



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Jai Cole, Executive Director

FROM: Brendon Hanafin, Division Director
Planning and Development Division

DATE: December 9, 2022

Agenda

**Planning and Development Committee
(Committee of the Whole)
Wednesday, December 14, 2022 – 6:40 pm
Boardroom – Herrity Building
Chairman: Ken Quincy
Vice Chair: Mike Thompson**

1. Scope Approval – Laurel Hill Park – Central Green Phase 2 Development – Action*
2. Scope Approval – Cub Run Rec Center Child Care Renovation – Action*
3. Scope Approval – Ruckstuhl Park Development – Action*
4. Trailside Park Master Plan Amendment – Action*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

Board Agenda Item
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ACTION

Scope Approval – Laurel Hill Park – Central Green Phase 2 Development (Mt. Vernon District)

ISSUE:

Approval of the project scope to construct the Phase 2 improvements at the Laurel Hill Central Green.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to construct the Phase 2 improvements at the Laurel Hill Central Green.

TIMING:

Board action is requested on December 14, 2022, to maintain the project schedule.

BACKGROUND:

The Park Authority Board approved the project scope for the Laurel Hill Park Central Green development on January 23, 2019. Phase 1 of the project included an asphalt loop road with parking, 3 large picnic shelters, an accessible asphalt trail, meadow conservation areas and related site work including utilities and stormwater management. With the completion of Phase 1 of the project, it has become evident that the bathroom building should be the priority for Phase 2 of the project. The restroom building footprint was included on the original phase 1 site plan, but the final design and engineering was not included in the first phase.

A project team that included representatives from Park Operations, Resource Management, Park Services and Planning and Development Divisions was assembled to determine the project scope. The architectural and engineering firm of SWSG was hired to prepare a conceptual plan, a preliminary cost estimate, and building plans for the proposed improvements. The project team is recommending the following improvements be included in phase 2 development of the Central Green:

- Installation of a 32' x 52' Restroom Building
- Site work including a new ADA walkway and related utilities.

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The cost to develop the Phase 2 improvements is estimated to be \$2,154,692 (Attachment 3).

The proposed timeline for completing this work is as follows:

<u>Phase</u>	<u>Complete</u>
Scope	4 th Quarter CY22
Permit	1 st Quarter CY23
Construction	1 st Quarter CY24

FISCAL IMPACT:

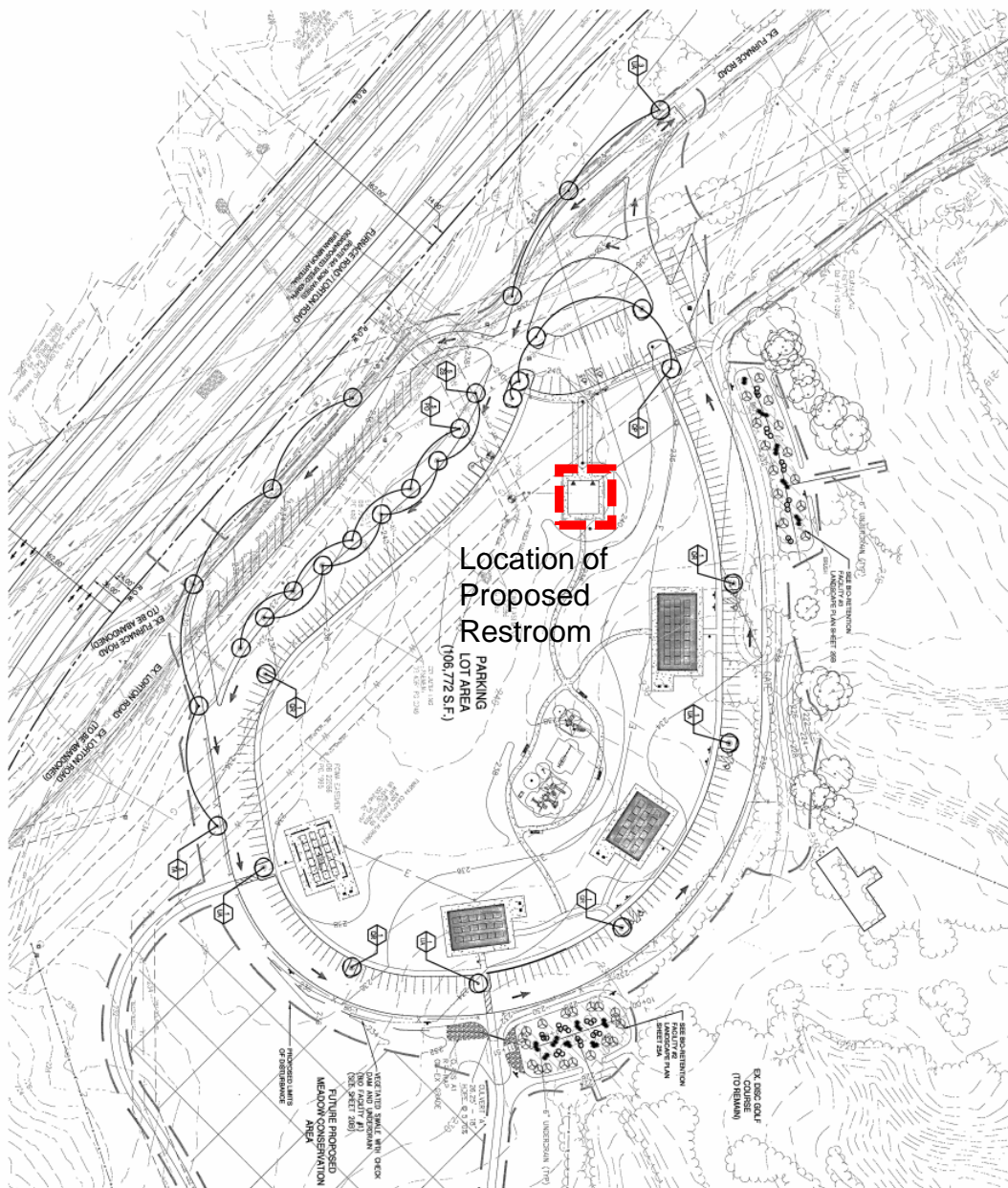
Based on the scope cost estimate, funding in the amount of \$2,154,692 is necessary to fund this project. Funding is currently available in Project PR-000134-002, Parks Infrastructure, in Fund 300-C30010, General County Construction Fund.

ENCLOSED DOCUMENTS:

- Attachment 1: Conceptual Plans
- Attachment 2: Site Plan
- Attachment 3: Scope Cost Estimate

STAFF:

- Jai Cole, Executive Director
- Sara Baldwin, Deputy Director/COO
- Aimee L. Vosper, Deputy Director/CBD
- Brendon Hanafin, Director, Planning and Development Division
- Michael Peter, Director, Business Administration Division
- Dan Sutherland, Acting Director, Park Operations Division
- Cindy Walsh, Director, Park Services Division
- Laura Grape, Director, Resource Management Division
- Paul Shirey, Manager, Project Management Branch
- Melissa Emory, Manager, Special Projects, Planning and Development Division
- Kelly Davis, Project Manager, Planning and Development Division

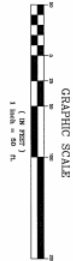


Location of Proposed Restroom

PARKING LOT AREA (106,772 S.F.)

LEGEND

- EX. TREE
- CATEGORY IV DECIDUOUS TREE
- CATEGORY IV DECIDUOUS TREE (INTERIOR PARKING LOT)
- CATEGORY IV DECIDUOUS TREE (OVERPARKING PARKING LOT)
- CATEGORY IV DECIDUOUS TREE
- SHRUB/PERENNIAL
- INTERIOR PARKING LOT AREA
- EX. TRENCH
- PROPOSED LIMITS OF DISTURBANCE



RECORDED
9-11-16

Laurel Hill Central Green Restroom Location
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Fwy., Fairfax, Virginia 22035

Bowman CONSULTING
Bowman Consulting Group, Ltd.
14000 Riverchase Place
Suite 200
Chantilly, Virginia 20151
Phone: (703) 466-1000
Fax: (703) 461-0720
www.bowmanconsulting.com

25 of 34
DATE: 08/11/16
SCALE: 1" = 50'
DRAWN: J. B. BOWMAN
CHECKED: J. B. BOWMAN
APPROVED: J. B. BOWMAN
PROJECT: LAUREL HILL CENTRAL GREEN RESTROOM LOCATION
SHEET: 25 OF 34

SCOPE COST ESTIMATE

Laurel Hill Central Green Phase 2 – Restroom Building

Construction	\$ 1,302,975
<ul style="list-style-type: none">• Restroom Building• Walkway to Building• Sanitary System	
Utilities	\$ 373,000
Testing and Inspections	\$ 100,000
Project Contingency (10%)	\$ 177,600
Administration (12%)	<u>\$ 201,117</u>
Total Project Estimate	\$ 2,154,692

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ACTION

Scope Approval – Cub Run Rec Center Child Care Renovation (Sully District)

ISSUE:

Approval of the project scope to renovate a section of the existing Fitness Center to create a Child Care facility at Cub Run Rec Center.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to renovate a section of the existing Fitness Center to create a Child Care facility at Cub Run Rec Center.

TIMING:

Board action is requested on December 14, 2022, to meet maintain the project schedule.

BACKGROUND:

The 2020 Park Bond Program includes Park Renovations and Upgrades at Cub Run Rec Center. Per the FY2023 Planning and Development Division Work Plan, staff identified the addition of a childcare room in the fitness center and other improvements as a priority. The project will include partitioning the existing weight room to create a secure childcare area with a dedicated, secure entrance, a dedicated restroom, water fountain, and storage.

Park Authority staff has determined that adding a childcare facility within the Cub Run Rec Center will enhance the customer experience and increase usage at the facility by allowing parents to exercise while their children are safely accommodated. During a walkthrough of the Rec Center by staff, a portion of the weight room area was identified as the preferred location for the new childcare facility.

A project team was assembled with representatives from Park Services, Park Operations, and Planning and Development Divisions to establish the project scope in accordance with the approved FY 2023 Planning and Development Division Work Plan. The architecture and engineering firm SWSG was hired to assist the project team in developing the project scope.

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SWSG provided architectural and engineering services for the Conceptual and Schematic Phases, which were completed in February 2022. Subsequently, SWSG was engaged to provide architectural and engineering services through Construction Documents and Building Permit, based on the previously approved concept. The 95% progress Construction Documents have been completed as of November 2022 and permitting is now in progress.

The following is a general description of proposed features for the childcare space:

- Provide an approximately 1,400 sf childcare facility.
- Provide a secure entrance foyer with desk/kiosk to process arriving and departing children.
- Addition of 2nd means of egress, including delayed egress device.
- Provide a dedicated restroom inside the childcare space so that children and staff do not have to leave the secure area to use the restroom.
- Provide Play Area/Common Area and new accessible water fountain.
- Include acoustical ceiling clouds to absorb sounds and echoes.
- Provide a new storage closet and proposed cubbies for storage.
- Include mechanical, electrical, and plumbing modifications to connect to existing infrastructure and facilitate the new childcare use.

The detailed cost estimate for the Child Care renovation, including the associated contingency and administrative costs as outlined above is \$1,300,000 (Attachment 2). The Child Care facility will be an additional benefit with membership and will help FCPA recruit new members and program participants as well as retain current members. Staff estimates minimal changes in annual maintenance costs, with a lifecycle cost of \$1,300,000 in year 20.

The proposed timeline for the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Design/Permitting	Winter 2023
Construction	Summer 2023

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$1,300,000 is necessary to fund the Cub Run Rec Center Childcare project. Funding is currently available in Fund 803-80300 in the amount of \$50,000 in PR-000058-205, Sully District Proffers, Cub Run Childcare Area, and in Fund 300-30400 in the amount of \$1,250,000 in PR-000147-025, Cub Run Rec Center Childcare Renovation, 2020 Park Bond.

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ENCLOSED DOCUMENTS:

Attachment 1: Location Map – Cub Run Rec Center
Attachment 2: Plan View – Cub Run Rec Center Childcare Renovation
Attachment 3: Cost Estimate – Cub Run Rec Center Childcare Renovation

STAFF:

Jai Cole, Executive Director
Sara Baldwin, Deputy Director/COO
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Brendon Hanafin, Director, Planning and Development Division
Michael Peter, Director, Business Administration Division
Dan Sutherland Acting Director, Park Operations Division
Cindy Walsh, Director, Park Services Division
Laura Grape, Director, Resource Management Division
Paul Shirey, Manager, Project Management Branch
Andrew Miller, Manager, Building Branch, Planning and Development Division
Sayonara Aguilera, Project Manager, Planning and Development Division



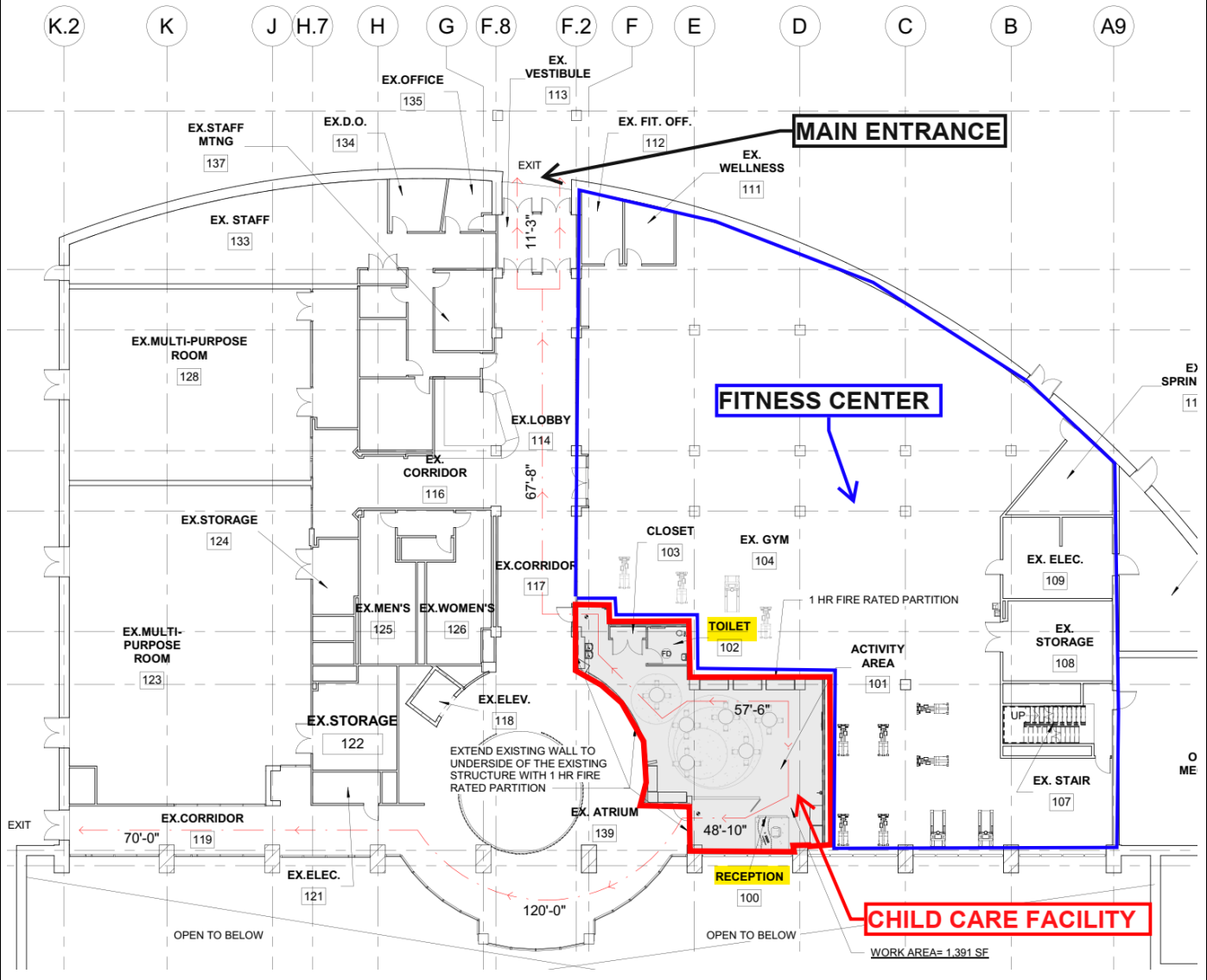
Vicinity Map

Not to Scale

Cub Run Rec Center
Fairfax County Park Authority

December 2022





Plan View

Not to Scale

Cub Run Rec Center Child Care Facility Fairfax County Park Authority

December 2022



SCOPE COST ESTIMATE

Cub Run Rec Center Child Care Renovation

Design	\$ 122,700
Construction	\$ 965,000
Demolition	
Temporary Walls and Protection	
Finishes	
Electrical	
Mechanical	
Plumbing	
Testing	
Contingency (10%)	\$ 96,500
Administration (12%)	<u>\$ 115,800</u>
Total Project Estimate	\$1,300,000

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ACTION

Scope Approval – Ruckstuhl Park Development (Providence District)

ISSUE:

Approval of the project scope for the new park development at Ruckstuhl Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for the Ruckstuhl Park development.

TIMING:

Board action is requested on December 14, 2022, to maintain the project schedule.

BACKGROUND:

The 2020 Park Bond included a project to develop Ruckstuhl Park in the Providence District. A project team was assembled with representatives from the Park Operations, Park Services, Resource Management and Planning and Development Divisions to establish the project scope.

Ruckstuhl Park is located at 2545 Idylwood Drive in Falls Church. The property was the former residence of Dr. Lily Ruckstuhl, who donated the property to the Northern Virginia Conservation Trust (NVCT) upon her passing in 2008. NVCT transferred the property to FCPA in 2011 with a conservation easement on the property that held certain conditions on the property. A Master Plan (Attachment 1) for the park reflecting the conservation easement conditions was approved by the Park Authority Board in October 2015.

The project scope recommended by the project team includes the following site amenities (Attachment 2):

- Picnic Pavilion
- Open Play Area
- Vehicular Site Access/Parking
- Fitness Cluster
- Nature Themed Playground
- Accessible Loop Trail

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- Invasive Management Program

The cost to develop the park is estimated to be \$2,000,000 (Attachment 3).

The proposed timeline for completing this work is as follows:

<u>Phase</u>	<u>Complete</u>
Scope	4 th Quarter CY22
Permit	1 st Quarter CY23
Construction	1 st Quarter CY24

Staff estimates the new development will result in additional annual revenue of \$7,000. Staff estimates an increase in annual maintenance costs in the amount of \$4,000 with a lifecycle cost of \$1,000,000 in year 20.

FISCAL IMPACT:

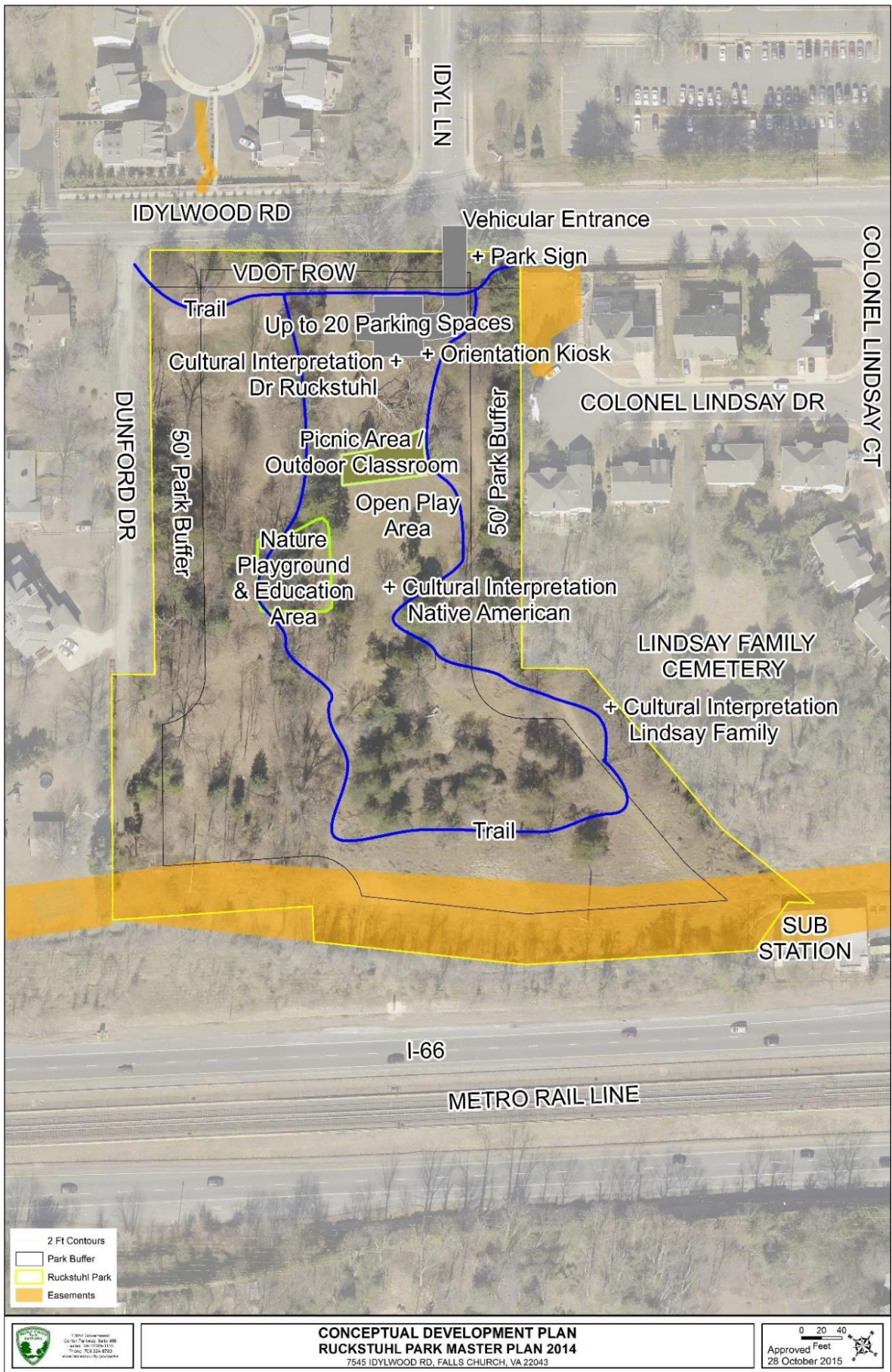
Based on the scope cost estimate, funding in the amount of \$2,000,000 is necessary to fund this project. Funding is currently available in PR-000147, New Park Development 2020 Park Bond, Ruckstuhl Park in Fund 300-C30400.

ENCLOSED DOCUMENTS:

Attachment 1: Ruckstuhl Park CDP
Attachment 2: Site Plan
Attachment 3: Scope Cost Estimate

STAFF:

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Sara Baldwin, Deputy Director/COO
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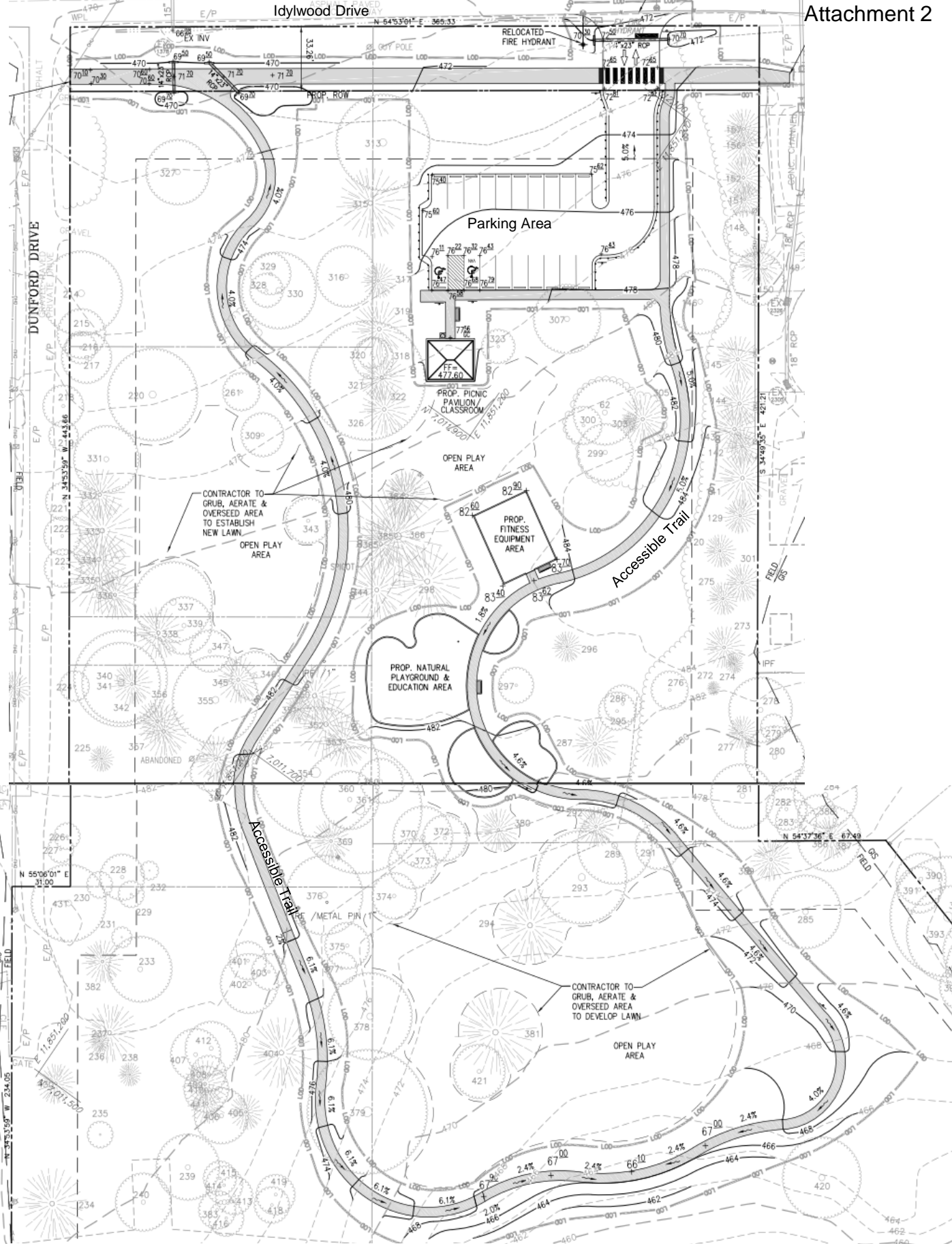


- 2 Ft Contours
- Park Buffer
- Ruckstuhl Park
- Easements



**CONCEPTUAL DEVELOPMENT PLAN
RUCKSTUHL PARK MASTER PLAN 2014**
7545 IDYLWOOD RD, FALLS CHURCH, VA 22043

0 20 40
Approved Feet
28 October 2015



Ruckstuhl - Site Plan Layout

SCOPE COST ESTIMATE

Ruckstuhl Park Development

Construction	\$ 1,565,330
<ul style="list-style-type: none">• Picnic Pavilion• Open Play Area• Vehicular Site Access/Parking• Fitness Cluster• Nature Themed Playground• Accessible Loop Trail• Invasive Management Program	
Invasive Management	\$ 41,000
Inspections & Testing	\$ 49,670
Contingency (10%)	\$ 156,000
Administration (12%)	\$ 188,000
Total Project Estimate	\$2,000,000

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ACTION

Trailside Park Master Plan Amendment (Franconia District)

ISSUE:

Approval of the Trailside Park Master Plan Amendment.

RECOMMENDATION:

The Park Authority Director recommends approval of the Trailside Park Master Plan Amendment.

TIMING:

Board action is requested on December 14, 2022, to maintain the project schedule.

BACKGROUND:

Trailside Park is a 6.6-acre local park located at 6000 Trailside Drive, Springfield, VA, 22150. Situated in the Franconia supervisory district, the park is nestled between the I-95/ I-495 Springfield interchange and the Springfield Estates subdivision. When the park was acquired by the Park Authority in 1972, it was already functioning as an active recreational sport destination with three, 60-foot diamond ball fields (fields 1, 2, and 3) and one tee ball field (field 4). In 1996, metal halide recreational field lighting was added to fields 1 and 2 with funding assistance from the Central Springfield Little League (CSLL). The current approved master plan was revised in 2007 when the Park Authority Board approved the installation of a containment net to keep baseballs from landing on the Springfield interchange.

The purpose of the proposed master plan amendment is to allow for future lighting at both fields 3 and 4. The added lighting will not only increase the evening usage of fields 3 and 4, especially during the late fall and early spring seasons, but will also help to improve the overall safety in the park. The new lighting would be LED lighting with directionally focused lamps that minimize glare and conform with all current Fairfax County lighting ordinances as well as meet the International Dark-skies Association (IDA) standards.

FCPA launched a 30-day public comment period on September 28, 2022 so that the community could have an opportunity to review the proposal and submit feedback. Additionally, postcards were distributed to the adjacent households to announce the project and to solicit additional feedback. Upon review of the feedback from the

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community there were no objections to the project. Consideration for approval by the Park Authority Board is expected on December 14, 2022, after all public comments are reviewed and the plan is revised as needed. The Public Facility Review (2232) process will be initiated in coordination with the Department of Planning and Development following Park Authority Board approval of the Master Plan Amendment.

FISCAL IMPACT:
TBD

ENCLOSED DOCUMENTS:

Attachment 1: Trailside Park Vicinity Map

Attachment 2: Trailside Park Existing Conditions Plan

Attachment 3: Draft Trailside Park Master Plan Amendment CDP

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee Vosper, Deputy Director/CBD

Brendon Hanafin, Director, Planning and Development Division

Samantha Hudson, Park Planning Manager, Planning and Development Division

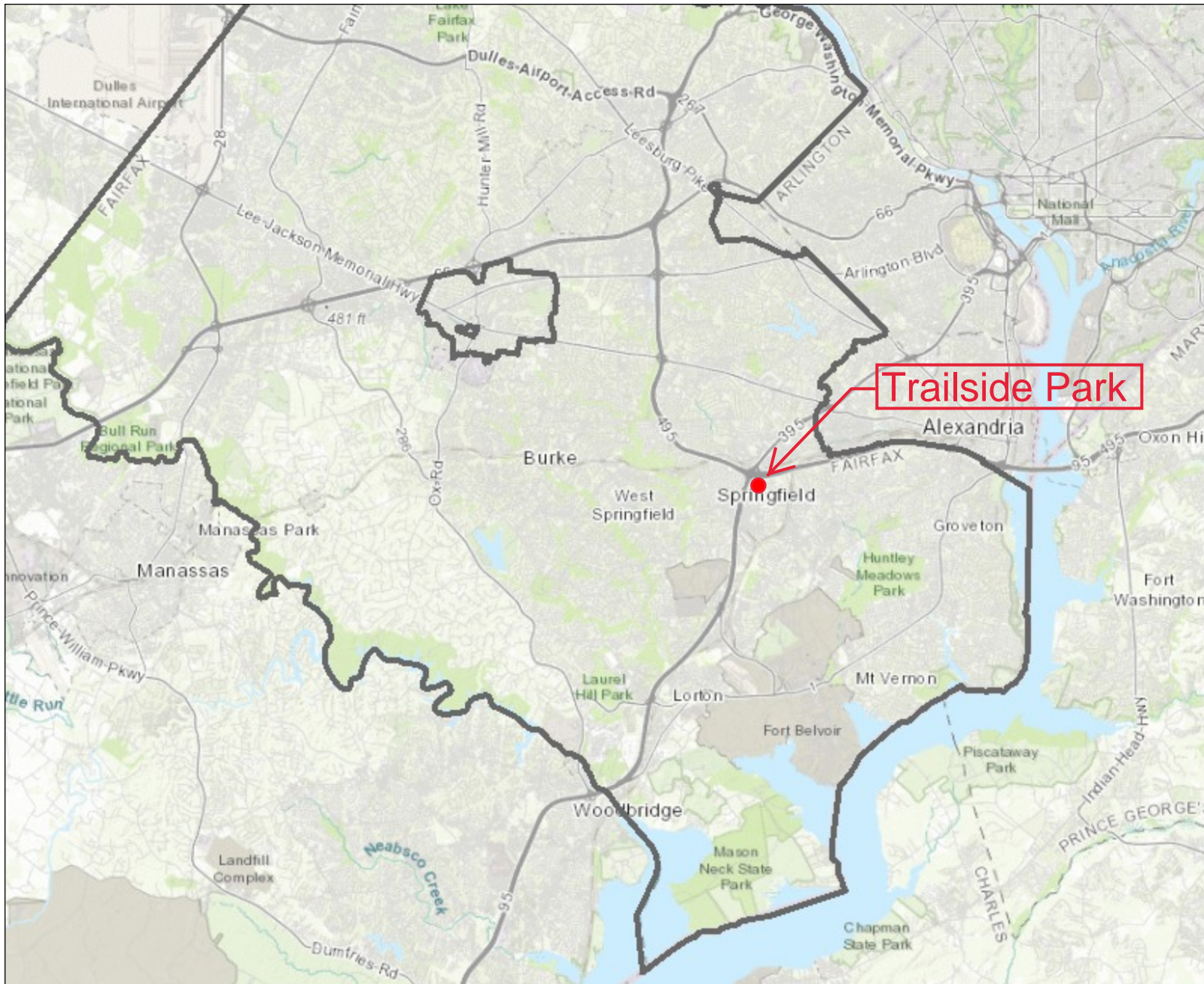
Stephanie Cornejo, Long Range Planning Section Chief, Planning and Development Division

Michael Peter, Director, Business Administration Division

Doug Tipsword, Senior Landscape Architect, Planning and Development Division



Trailside Park Context Map



Legend

- Major Road Labels
- Major Roadways
 - Interstates; Toll Roads
 - Parkways; Major Arterials
- Fairfax County Border

Notes:

0 9.62 19.2 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

Map produced: 9/23/2022



Trailside Park - Existing Conditions



Legend

- Regional Trails (Park Authority)
 - Paved
 - - - Unpaved
- Regional Trails (Other - Public)
 - Paved
 - - - Unpaved
- Local Trails (Park Authority)
 - Paved
 - - - Unpaved
- Local Trails (Other - Public)
 - Paved
 - - - Unpaved
- Playgrounds & Play Equipment
- Courts (Park Authority)
- Rectangle Fields (Park Authority)
- Diamond Fields (Park Authority)
- Picnic Facilities
- Amphitheaters
- Dog Parks (Park Authority)
- Garden Plots (Park Authority)
- Skateparks (Park Authority)
- Parking Lots (Park Authority)
- Roads (Park Authority)
- Historic Structures

Notes:

Map produced: 9/28/2022

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DRAFT



TRAILSIDE PARK PROFFERED MASTER PLAN SP 2007-LE-012 APPROVED 04/24/2007

MASTER PLAN AMENDMENT APPROVED XX/XX/XXXX



Property Address:
6000 Trailside Dr. Springfield, VA 22150
Supervisor District: Lee
Land Area: 6.6 Acres
Parcel ID: 0804 01 0024
Zoning District: R-2, R-4

