



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
Park Development Division

DATE: April 17, 2026

Agenda

**Planning and Development Committee
(Committee of the Whole)
Wednesday, April 22, 2026 – 5:45 p.m.
Boardroom, Herrity Building
Chairman: Linwood Gorham
Vice Chair: Michael Reynolds**

1. 2026 Bond Program #4 - Information

*Enclosures



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

Board Agenda Item
April 22, 2026

INFORMATION

2026 Bond Program #4

In preparation for the upcoming 2026 Park Bond Referendum, staff will provide the next in a series of presentations on the bond program. This presentation will focus on the proposed category for Natural Resources, Cultural Resources, and Land Acquisition.

ENCLOSED DOCUMENTS:

None

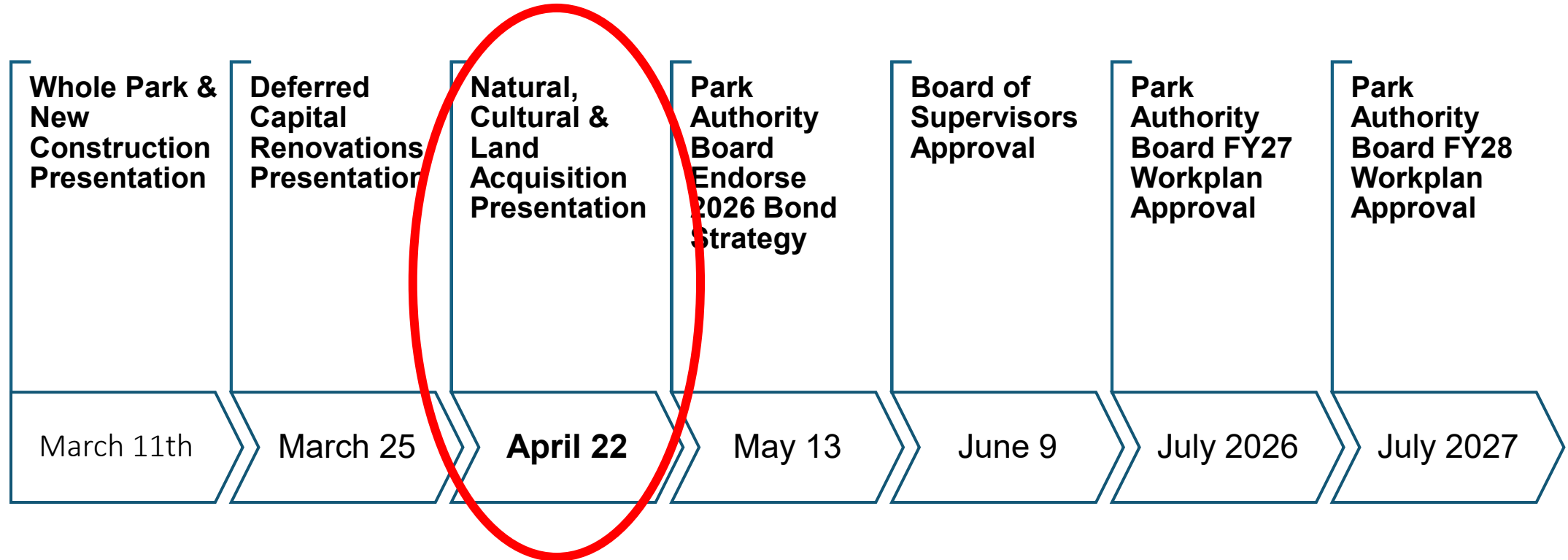
STAFF:

Jai Cole, Executive Director
Sara K. Baldwin, Deputy Director COO
Nigel Fields, Deputy Director/CPD
Torsha Bhattacharya, Director, Stewardship and Planning Division
Ryan Carmen, Director, Golf Enterprises Division
Josh Colman, Director, Administration Division
Kim Eckert, Director, Park Operations Division
Laura Grape, Director, Resource Management and Interpretation Division
Daidria Grayson, Director, Marketing & Communications Division
Brendon Hanafin, Director, Park Development Division
Britta Stratford, Acting Director, Park Services Division
Allison Rankin, Chief Strategist

Natural, Cultural and Land Acquisition 2026 Bond

PAB meeting, April 22, 2026

Timeline



Natural, Cultural Resources Projects and Funding Sources



Archaeological Surveys, Cemetery preservation, reporting, Development project review



Non-native invasive management, reforestation, restoration, investing in natural capital



Resident curator, monitored sites, managed sites, reports and documentation

Funding Sources:

- **CIP**
- County Construction Fund
- Donations
- Environmental and Energy Programs
- Grants
- Telecom

New Category & Funding Strategy

Funding Overview

Total Re-defined Funding:

\$19M+ Whole Parks

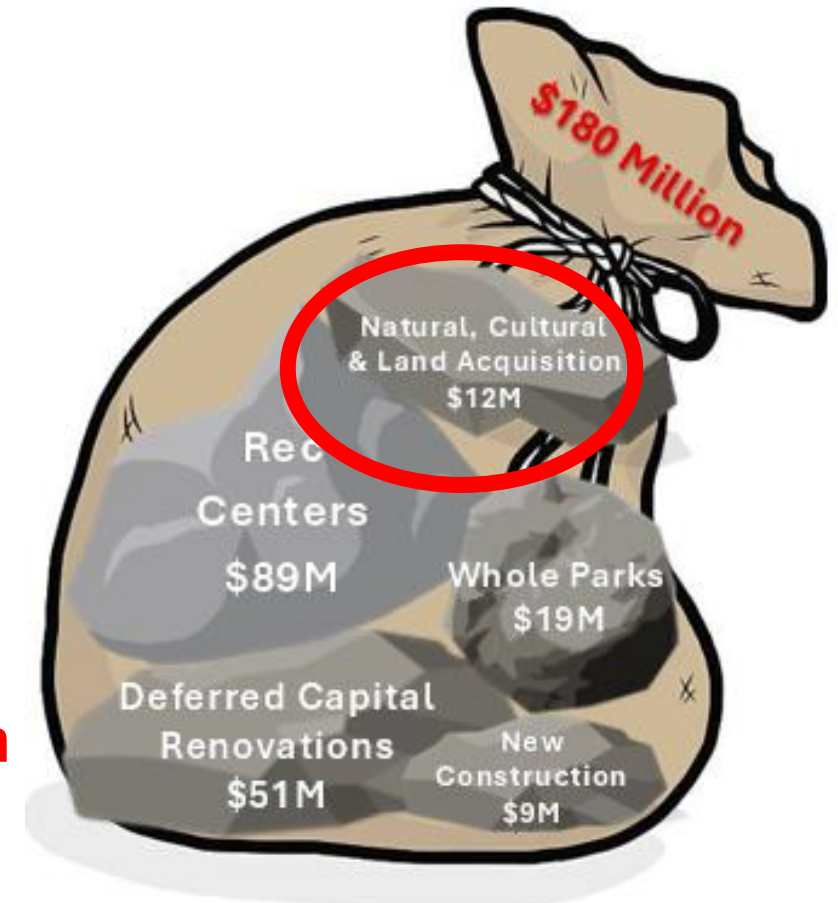
\$ 89M+ Rec Centers

\$ 51M+ Deferred Capital Renovations

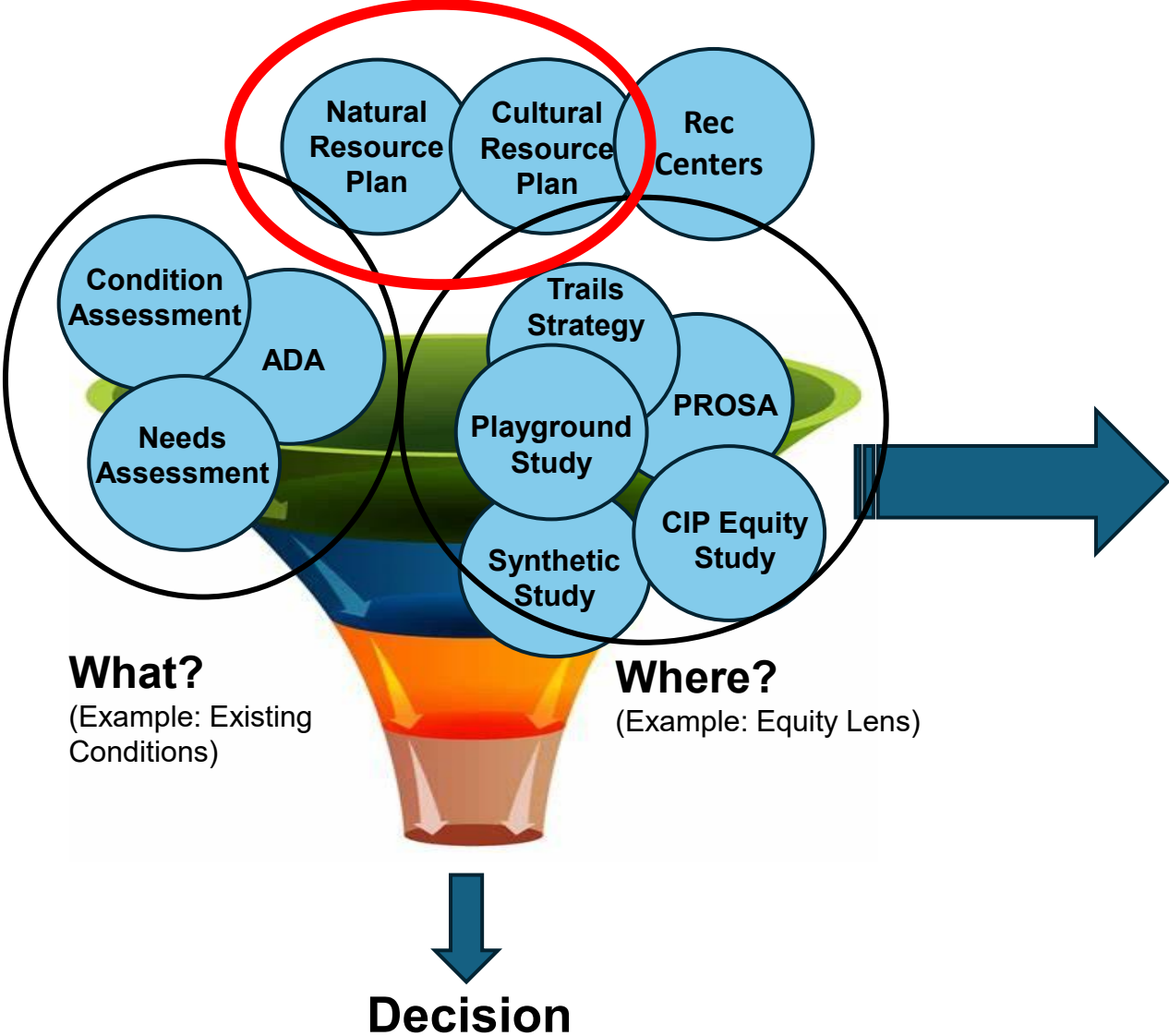
\$ 9M+ New Construction

\$ 12M+ Natural, Cultural & Land Acquisition

\$180M



Putting it all together: CIP Strategy for Parks



Natural, Cultural and Land Acquisition “Rock”

- Planning, design, and construction of projects that advance the Park Authority’s stewardship mission, support resource management plans, and County initiatives. Includes historic preservation, cultural resource facilities, parkland acquisition, and open space protection.
- **\$12 million**
- Examples: Historic structure stabilization, property acquisition, open space preservation, resident curator properties

Ash Grove



Lindsley Property



Forest Restoration at Elklick



Forest Restoration at Oakmont



2026 CIP Bond Funding request

Task	Cost Estimate
Archaeology	\$2.8 million
Heritage Conservation	\$2.6 million
Natural Resource	\$2.6million
Subtotal	\$8 million
Land Acquisition	\$4 million
Total	\$12 million

Archaeology and Collections



Archaeology

Cultural Resource Management – Inventory & Assessment

- Engaging in the proactive inventory and assessment of cultural resources on park lands through Phase I cultural resources survey streamlines the project review process and provides data for:
 - **Land-use planning and future development**
 - **Stewardship education and interpretation**
 - **Identification of areas for heightened protections**



Selection of areas for survey driven by three factors:

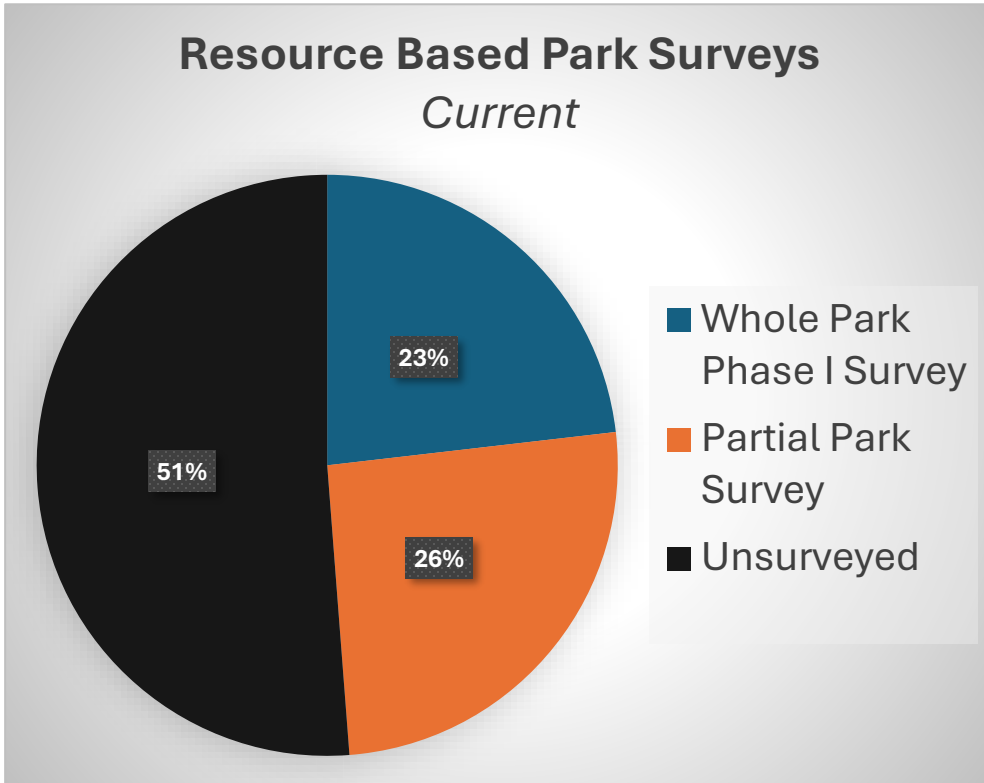


**Geographic
equity among
districts**

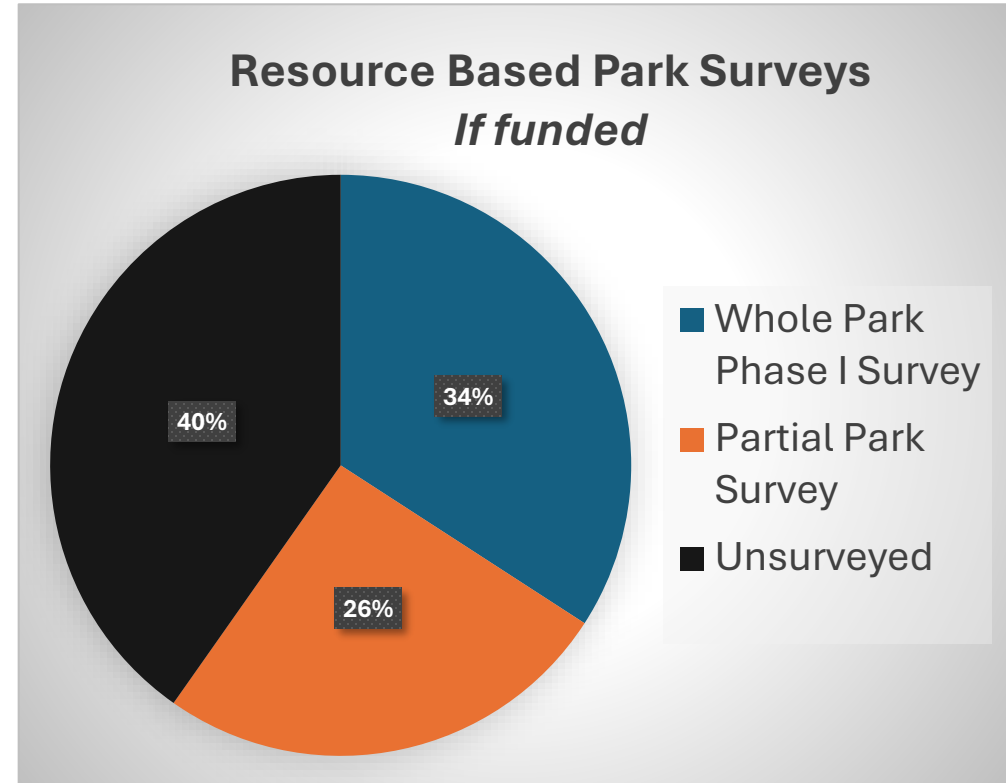
**Prioritizing
resource-based
parks**

**Prioritizing parks
where upcoming
development
is planned**

Resource Based Parks Phase I Survey



49% of resource-based parks have at least partial survey



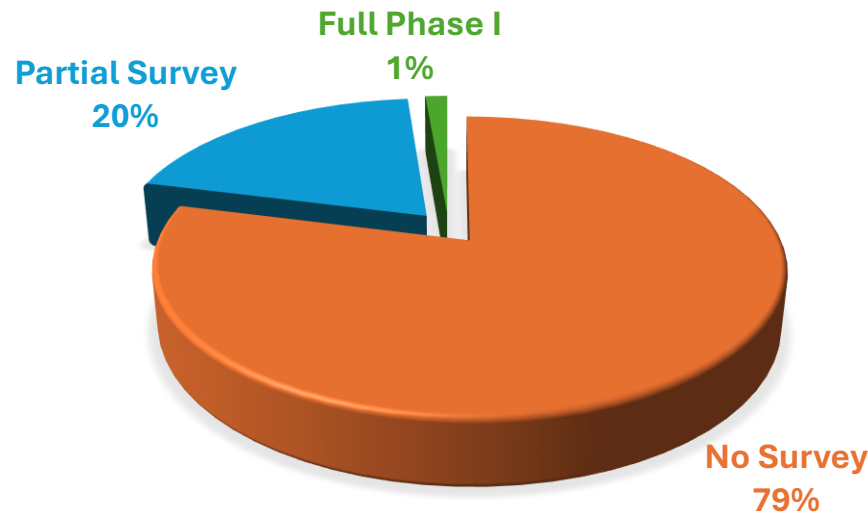
60% of resource-based parks with at least partial survey



Phase I Survey of Local Parks

- Local Parks average 10-12 acres
- These parks have been under-studied for cultural resources relative to their use
- Not all Parks require field survey due to development or disturbance

CURRENT LOCAL PARK SURVEY LEVEL



2026 Bond Assessment: Phase I Survey of Local Parks



Cemetery Preservation

- Derives from the One Fairfax policy and the goals laid out in the Equity Impact Plan
 - Expand opportunities for stakeholder involvement
 - Provide expanded Black History offerings at our sites.
 - 15 cemeteries on park land requiring care
 - Ground-penetrating radar survey to detect unmarked graves and monument preservation work at:
 - Frying Pan Farm Park Baptist Meetinghouse Cemetery
 - Hughes Family Cemetery @ Mason Neck West Park
 - Moss Family Cemetery @ Green Spring Gardens



2026 Bond Project Request

Task	Geography	Cost	#	Estimated Total
Resource-based Parks - Phase 1	1 per district	\$120k	9	\$1,000,000
Local Parks - Phase 1	2 per district	\$40k	18	\$720,000
Cemetery Maintenance	All	\$8k	15	\$120,000
Cemetery Preservation		\$80k	3	\$240,000
Development Projects		\$350k	2	\$700,000
TOTAL				\$2.8 Million



Fairfax Arms- Lorton



Dranesville Tavern- Herndon

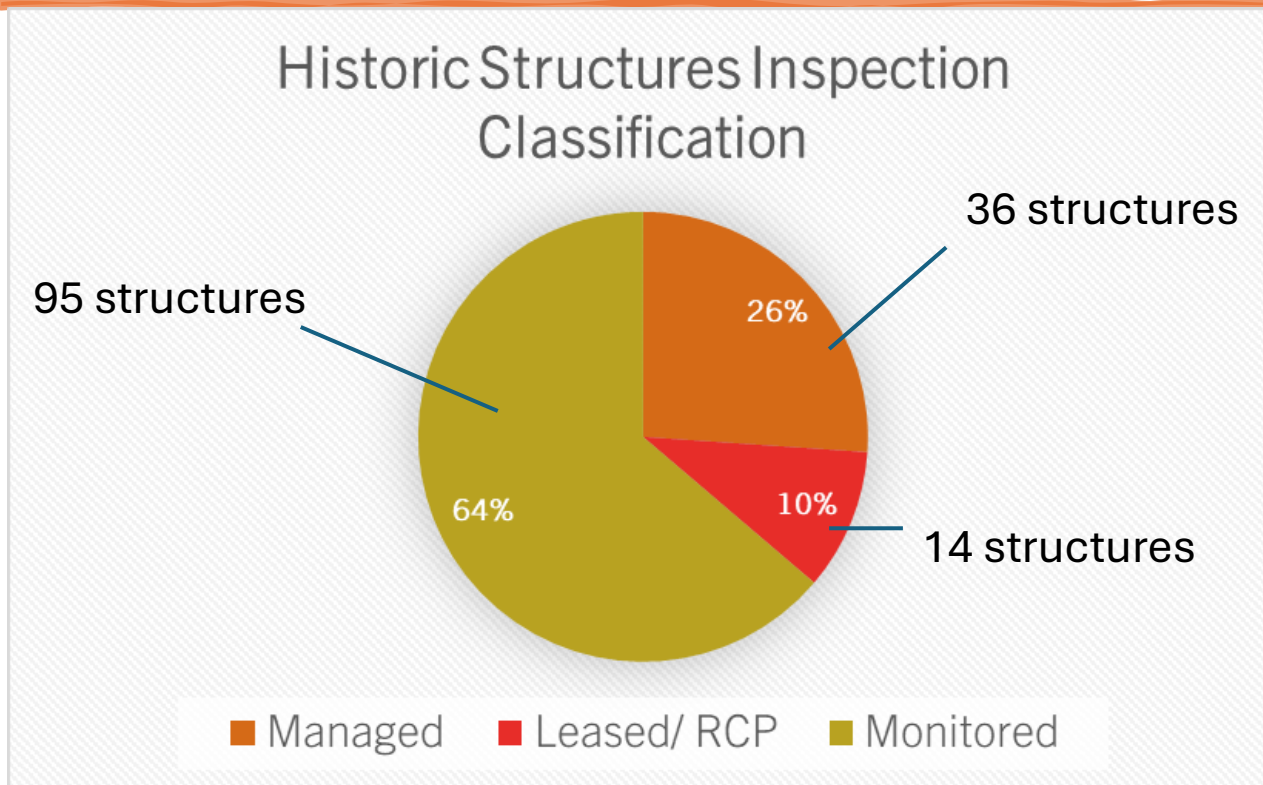
Heritage Conservation

Purpose: Preserving Fairfax County's Historic Resources

- **Stewards** historic structures and cultural resources across park systems
- **Preserves irreplaceable assets** that reflect Fairfax County's history and community identity
- Ensures historic structures are **maintained, stabilized, and protected** for future generations
- Leverages **strategic investment** to prevent loss and reduce long-term capital costs
- Operates nationally recognized Resident Curator Program that pairs **preservation with public-private partnership**



Where we focus preservation investment



- **Monitored sites represent the largest share of the portfolio**
- These sites are unoccupied and lack ongoing investment
- Present the highest risk of deterioration

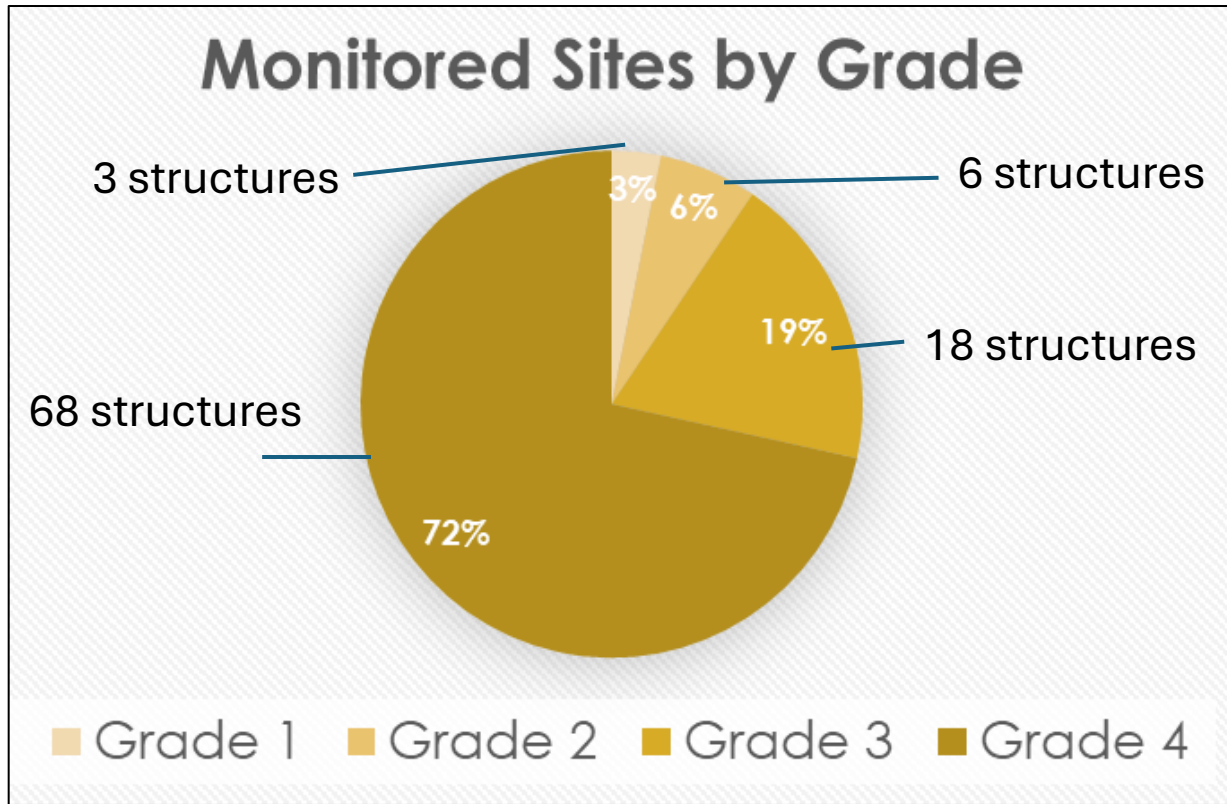
- **Managed** – FCPA Historic Sites (RMI)
- **Leased** – Resident Curator Program or leased
- **Monitored** – Inspected weekly by Heritage Conservation Branch staff

Condition and Significance Guided Prioritization

Criteria	4	3	2	1	0
Significance - Architecture	<u>Exemplary</u> architecture for a type, period, method of construction	<u>Distinctive</u> characteristics of a type, period, method of construction	<u>Commonplace</u> characteristics in the area	<u>No association</u> to significant architecture	<u>Undetermined</u>
Significance - Events	<u>Nation/State/County</u> - Influenced life outside of Fairfax County	<u>County</u> - Influenced life within Fairfax County	<u>Community</u> - Influenced life for a specific group of people within the area	<u>No association</u> to significant events known for this resource	<u>Undetermined</u>
Significance - People	<u>Nation/State/County</u> - Influenced life outside of Fairfax County	<u>County</u> - Influenced life within Fairfax County	<u>Community</u> - Influenced life for a specific group of people within the area	<u>No association</u> to significant people known for this resource	<u>Undetermined</u>
Significance - Archaeology	<u>Retains</u> Archaeological Integrity	<u>Undetermined</u> Archaeological Integrity	<u>Moderate</u> Archaeological Integrity	<u>Limited</u> Archaeological Integrity	<u>No</u> Archaeological Integrity
Listing Status	National Register <u>and</u> Inventory of Historic Sites	National Register <u>OR</u> Inventory of Historic Sites		Determined eligible	<u>Undetermined</u>
Condition	<u>Good:</u> The building is intact and structurally sound. Little to no observed damage. Needs minor or routine maintenance.	<u>Average:</u> The building is intact and structurally sound. Little to no observed damage. Some evidence of deferred maintenance.	<u>Fair:</u> The building is intact but may have structural damage. Great deal of observed damage. Replacement of elements required. Deferred maintenance is obvious.	<u>Poor:</u> The building is intact but has severe structural damage. Significant observed damage with elements missing. Excessive deferred maintenance. Requires major repair or rehabilitation.	<u>Demo by Neglect:</u> The resource is beyond the point of repair

- Ensures consistent and objective approach across structures
- Helps identify structures at the greatest risk of deterioration
- Directs limited funding towards resources with meaningful preservation value
- Supports transparent and defensible decision making
- Allows us to track condition and priorities over time

Evaluation Informs Investment Priorities



Grade 3 properties are:

- In fair but declining condition
- Retain sufficient integrity to preserve
- Associated with community-level significance
- Represent the most effective point for targeted intervention

2026 Bond Assessment – Project Type

#1 Building Envelope & Systems Preservation

- Protects structures from water intrusion and environmental damage
- Addresses critical systems needed to prevent accelerated deterioration
- Extends the usable life of the historic resources

#2 Infrastructure & Stabilization

- Stabilizes structures at risk of structural failure
- Addresses foundations and drainage impacting buildings
- Prevents more costly future capital interventions

#3 Related Plans & Reports

- Defines appropriate treatments and cost considerations
- Positions properties for future use, leasing or investment
- Necessary to include structures in Fairfax County Resident Curator Program



Lahey Lost Valley, Foundation Repairs

Past Project Example

Mount Gilead Roof Replacement

TASK	TOTAL
Professional engineering, design services, and construction administration	\$35,000
Full roof replacement and structural repairs	\$290,000
Original Total	\$325,000
<i>Additional repairs needed: removal of existing roof decking and skip boards; new roof decking and skip boards install</i>	\$24,500
Final Total	\$349,500



2026 Bond Project Requests

Heritage Conservation Branch	
Tasks	Estimated Totals
Building Envelope & Systems Preservation	\$1,000,000
Infrastructure & Stabilization	\$1,000,000
Related Reports & Plans	
• Historic Structure Report, Treatment Plans, Cultural Landscape Reports	\$500,000
• Appraisals (FMRV), Building Analyses, Historic Replacement Value Report	\$100,000
TOTAL	\$2.6 million



Bond Project Selection Criteria

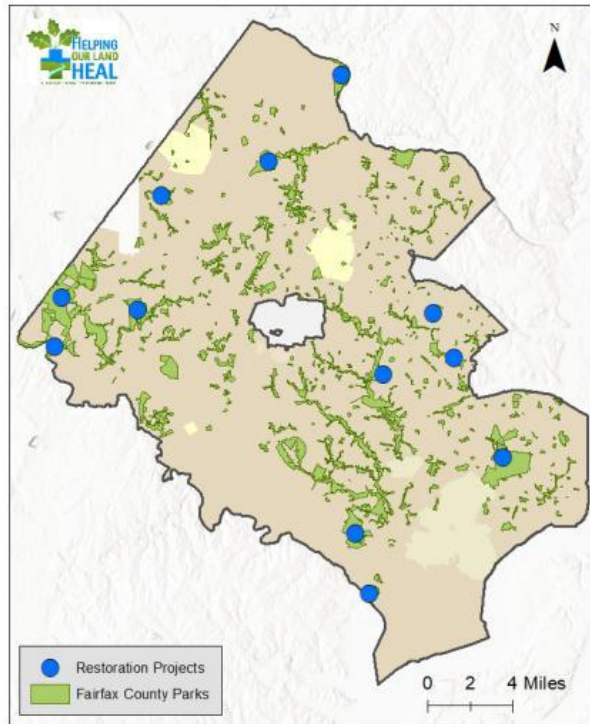
Natural Resources Branch • 2026 Capital Bond Projects

Restoration project ranking criteria

The **strongest restoration projects** usually score well across five criteria. Not every restoration site is legally required but some are.

1	Required / risk-reducing	Mandatory mitigation, permits, encroachments, or active resource damage.
2	Ecological significance	Rare communities , biodiversity value, water-quality benefit, or habitat connectivity.
3	Readiness and durability	Good access , manageable scope, feasible maintenance, and clear likelihood of success.
4	Continue prior investment	Extends an active project, expands a completed footprint, or prevents backsliding.
5	Leverage and visibility	Pairs well with grants, volunteer effort, partnerships, or geographic balance.

Natural Resources Plan Aligned Restorations



Helping Our Land Heal
Ecosystem Restoration Projects

Selection logic

- The **agency-wide NRMP**, adopted in 2019, is the newest overarching framework for natural resource protection and restoration across parkland.
- Regional planning work provides the evidence base for selection. For example, the **Western Area plan** produced recommendations for restoration and land acquisition.
- **Northern and Central/Southern** planning work used the same way: identify high-value resources, document need, and select restorations that are both ecologically significant and implementation-ready.

Based on agency-wide and regional natural resources plan.



2026 Bond Project Requests

Task	Estimated Cost
Meadow Restoration	\$500,000
Meadow Expansion	\$100,000
Dredging	\$1,500,000
Reforestation	\$500,000
Total	\$2.6 million

Land Acquisition



Current land acquisition method:

- Proffers
- Land dedication
- Land donation
- Purchase

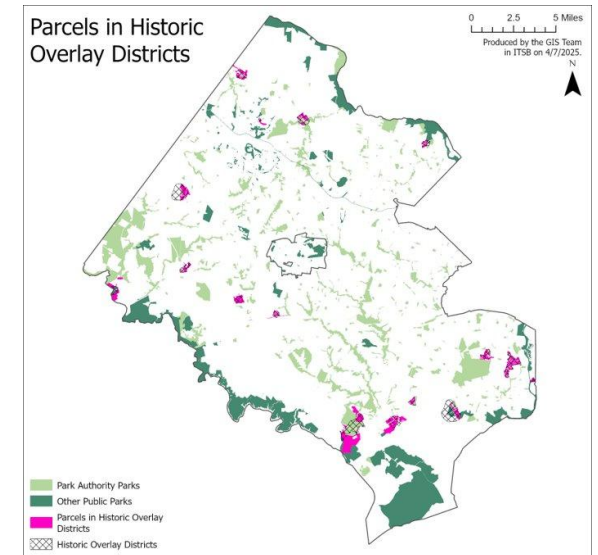
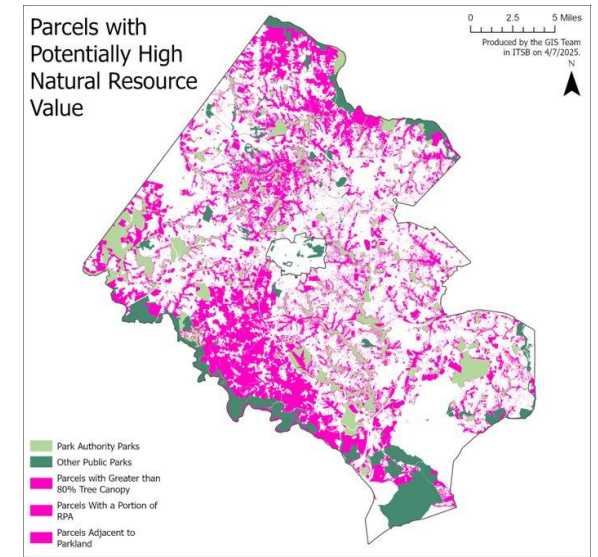
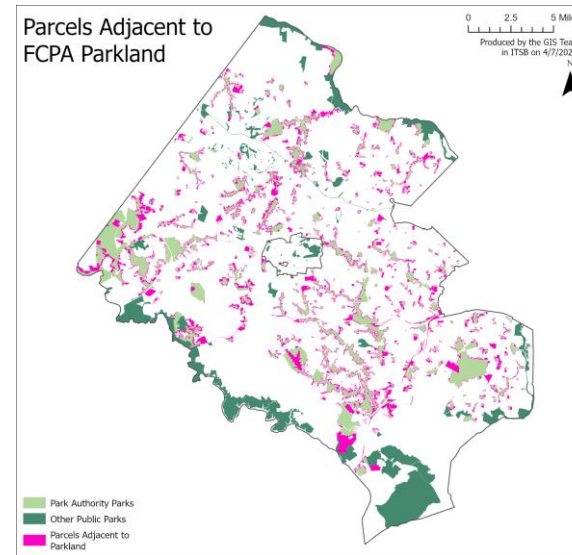
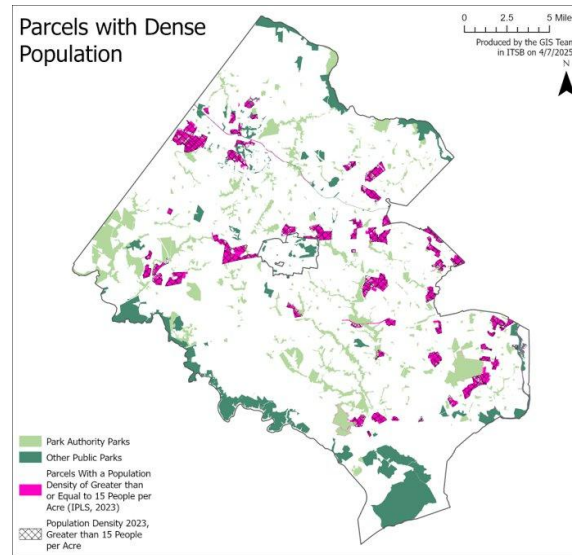
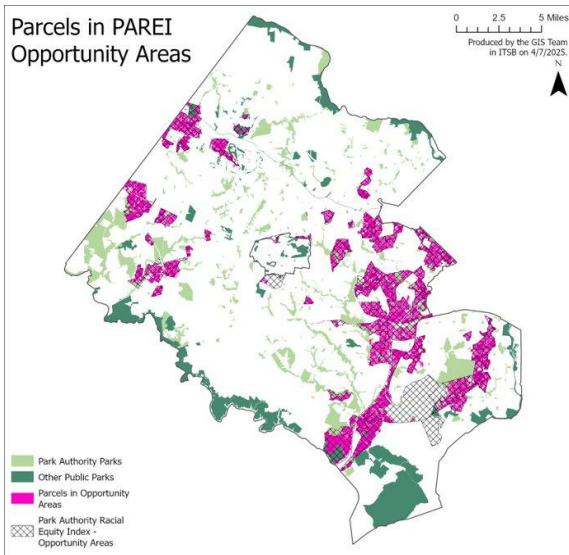
Land Acquisition Strategy

- Currently FCPA does not have a land acquisition/open space preservation plan
- With development pressure, natural and cultural resources are at risk to be permanently lost, especially in urban areas of the county
- Intentional planning is needed to improve park access for residents
- Without strategic efforts it will be difficult to maintain and enhance the quality of parks



Diverse acquisition needs

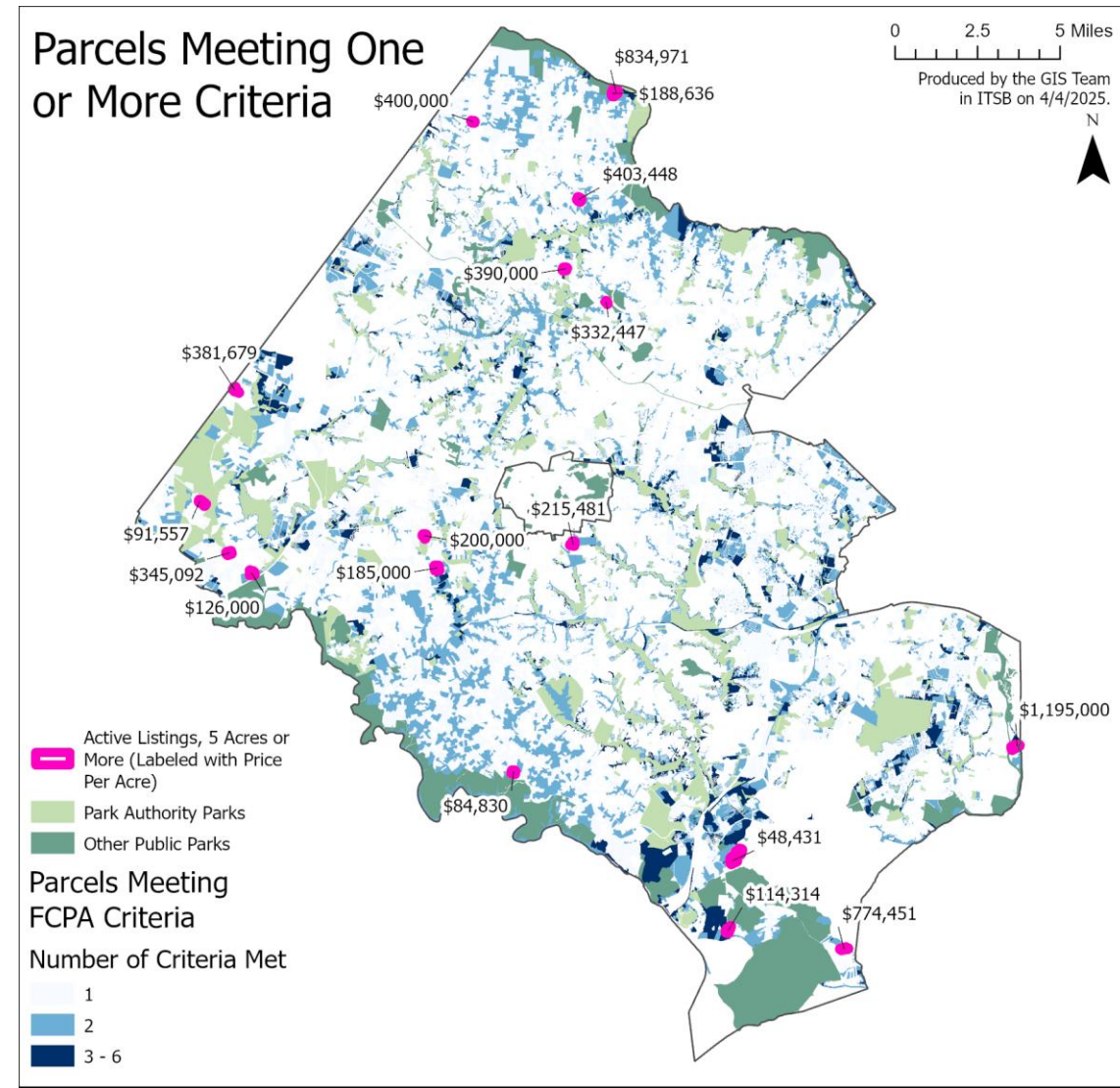
- Equity
- Level of service
- Expand park access
- Natural and cultural resource protection





Value/Return on Investment

- Cost versus value
- Developing decision matrix
- Weighing criteria
- Prioritizing zones
- Market forces



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