

Response to Questions on the FY 2007 Advertised Budget Plan

Request By: Supervisor Kauffman

Question: Is the County able to leverage more developer funding for the Parks? Is the current formula up-to-date?

Response:

The Fairfax County Park Authority must compete with other County agencies for negotiated proffer funds. To demonstrate the impact of new development, the Park Authority uses the Needs Assessment, County Comprehensive Plan policy, and Area Plan recommendations to demonstrate park-related impacts and where park facilities should be located. Policy Plan amendments adopted by the Board of Supervisors on June 20, 2005 help to demonstrate the important need for parks. However, it remains a competitive and negotiated effort through rezoning and the County planning process to increase the level of developer funding for the parks.

Fairfax County Code §112-6-10-2 stipulates the following regarding Planned Development Housing Districts (PDH):

As part of the open space to be provided in accordance with the provisions of Par. 1 above there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications which are accepted prior to October 3, 1997 and approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning applications which are accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either

- A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
- B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

The Park Authority has stated that the current formula for generating developer revenues for parks is neither up-to-date nor very effective. Generally, if private recreation facilities, such as a playground, swimming pool, etc. are built on-site, the \$955 per unit is offset by the value of the facilities built. It is rare that funds are actually received under this zoning provision. Furthermore, for those funds that are received under this zoning provision, the rate per dwelling unit has not been updated since October 1997. If desired, the Park Authority can request that the Department of Planning and Zoning revisit the current fee structure and amend the Zoning Ordinance to increase the fee per dwelling unit.