



# 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  
Development Division

**DATE:** March 21, 2025

### *Agenda*

**Planning and Development Committee  
(Committee of the Whole)  
Wednesday, March 26, 2025 – 6:30 pm  
Boardroom, Herrity Building  
Chairman: Linwood Gorham  
Vice Chair: Ken Quincy**

1. Capital Improvement Plan (CIP) Bond Strategy #3, March 26, 2025 (with presentation) - Information



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

Board Agenda Item  
March 26, 2025

## **INFORMATION ITEM**

### Capital Improvement Plan (CIP) Bond Strategy #3, March 26, 2025

Staff will provide an informational update on developing the strategy for the upcoming 2026 bond cycle decision making and prioritization process.

#### ENCLOSED DOCUMENTS:

Presentation

#### STAFF:

Jai Cole, Executive Director

Sara K. Baldwin, Deputy Director COO

Aimee L. Vosper, Deputy Director/CBD

Torsha Bhattacharya, Director, Stewardship and Planning

Michael Peter, Administrative Division Director

Brendon Hanafin, Director, Park Development

# CIP Bond Strategy Meeting #3

## Park Authority Board Meeting

### How are we putting everything together?

March 26, 2025

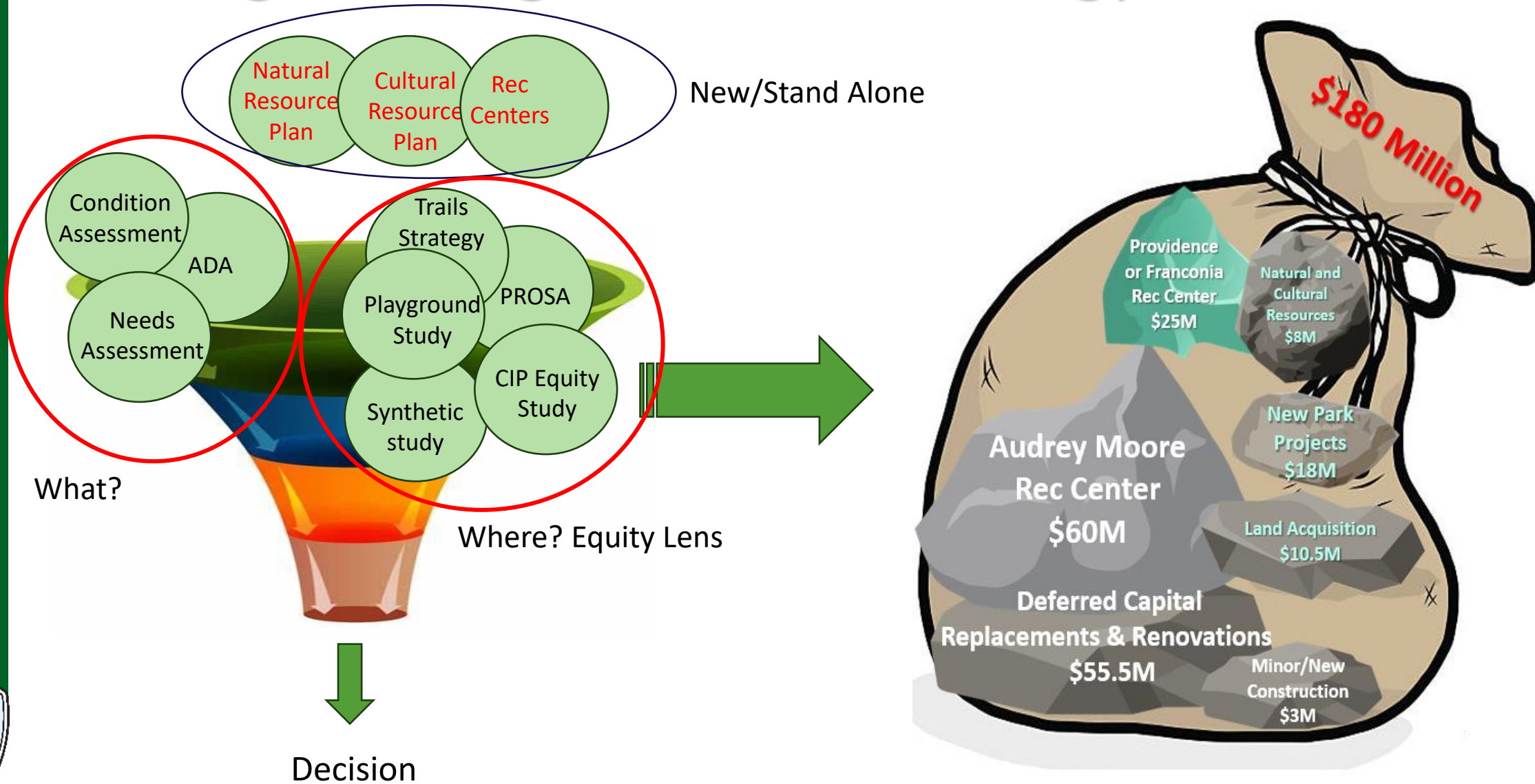


# Bridge Funding Guidelines

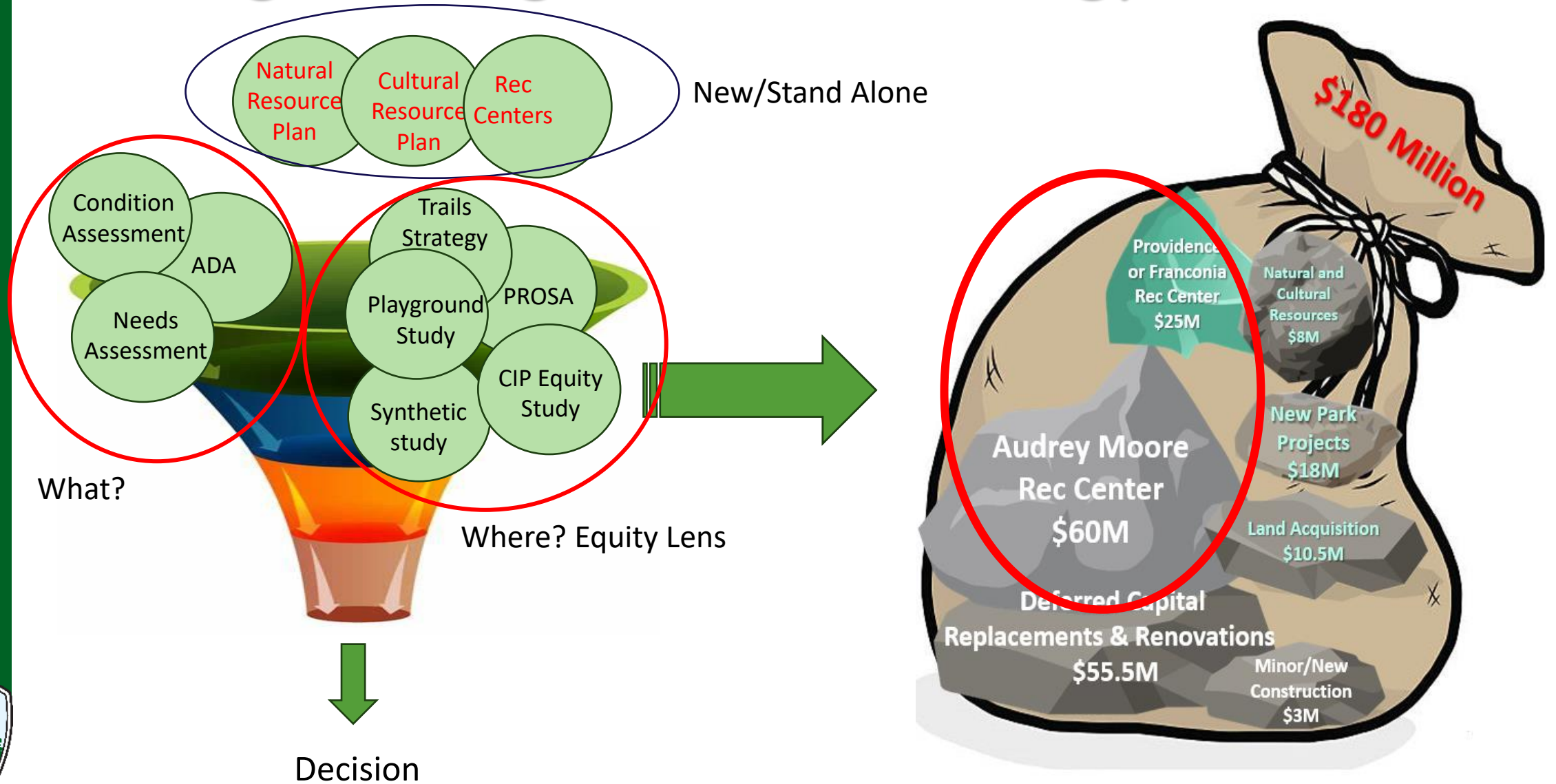
- We will no longer bank projects across bond cycles (2023)
- Unspent Bond Balances: \$103.4 Million
- We need to bridge 2024 – 2026 utilizing unspent bond balance.
- To do that we created a strategic approach to determine what we can do with the unspent remaining bond dollars based on:
  - Cashflow constraints
  - System needs
  - Planning priorities
  - Available resources



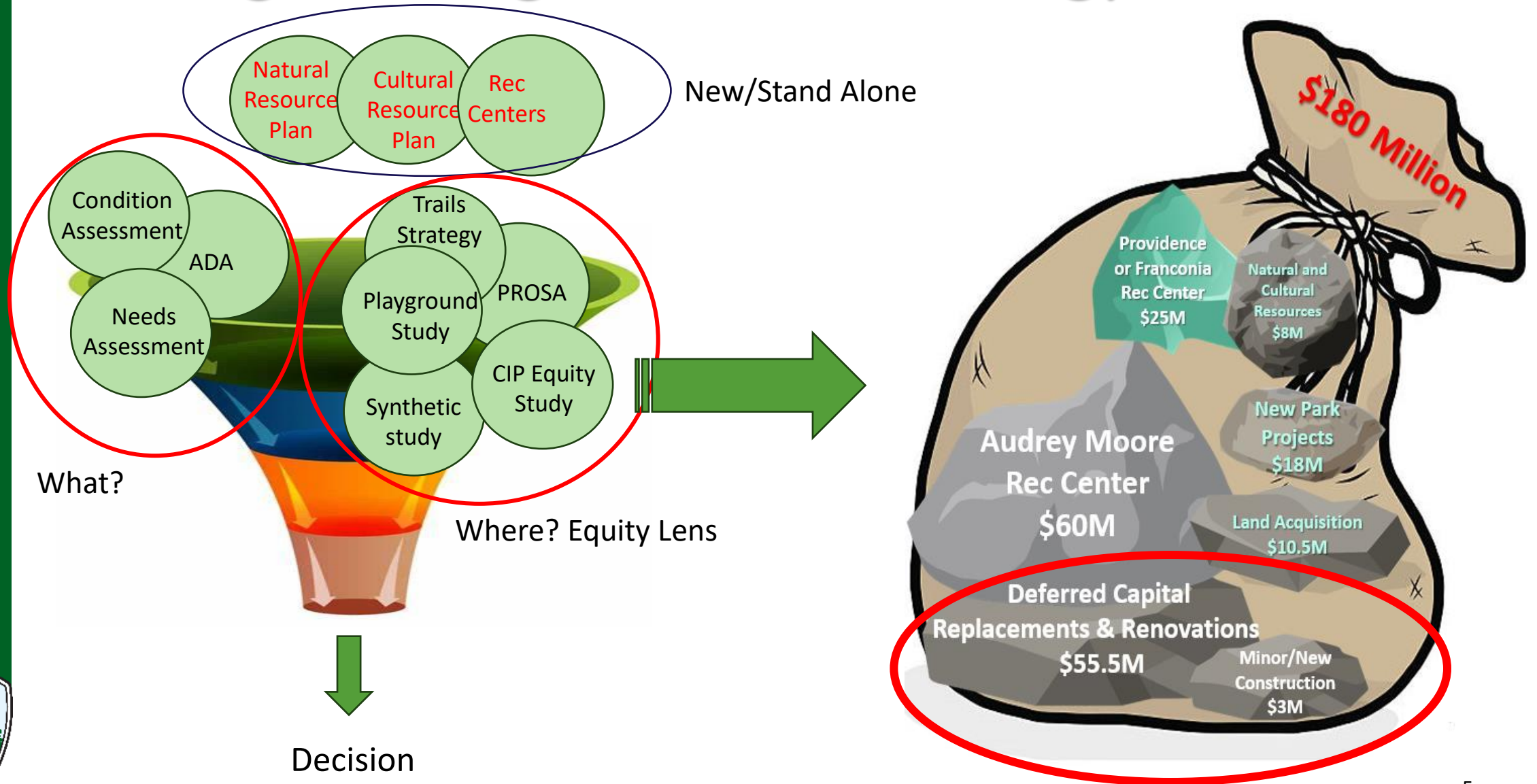
# Putting it all together: CIP Strategy



# Putting it all together: CIP Strategy



# Putting it all together: CIP Strategy





Acres Mowed

**1880**

Golf Courses

**8**

Total Visitation

**18 mil+**

Rec Centers

**9**

Dog Parks

**11**

Athletic Courts

**342**

Athletic Fields

**262**

Playgrounds

**229**

Parks

**422**

Nature Centers

**4**

Land

**23,500+**  
acres

Trails

**334**  
miles

Lake Front Parks

**4**

Farmer's Markets

**10**



# Stand Alone Project

Individual self-contained project, specific team, scope, budget, deliverables, time



MOUNT VERNON WOODS PARK  
Fairfax County, Virginia



# Level of Effort Projects

Support-type activity, usually consists of short amounts of work that must be repeated periodically, specific tasks within overall projects.



# Deferred Capital Replacement and Renovations Level of Effort Categories

1. Shelters
2. Outdoor restrooms
3. Amusements
4. Courts
5. Roads/parking lots
6. Athletic fields
7. Rec Centers/Aquatics
8. RMI sites
9. Trails
10. Golf
11. Playgrounds
12. Supporting Infrastructure



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Rating	Category	Asset Function
A	Excellent	<ul style="list-style-type: none"> <li>- All features operate flawlessly.</li> <li>- Asset is performing at designed levels of performance in its category.</li> <li>- Exceeds standard functionality expectations.</li> </ul>
B	Very Good	<ul style="list-style-type: none"> <li>- Optimal performance with minimal issues.</li> <li>- All features operate smoothly.</li> <li>- Exceeds standard functionality expectations.</li> </ul>
C	Good	<ul style="list-style-type: none"> <li>- Asset performs its core functions adequately.</li> <li>- Some minor issues may exist but don't hinder overall functionality.</li> <li>- Routine maintenance ensures continued performance.</li> </ul>
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## Playgrounds top 10 list

1. Vosper Park
2. Baldwin Park
3. Cole Park
4. Stone Park
5. Peter Park
6. Bhattacharya Park
7. Hanafin Park
8. Eckert Park
9. Grape Park
10. Colman Park





# PROSA

Parks • Recreation • Open Space • Access

PROSA will inform the 2026 bond and advance County Strategic Plan priorities:

- Analyze and prioritize projects that serve the PROSA equity lens.
- Prioritize sites that improve walk access to parks.
- Enhance park experiences to provide a balance of recreational experiences to all residents.
- Improve tree canopy and habitat quality at park sites.



Serve PAREI opportunity areas and high and very high population density areas



Improve 10-minute walk access to FCPA parks



Enhance access to complete park experiences

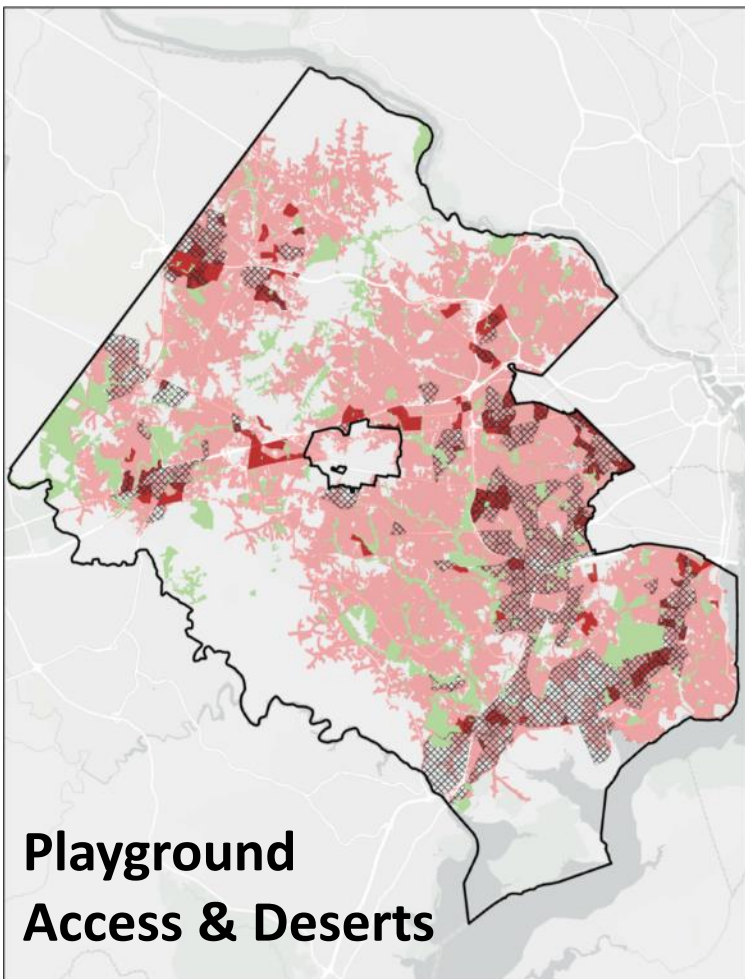


Enrich habitat connectivity between environmental corridors



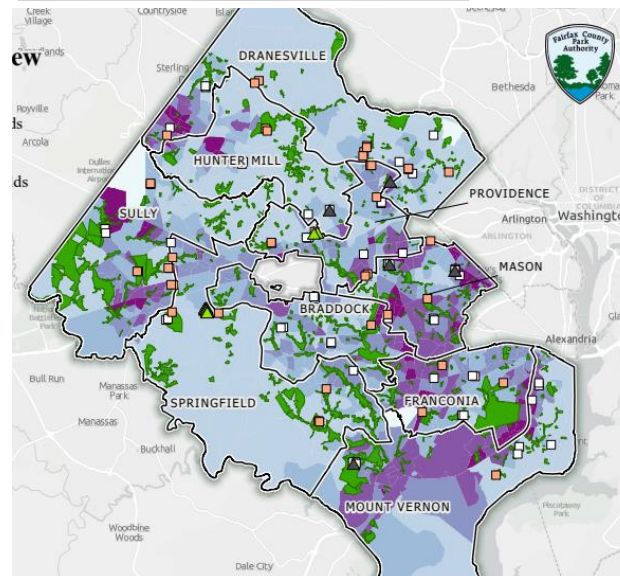
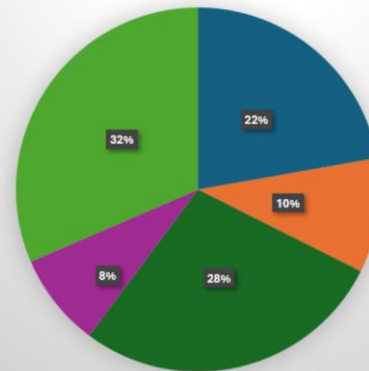
# Other Planning Studies

## Playground Study

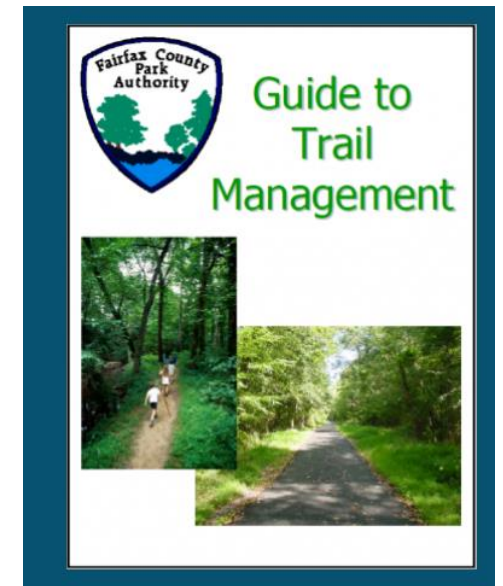


## Artificial Turf Study

Synthetic Fields by PAREI Value



## Trails Study



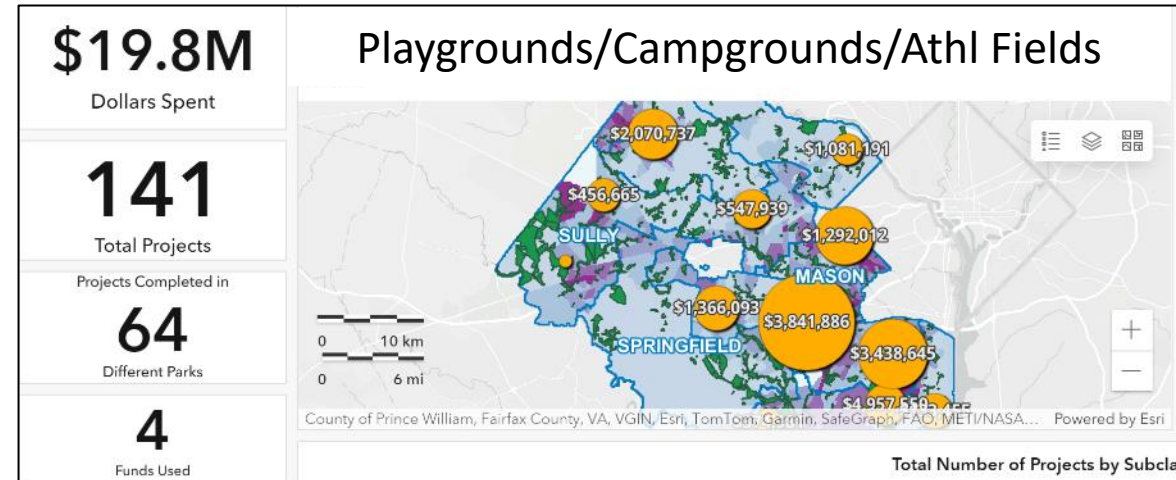
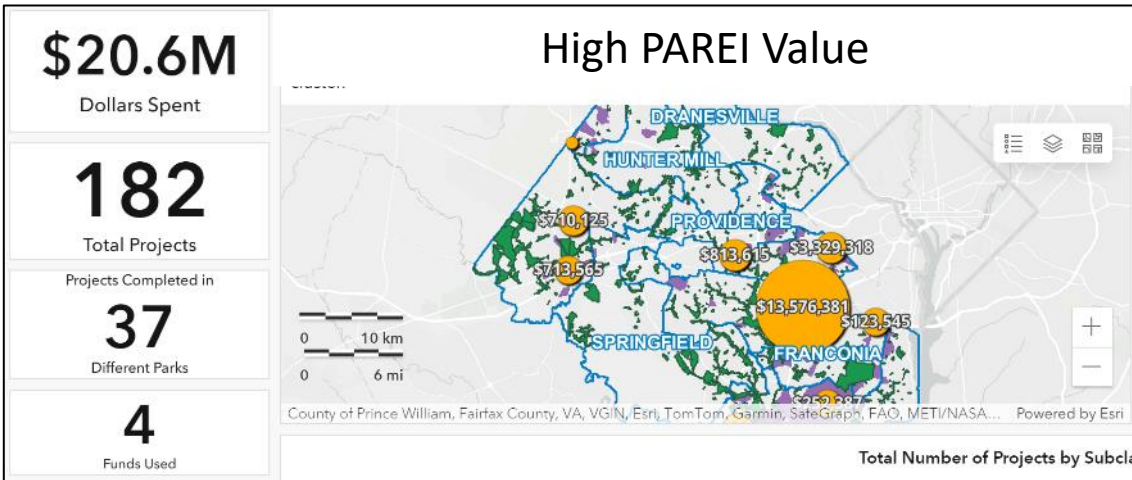
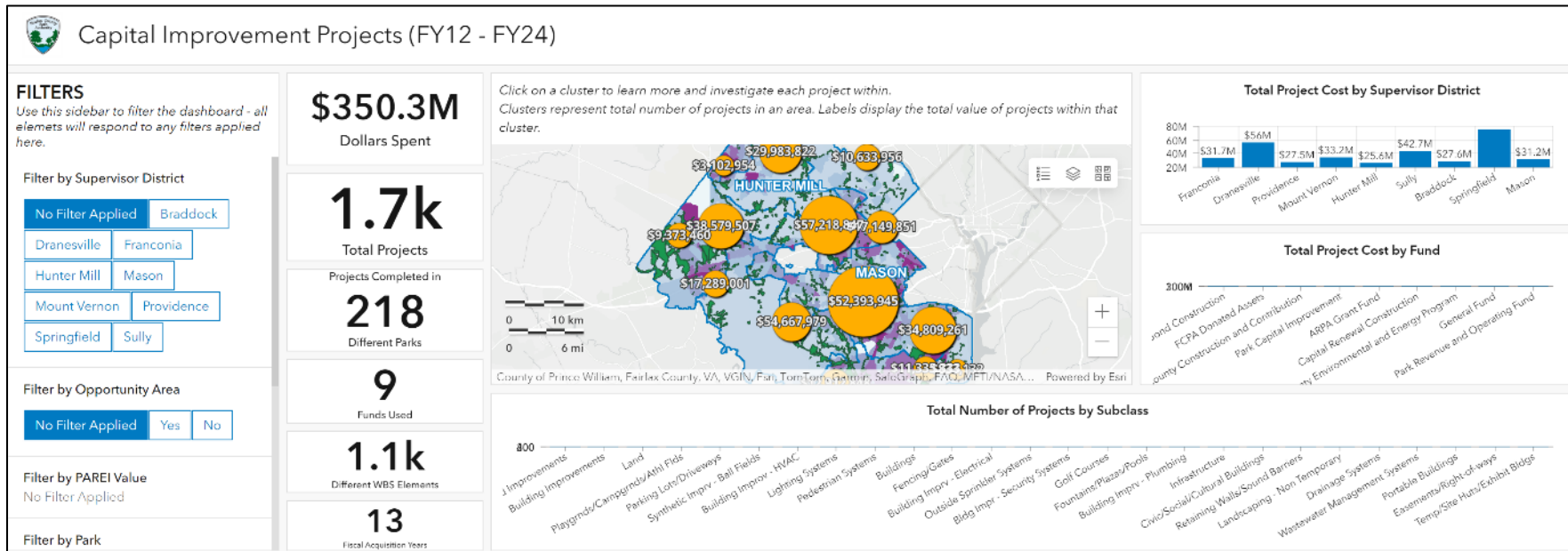
## Trail Development Strategy Plan

The Trail Development Strategy Plan is an internal Park Authority document created to examine the issues surrounding trail development, collect and analyze the relevant data concerning trail projects, and devise the best process for objectively evaluating and prioritizing trail projects

TRAIL DEVELOPMENT STRATEGY PLAN



# Historical CIP Investment Mapping Tool





# Other factors: Is it a lemon?

## Playgrounds

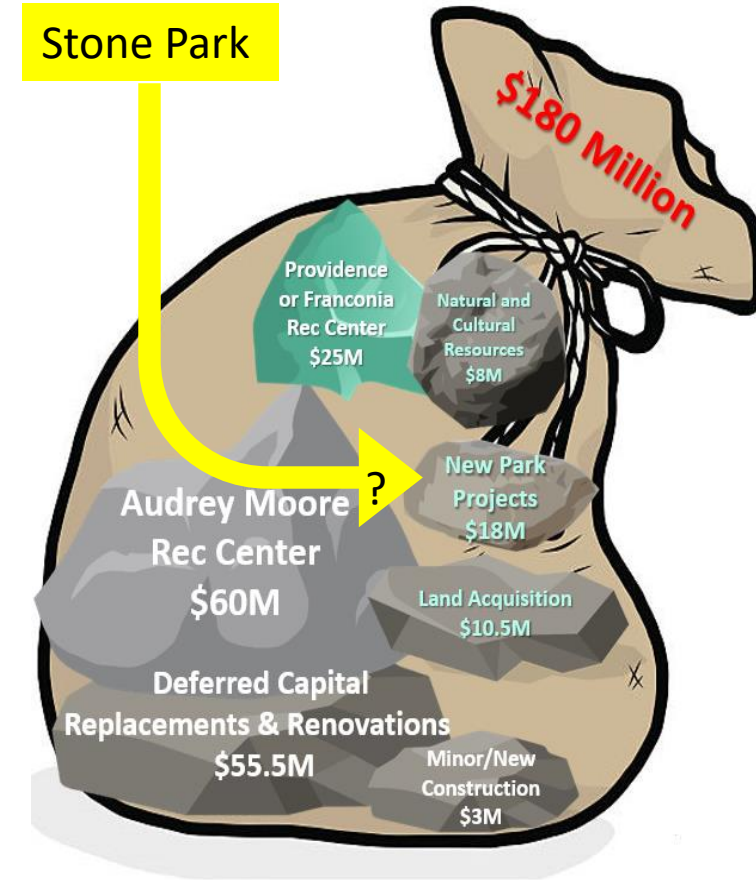
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## Athletic Fields

1. Agatone Park
2. Grayson Park
3. Quincy Park
4. Bouie Park
5. Aidoo Park
6. Stone Park
7. Thompson Park
8. Hackman Park
9. Gorham Park
10. Carter Park

## Shelters

1. Heely Park
2. Toomey Park
3. Carmen Park
4. Quebral Park
5. Khan Park
6. Godbold Park
7. Long Park
8. Cornejo Park
9. Stone Park
10. Berry Park



# Other factors: How much?

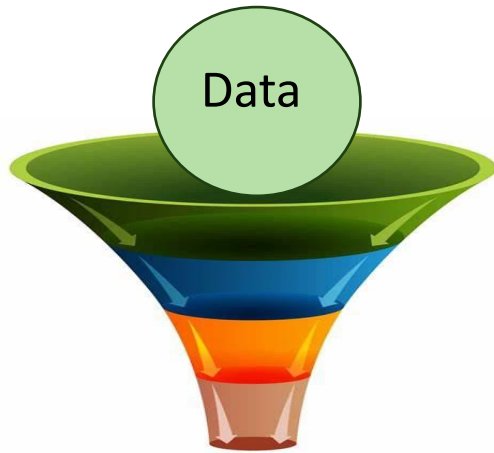
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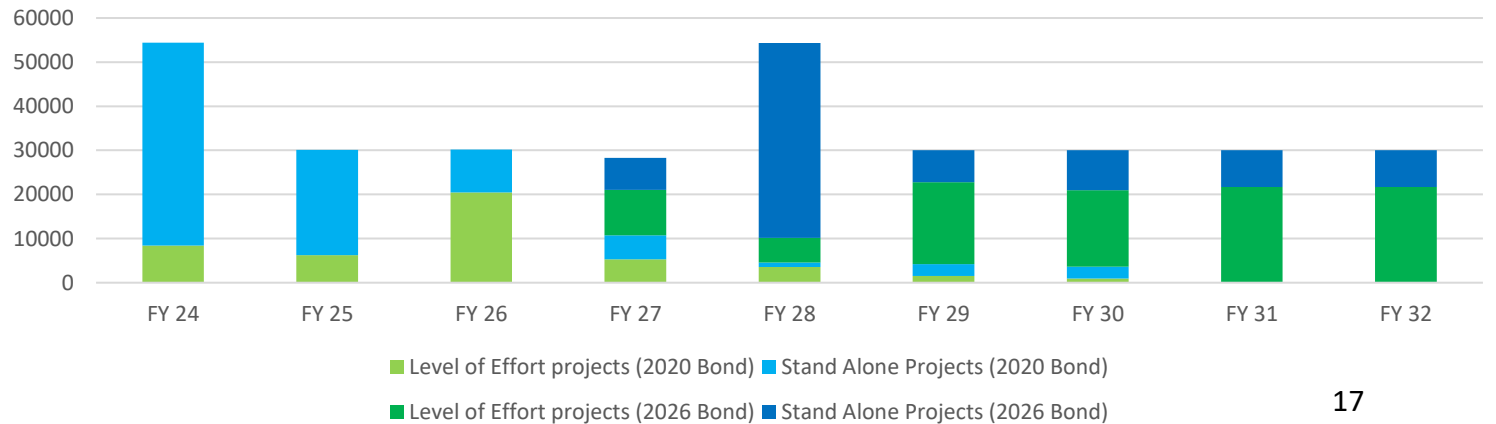
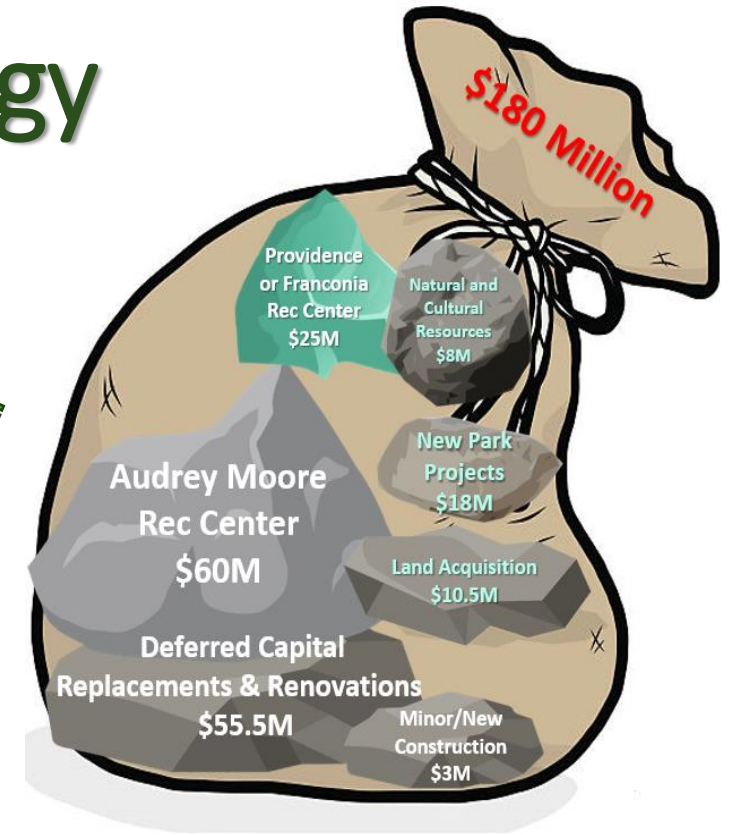
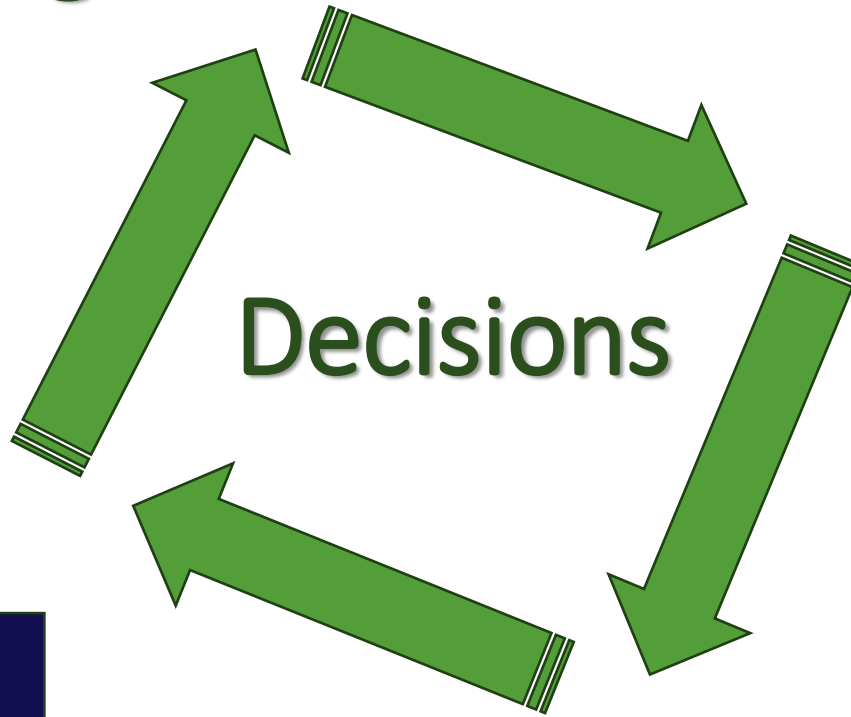


# Putting it all together: CIP Strategy



## FY 27 Work Plan

1. Vosper Park Shelter
2. Baldwin Park Field
3. Cole Park Bathroom
4. Stone Park parking lot
5. Peter Park Playground
6. Bhattacharya Park trail
7. Hanafin Park Irrigation
8. Eckert Park Court
9. Grape Park Restroom



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