



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, Executive Director

FROM: Cindy Walsh, Director
Resource Management Division

DATE: March 16, 2017

Agenda

**Resource Management Committee
Wednesday, March 22, 2017 – 5:45 p.m.**

Boardroom – Herrity Building

Chairman: Maggie Godbold

Vice Chair: Linwood Gorham

Members: Mary Cortina, Timothy Hackman, Anthony Vellucci

1. Scope Approval – Ellick Preserve Helping Our Land Heal Project – Action*
2. Park Authority Resident Curator Update – Information*

*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
April 12, 2017

ACTION

Scope Approval – Elklick Preserve Helping Our Land Heal Project (Sully District)

ISSUE:

Approval of the project scope to plan and implement a Helping Our Land Heal (ecosystem restoration) project at Elklick Preserve.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to plan and implement an ecosystem restoration project at Elklick Preserve to restore rare vegetation communities.

TIMING:

Board approval of the project scope is requested on April 12, 2017.

BACKGROUND:

The Helping Our Land Heal Program was developed based on the successful work from the Ellanor C. Lawrence Forest Management Pilot Project. The scope works towards achieving Recommended Actions 16 through 19 in the agencywide Natural Resource Management Plan, complies with the Sully Woodlands Regional Master Plan, Elklick Preserve Conceptual Development Plan, and the Elklick Woodlands Natural Area Preserve Natural Resource Management Plan.

The goal of the project is to restore self-sustaining native plant communities on approximately 28 acres of land at Elklick Preserve. The project will remove non-native invasive vegetation and unhealthy forest, and restore native plant community types in areas identified as Resource Protection Zones in the Elklick Preserve Conceptual Development Plan. The natural community to be restored is Diabase Forest, a globally and state rare community as classified by the Virginia Natural Heritage Program. Specific areas proposed for restoration are identified as Priority 1 on the Elklick Preserve Restoration Units Map (Attachment 2). Any surplus project funds will be used to restore additional acreage identified on the map as Priority 2.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$544,211 is necessary to conduct the project (Attachment 1). Funding is available in the amount of \$544,211 in

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Fund 300-C30400, Cost Center P515104001, Internal Order PR-000012, Stewardship – 2008 Bond.

Long-term operational maintenance is already accounted for in the operational budget and may utilize volunteers.

ENCLOSED DOCUMENTS:

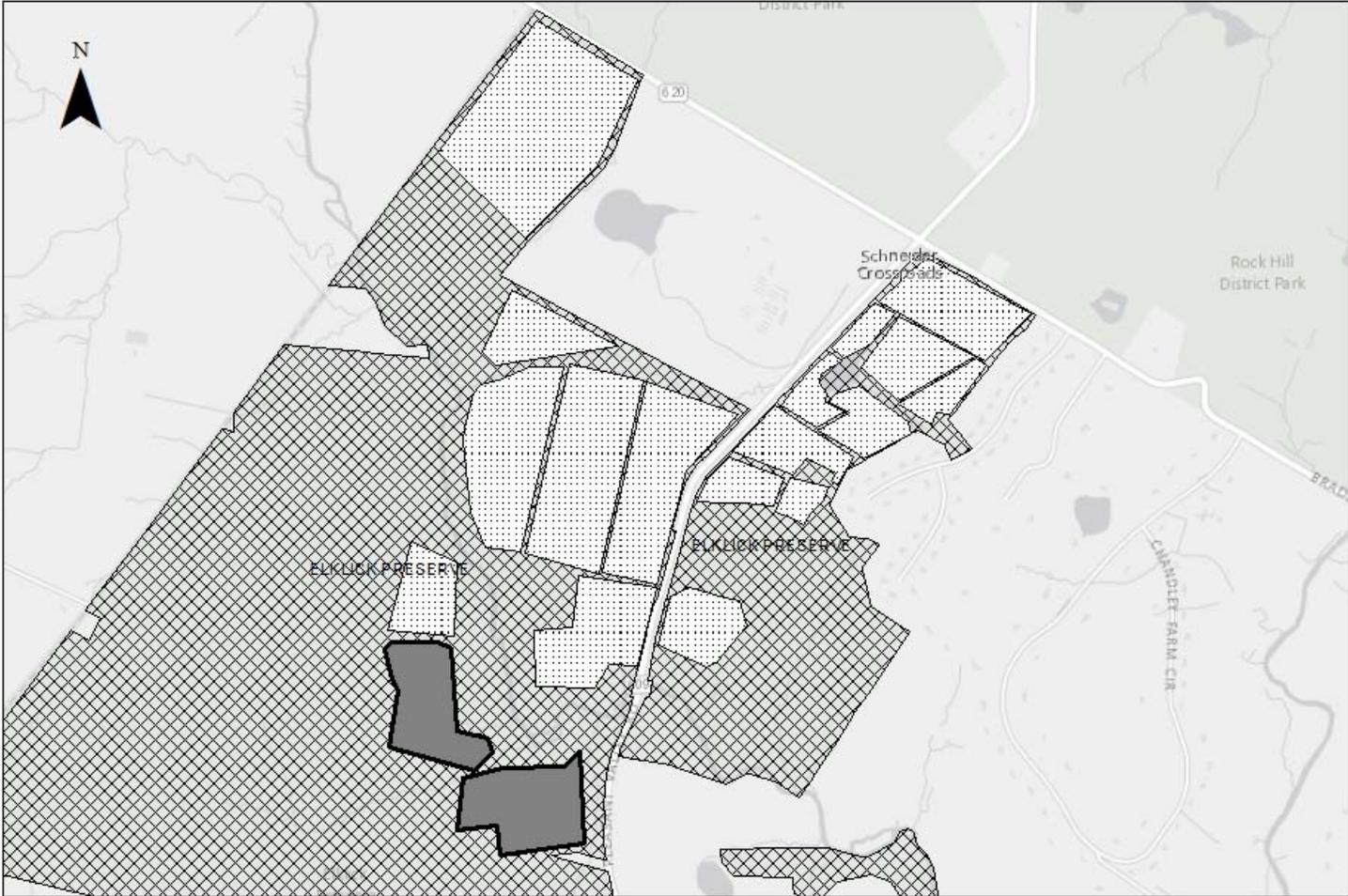
- Attachment 1: Scope Cost Estimate for Elklick Preserve Helping Our Land Heal Project
- Attachment 2: Elklick Preserve Restoration Unit Priorities Map
- Attachment 3: Elklick Preserve Helping Our Land Heal Project Proposed Restoration Units Existing and Desired Conditions

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning and Development Division
Cindy Walsh, Director, Resource Management Division
Todd Brown, Director, Park Operations Division
Barbara Nugent, Director, Park Services Division
John Stokely, Manager, Natural Resources Branch

Elklick Preserve Helping Our Land Heal Project
Scope Cost Estimate

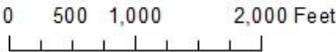
Project Administration	\$ 43,540
Site Design and Planning	\$ 54,420
Implementation, Monitoring and Close-out	<u>\$ 446,251</u>
TOTAL	\$ 544,211



Legend

- Priority 1 Restoration Units
- Priority 2 Restoration Units
- Ellick Preserve

Sully Woodlands
Helping Our Land Heal Project



Elklick Preserve Helping Our Land Heal Project
Proposed Restoration Units Existing and Desired Conditions

Diabase Forest Resource Protection Zone

Existing Condition – Non-native Dominated Unhealthy Forest



Desired Condition – Rare Oak and Hickory Diabase Forest



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INFORMATION

Park Authority Resident Curator Update (with presentation)

The Resident Curator Program staff completed the associated tasks of the implementation phase of the program, which included developing the process, administering the applications process and conducting open houses. The program has received several applications and is currently in the review process to continue the implementation phase. Resource Management staff will present an update of the program and future workplan.

ENCLOSED DOCUMENTS:

None

STAFF:

Kirk W. Kincannon, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee Long Vosper, Deputy Director/CBD
David Bowden, Director, Planning and Development Division
Todd Brown, Director, Park Operations Division
Barbara Nugent, Director, Park Services Division
Cindy Walsh, Director, Resource Management Division
David Buchta, Manager, Historic Preservation Management Branch

Resident Curator Program Update

Presentation to the Fairfax County Park Authority Board

March 22, 2017



Curator Program Plan FY17

- * Marketing
 - * Open Houses
 - * 90-Day Application Period
-

- * Application Review Process
- * Proposal Interviews
- * Negotiation Phase
- * Curator Begins Rehabilitation and Maintenance Phase
- * Program Manager Starts Rehabilitation Inspection Process



Curator Program Expectations FY17-FY18

- * **Process and Number of Leases from PAB to BOS**
- * **Application Selection Process**
- * **Level of Public Involvement**



Ellmore Farmhouse, Herndon



Turner Farmhouse, Great Falls

Resident Curator Application Review 3-Step Process



Resident Curator Application Review Process

Step 1: Administrative Review

- Review Applications for Completeness
- Review Applications for Compatibility of Proposed Use
- Engage Zoning for Proposed Uses Other Than Residential to Determine:
 - Feasibility
 - Estimated Fees
 - Estimated Duration of Zoning Process
 - Types of Plans Required of Applicant



Resident Curator Application Review Process

Step 2: Financial Review



- Provide Applicant Additional Time to Amend Application Dependent upon Outcome of Zoning Review
- Verification of Financial Information
- Qualification Based on Financial Review
- Update Park Authority Board on Financially Qualified Applicants

Resident Curator Application Review Process

Step 3: Selection Review

- Proposals posted on web page – public comment taken
- Public presentation of proposals
- Proposal Evaluation based on pre-determined criteria
- Park Authority Board Lease to BOS
- Notification of curator selection, lease negotiation



Turner Farm Process Example

- * **Administrative Review**
- * **Financial Review**
- * **Public process**
 - * **Proposed uses and public benefits posted on web page**
 - * **Proposal presentations to the selection committee**
 - * **Presentations at Master Plan information session**
- * **Selection committee reconvenes**

Development of Curator Program

- * **Finalizing Lease Templates from BOS to Curator**
- * **Sites for FY17-FY18:**
 - * **Lahey Lost Valley**
 - * **Ash Grove House**
 - * **Hannah P. Clark**
 - * **White Gardens**
- * **Goal: 6-10 Properties under RCP Lease by Close of FY18**

Property Ranking Criteria Values

Criteria	Criteria Values						
	5-5	5	4	3	2	1	0
Historic Significance		NR Listing/Interpretive significance to county-wide history		Local or public significance		Unevaluated	
Listing Status	NR listing	Listed on IHS	Determined eligible for IHS	known nomination in progress	Undetermined Listing on IHS		Unevaluated
HSR w/Treatment Plan		Complete, current HSR /Treatment Plan	Complete HSR, needs updating or Current HSR missing Treatment Plan		Some Information in Report Form		Unevaluated
Master Planning Status		Resident Curator	Planned for tenant	Planned for public park use	Map Only		No plan
*Compatible Zoning with Recent or Planned Use		Residence/tenant	Public use - office	Public use - Other			
Public Interest		Several inquiries	A few inquiries	Established community Interest			
**Condition		Fair, unoccupied	Fair, in use	Poor	Good, unoccupied	Good, in use	
Utilities		All public utilities connected	On septic, no sewer available	Needs septic/sewer hookup, available		Sewer/septic status problematic	
Currently Used		Unoccupied	Incompatible Use	Underutilized	Excluded, currently encumbered		

*Ease in which any use might be adopted in a particular property based on the planned use's compatibility with the current zoning. For instance, we know that FCPA can program events out of Dranesville Tavern even though it has an R1 zoning because it's planned use is for public park. However, if a curator proposed running a restaurant out of Dranesville Tavern, they would most likely need to seek some sort of zoning variance. Since the vast majority of the potential properties are zoned residential, residential use is identified as the basis. The one commercially zoned property was given a score of 5 in this category because the last known use was retail, which is compatible with its zoning.

**Condition Ratings from JMA Study - Good = 1; Poor = 2; Average or Fair = 3. This rating has been adapted to include a weighting for use, and to fit into an expanded scale. Structures assessed in good condition were given lower scores because they have least need of rehabilitation.

QUESTIONS?



**Fairfax County
Park Authority**

RESIDENT CURATOR PROGRAM