

# Community Development

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## **Revitalization and Neighborhood Improvements Goals**

- ✓ To preserve and improve older commercial areas of the County and their respective residential communities.
- ✓ To create public/private partnerships which contribute to the economic vitality and viability of selected older commercial areas.
- ✓ To provide healthier and more competitive commercial establishments, more attractive and stabilized commercial centers, better services and improved shopping opportunities for the respective communities.
- ✓ To prevent the deterioration of older, stable neighborhoods.

## **Athletic Field Program Goals**

- ✓ Develop and maintain athletic fields at both Fairfax County Public Schools (FCPS) and Fairfax County Park Authority sites throughout the County.

## Revitalization and Neighborhood Improvements

### PROGRAM DESCRIPTION

Revitalization is a major component of an overall strategy to strengthen the economic viability of the County's older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, these areas will become more commercially competitive; offer better services and improved living, working and shopping opportunities; and, become attractive locations for private reinvestment. In 1986, the Board of Supervisors established a Commercial Revitalization Program to improve the economic health of mature commercial areas in the County. Three revitalization areas were designated: Annandale, Bailey's Crossroads/Seven Corners and Springfield. In 1995, the Richmond Highway Corridor was added to the revitalization program, followed by McLean, the Lake Anne Village Center (LAVC) and Merrifield in 1998. Also in 1998, as part of the County's continuing revitalization efforts, the Board adopted zoning overlay Commercial Revitalization Districts (CRDs) for five of the seven areas, retaining the LAVC and Merrifield as Commercial Revitalization Areas (CRAs). In the spring of 2018, the Board designated the Lincolnia Community Business Center (CBC). Each of the Revitalization Districts/Areas, as well as the major activity centers of Tysons and Reston, have been the subject of one or more planning studies. Implementation of recommendations in the studies is in different stages for each of the various areas. Among other things, the studies identify actions including capital projects that would support the revitalization of these areas.

This section also includes other neighborhood improvements including: the developer default program, streetlight improvements, emergency directives and the Neighborhood Improvement Capital Project Program. The Neighborhood Improvement Capital Project Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Board members can fund or leverage grant funding to support capital projects within their District.

### LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Establish or expand community reinvestment programs to sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods, improve the economic climate, and encourage private and public investment and reinvestment in these areas.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts in Annandale, Bailey's Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well-being of the community and the County.
- ✓ Implement programs to improve older commercial areas of the County to enhance their ability to provide necessary community services, including streetscape improvements.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

Source: 2017 Edition of the Comprehensive Plan, Policy Plan Element, Revitalization (amended through 3-4-2014), Housing (amended through 3-4-2017), and Land Use Sections (amended through 3-4-2017), as amended.

## PROGRAM INITIATIVES

### REVITALIZATION

A Commercial Revitalization Bond Referendum was approved in 1988 and included \$22.3 million for commercial revitalization projects in six areas of the County - Annandale, Bailey's Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor and Vienna. The bonds have funded public improvement projects that have been completed, or are nearing completion. Projects were determined by the County and the local communities, and included improvements such as under grounding utilities; roadway design and construction; and, streetscape improvements that consist of new paver sidewalks, street trees and plantings, street furnishings, signage, bus shelters, and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funds are required to implement the public improvement projects identified by the planning studies and to maintain existing improvements.

A variety of current revitalization program initiatives exist in addition to the specific capital projects described below. Among these are continuing efforts to identify creative financing mechanisms to support Fairfax County revitalization initiatives, programs and projects. In April 2009, the Board created the Mosaic District Community Development Authority (CDA), the county's first CDA that used Tax Increment Financing (TIF) to help fund the public infrastructure. Staff is also involved in public/private partnerships for projects such as the Original Mt. Vernon High School, the North Hill redevelopment site on Richmond Highway, the Reston Town Center North master plan and Block 7 & 8, and the East County Center in the "Southeast Quadrant" of Bailey's Crossroads, among others.

Staff continues to employ, monitor and devise innovative strategies to implement a Board endorsed multi-year enhanced maintenance program for the Commercial Revitalization Districts (CRDs), pending available funding. The goal of the program is to prevent CRD infrastructure and aesthetic improvements from falling into a state of disrepair. The enhanced maintenance program was developed to provide higher levels of service for grass cutting, landscaping, litter control, weed control, bus shelter maintenance and street light inspections, and street sweeping, as well as services such as repair and replacement of sidewalks and curbs throughout the CRDs. During FY 2018, a detailed inventory and conditions assessment was conducted for the five CRDs. This inventory along with annual walk-throughs and on-going inspections within the areas is being used to identify and prioritize needed capital improvement projects. Funding from the Capital Sinking Fund for Revitalization, created as a result of the Infrastructure Financing Committee, will be used to support these capital improvements. In addition in FY 2018, the Board approved the funding for two full-time positions to plan, manage and implement an enhanced level of inspections and services within the CRDs, and to oversee the capital improvement projects in the CRDs.

### Recent Program Accomplishments

- ◆ **Annandale:** In July 2016, a group of industry experts under the auspices of the Urban Land Institute (ULI) conducted a Technical Assistance Panel (TAP) (a brief intensive study of an area) of the core area of the Annandale Commercial Revitalization District (CRD) to provide short- to medium-term revitalization strategies to enhance the appearance, economic vitality, awareness, and promotion of Annandale. The Office of Revitalization (OCR) is currently exploring implementation of the short-term recommendations. In particular, OCR, in partnership with the County's Park Authority, is proposing the creation of an innovative park space in downtown Annandale on County-owned property located at 7200 Columbia Pike to begin to address the lack of community spaces in the commercial district. Utilizing input provided by participants at a temporary "Demonstration Park" event and online survey, design concepts were created at a community workshop, and then presented for further community input at a second "Demonstration Park" event. The County will assess community preferences and work to refine and finalize a concept, with a goal of installation as early as summer 2019, pending available funding and approvals. OCR, in partnership with the County's Department of Transportation, has also been exploring the potential for a future "Open Streets" event in Annandale. Open Streets are unique events designed to enliven and enhance a community's sense of place and connection. During such events, streets are temporarily closed to vehicles and opened for people to walk, bike, dance, play, socialize, and experience and envision the street in a different way.

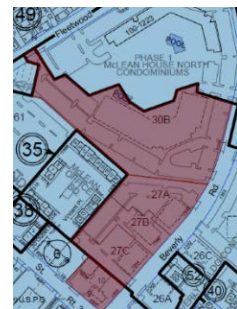
- ◆ **Bailey's Crossroads and Seven Corners:** In early 2016, the Board of the Bailey's Crossroads Seven Corners Revitalization Corporation (BC7RC) requested OCR's assistance in conducting a strategic planning exercise. In response, OCR sponsored an organizational assessment of BC7RC by Artemel & Associates, Inc., to help assess BC7RC's mission, goals, and objectives, and to prepare a work plan and supporting budget. The assessment recommended several actions to strengthen BC7RC's capacity to further revitalize in the CRD, and laid out short- and mid-term steps for the organization to undertake. OCR staff has aided the effort by offering visioning services and general restructuring support since 2016; today, BC7RC's leadership continues to strive toward the goals outlined in the plan including expanding organizational leadership, membership and experimenting with different programming activities that highlight the area and revitalization efforts. Following adoption of the Comprehensive Plan for Seven Corners, OCR engaged in the preparation of urban design guidelines for Baileys Crossroads and Seven Corners. The effort resulted in design guidelines consisting of two volumes. Volume I is a general document that includes urban design methods and best practices applicable to all the County's CRDs and CRAs. Volume II provides design solutions and treatments individually tailored to the community's preferences in Baileys Crossroads and Seven Corners. Together the two volumes provide more detailed urban design and streetscape information to augment the area's Comprehensive Plan. Both volumes were endorsed by the Board of Supervisors in November 2018, following review by the community.

- ◆ **Lake Anne Village Center:** In June 2017, the Lake Anne Village Center (LAVC) was added to the National Park Service's National Register of Historic Places in recognition of its revolutionary design and historic value. This latest recognition followed the action by the Commonwealth of Virginia, which listed the LAVC in the Virginia Landmarks Register in March 2017. The ongoing implementation of the 2011 LAVC Commercial Reinvestment Plan's short-and long-term revitalization strategies, as well as the June 2015 Washington Plaza Design Charrette recommendations, have assisted Lake Anne Plaza in becoming a vibrant destination.



New activities, special events, festivals, and 'look and feel' improvements have successfully introduced attendees to the unique Lake Anne merchants, and revitalization efforts have been bolstered by new business investment in LAVC, and reinvestment in existing businesses. The Village Center will also be home to a new affordable senior housing and market-rate town house project known as The New Lake Anne House. The project will replace the outdated Fellowship House buildings with a single 8-story, 240-unit affordable multi-family senior residential building and add 36 market-rate townhomes on the west side of Village Road at its intersection with North Shore Drive.

- ◆ **Lincolnia:** A multi-phase Lincolnia Planning District Study (Plan Amendment 2013-I-L1) has been underway since 2014. Phase I, which concluded in October 2015, resulted in editorial updates to Lincolnia's Comprehensive Plan guidance. The second phase concluded in March 2018, with the Board designating the area surrounding the intersection of Little River Turnpike (Route 236) and North Beauregard Street as a Community Business Center (CBC) centered around North Beauregard Street and Little River Turnpike (Route 236), along the shared eastern boundary of Fairfax County and the City of Alexandria. The Plan Amendment simultaneously designated the entire boundary of the Lincolnia CBC as a Commercial Revitalization Area (CRA). The CBC is envisioned to create a vibrant and diverse focal point for the larger community, providing a variety of neighborhood commercial and retail services. Phase III of the study began in early Spring 2018 to review substantive changes to Comprehensive Plan guidance for the CBC and for the wider Lincolnia Planning District including land use and transportation recommendations within the newly designated CBC/CRA.



- ◆ **McLean:** In November 2016, the Board adopted a Plan Amendment that established a new high density residential node in the McLean CRD. The adopted Plan is intended to further the county's economic success strategy and the continued revitalization of the McLean CRD by increasing the intensity of properties along Beverly Road to a 3.0 Floor Area Ratio (FAR). In April 2018, the Board of Supervisors authorized a Comprehensive Plan Amendment to review the recommendations for the McLean Community Business Center (CBC) (Plan Amendment 2018-II-MI). In June 2018, a multi-faceted land use planning study commenced with the goal of developing implementable recommendations that reflect the vision of the McLean community and support the revitalization of downtown McLean. In addition to community input, the study will also be informed by an extensive transportation analysis that will capture existing conditions; test and establish a baseline of future conditions based on the current Plan land uses; and, ultimately forecast the community's preferred scenario(s) traffic impacts, and determine the transportation network's ability to accommodate changes. New redevelopment projects are contributing to the revitalization of the McLean CRD such as the mixed-use project known as The Signet, which includes a 263,806 square feet of multifamily residential building, retail, and ancillary space. An existing 109,600 square foot office building has been retained, with a portion converted to ground floor retail.
- ◆ **Merrifield:** Redevelopment activity in Merrifield continues to progress and diversify in both the Town Center and the Transit Station areas. The final phase of the Mosaic District with apartments and retail is now complete. The Town Center has become an important gathering place for area residents and a destination location for others with daily activities, restaurants, a farmer's market and weekend festivals. At the Dunn-Loring/Merrifield Metro Station, the final phase of Avenir Place, a mixed-use development, is complete including a Harris Teeter Grocery Store, new retail, and apartments. The new Merrifield Human Services building opened within the Inova Fairfax campus at the southern end of the district. In addition, the transformation of the former Exxon-Mobil campus into Inova's personalized medicine and research campus is underway, with 1.2 million square feet of adaptive reuse construction to be completed by the end of 2019. In July 2018, the Board of Supervisors authorized three new Plan amendments for the Merrifield Suburban Center (SSPA-I-1MS). The three sites include the Inova site, (former Exxon Mobil campus), and Fairview Park, North and South. Staff will consider mixed-use office, hotel, residential, and other uses with an intensity range of 0.80 FAR to 1.0 FAR for Land Units I and J, and K in the Merrifield Suburban Center. The task force for the plan amendment process is expected to complete the study by fall 2019.
- ◆ **Richmond Highway:** The Board of Supervisors approved an amendment to the Comprehensive Plan in March 2018 known as Embark Richmond Highway. The amendment (2015-IV-MV1) focused on a 7.5 mile section of the Richmond Highway Corridor. Embark is a multi-departmental, multi-faceted project that includes the widening of Richmond Highway from Napper Road to Jeff Todd Way; the incorporation of a multimodal future that includes a Bus Rapid Transit system from the Huntington Metro to the Village at Accotink in Fort Belvoir, and then to Prince William County, and an eventual extension of Metro's Yellow line from Huntington to Hybla Valley; and the re-planning of the land uses along the corridor in a manner that is consistent with the principles of transit-oriented development. Embark Transit, the County's planning initiative for the transit-oriented revitalization of the Richmond Highway Corridor, continues to make progress. Finally, the OCR is working on preparing district urban design guidelines for the Richmond Highway Corridor, and expects to complete them by late 2019.
- ◆ **Springfield:** The Town Center, which reopened in 2014, is a catalyst for the redevelopment within the greater Springfield area. The Town Center is nearly one hundred percent leased. The announcement of a new Transportation Security Administration (TSA) headquarters in Springfield is anticipated to further accelerate development surrounding the Town Center. District-wide branding efforts are underway for the greater Springfield area. A new logo and identity system has been developed to foster a more cohesive image for the area, and planning for new gateway signs, banners and other fixtures is expected to be completed in 2019. Within the CBC, the design of the Springfield Multi-Use Parking Garage is currently in progress, with construction of the facility expected to commence in mid-2019 and open to users in late 2021. A consultant-led study to develop detailed, complete street cross-sections and cost-estimates for the CRD and the Transit Station Area has been finalized. The OCR continues to provide support to the Greater Springfield Chamber of Commerce, which is working to resolve bicycle, signage, and pedestrian safety issues in the CRD. Lastly, the installation of new, modern and well-lit bus shelters within the CRD is complete.

## **OTHER NEIGHBORHOOD IMPROVEMENTS**

Other neighborhood improvement projects include streetlights and the implementation of sidewalks, curbs, gutters, curb ramps, pedestrian safety improvements and storm sewers in older neighborhoods. The County Streetlight Program is designed to respond to the need for additional community and roadway lighting. Currently, new streetlights are primarily installed as part of the County's development process requirements. Depending on funding availability, streetlights may be installed at the County's expense based on citizens' requests. Lighting is also being provided on a limited number of trails/walkways, typically near Metro Stations/mass transit. Operating costs for streetlights are funded by the General Fund.

The County along with other Municipalities across Virginia have recently negotiated with Dominion Energy to modify the VEPGA (Virginia Energy Purchasing Governmental Association) Agreement to provide more efficient LED (light-emitting diode) cost rates, more LED fixture options and more environmentally compliant streetlights. The negotiations have been recently finalized and efforts by Dominion and the County will be ongoing to transition to LED streetlights. The County is currently working to establish a 5-year LED conversion plan with an estimated total cost of \$9 million for the inventory of 59,000 streetlights, consisting of older mercury vapor, high pressure sodium vapor and metal halide fixtures. The 5-year LED Streetlight conversion plan, would require \$1.8 million per year. It is anticipated that the first installment of funding will be included in the *FY 2018 Third Quarter Review*.

In addition, as part of the *FY 2016 Third Quarter Review*, the Board of Supervisors approved a Neighborhood Improvement Capital Project Program. This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. This program allows the Board of Supervisors to fund or leverage grant funding to support capital projects within their District.

## **CURRENT PROJECT DESCRIPTIONS**

1. **Capital Sinking Fund for Revitalization** (Countywide): This is an on-going project established as a direct result of the Infrastructure Financing Committee (IFC). The Sinking Fund was approved as a new budgetary mechanism for funding infrastructure replacement and upgrade requirements. Principal funding for these projects comes from the Board's commitment to devote 20 percent of the unencumbered, year-end carryover balances not needed for critical requirements to this Sinking Fund. The Board of Supervisors approved an annual percentage allocation of the total sinking fund to specific program areas, as follows: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization maintenance. To date, an amount of \$1,338,371 has been dedicated for revitalization. It is anticipated that these funds will be dedicated to sidewalk and bus shelter repairs and other required capital improvements in the CRDs. As part of the *FY 2018 Carryover Review*, a one-time shift in the sinking fund allocation was approved by the Board based on expenditures to date and work in progress. In order to address a growing need for walkway reinvestment funds, the Board approved a redirection of the revitalization 5 percent. The specific allocation for FY 2018 included: 55 percent for FMD, 20 percent for Parks, 10 percent for County-Owned Roads, and 15 percent for Walkways.
2. **Developer Defaults** (Countywide): The Developer Default project is a continuing program for the purpose of completing private development projects on which developers have defaulted. There has been an increased level of activity for this program in recent years, and current projections suggest this trend will continue. FY 2020 funding is supported by \$200,000 in General Fund monies and \$100,000 in anticipated developer default revenue.
3. **Developer Streetlight Program** (Countywide): This is a continuing program to support the installation of streetlights throughout the County. The County coordinates with Dominion Virginia Power and NOVEC for the installation of the streetlights. Developers then make direct payments to the County. Upon completion of the installation, the streetlights are incorporated into the Fairfax County Streetlight Program inventory. This program is offset entirely by anticipated payments from developers.
4. **District Capital Projects** (Countywide): This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Funding of \$1,000,000 was approved for this Program as part of the *FY 2016 Third Quarter Review* and an amount of \$100,000 was provided for each District and the Chairman. Board members can fund or leverage grant funding to support capital projects within their District. It is anticipated that this funding mechanism for capital projects will be considered annually.

5. **Emergency Directives/Grass Mowing** (Countywide): This is a continuing project to support emergency property maintenance issues associated with increases in foreclosed properties in the County. Funding provides for abatement services of both emergency and non-emergency directives related to health and safety violations, grass mowing violations and graffiti removal. The Department of Code Compliance supports the community through programs pertaining to grass ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. Funding for this program varies from year to year.
6. **McLean Streetscape** (Dranesville District): \$3,392,898 has been approved for streetscape improvements within the McLean CBC along Chain Bridge Road to Laughlin Avenue, along Old Dominion Drive to Center Street, and along the Listrani peninsula between Old Dominion Drive and Elm Street. The project will provide for the installation of brick pavers, lights and landscaping along Chain Bridge Road from Redmond Street to Curran Street. In 2014, the project scope was expanded to include the design and installation of landscaping, pavers, a seat wall and an area for the future installation of public art at the Listrani Peninsula. Total project funding includes bond funds, enhancement grants, proffer funds, and McLean Revitalization Corporation (MRC) funds remaining after completion of the McLean Utilities project. This project is substantially complete, with only some streetlights remaining to be installed by Dominion Power.
7. **Minor Streetlight Upgrades** (Countywide): This program is for the upgrading of existing streetlights that do not meet current illumination standards for roadways, based on citizens' requests.
8. **OCR-Annandale Projects** (Mason District): A feasibility study for an Annandale Cultural Center was completed in 2009, using a \$90,000 federal EDI Special Project Grant. Estimated funding of \$20 million to purchase a site, and to design and construct the project, will be required.
9. **OCR-Kings Crossing Redevelopment** (Mount Vernon District): \$575,000 has been approved to facilitate the future consolidation and redevelopment of land by a private developer in this area of Richmond Highway. In July 2017, the County used this funding to acquire 2.32 acres of land located at 6318 Quander Road. This land, along with adjacent county-owned properties, are undergoing county-funded stream restoration, and once completed, will serve to provide a green network of new public parks, green spaces and recreation facilities connected to natural resources.
10. **OCR-Revitalization Initiatives** (Countywide): This is an on-going project which provides for the continuation of revitalization activities, including consultant services to foster commercial revitalization and address program needs to implement recommendations of the Comprehensive Plan for the seven Revitalization Districts/Areas: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, Richmond Highway, and Springfield, as well as for other areas of strategic importance in the County.
11. **OCR-Richmond Highway Façade Improvements** (Lee/Mount Vernon Districts): \$1,642,160 has been approved for streetscape improvements and signage in the Richmond Highway Corridor revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project in order to improve signage, orient motorists along the Richmond Highway Corridor and help bolster community identity. Construction of Phase I of this project was completed in the summer of 2013. Phase II, consisting of three additional wayfinding signs for the southern end of the corridor as well as modifications to one existing sign, was completed in August 2017. Remaining funds may be retained for future repairs or to assist with future relocations of these signs as a result of road widening and/or Bus Rapid Transit projects.
12. **Payments of Interest on Bond Deposits** (Countywide): This project provides for payments to developers for interest earned on conservation bond deposits. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of the project, the developer is refunded the deposit with interest. Funding varies from year to year and is based on prior year actual expenditures and current interest rates. Funding of \$150,000 is included to support the interest payment requirements in FY 2020.

13. **Revitalization Maintenance CRP/Tysons** (Countywide): This is an on-going project which provides for maintenance of commercial revitalization areas (Annandale, Route 1, Springfield, McLean and Baileys Crossroads) and recurring landscape maintenance associated with the Tyson's Corner Silver Line. Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, fertilization, mulching of plant beds, weed control and plant pruning. Routine maintenance is performed primarily by the Office of the Sheriff's Community Labor Force. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelter, drinking fountains) to sustain the overall visual characteristics of the districts. Routine and non-routine repairs and recurring landscape maintenance are also required in the Tyson's Corner Silver Line area along the Route 7 corridor, from Route 123 to the Dulles Toll Road. Routine maintenance includes landscape maintenance along the median and both sides of the road, trash removal, snow removal, and stormwater facility maintenance. The primary difference between maintenance requirements related to the Silver Line Metro system stations and other existing Metro stations is the County's requirement associated with maintaining 27 water quality swales under the raised tracks of the Silver Line located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal, vegetation care, and structural maintenance. Total funding of \$1,410,000 will support these efforts.
14. **Springfield Streetscape Phase I** (Lee District): \$3,169,236 for streetscape improvements in the Springfield District. The Lee District Supervisor's office, along with community members and OCR, has identified several streetscape and pedestrian safety enhancements for the final phase of this project. A trail connection and a crosswalk project were completed in the past year. Still to be completed is a pedestrian refuge project on Commerce Street.
15. **Strike Force Blight Abatement** (Countywide): This is a continuing project supported by the Department of Code Compliance which assists the community through programs pertaining to zoning, building, property maintenance, health, and fire codes as well as blight ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. As part of the FY 2009 Adopted Budget Plan budget guidelines, the Board of Supervisors directed that any revenue generated from zoning violation fines in excess of the baseline total of \$122,215 be made available to support the activities of the Department of Code Compliance. Any revenues over this baseline are appropriated to this project at year-end.
16. **Survey Control Network Monumentation** (Countywide): This is a continuing project that supports the establishment, maintenance and publication of survey control monuments. These monuments, used by the private and public sector, are the terrestrial framework for geospatial control of surveying, mapping and land development projects. The survey control monuments provide the spatial control for the County GIS system. This monumentation work is necessary to assist Surveyors and Engineers in developing site plans in accordance with the requirements of the Fairfax County Public Facilities Manual. An amount of \$95,000 is included in FY 2020 to support this program.



**PROJECT COST SUMMARIES**  
**REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS**  
**(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
1 Capital Sinking Fund for Revitalization CR-000007	G	<b>\$1,338</b>						\$0		\$1,338
2 Developer Defaults 2G25-020-000	G, X	<b>C</b>	<b>\$300</b>	\$300	\$300	\$300	\$300	\$1,500	\$1,500	\$3,000
3 Developer Streetlight Program 2G25-024-000	X	<b>C</b>		\$1,000	\$1,000	\$1,000	\$1,000	\$4,000	\$5,000	\$9,000
4 District Capital Projects ST-000004 - ST-000013	G	<b>\$1,627</b>						\$0		\$1,627
5 Emergency Directives/Grass Mowing 2G25-018-000, 2G97-002-000	G, X	<b>C</b>		\$100	\$100	\$100	\$100	\$400	\$500	\$900
6 McLean Streetscape CR-000004	B, X	<b>\$3,118</b>	<b>\$275</b>					\$275		\$3,393
7 Minor Streetlight Upgrades 2G25-026-000	G	<b>C</b>		\$20	\$20	\$20	\$20	\$80	\$100	\$180
8 OCR - Annandale Projects 2G02-016-000	F, U	<b>\$90</b>						\$0	\$20,000	\$20,090
9 OCR - Kings Crossing Redevelopment 2G02-018-000	G	<b>\$575</b>						\$0		\$575
10 OCR - Revitalization Initiatives 2G02-002-000	G	<b>C</b>		\$190	\$190	\$190	\$190	\$760	\$950	\$1,710
11 OCR - Richmond Hwy Façade Impr. 2G02-020-000	B	<b>\$1,642</b>						\$0		\$1,642
12 Payments of Interest on Bond Deposits 2G06-002-000	G	<b>C</b>	<b>\$150</b>					\$150		\$150
13 Revitalization Maintenance - CRP/Tysons 2G25-014-000	G	<b>C</b>	<b>\$1,410</b>	\$1,410	\$1,410	\$1,410	\$1,410	\$7,050	\$7,050	\$14,100

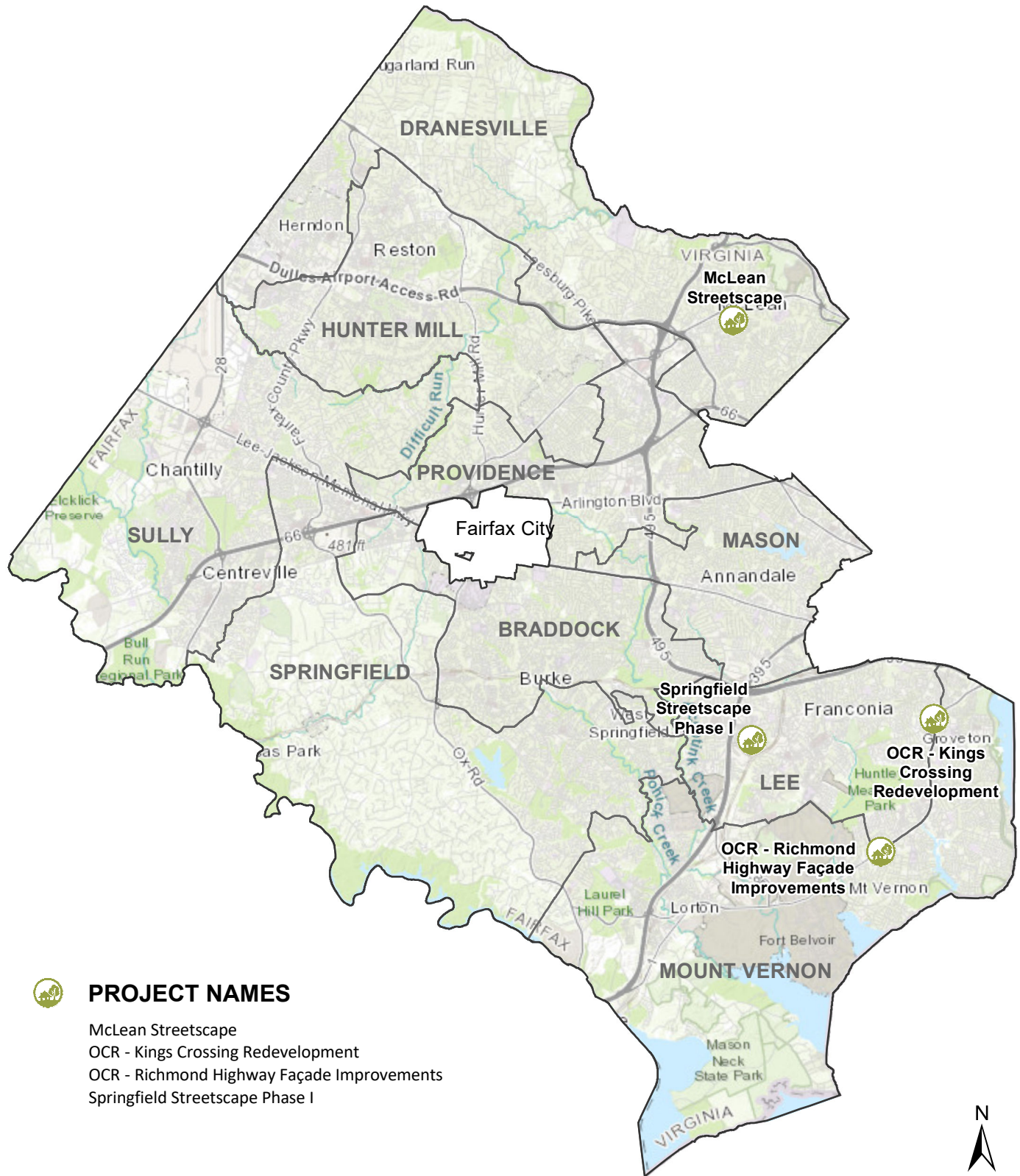
**PROJECT COST SUMMARIES**  
**REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS**  
**(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
14 Springfield Streetscape Phase I CR-000001	B	<b>\$3,169</b>						\$0		\$3,169
15 Strike Force Blight Abatement 2G97-001-000	X	<b>\$1,031</b>						\$0		\$1,031
16 Survey Control Network Monumentation 2G25-019-000	G	<b>C</b>	<b>\$95</b>	\$95	\$95	\$95	\$95	\$475	\$475	\$950
<b>Total</b>		\$12,590	\$2,230	\$3,115	\$3,115	\$3,115	\$3,115	\$14,690	\$35,575	\$62,855

Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds  
B Bonds  
G General Fund  
S State  
F Federal  
X Other  
U Undetermined

# REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS PROJECT LOCATIONS

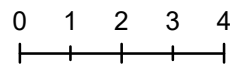


## PROJECT NAMES

- McLean Streetscape
- OCR - Kings Crossing Redevelopment
- OCR - Richmond Highway Façade Improvements
- Springfield Streetscape Phase I



Distance in Miles



# Athletic Field Program

## PROGRAM DESCRIPTION

The Athletic Field Program facilitates the development, maintenance, and replacement of athletic fields throughout the County. This program also includes synthetic turf fields, field lighting replacement and other sports programs. The Program represents a coordinated effort between the Park Authority, the Department of Neighborhood and Community Services (DNCS) and Fairfax County Public Schools (FCPS).

## LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Develop and maintain athletic fields at both Fairfax County Public Schools (FCPS) and Fairfax County Park Authority sites throughout the County.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Area IV (amended through 10-24-2017) and the Policy Plan Element, Parks and Recreation (amended through 3-4-2014), as amended.

## PROGRAM INITIATIVES

In recent years, the Board of Supervisors has identified the maintenance and development of athletic fields at Fairfax County Public Schools and Park Authority properties as a critical requirement. In FY 2006, the Board approved the implementation of an Athletic Services Fee, dedicated primarily for the enhancement of maintenance of school athletic fields, the implementation of synthetic turf fields and custodial support for indoor sports organizations. A significant General Fund contribution to athletic field maintenance is approved annually as well.

The maintenance of athletic fields generally includes: trash removal, provision of portable toilets, field lighting, fencing, irrigation, dugout covers, bleachers and player benches, mowing, infield prepping and renovations, full service turf grass programs (fertilizer, soil amendments, soil samples, weed and insect control) for parks and high schools, and aeration and seeding for all other schools. Maintenance efforts also include a schedule for recently completed irrigation and lighting replacement projects at schools. Athletic field maintenance is funded by the General Fund and is supplemented by an Athletic Services Fee. Revenue from this fee is dedicated primarily for enhanced maintenance of school athletic fields, the replacement of synthetic turf fields, and custodial support for indoor sports organizations. These maintenance efforts improve safety standards, enhance playing conditions and increase user satisfaction. Funding in the amount of \$7,610,338 has been included for the athletic field maintenance and sports program in FY 2020. This level of funding is supported by a General Fund transfer of \$6,135,338 and revenue generated from the Athletic Services Fee in the amount of \$1,475,000. Of the Athletic Services Fee total, \$800,000 will be dedicated to the turf field replacement program, \$275,000 will be dedicated to custodial support for indoor sports organizations, \$250,000 will be dedicated to maintenance of school athletic fields, \$75,000 will be dedicated to synthetic turf field development, and \$75,000 will partially fund the Youth Sports Scholarship Program. The Athletic Service Fee revenue is based on a rate of \$5.50 per participant per season and \$15 for tournament team fees for diamond field users and indoor gym users,





and a rate of \$8.00 per participant per season and \$50 tournament team fees for rectangular field users. The increase for rectangular field users is specifically to support the turf field replacement fund.



There are a total of 92 synthetic turf fields throughout the County, of which 24 are FCPS stadium fields and 68 are County Park/FCPS non-stadium fields. There are over 130,000 youth and adult participants (duplicated number) annually on rectangular fields that benefit from synthetic turf fields. Synthetic turf fields allow for year-round use in most weather which increases playable hours, provides playing surfaces and conditions that are similar to grass fields, and eliminates the need for watering, mowing, and fertilizing. Increased annual funding has been provided to begin to address the growing need for field replacement and to establish a 10-year replacement schedule. The first synthetic turf field replacement

efforts began in 2013 for the first two fields developed. Most manufacturers provide an eight-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of the synthetic turf field of no more than 10 years. The current projected replacement cost per field is approximately \$450,000.

## CURRENT PROJECT DESCRIPTIONS

1. **Athletic Field Maintenance (Parks)** (Countywide): This is a continuing project to provide maintenance to athletic fields managed by FCPA. Funding is included for continued personnel and operating costs associated with the program including: electricity for lighted facilities, maintenance of lighting systems, water for irrigated facilities, irrigation system maintenance, minor ball field repairs and capital equipment. This program is designed to improve playing conditions and to achieve safety standards. Funding of \$2,700,000 for this project has been included in FY 2020. This project is supported entirely by the General Fund.
2. **Athletic Fields - APRT Amenity Maintenance** (Countywide): This project provides \$50,000 annually to support routine maintenance of girls' softball field amenities on selected Fairfax County Public School sites. These amenities, such as dugouts, fencing and irrigation systems, were added or constructed by the County based on recommendations by the citizen-led Action Plan Review Team (APRT) in order to reduce disparities in the quality of fields assigned to boys' baseball and girls' softball organizations. Routine maintenance is necessary both to maintain equity and to ensure safety. This project is supported entirely by the General Fund.
3. **Athletic Fields - FCPS Lighting** (Countywide): This project provides for the continuous upgrades associated with athletic field lighting at Fairfax County Public Schools middle and high schools. Funding supports the replacement and repair schedule for existing lighting systems. The school system's Office of Design and Construction Services ensures lighting standards are maintained. Funding supports ongoing installation, replacement and repair projects, and is coordinated by the DNCS. Funding of \$250,000 for this project has been included in FY 2020. This project is supported entirely by the General Fund.
4. **Athletic Fields - Park Maintenance at FCPS** (Countywide): This is a continuing project to provide for the mowing of athletic fields at FCPS elementary and middle schools. This project is designed to improve the quality of the school fields playing condition, improve safety standards and increase user satisfaction. The program provides for mowing of the fields, as well as the aeration and over-seeding of the fields. These services are provided by the FCPA, through established service contracts. Funding of \$860,338 for this project has been included in FY 2020. This project is supported entirely by the General Fund.

5. **Athletic Services Fee - Custodial Support** (Countywide): This is a continuing project to provide custodial support for indoor gyms used by community-based indoor athletic organizations during their assigned primary scheduling season. Funding of \$275,000 for this project has been included in FY 2020. This project is supported entirely by the Athletic Services Fee.
6. **Athletic Services Fee - Diamond Field Maintenance** (Countywide): This is a continuing project to supplement the level of maintenance by FCPA on athletic fields at FCPS sites, by providing a consistent mowing frequency schedule for high school diamond fields, as well as diamond field infield preparation twice a week for elementary, middle and high school fields. This project also provides funding for post-season field treatment standards and a maintenance schedule for recently completed irrigation and lighting projects on FCPS fields. Funding of \$1,000,000 for this project has been included in FY 2020. This project is supported by \$250,000 in the Athletic Services Fee revenue and \$750,000 from the General Fund.
7. **Athletic Services Fee - Sports Scholarships** (Countywide): The Youth Sports Scholarship Program provides support for youth from low-income families who want to participate in community-based sports programs. Funding of \$150,000 for this project is included in FY 2020, including \$75,000 based on revenue generated from the Athletic Services Fee, and \$75,000 supported by the General Fund.
8. **Athletic Services Fee - Turf Field Development** (Countywide): This is a continuing project to facilitate the development of synthetic turf fields at Park and FCPS sites. Funding of \$75,000 for this project has been included in FY 2020. This project, supported entirely by the Athletic Services Fee, was previously funded in the amount of \$200,000; however, funding of \$125,000 was redirected to the Turf Field Replacement Program beginning FY 2017.
9. **Athletic Services Fee - Turf Field Replacement** (Countywide): This project provides for the establishment of a synthetic turf field replacement program. There are a total of 92 synthetic turf fields throughout the County, of which 24 are FCPS fields and 68 are County fields. Funding is required to begin to address the growing need for field replacement and to establish a replacement schedule over the next 10 years. The current projected replacement cost per field is approximately \$450,000. Staff has developed a 10-year replacement plan for the current inventory; however, additional funding may be required in the future to continue the gradual replacement of turf fields as they reach the end of their useful life. An amount of \$2,250,000 is included for the turf field replacement program in FY 2020, including \$800,000 from the Athletic Services Fee revenue and \$1,450,000 from the General Fund.

**PROJECT COST SUMMARIES  
ATHLETIC FIELD PROGRAM  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
1 Athletic Field Maintenance (Parks) 2G51-002-000	G	C	<b>\$2,700</b>	\$2,700	\$2,700	\$2,700	\$2,700	\$13,500	\$13,500	\$27,000
2 Athletic Fields - APRT Amenity Maint. 2G79-220-000	G	C	<b>\$50</b>	\$50	\$50	\$50	\$50	\$250	\$250	\$500
3 Athletic Fields - FCPS Lighting PR-000082	G	C	<b>\$250</b>	\$250	\$250	\$250	\$250	\$1,250	\$1,250	\$2,500
4 Athletic Field - Park Maintenance at FCPS 2G51-001-000	G	C	<b>\$860</b>	\$860	\$860	\$860	\$860	\$4,300	\$4,300	\$8,600
5 Athletic Services Fee - Custodial Support 2G79-219-000	X	C	<b>\$275</b>	\$275	\$275	\$275	\$275	\$1,375	\$1,375	\$2,750
6 Athletic Services Fee-Diamond Field Mnt. 2G51-003-000	G, X	C	<b>\$1,000</b>	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000	\$5,000	\$10,000
7 Athletic Services Fee - Sports Scholarsh. 2G79-221-000	G, X	C	<b>\$150</b>	\$150	\$150	\$150	\$150	\$750	\$750	\$1,500
8 Athletic Services Fee - Turf Field Develop. PR-000080	X	C	<b>\$75</b>	\$75	\$75	\$75	\$75	\$375	\$375	\$750
9 Athletic Services Fee - Turf Field Replace. PR-000097	G, X	C	<b>\$2,250</b>	\$2,250	\$2,250	\$2,250	\$2,250	\$11,250	\$11,250	\$22,500
<b>Total</b>		\$0	\$7,610	\$7,610	\$7,610	\$7,610	\$7,610	\$38,050	\$38,050	\$76,100

Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds  
 B Bonds  
 G General Fund  
 S State  
 F Federal  
 X Other  
 U Undetermined