



## REQUEST FOR INTEREST FOR PARK AUTHORITY

### MULTI-SPORTS COMPLEX

NOTE: THIS IS NOT A REQUEST FOR PROPOSAL (RFP)

#### PURPOSE

The purpose of this Request for Interest (RFI) is to identify solutions and expressions of interest in the development of potential Multi-Sports Tournament Complexes at potential Fairfax County Park Authority (FCPA) sites. **This RFI will NOT result in any contract or award from Fairfax County.** Information gathered may be used for a possible future Request for Proposal (RFP) or Public-Private Education Facilities and Infrastructure Act (PPEA) solicitation.

All costs incurred in furnishing this information are the responsibility of the respondent.

#### OVERVIEW

FCPA is currently seeking information from entities interested in exploring the creation and operation of a multi-sport tournament complex on a FCPA-owned property in Fairfax County, VA or proposed sites in Fairfax County presented by respondents for the purpose of sports tourism and the ability to host sport tournaments. Potential site locations identified include: Site #1 – Mountain Road Park, Site #2 – Halifax Point Park, Site #3 – Rock Hill Park, Site #4 – Patriot Park East, and Site #5 – To Be Determined (TBD). Successful development of these sites could be completed for use in the Spring 2028 event season.

In addition, FCPA is seeking submissions from interested entities to further FCPA goals of:

- I. Expanding market opportunities in targeted sports segments to grow sports tourism and visitation within Fairfax County.
- II. Developing and funding new and/or enhanced sports facility or complex products designed to address opportunities and needs related to sports tourism, while also enhancing field opportunities for local user groups.
- III. Advancing FCPA's mission and vision to enrich the quality of life for all members of the community. This is achieved through an enduring park system that provides a healthy environment, preserves natural and cultural heritage, offers inspiring recreational experiences, and promotes healthy lifestyles.
- IV. Support FCPA's goal to provide all individuals an equitable opportunity to succeed — regardless of their race, color, nationality, sex, gender identity, sexual orientation, religion, disability, income or where they live.
- V. FCPA recently completed construction on Patriot Park North consisting of (4) 90' diamond fields, (2) 60' diamond fields, press, concessions, and a restroom building. Any submission should complement versus compete.



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## POTENTIAL SITE LOCATIONS

(Master Plans are located at <https://www.fairfaxcounty.gov/parks/planning-development/masterplan-archives>):

- I. Site #1 Mountain Road Park**  
**15700 Braddock Road, Centreville, Virginia**  
FCPA is the owner of this undeveloped parcel of approximately 200 acres. The current approved Master Plan\* for the site includes up to 6-8 fields with 2 commercial entrances. Revisions to this will require a revised master plan. A Zoning 2232\*\* will be required. Please refer to pages 6-22 of this RFI for site details. Self-guided site visits are encouraged but not required.
- II. Site #2 Halifax Park**  
**6311 Bull Run Post Office Road, Centreville, Virginia**  
FCPA is the owner of this undeveloped parcel of 169 acres. Current approved Master Plan\* supports 6-8 rectangle fields and 8-10 diamond fields with a required playground and restroom. Revisions to this will require a revised master plan. A Zoning 2232\*\* will be required. Please refer to pages 6-22 of this RFI for site details. Self-guided site visits are encouraged but not required.
- III. Site #3 Rock Hill Park**  
**15150 Old Lee Road, Chantilly, Virginia**  
FCPA is the owner of this undeveloped parcel of 169 acres. Current approved Master Plan\* supports 7-9 rectangle fields with a required playground and restroom. Revisions to this will require a revised master plan. A Zoning 2232\*\* will be required. Please refer to pages 6-22 of this RFI for site details. Self-guided site visits are encouraged but not required.
- IV. Site #4 Patriot Park East**  
**12111 Braddock Road, Fairfax, Virginia**  
FCPA is the owner of this undeveloped parcel of 130 acres. Current approved Master Plan\* supports 6-7 overlay fields with a required playground and restroom. Revisions to this will require a revised master plan. A Zoning 2232\*\* will be required. Please refer to pages 6-22 of this RFI for site details. Self-guided site visits are encouraged but not required.
- V. Site #5 TBD**  
Respondents may identify other site locations in Fairfax County not specified in the RFI. FCPA shall review such site submissions using the same criteria mentioned below.

\*Master Plan represents the long range (10 years or more) plan for the park's development.

\*\* 2232 determines the compatibility of proposed public facilities with the locational guidelines established in the Comprehensive Plan. Specifically, this process determines if the **general or approximate location, character and extent** are in substantial accord with the Fairfax County Comprehensive Plan.



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## RFI SUBMISSION

This RFI seeks potential solutions and expressions of interest from qualified parties, including companies, non-profits, partnerships, joint ventures, and individuals who desire to develop, permit, operate, and market one of the above-mentioned potential site locations to achieve the identified goals of a multi-sport tournament complex. All responses should include the following information:

### I. PROPOSED ACTIVATION ACTIVITIES

- A. Title of proposed project idea/solution and primary respondent entity name
- B. Provide an overview of potential project ideas/solutions:
  - 1. Identify the alignment to FCPA goals (as stated in the “Overview” section of the RFI)
  - 2. Identify considerations for the feasibility of a proposed schedule of design, permit, implementation, operating, and marketing for an anticipated completion in Spring 2028
  - 3. Ideas for potential programming and special events in the first twelve months of operation. Identify potential activities and potential target audience.
- C. Potential Barriers
  - 1. Are the proposed uses feasible and permissible within the existing site location?
  - 2. Provide a description of improvements that may be required to the site location to accommodate the proposed programming and potential implementation timelines for such improvements.
- D. Identify community benefits to the residents of Fairfax County and the FCPA
- E. Describe how impacts and benefits can be tracked and evaluated for the primary proposed uses.
- F. Describe how the capital development and ongoing operational expenses will be funded.
- G. Describe how the project idea/solution aligns with the One Fairfax Policy -The joint racial and social equity policy of the FCPA, Fairfax County Board of Supervisors and School Board declaring that all residents deserve an equitable



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opportunity to succeed – regardless of their race, color, nationality, sex, gender identity, sexual orientation, religion, disability, income or where they live.

<https://www.fairfaxcounty.gov/topics/one-fairfax>

**II. EXPERIENCE AND INTEREST**

- A. Respondent company or organization mission statement, year established, business description, and website.
- B. Provide a brief narrative describing whether your organization would be interested in implementing the project ideas/solutions identified in Section 1.
- C. If interested, list key proposed or anticipated partners or subcontractors (if any), including a brief description and website. Confirm and describe each entity's anticipated role(s), categorized by:
  - 1. Design
  - 2. Permitting and Construction
  - 3. Programming the space
  - 4. Management and Operation of the complex
  - 5. Marketing the space and activities/events
  - 6. Other role(s) (please describe)
- D. Identify additional assets, tools, or expertise that your organization would request from FCCA in order to make the implementation successful.

**III. ATTACHMENTS**

- A. Letters of interest from anticipated partners and subcontractors
- B. List of key team members involved in this project, designating:
  - 1. Title, organization/business
  - 2. What their role will be in the proposed project and prior experience related to that role
- C. Anticipated project budget through the first year illustrating costs and revenue streams.
- D. Provide up to 10 photos or graphics as an attachment to demonstrate experience. For each photo or graphic please include a brief, descriptive caption.



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## **VIRGINIA FREEDOM OF INFORMATION ACT (FOIA) NOTICE**

All proceedings, records, contracts and other public records relating to this transaction shall be open to the inspection of any citizen, or any interested person, firm or corporation, in accordance with the Virginia Freedom of Information Act. Trade secrets or proprietary information submitted under this RFI shall not be subject to the Virginia Freedom of Information Act; however, the respondent shall (i) invoke the protections of this section prior to or upon submission of the data or other materials, (ii) identify the data or other materials to be protected, and (iii) state the reasons why protection is necessary. The County cannot maintain as confidential any information, data, or records obtainable through the Virginia Freedom of Information or similar law. This includes records or information that have not been properly designated as trade secret or proprietary information pursuant to Va. Code Ann. § 2.2 4342(F).

## **SUBMISSION OF RFI RESPONSE PACKAGE**

All RFI responses must be submitted via email or ShareFile no later than 11:59 PM on **Tuesday, September 19, 2023** to [Heather.Lynch@fairfaxcounty.gov](mailto:Heather.Lynch@fairfaxcounty.gov). The subject line of the e-mail message must read "Submission for Sports Tourism- RFI." Failure to do so may result in delay or non-delivery of a response. RFI response packages will be accepted and reviewed on a rolling basis in order of submission. Late submissions may be reviewed, at the sole discretion of FCPA.

## **NEXT STEP**

After review, it is FCPA's intent to move forward with the procurement and the implementation process.

## **USE OF RESPONSES BY COUNTY**

By providing information as a response to this RFI, respondents are consenting to its use and consideration by Fairfax County and FCPA.

## **DISCLAIMER**

Please be advised that this is a request for interest only. This RFI is issued solely for information and planning purposes – it neither constitutes a request for proposals nor is a promise to issue an RFP in the future. No warranties or representations of any kind are made by Fairfax County and FCPA, including a representation or warranty as to the suitability of the site locations mentioned for any particular purpose. Respondents are cautioned that they are expected to coordinate with FCPA and undertake their own due diligence with respect to the FCPA site locations.

## **ADDENDUMS AND AMENDMENTS TO THE RFI**

In the event any substantive issues require clarification, respond to questions, or change during the process, an addendum to this RFI will be posted at <https://www.fairfaxcounty.gov/procurement/solicitations/parks> .



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### QUESTIONS AND INQUIRIES

All questions concerning the RFI shall be submitted in writing to FCPA, Planning and Development Division via email at [Heather.Lynch@fairfaxcounty.gov](mailto:Heather.Lynch@fairfaxcounty.gov) at least seven days (Tuesday, September 12, 2023) prior to the deadline for the RFI response packages.

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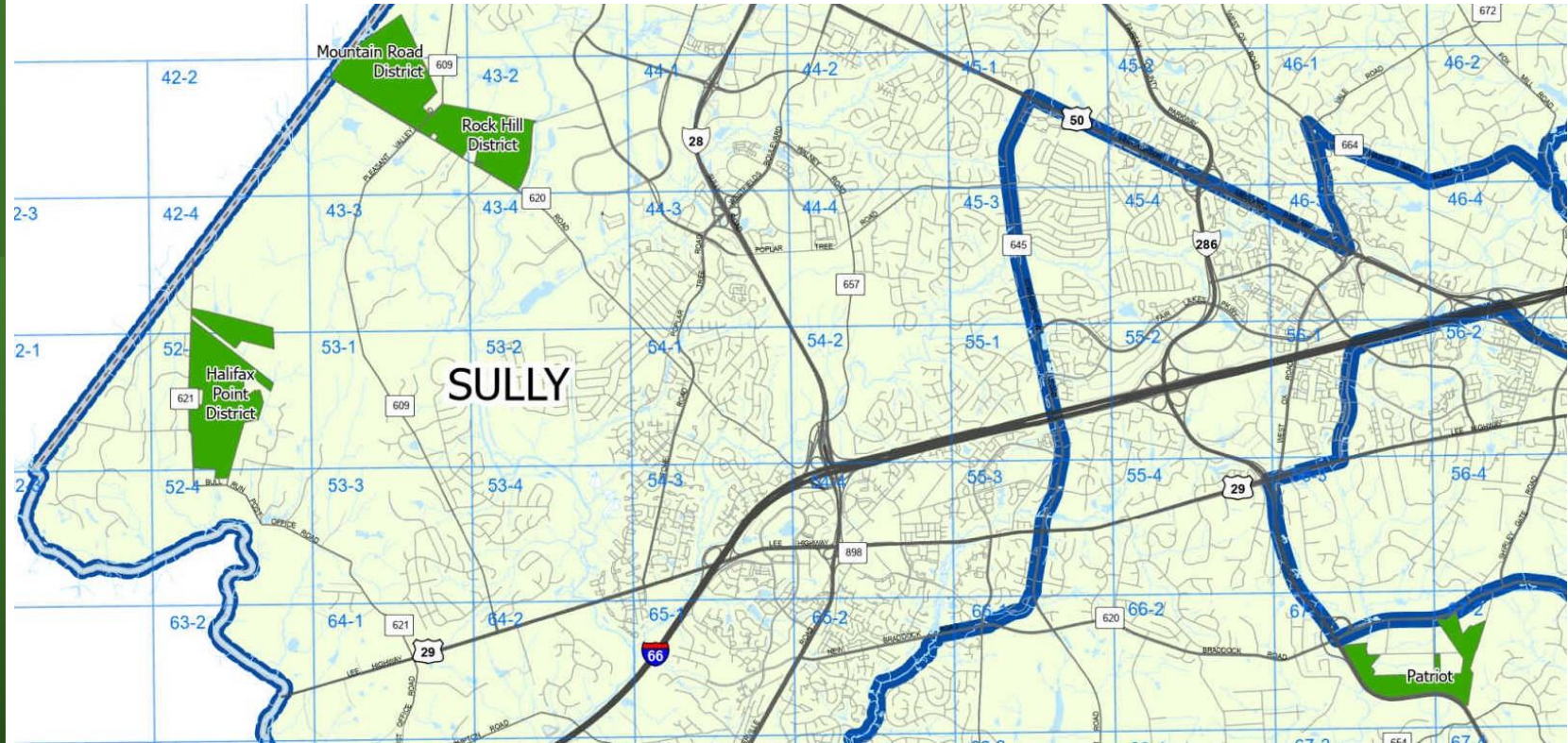
# Potential PARK SITES

	Site #1 MOUNTAIN ROAD	Site #2 HALIFAX POINT	Site #3 ROCK HILL(Quinn Farms)	Site #4 PATRIOT EAST
<b>ACREAGE</b>	200	169	169	130
<b>MASTER PLAN</b>	2015	2015	2000s	2003
<b>REVISED MASTER PLAN NEEDED?</b>	Administrative - Needed if layout or concept change	Administrative - Needed if layout or concept change	Administrative - Needed if layout or concept change	Administrative - Needed if layout or concept change
<b>2232 NEEDED?*</b>	YES	YES	YES	YES
<b>FIELD ALLOCATION per current MASTER PLAN</b>	Supports 6-8 rec and/or 6-8 ball field complex (concept attached)	Supports 6-8 rec or 8-10 diamond but may be impacted due to Columbia Gas facility	Supports 7-9 Rec. Field with parking, restroom approved use lighting and irrigation	Supports 6-7 combo fields or 6-7 rec or softball fields
<b>OTHER FEATURES per current MASTER PLAN</b>	Master planned with 2 commercial entrances	Supports regional wide recreation and off road biking, lit fields	Currently off leash dog park.	
<b>REQUIRED TO BE ADDED FEATURES</b>	Playground and Restroom	Playground and Restroom	Playground and Restroom	Playground and Restroom
<b>CHALLENGES</b>	Comprehensive plan has widening of Pleasant Valley and Braddock to 4 lanes each.	Road proposed to be widen and is currently at compacity. Major utility above and underground	Comprehensive requirements are needed for transportation to realign old lee road and Braddock road which would bisect the park.	Roadways are currently being designed and constructed by VDOT and FCDOT . As part of this Shirey Gate extension, an entrance is being constructed for Patriot East.

\* Note 2232 may require a Traffic Study at the expense of developer with adding of turning lanes, street dedications, ROW, etc.

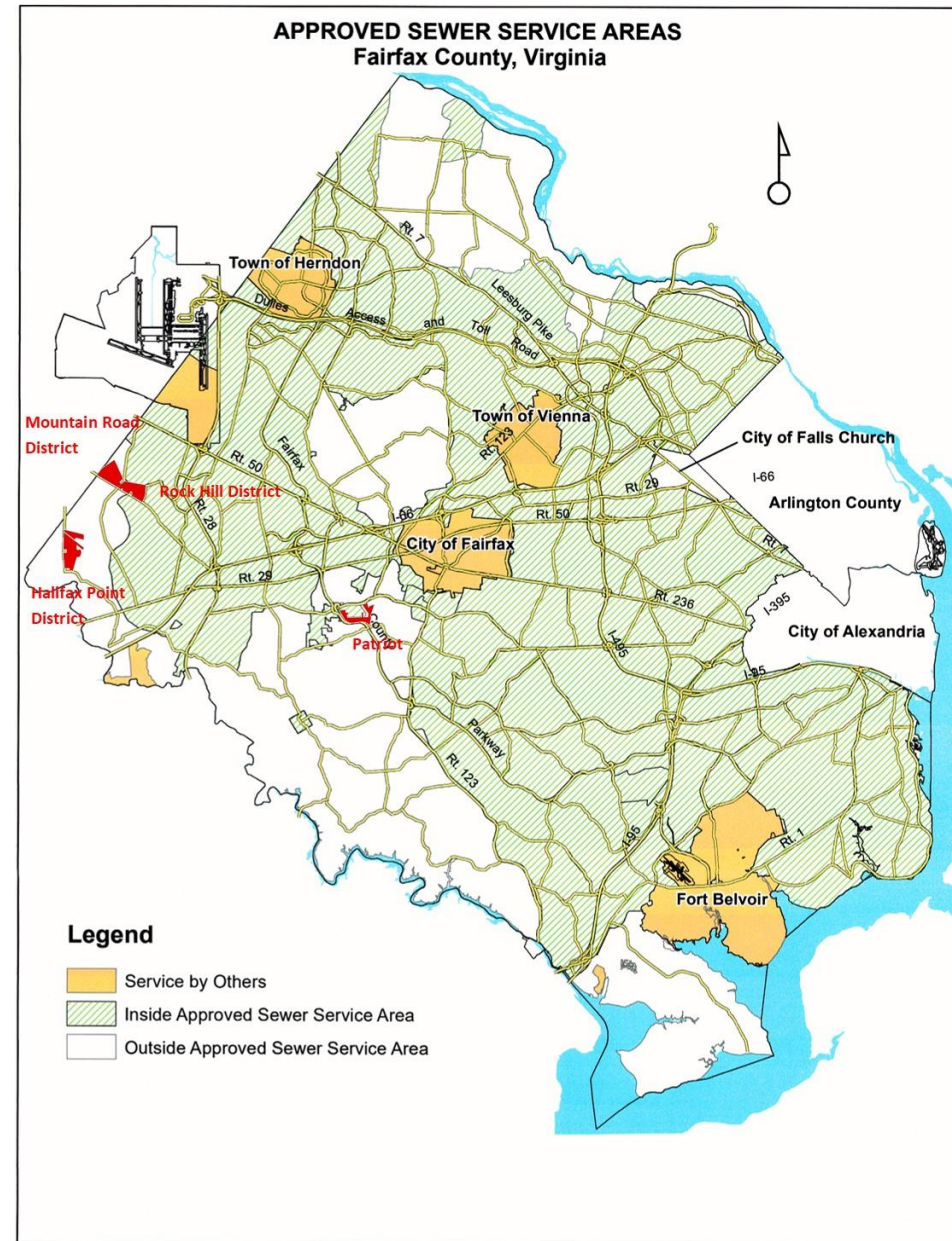


# Potential Park Sites LOCATIONS





# Potential Park Sites SEWER SERVICE AREAS



# Mountain Road MASTER PLAN





**Plan Notes:**

1. Forest Resource Protection Zone (RPZ): Uses within the RPZ will be restricted park-maintained trails. Trail maintenance should be coordinated internally to minimize impacts to all resources. Limited off-trail activity will be permitted, such as site management and programs scheduled and supervised by the Park Authority.
2. Accessible trails are trails that are designed and constructed to align with ADA Guidelines to the extent possible. Trail design and construction should consider FCPA maintenance and operations needs and should minimize impacts to natural resource communities.
3. Pedestrian trailheads shall include park identification, safety signage, map signage, and/or kiosks as appropriate.
4. All athletic field and other facility development will include adequate on-site parking.
5. All lighting should meet Park Authority performance standards and comply with County regulations to reduce light spill.
6. Flex Open Space use shall be limited to FCPA Park Use permit holders and Picnic Area users unless otherwise posted.
7. Picnic Area facilities may include group picnic facilities with lights, parking, trails, playgrounds, volleyball courts, disc golf course, and amenities such as grills, trash cans, benches and other operational elements.
8. Park development may be phased as funding allows.
9. The planned facilities on this CDP are subject to further design and possible relocation on-site at time of site engineering.
10. See Elklick Preserve CDP and Rock Hill Master Plan for details on park facilities at those sites.

**Resource Protection Notes:**

1. Forest Resource Protection Zone  
This Resource Protection Zone contains a mixture of upland and bottomland forest. This forest was impacted by 20th century land use, and shows signs of disturbance and non-native invasive species. However, there is good forest cover overall which provides habitat for a variety of animal species. This forest can be improved over time to increase the ecosystem services provided and the habitat value, while providing opportunities for human access and enjoyment.



**LEGEND:**

- Park Boundary
- Accessible Trail
- 50' buffer
- Parking Areas
- Trailhead
- Vehicle Access Point

**MOUNTAIN ROAD DISTRICT PARK**  
Sully Woodlands

Conceptual Development Plan

Approved Plan

March 25, 2015

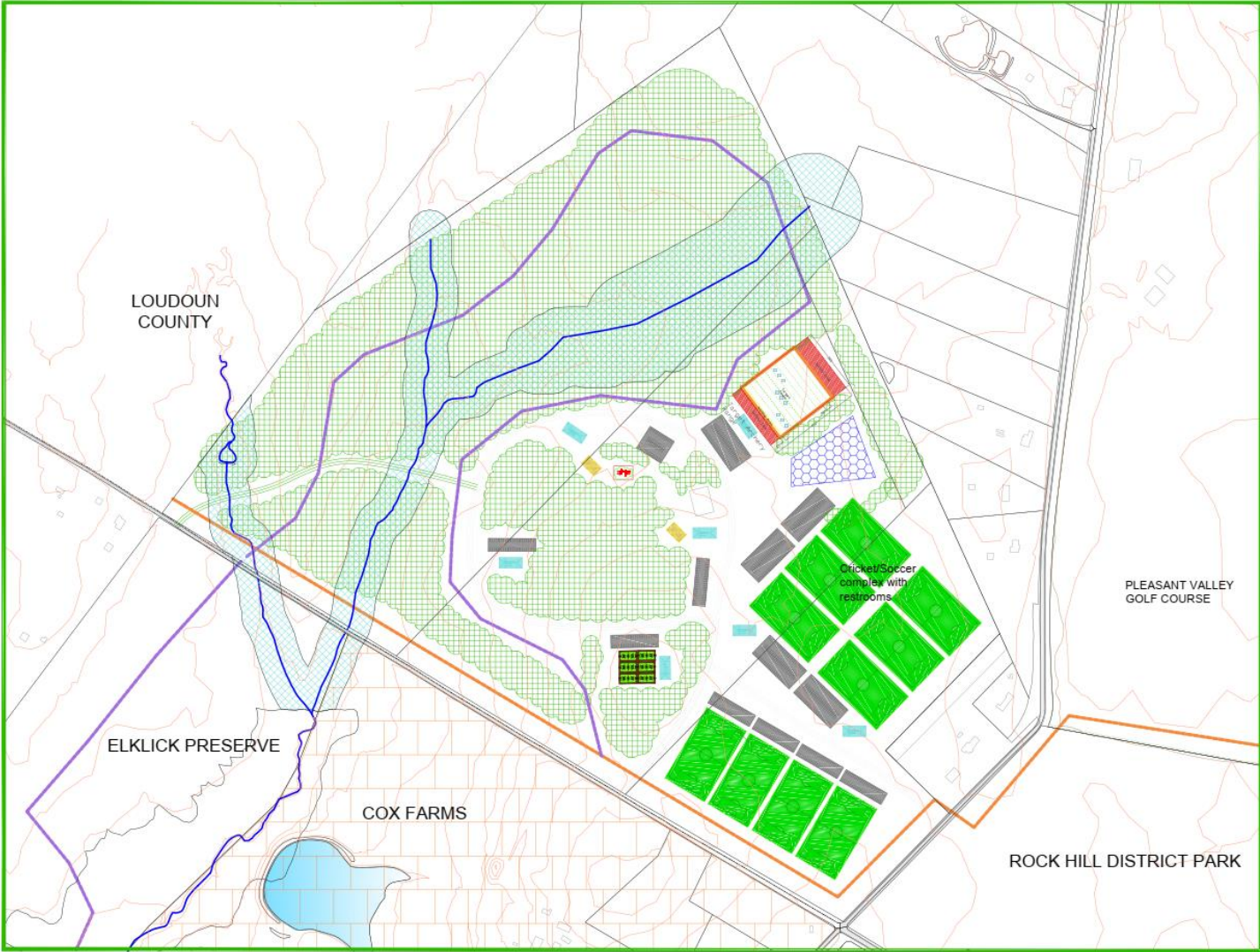
Prepared by: Fairfax County Park Authority


200 acres • Tax Map 43-1





# Mountain Road FIELD COMPLEX CONCEPT





SCALE: 1" = 200'

0 200 400

**Legend**

Picnic Shelter	Area Shop site	Sports Field	Playground	Accessible Trail
Buildings	Forest	Open Space	Contours (5 Feet)	Natural Surface Trail

**Mountain Road District Park**

Sully Woodlands

**Conceptual Development Plan**

Prepared by: The Fairfax County Park Authority  
February 2013





# Mountain Road FIELD COMPLEX CONCEPT



**PROJECT:**  
New Outdoor  
Rectangle Field  
Complex with 16 fields

**SITE:**  
Mountain Road  
District Park

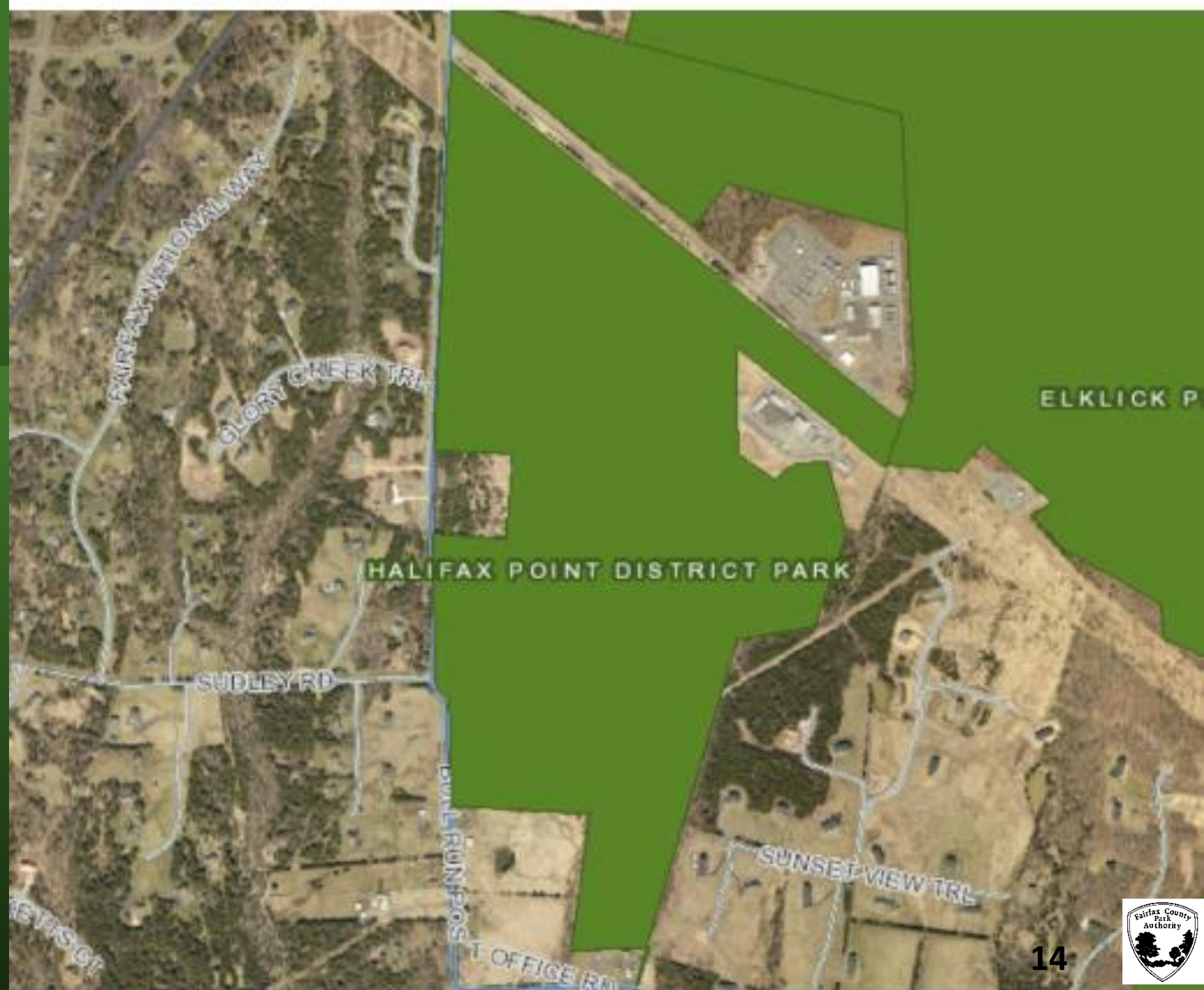
**Notes:**

- Development scenario at Mountain Road District Park would require a Park Master Plan Revision.
- The optimized project would consist of a newly-developed complex of all 16 fields at one site; however, a development alternative could include consideration of partnering with Fairfax County Public Schools to develop lighted synthetic turf rectangle fields at one or more existing complexes (i.e., South County Middle/High School, Laurel Hill Elementary School, Laurel Hill Park properties).

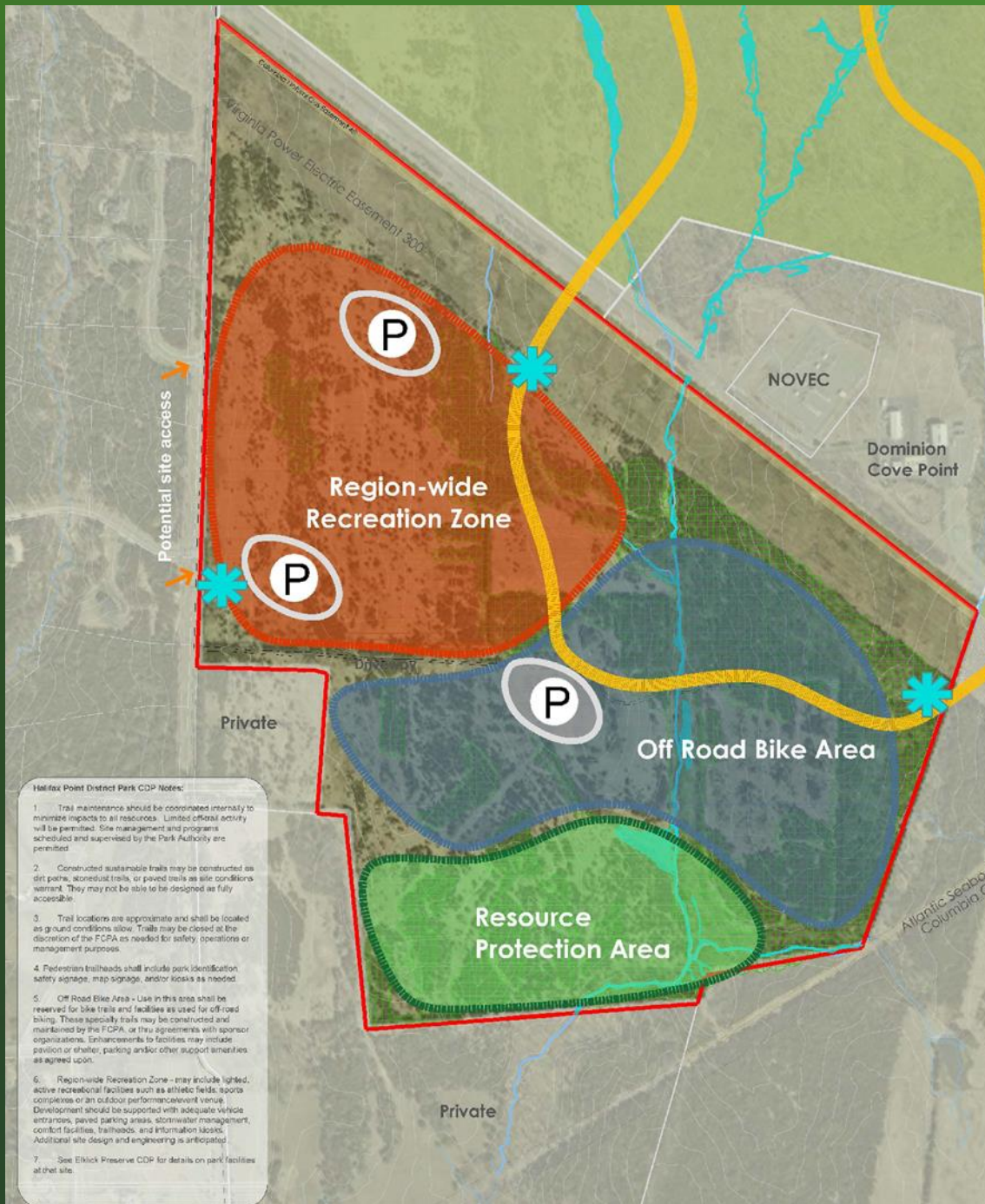




# Halifax Point MASTER PLAN

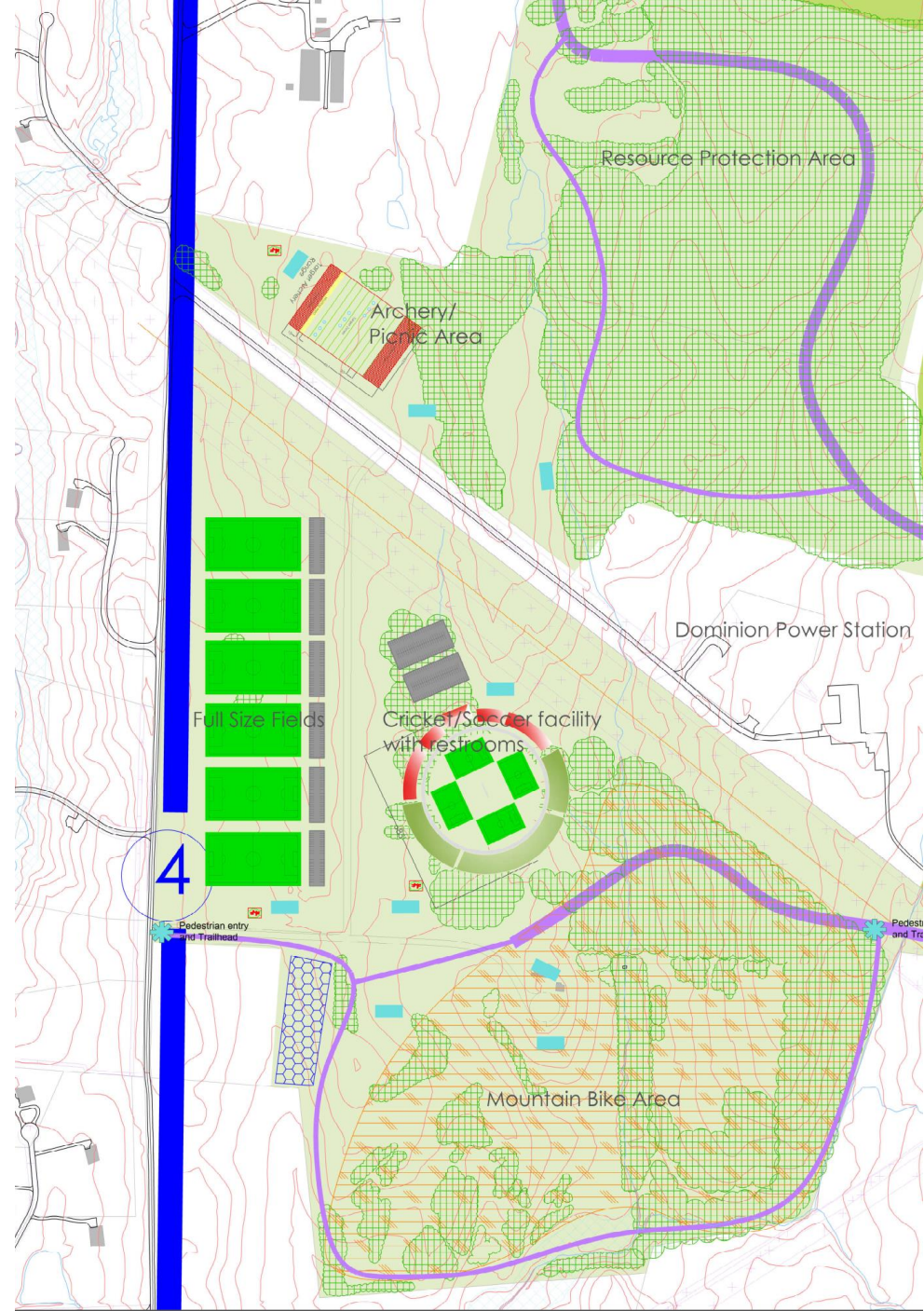








# Halifax Point FIELD COMPLEX CONCEPT





# Rock Hill

(previously Quinn Farms)

## MASTER PLAN





## Conceptual Development Plan

Not to Scale

- |  |                    |  |  |
|--|--------------------|--|--|
|  | Park Property Line |  | Proposed Restrooms / Changing Facilities / Family Group Area |
|  | Entrance Zone      |  | Proposed 50' Landscape Buffer                                |
|  | Rectangular Fields |  | Proposed Courtship Trail                                     |
|  | Parking Area       |  | Proposed Internal Park Trail                                 |

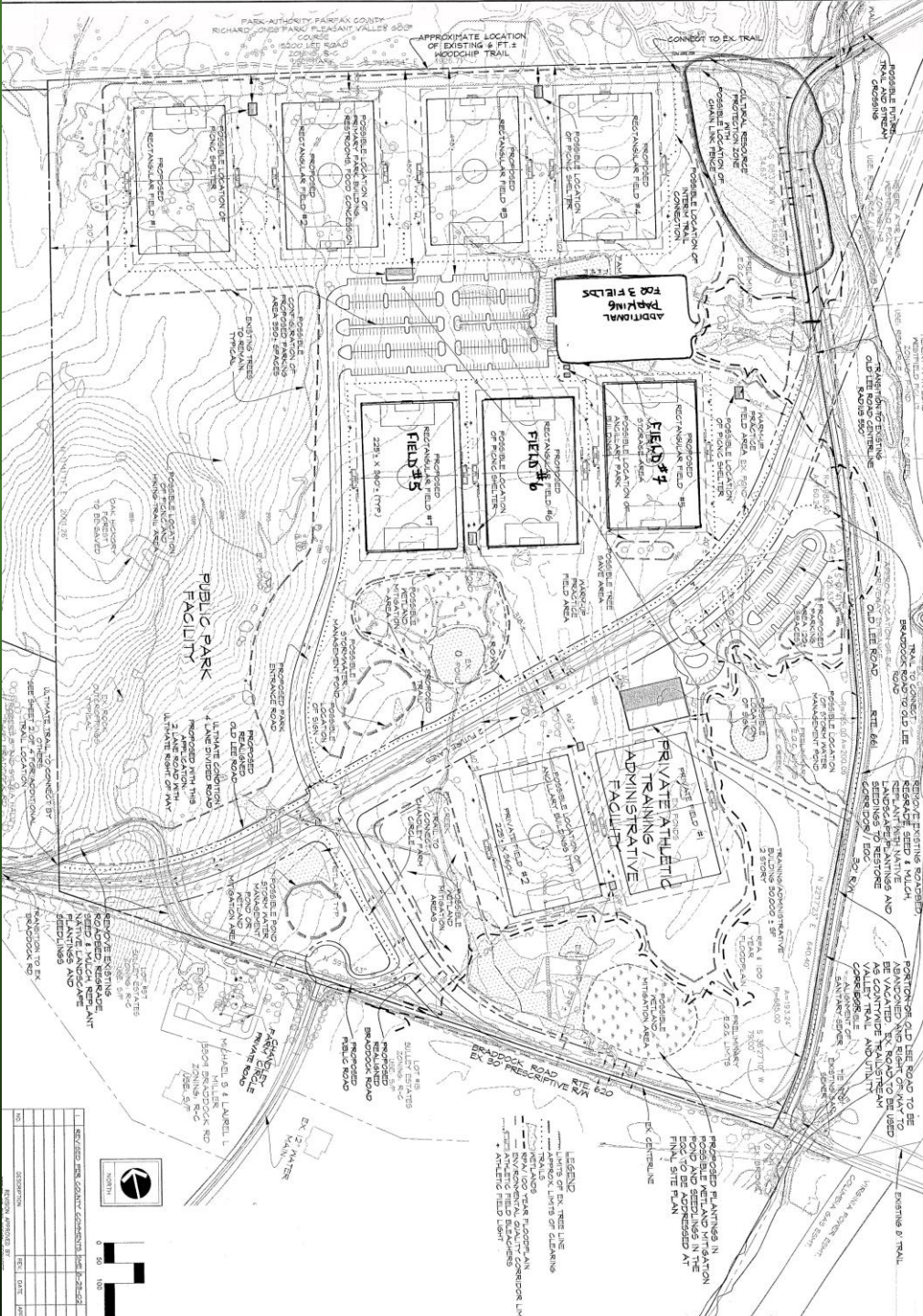
Prepared by  
Fairfax County Park Authority  
January 2002



# Quinn Farm Park



# FIELD COMPLEX CONCEPT

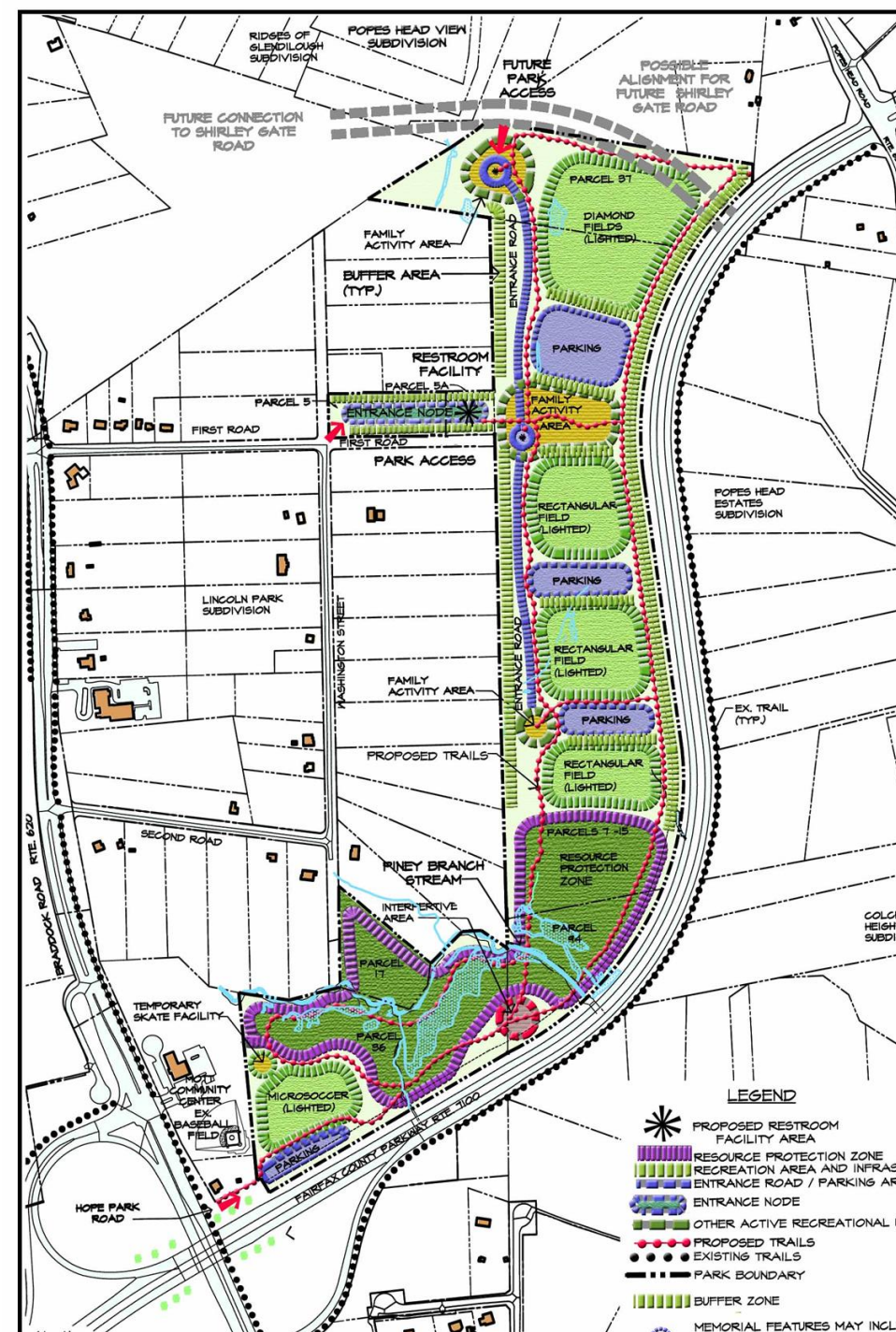








# Patriot East MASTER PLAN





# Patriot East FIELD COMPLEX CONCEPT

