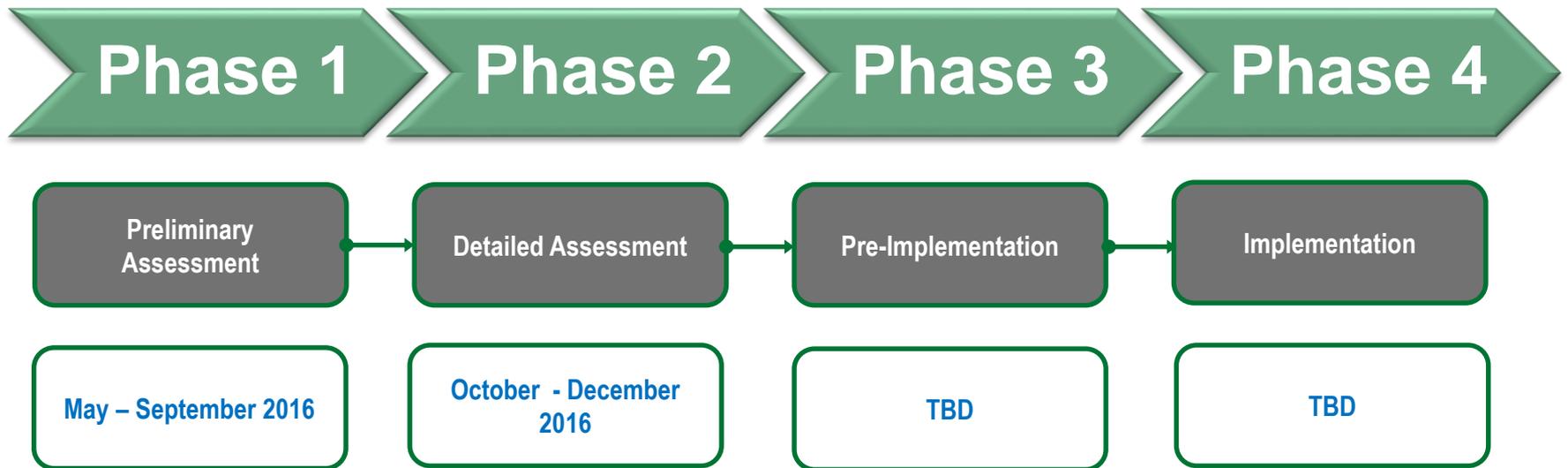
WORK PLAN

COMMUNITY ENGAGEMENT PROCESS

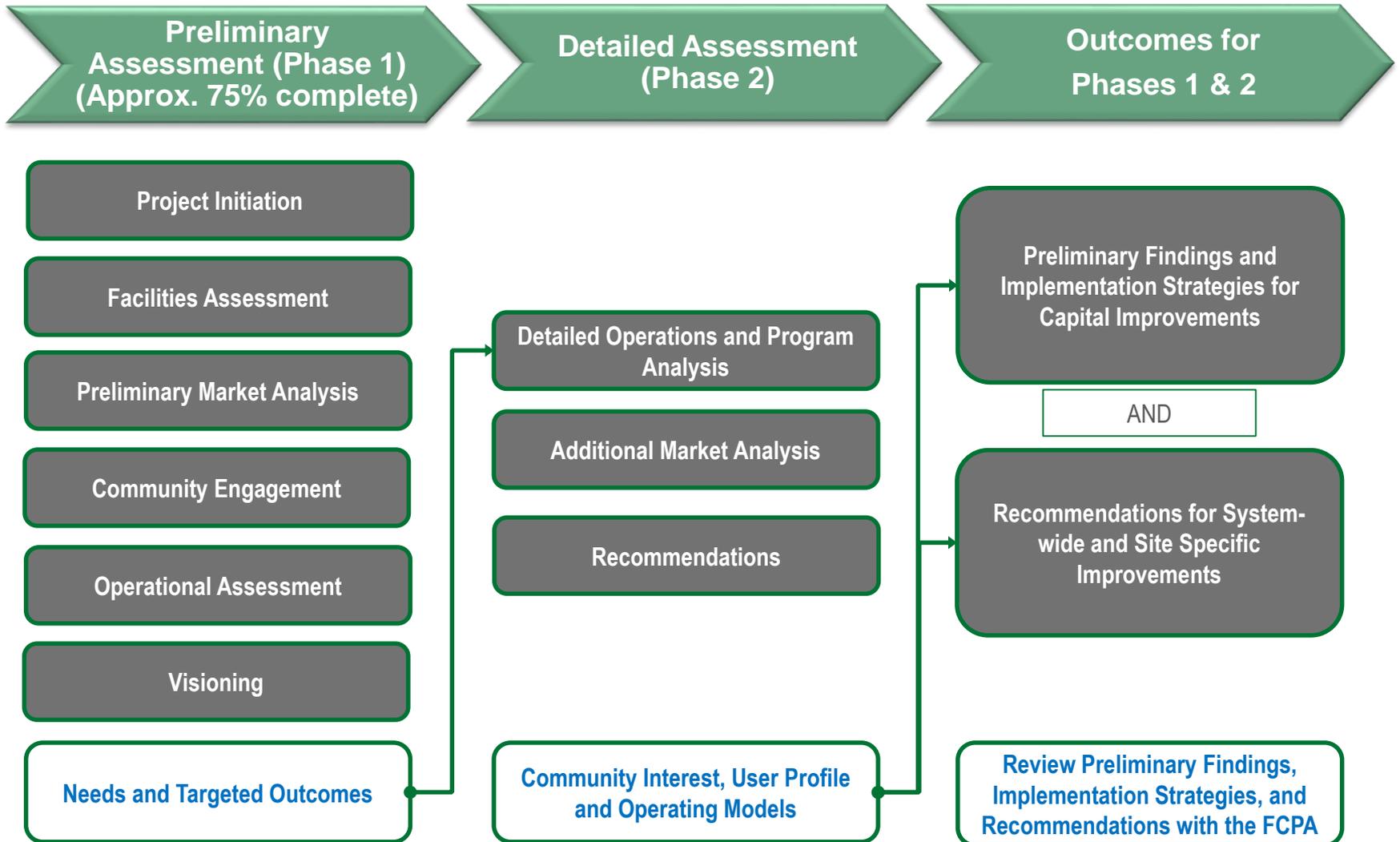
- ◆ Community Interest Survey
- ◆ Focus Groups
- ◆ User Group Survey
- ◆ Public Information Meetings



WORK PLAN



WORK PLAN



SCHEDULE

SYSTEM-WIDE RE-POSITIONING OF RECREATION CENTERS

MONTH

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

JAN

FEB

PHASE I

PHASE II

Facilities
Assessment

Detailed Operations and
Program Analysis

Preliminary Market and Competitive
Analysis

Additional Market
Analysis

Operational
Assessment

Visioning

Community
Engagement

Recommendations

Documentation &
Decision Support

SCHEDULE

COMMUNITY ENGAGEMENT PROCESS

MONTH

AUG

SEP

OCT

NOV

DEC

Visioning – SAV Work Sessions

Community Interest Survey

◆ Community Meeting #1

Focus Groups

◆ Community Meeting #2 DATE
TBD

User Group Survey

A woman with short brown hair and glasses is sitting on a white stationary exercise bike in a modern gym. She is wearing a light blue t-shirt, black leggings, and white sneakers with a blue 'N' logo. The gym has large windows in the background, and various pieces of exercise equipment are visible. A blue semi-transparent banner is overlaid across the middle of the image, containing the text 'Decision Framework' in white. The floor is a dark grey color with a light grey circular pattern around the bike.

Decision Framework

DECISION FRAMEWORK

COMMUNITY INPUT

◆ Community Interest Survey

- Gather input on amenities / facilities and programming from County residents – users and non-users

◆ Focus Groups and User Group Survey

- Solicit input on amenities / facilities and programming from current users

◆ Public Information Meetings

- Provide an update on the analysis, preliminary findings and recommendations

DECISION FRAMEWORK

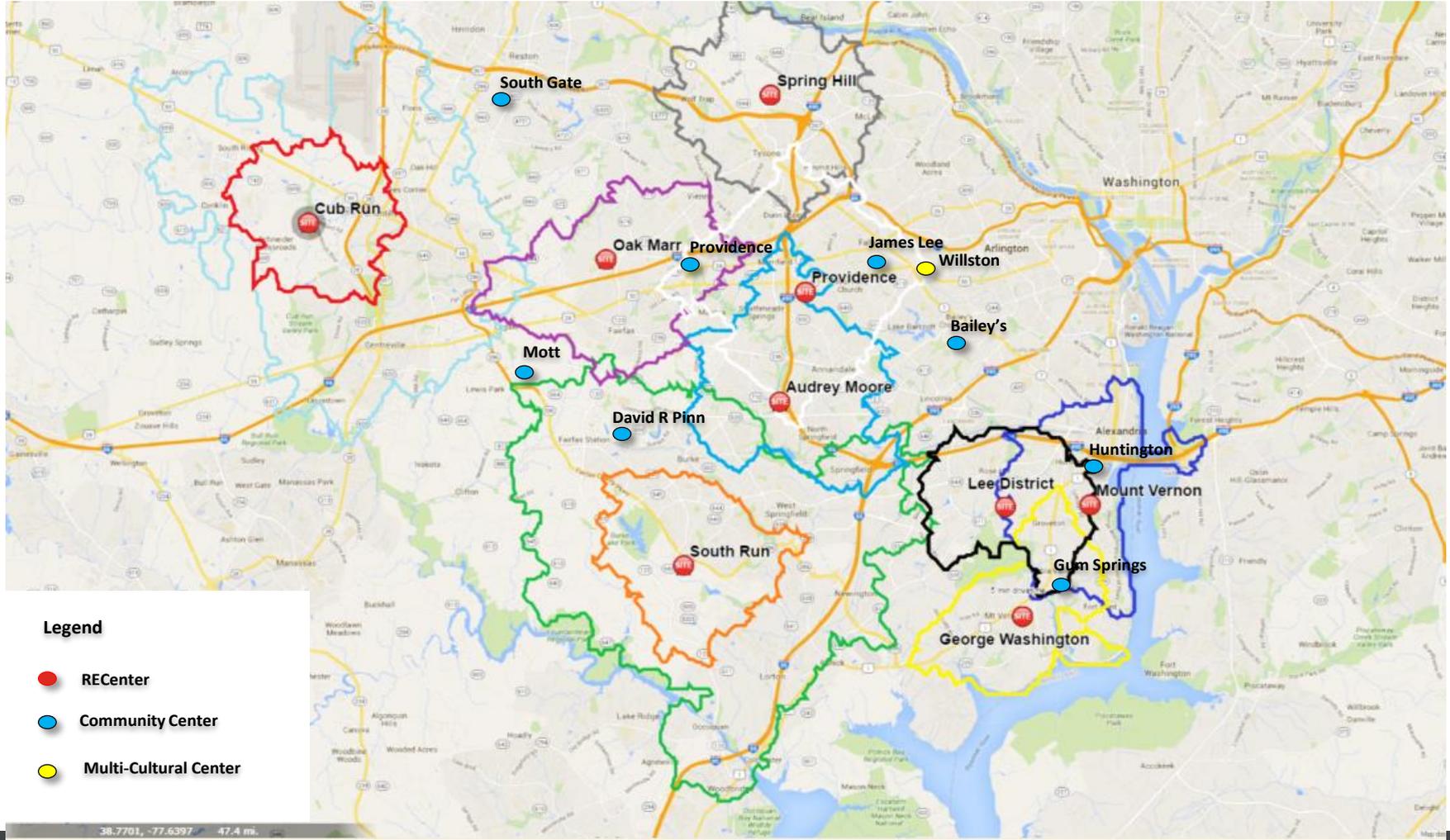
CRITERIA FOR SUSTAINABILITY PLAN

- ◆ Financial performance of RECenters cannot be explained by a single variable
- ◆ B&D developed five criteria with estimated weights:
 - ✓ Curb Appeal (10%)
 - ✓ **Site Visibility (10%)**
 - ✓ Strategic Siting (in relation to competitors / other RECenters) (20%)
 - ✓ Building Program Quality (30%)
 - ✓ **Competitive Landscape (30%)**

RECenter	Score	Overall Rank	Recovery Rank	Diff.
Oak Marr	13	6	6	0
South Run	21.5	1	1	0
SpringHill	16	2	5	-3
Providence	10.5	8	7	1
Audrey Moore	16	2	2	0
Cub Run	11.5	7	8	-1
Lee District	13.5	5	3	2
Mt Vernon	14	4	4	0
GW	9.5	9	9	0

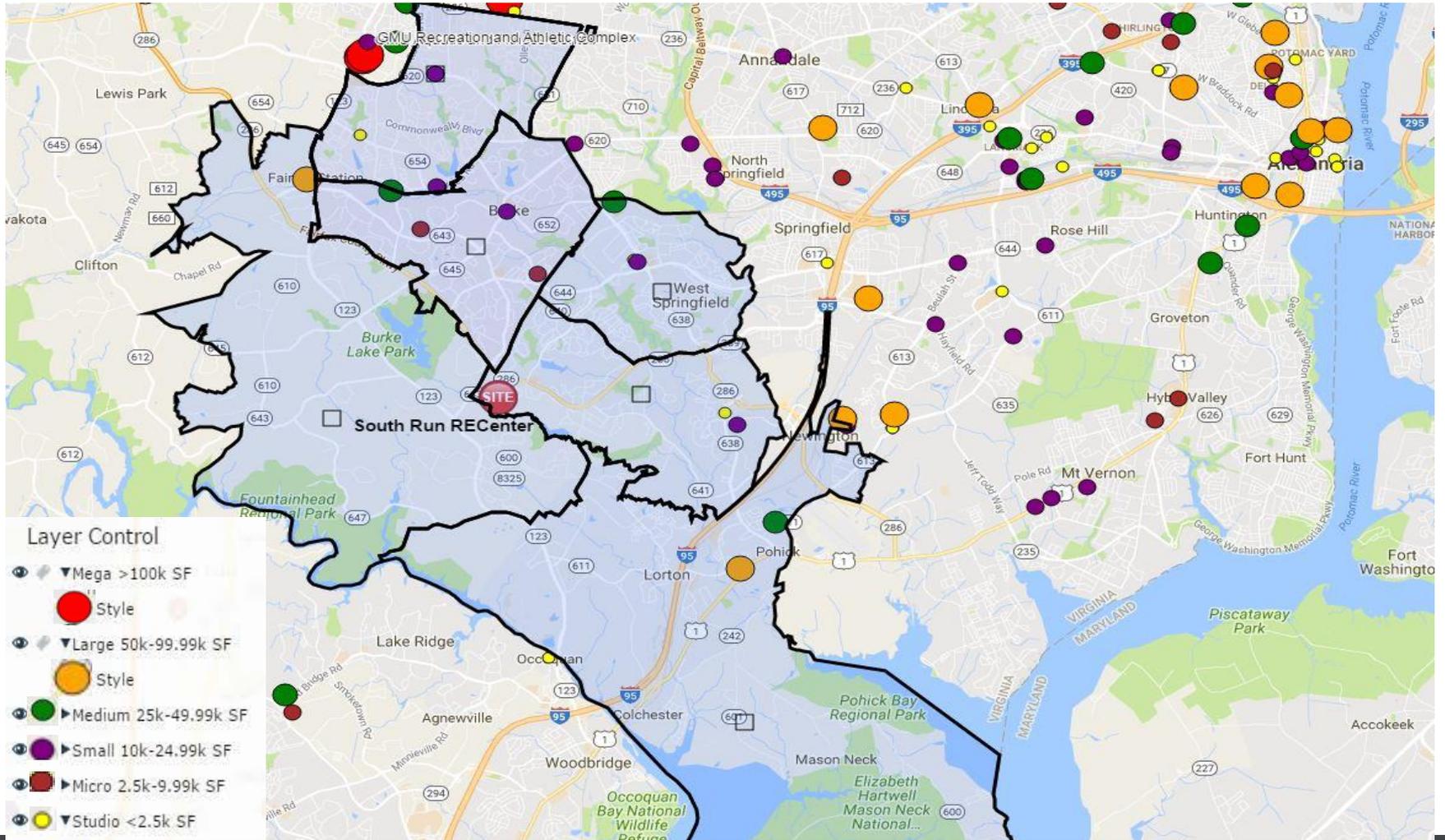
DECISION FRAMEWORK

DRIVE TIME RADII FOR RECENTERS AND COMMUNITY CENTERS



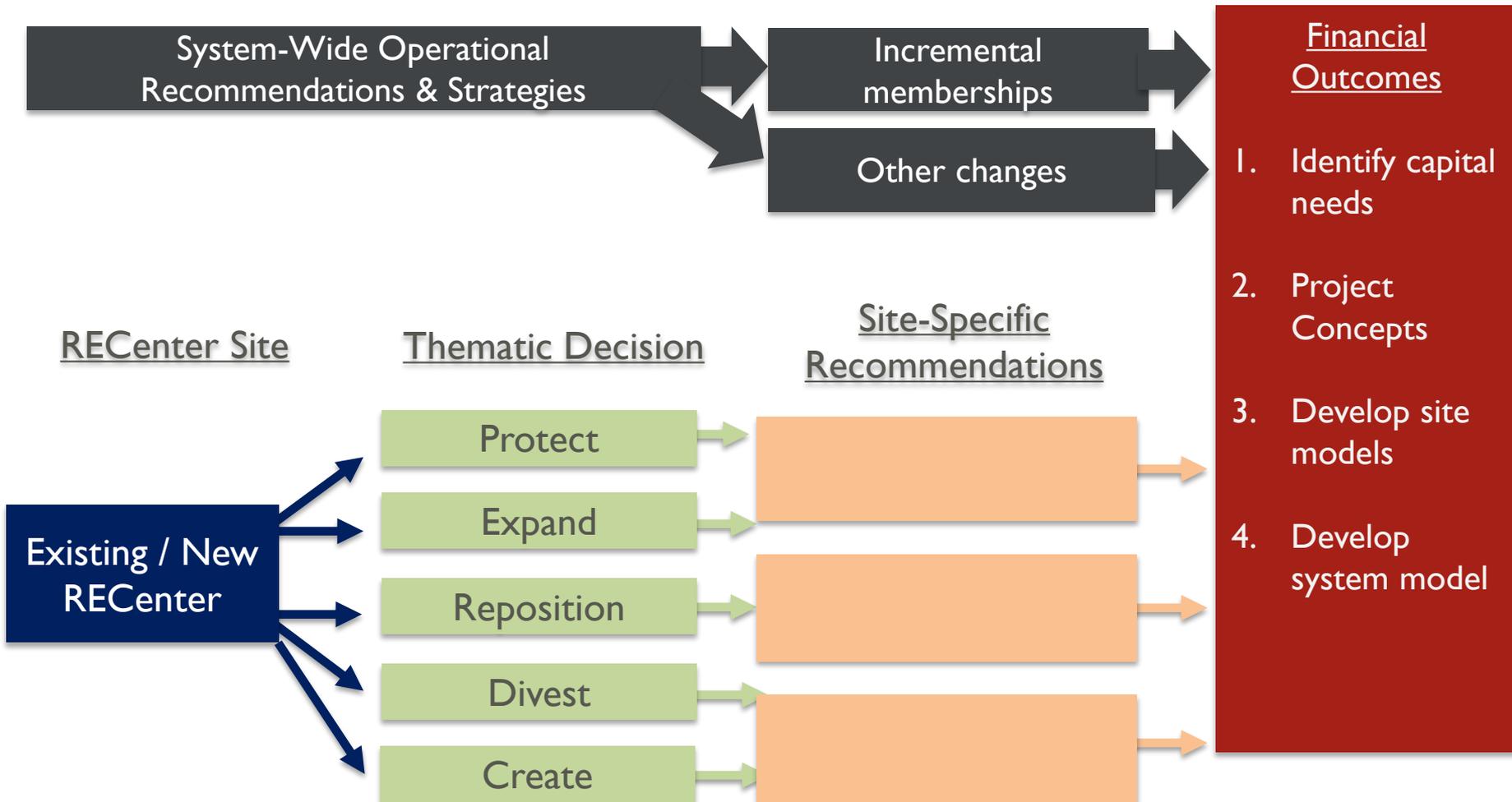
DECISION FRAMEWORK

COMPETITIVE MARKET MAP- SOUTH RUN



DECISION FRAMEWORK

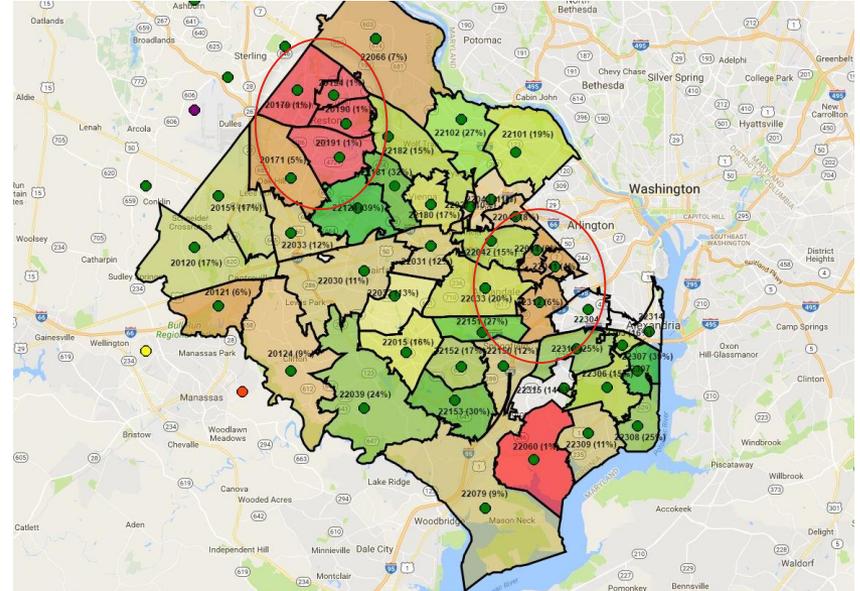
RECENTER HYPOTHETICAL EXAMPLE



DECISION FRAMEWORK

POTENTIAL FOR NEW RECENTERS

- ◆ Identify the opportunity for building a new RECenter based on market analysis
 - Reston
 - Tysons
 - South County
- ◆ Develop a project scope and building program based on market demand as part of pre-implementation (phase 3)



Next Steps



NEXT STEPS

Tasks

Timeline

- ✓ Issue Community Interest Survey
 - ✓ Schedule Community Focus Groups
 - ✓ Preliminary Findings
- ◆ September / October
 - ◆ Throughout October
 - ◆ Early 2017



The presentation for the Public Information Meeting #1 and Community Interest Survey will be posted on the Fairfax County Park Authority's website listed below.

<http://www.fairfaxcounty.gov/parks/plandev/rec-study.htm>



NEXT STEPS

DISCUSSION

◆ Questions & Answers





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