

GENERAL
MANAGEMENT PLAN/
CONCEPTUAL
DEVELOPMENT PLAN
AND
PROJECT IMPLEMENTATION
PLAN

RICHARD W.
JONES
PARK

PREPARED BY
FAIRFAX COUNTY PARK AUTHORITY
PLANNING TEAM

APRIL 1993

GENERAL MANAGEMENT PLAN/
CONCEPTUAL DEVELOPMENT PLAN
AND PROJECT IMPLEMENTATION PLAN

for

RICHARD W. JONES PARK

Prepared for
FAIRFAX COUNTY PARK AUTHORITY

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**GENERAL MANAGEMENT PLAN FOR
RICHARD W. JONES PARK**

I. INTRODUCTION

A. Park Description

Richard W. Jones Park, located in Chantilly, in the Sully Supervisory District, is 245 acres in size. Much of the site is open, flat, fields that have been used as pasture land. There are areas of forested wetlands, as well as open fields with wetlands, also former and potential wetlands. A considerable area of the park encompasses the Environmental Quality Corridor of Cub Run.

An old farm house, two farm ponds, and several barns are leased at present as a privately-operated horse boarding facility.

B. Purpose and Description of the Plan

The purpose of this General Management Plan (GMP) is to serve as a guide for all future planning and programming. This document should be referred to before future planning and design projects are started.

This GMP describes the existing natural and cultural resources of the park, as well as other existing conditions. For additional information and background, refer to the report by Pannell Kerr Forster, "Feasibility Study for Future Golf Development at Three Sites in Fairfax County, Virginia, March 1992". A copy of the report is available in the Planning and Land Management Division of the Park Authority.

Management zones have been established, with accompanying lists of potential uses for each zone. The uses are described in general terms, so that as visitor needs change, the uses provided can change also.

General Management Plans are meant to be flexible, to change with the changing needs of park visitors. Every GMP should be updated periodically, to reflect changes that have occurred both on and off-site.

II. PARK PURPOSE AND SIGNIFICANCE

A. Park Purpose: What is the purpose of the park?

Park purpose statements are intended to provide an umbrella for planning and decision making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can remain flexible, as legislative requirements and visitor preferences change.

The purpose of Richard W. Jones Park is to:

- o preserve, protect, and restore natural resources
- o preserve and protect cultural resources
- o provide active recreation for all county citizens
- o generate revenue to support the operation, maintenance, and restoration of park resources and facilities

It may appear that some of these statements conflict. The purpose statements are not intended to be mutually exclusive. They are intended to be integrated into a common purpose of protecting the existing resources and generating revenue.

B. Significance Statement: Why is this park important?

Richard W. Jones Park is important to the Fairfax County park system because it the only large, undeveloped, non-stream valley park west of Route 28. It presents the opportunity to provide outdoor active and passive recreation experiences in this area of the county.

Because of the location of the park near several undeveloped parcels of RC zoned land, it could serve as a base to which adjacent acquisitions could be added. These acquisitions could create an uninterrupted greenway in western Fairfax County.

It also contains a portion of the environmental quality corridor of Cub Run, the most significant in western Fairfax County, and as such is important in preservation of habitat and water quality.

III. EXISTING CONDITIONS

Included in this document is a summary of the existing conditions. Additional information is in the golf course feasibility study by Pannell Kerr Forster.

A. Environmental Quality Corridor and Flood Plain

The environmental quality corridor of Cub Run, the most significant in western Fairfax County, covers the extreme eastern end of the site. This corridor includes the flood plain of Cub Run and associated slopes.

B. Slopes

The park is generally fairly flat with slopes between 0% and 5%. Most of the open field area has slopes of less than 2%. There are few restrictive slopes, however the slopes along the northern part of Cub Run are more than 15% and would pose problems for development.

C. Restrictive Noise Levels along Cub Run

The area adjacent to Cub Run has an Ldn (average day and night decibel level) of 70-75. This level prohibits outdoor spectator sports and neighborhood park uses in this portion of the park.

D. Cultural Resources

Several Native American sites were identified along the terrace above Cub Run. There are also ruins of a mill in the Cub Run flood plain and part of old Hutchinson Road to the mill.

On the highest portion of the site there is an early 20th century farm house and barns. Further research is needed to determine the significance and extent of all these features.

E. Wetlands

A significant area of the park contains hydric soils. These soils are wetland indicators. They are mostly located in the flat areas of the park west of the ponds and barn. There are also hydric soils in the flood plain of Cub Run and adjacent to the farm ponds.

According to a wetlands determination by Greenhorne & O'Mara, the wetlands do not extend to the limit of the hydric soils. Other expert opinions vary. A comprehensive wetland delineation must be performed before development plans are complete.

F. Soils

Most of the non-hydric soils have a high clay content. They are thin, low fertility soils, not ideal for active recreation development. Clay soils, however, have a low potential for leaching nutrients or pesticides and tend to hold water, reducing the need for irrigation. There are also rocky soils along the northern property line.

G. Vegetation

The most valuable vegetation is the forested flood plain of Cub Run. Much of the non-flood plain vegetation is poor quality pasture as a result of long term over-grazing. Other areas of the park contain forested wetlands and upland hardwoods.

H. Access

The existing access to the park is from Lee Road and crosses privately held land. Future access will be from Pleasant Valley Road, a two-lane road planned for improvement to four lanes. This road improvement project is not yet funded.

I. Utilities

A sanitary sewer trunk line runs on the east side of Cub Run and along Lee Road. Domestic water service is accessible off Silas Hutchinson Drive from the Pleasant Valley subdivision. Electric and phone service exists to the farmhouse. Storm water management will be required on site.

J. Surrounding Land Use

The park is surrounded mostly by vacant lots and farmland zoned RC. Pleasant Valley subdivision is on the northwest. Construction has begun on a church on the property just north of the park on Pleasant Road. Further to the east is an industrially zoned area.

K. Countywide Trail

The Fairfax County Comprehensive Plan requires a countywide trail along Pleasant Valley Road.

IV. MANAGEMENT FRAMEWORK

The management framework integrates research (including water quality analysis, environmental assessments, wetland delineation, cultural resource surveys, etc.), site analysis, and basic data presented in this document and in the golf course feasibility study prepared by Pannell Kerr Forster. Management zones have been defined to provide a framework for decision making. Existing uses, existing conditions, and recommendations from a wide range of professionals were considered in the development of the management zones. The framework provides broad flexibility within a range of potential uses for each management zone.

The "Potential Uses" stated for each zone describe what uses are acceptable for each zone. If a use is not listed for a zone, by its omission it is considered an incompatible use for that zone. The potential uses are intentionally general to allow flexibility when making decisions.

A. Resource Protection Zone

Areas of valuable natural resources will be protected by a Resource Protection Zone (RPZ). The largest area encompasses the Environmental Quality Corridor (EQC) of Cub Run. Some of the other areas designated as RPZ at Richard Jones Park include forested wetlands. The RPZ also includes some buffer areas along the property lines.

Human impact in this zone will be kept to a minimum. Some of the RPZ includes cultural resources as well. Management of the natural resources will be allowed, but degradation of this zone shall be prohibited.

Potential Uses:

Trails
Wildlife and Habitat Management
Research
Interpretation and Education
Passive Recreation
Signage
Utilities

B. Cultural Resource Protection Zone

The Cultural Resource Protection Zone (CRPZ) includes the area around the house and barns. These structures and the area surrounding them will be studied for adaptive uses and preservation. There are also cultural resources in the EQC and RPZ at Cub Run.

The cultural resource survey is not complete at this time, and additional sites may be evaluated in the future. Cultural resources shall be researched prior to any site design activity. Appropriate steps as needed shall be taken to protect or mitigate any significant resources.

C. Entrance Zone

The main entrance to the park should be from Pleasant Valley Road. One or more entrances could be located between the forested wetlands in the southwest corner of the park and at least 800' from the residential area to the north.

The Entrance Zone (EZ) draws visitors into the site and allows them to view the park as they enter.

Potential Uses:

Park Buildings (not to include maintenance buildings)
Parking
Trails
Roads and Road Improvements
Utilities
Signage

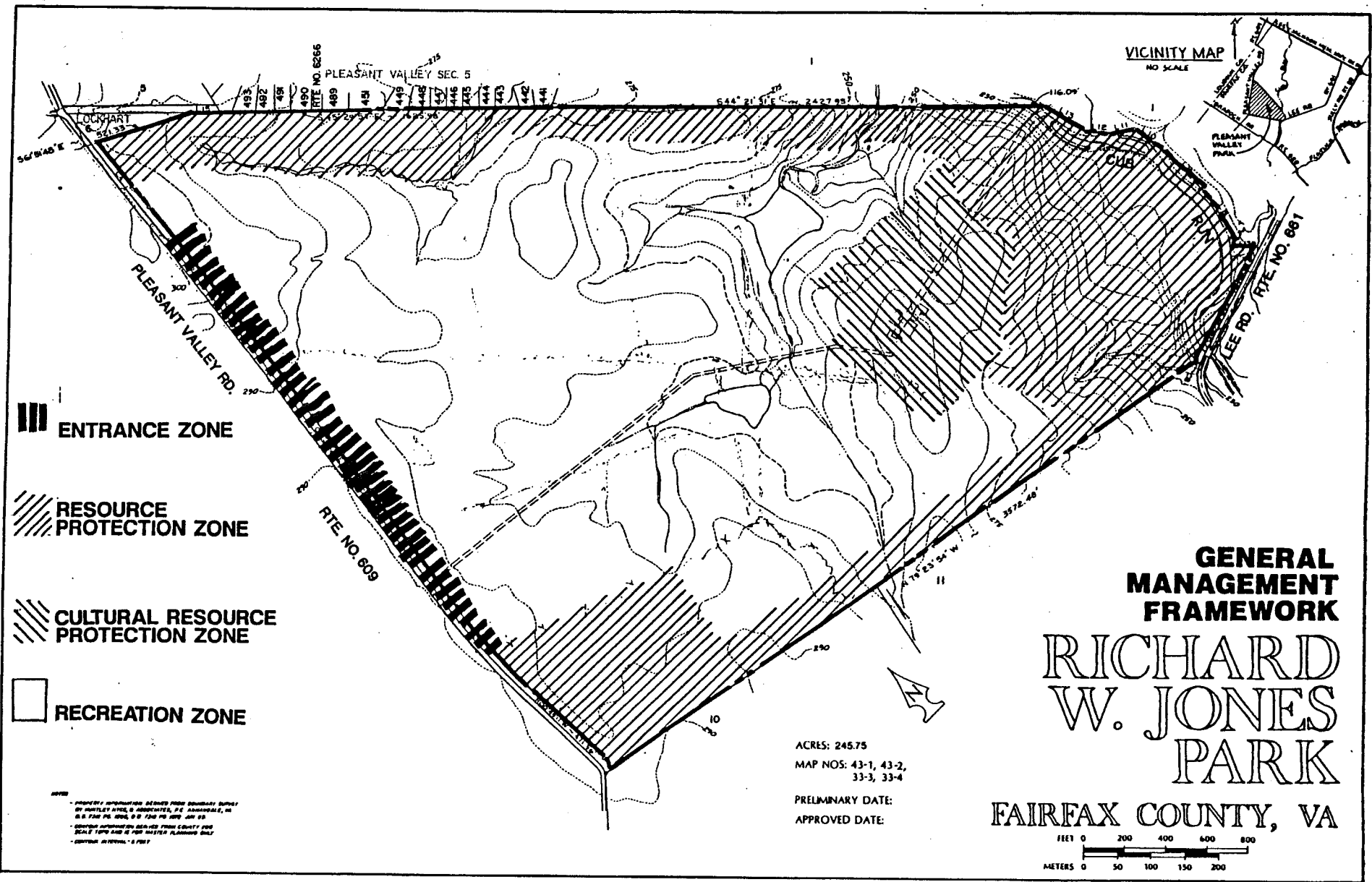
D. Recreation Zone

The Recreation Zone (RZ) will contain most of the active uses for the site. The primary purpose of this zone is to provide visitors with active and passive recreational experiences.

Wetlands occur within this zone. These areas must be located prior to any design activity, and be avoided or otherwise mitigated. The wetlands may also be incorporated into active recreational activities as a buffer or barrier between areas.

Potential Uses:

Active Recreation
Passive Recreation
Utilities
Parking
Park Buildings
Trails



CONCEPTUAL DEVELOPMENT PLAN FOR RICHARD W. JONES PARK

I. INTRODUCTION

The purpose of this Conceptual Development Plan is to describe what facilities should be developed, how they fit into the established management framework, where they will be constructed, and how these facilities will be operated in conjunction with other portions of the park and existing uses.

These decisions are based on public input, a needs assessment for Sully District conducted by the Planning and Land Management Division of the Park Authority, and needs assessments as stated in the "Feasibility Study for Future Golf Development at Three Sites in Fairfax County, Virginia, March 1992".

II. DESIGN CONCERNS

A. Traffic Control

A new entrance road should be constructed within the Entrance Zone on Pleasant Valley Road. The entrance design should incorporate the countywide trail along Pleasant Road as required, and should include safety features for pedestrians along the road.

B. Water Quality and Turf Management

FPCA has had independent environmental firms conduct studies of both stormwater and water quality on existing golf courses. Best Management Practices, integrated pest management, minimal grading, buffers, and preservation and creation of wildlife habitats will ensure the golf development will "lie lightly on the land".

Operations similar to those described in FPCA's award winning program, "Golf and the Environment - Links with Nature" will be instituted in the new development.

C. Wetlands

A thorough wetlands delineation will be completed before construction begins. Wetlands so delineated will be avoided or enhanced if at all possible. If avoidance is impossible, impact will be minimized or mitigated as required. Wetlands may also be incorporated into wet ponds for stormwater management and into the overall development of the golf course.

D. Vegetative Buffer and Tree Preservation

The Resource Protection Zone, as shown in the General Management Framework, will be preserved in its existing condition. Tree preservation will be a top priority during the design phase of the park development.

E. Archaeological Evaluation

Richard W. Jones Park is being surveyed for historic and archaeological resources. There is evidence that these resources exist. They have been included in the Resource Protection Zone and Cultural Resource Protection Zone.

Testing of areas of possible cultural resources in the Active Recreation Zone should be included in the design phase of the park. Some of this testing may be conducted by Park Authority staff; some may be contracted under existing open-end contracts. Significant resources should be preserved and possibly interpreted, or mitigated during the design phase of the park.

F. Existing Structures

The existing barns are of no architectural significance, are in poor condition, and should be demolished before beginning construction. The farmhouse, however, warrants further study. There is the possibility of an adaptive use of the house. At a minimum, the house should be measured, drawn, and photographed before being demolished.

The cellar hole should be preserved, backfilled within two feet of the top, and maintained as a "ruin" with interpretive material available in the clubhouse about its unique character and place in the history of Fairfax County. Other features of the park development could incorporate this "ruin".

III. DESCRIPTION OF CONCEPT PLAN ELEMENTS

A. Golf Course

The new 18 hole "championship" golf course shall encompass natural areas and wetlands in the Active Recreation Zone of the park. The course should serve daily fee golfers, with a regular programmed group usage as well. The client golfer is a public course player with a medium to low handicap. Environmental sensitivity is of utmost importance.

B. Driving Range

A 40 station non-lighted driving range primarily to be used for practice by golf patrons should include 20 all-weather mats and 20 grass stations. It should be site with consideration for the relationship to both the clubhouse and the first tee. A 5000 square foot practice putting green should also be included.

C. Maintenance Shop

The maintenance shop should be multi-functional. Areas should be provided for equipment storage, equipment repair, and reel grinding. There should also be space for fertilizer storage and chemical storage.

An employee area with showers, bathrooms, lockers, and lunch room should be provided for the 18 employees working out of the shop. In addition there should be office space and a training room.

Outside areas should be provided for the following:

- * Employee parking
- * Tractor trailer deliveries
- * Dumpsters
- * Concrete material storage bins
- * Wash rack and containment tank
- * Above ground fueling station
- * Spray tank fill area

The entire shop yard should be fenced and secured, with night lighting and a landscape buffer.

D. Clubhouse

The clubhouse functions to conduit daily fee players to the course, serves the varied needs of group use patrons, houses pro-shop and snackbar sales, controls access to the driving range, houses and provides an area for maintenance of golf cart operations, and provides for the needs of staff assigned to the facility.

It also should include a multi-purpose room to accommodate a minimum of 140 golfers during group and tournament play. An outside deck/patio should be partially covered and will be used by the groups as well as regular course players.

An asphalt parking lot with 175 parking spaces should be provided with one bus space and drop-off area.

Separate parking should be provided for the users of the community park facilities on the northwest side of the park and another separate area for horse trailers located off the main parking lot.

E. Fencing

Peripheral fencing should be provided as necessary for the safety of trail users and neighbors, as well as for separation of uses within the park. The character of the fencing should be in keeping with the overall character of the park.

F. Trails

An 8' wide asphalt trail, meeting PFM standards, should be constructed along Pleasant Valley Road to conform to countywide trail requirements. On the park side of this trail, an additional 10' wide bluestone dust or natural surface footpath should be built for the use of cross-country running meets, hiking, and for equestrian use. These trails should be buffered from the golf course by vegetative barriers, and fences, if necessary.

Additional natural surface trails should form a loop around the periphery of the golf course, tying into a trail along Cub Run. These trails should be suitable for cross country track events, as well as equestrian and pedestrian use.

G. Multi-purpose Wayside

A small area should be set aside off the loop trail and separated from the golf course to provide a multi-use area for trail users. The area should include benches, 3-4 picnic tables, and a small picnic shelter for a resting and gathering place for the hikers, horse riders, and officials of cross-country track meets.

The area should also be adapted for equestrian use by the inclusion of a hitching area, a small holding pen, and a water source for the horses. Composting or pit toilets should also be included for use by the human users.

H. Neighborhood Park Facilities

The Sully District needs assessment recommends development of neighborhood park facilities in medium density neighborhoods. A four to five acre neighborhood park should be built near the property border with Pleasant Valley subdivision to provide recreation for the adjacent community. Tree buffer should be preserved between the neighborhood park and the neighborhood, as well as between the golf course development and the neighborhood park.

Facilities to be constructed in the neighborhood park area should include an additional small asphalt parking lot. A trail should link the park with Pleasant Valley subdivision from Silas Hutchinson Drive. Additional facilities for family use should include a playground/tot lot, a picnic area with six picnic tables, grills, and trash cans, and a multi-use open play field for pick-up ball games, etc.

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PRELIMINARY
PROJECT IMPLEMENTATION PLAN FOR
RICHARD W. JONES PARK

I. INTRODUCTION AND OVERVIEW

The purpose of this Project Implementation Plan (PIP) is to provide scope definitions, cost estimates, approximate schedule for completion, and funding recommendations for the projects described in the Conceptual Development Plan (CDP).

Implementation of the approved CDP for Richard W. Jones Park involves the funding, planning, design and construction of 18 holes of golf, new entrance, clubhouse and maintenance shop. The project will be coordinated by the Manager of the Golf Enterprises Division. The project team that created the conceptual development plan should continue to act as resource to the effort. Project Manager for the implementation will be the Park Authority golf course landscape architect. Staff from golf courses, Facility Development Division and Park Management Division should also participate.

All facilities and amenities shall be fully accessible to persons with disabilities and meet all requirements of the Americans with Disabilities Act.

The project cost is estimated at \$7.7 million. (See Appendix A taken from Feasibility Study for Future Golf Development at Three Sites in Fairfax County, Virginia by Pannell Kerr Forster). The site is constrained by the presence of considerable hydric soils which will require innovative design and careful construction. Given the present degraded condition of the site, however, the end product will include improved water quality and an increase in functioning wetlands. The recommended funding is through privatization so the key to success will be finding a venture partner sensitive to, and experienced with, environmentally constrained sites.

II. PROJECT SCOPE DEFINITIONS

A. Golf Courses

The end product is envisioned to be an 18 hole "championship" course serving primarily daily fee golfers, with a regular programmed group usage as well. The client golfer is a public course player with a medium to low handicap. Site amenities should be designed towards the "high end" market with fees set such that profits are obtained from moderate play levels (40,000 rounds annually).

The new golf course should be designed to "lie lightly on the land". Environmental sensitivity is of the utmost importance with emphasis on incorporating existing wetlands into the course and providing for monitoring of water quality in both surface runoff and groundwater. Minimal grading is a goal with considerable offsite soils to be added.

Design should reflect a somewhat upscale clientele, moderate play levels (40,000 to 45,000 rounds per year) and maintenance expenditures above the national average (\$23,000 per hole, in 1992 dollars). Expected play times of 4.0 hours are to be considered in the design criteria.

The following list of amenities are to be included:

- * Multiple tees (total sq. footage should exceed standards)
- * Large greens (avg. 9,000 plus sq. ft.)
- * On-course restrooms, water fountains and shelters
- * Tee to green cart paths
- * Turfgrass nursery (irrigated)
- * Allowances for temporary tees and greens
- * City water connection to irrigation pump station
- * Chemical fill area and wash rack on course

The irrigation system should be energy efficient and be designed with water conservation as a primary goal. Ponds and lakes should be incorporated for irrigation water supply and for storm water management. Design should discourage Canada Geese if possible.

The grassing plan should consider the expectations of the client golfers. Selection should also, however, be made with the goal of reducing the water, fertilizer, and chemicals required for maintenance.

Special conditions exist that will require the attention of the designer. Archeological resources have been mapped to the degree possible with Fairfax County Park Authority staff limitations. Further study will be required prior to final routing. Wetlands will also have to be mapped prior to this time. County regulations will require road improvements as part of the overall scope of the project.

Other requirements include BMPs, transitional screening, and compliance with The Americans With Disabilities Act.

B. Driving Range

The range is intended to be approximately 40 stations, unlighted. Approximately 20 stations are to be synthetic surface and the remainder to be grassed. Grassed area should be tiered with one area bermuda and the other a rye mix. The entire range should be irrigated. Target greens are to be incorporated at appropriate distances. A 5000 square foot practice putting green is also to be included.

The driving range should be sited with consideration for the relationship to both the clubhouse and the first tee.

C. Maintenance Shop

The shop should encompass approximately 6000 square feet of enclosed building, plus additional covered equipment storage ports (2000 sq. ft.). A fertilizer storage shed (500 sq. ft.) and chemical storage building (400 sq. ft.) are also required.

The shop should have a minimum of three bays (one drive through). Ceilings must be high to accommodate an equipment repair lift, overhead hoist, exhaust fans and compressor and lubrication drop lines. Lighting should be augmented with sky lights. All surfaces are to be washable and floor drains are to be installed.

Separate from the main work floor should be the reel grinding area (although it must be served by the overhead hoist). This area should have additional sound and dust protection. It is to be equipped with both reel and bedknife grinders.

A separate employees area should include showers, bathroom, lockers, and lunch room to serve the expected number of employees (18 total, 10 fulltime). In addition there should be two offices and a training room. The offices should have a view of the entire shop floor and a window to the outside. One office will have sensitive equipment (irrigation computer, copier, etc.) and must be secured and protected from dust. Offices and training room must be protected from shop noise.

Outside space should be provided for the following:

- * Employee parking
- * Tractor trailer deliveries
- * Dumpsters
- * Concrete material storage bins
- * Wash rack and containment tank
- * Above ground fueling station
- * Spray tank fill area

The entire shop yard must be fenced and secured, including night lighting. It should be buffered with a landscape buffer as necessary.

D. Clubhouse

The clubhouse functions to conduit daily fee players to the course, serves the varied needs of group use patrons, houses pro-shop and snackbar sales, controls access to the driving range, houses and maintains golf cart operations, and provides for the needs of staff assigned to the facility. The entrance to the clubhouse should make a statement regarding the quality of the facilities. The building architecture, simple and functional, should also reflect the character of the surrounding environment. Natural light should be maximized and augmented by artificial light.

All facilities and amenities will be fully accessible to persons with disabilities and meet all requirements of the Americans with Disabilities Act.

The parking area should be asphalt and accommodate 175 cars with one space for buses and a drop area with direct access to the clubhouse.

Entrance way to the clubhouse should include a vestibule with information boards large enough to display tournament results and other materials of interest.

Pro-shop and snack bar functions should be physically separated. Pro-shop should have adequate space for resale display and storage, green fee sales, and range control. Snack bar should accommodate 55 seated patrons and large storage areas.

There should be a multipurpose room to accommodate a minimum of 140 golfers with facilities for catering meals. This room should include dividers that create two separate areas and should open onto a deck/patio, a portion of which is covered. It should have direct access to a staging area where groups will gather to be assigned carts during "shotgun" starts. Alcohol Beverage Control Board requirements must be addressed within the design.

Restrooms should be accessed directly from the outside (deck/patio area) and from the snack bar. They will serve as changing rooms, with lockers but no showers.

Both operational and administrative office space should be provided. Administrative offices should have a window to both the pro-shop counter and the practice areas. The operational offices will house system controls, tee time and handicap service computers, accounting office, safe, as well as a separate club repair area. An employee lunch room should also be provided.

Separate from the facility, but located within easy access to first tee should be a pavilion that can accommodate 70-80 people.

A cart storage and maintenance area should be part of the clubhouse structure or reasonably close-by. It should accommodate 70 carts, a repair area, fueling and cleaning area, as well as storage of carts that are off-line. This entire area(s) should be well secured and protected from the elements.

E. Fencing

Peripheral fencing should be provided as necessary for the safety of trail users and neighbors, as well as for separation of uses within the park. The character of the interior fencing should be in keeping with the overall character of the park, such as wood split rail.

F. Trails

4000 linear feet of 8' wide asphalt trail, meeting PFM standards, should be constructed along Pleasant Valley Road to conform to countywide trail requirements.

On the park side of this trail, an additional 3800 linear feet of 10' wide bluestone dust or natural surface footpath should be built for the use of cross-country running meets, hiking, and for equestrian use.

The trails should be buffered from the golf course by vegetative barriers, and fences, if necessary.

9600 linear feet of natural surface trails should form a loop around the periphery of the golf course, tying into a proposed future trail along Cub Run. These trails should be suitable for cross country track events, as well as equestrian and pedestrian use. In some areas of steeper slopes or particularly erodable soils, an asphalt surface may be required to prevent severe erosion. Bluestone dust surface should also be considered as an appropriate surface on some portions of this trail.

They should be separated from the golf course by vegetative barriers, or fences, as appropriate.

G. Multi-purpose Wayside

An area less than a half acre in size should be set aside off the loop trail and separated from the golf course to provide a multi-use area for trail users. The separation should be vegetative barriers or wood fence.

The area should include benches, 3-4 picnic tables, and a 25-35 foot diameter picnic shelter for a resting and gathering place for the hikers, horse riders, and officials of cross-country track meets. Low maintenance should be a requirement. Additionally, the materials chosen for construction should match the character and atmosphere of the overall park development.

The area should also be adapted for equestrian use by the inclusion of a hitching area, a small holding pen or exercise area, and a water source for the horses. Composting or pit toilets should also be included for use by the human users.

To serve the horse riding users and the cross-country track meets, an additional parking area, separate from the main golf course parking lot should be provided. This asphalt parking area should provide space for 10-15 horse trailers or the staging of a cross-country track event. Provisions should be made with a removable gate for closing the area at any designated time.

H. Neighborhood Park Facilities

The Sully District needs assessment recommends development of neighborhood park facilities in medium density neighborhoods. A four to five acre neighborhood park should be built near the property border with Pleasant Valley subdivision to provide recreation for the adjacent community. Tree buffer should be preserved between the neighborhood park and the neighborhood, as well as between the golf course development and the neighborhood park.

Facilities to be constructed in the neighborhood park area should include an additional small asphalt parking lot for 15-20 cars. The entrance to this parking lot should be off the main golf entrance, clearly signed as a neighborhood park entrance. An 8' wide asphalt trail should link the park with Pleasant Valley subdivision from Silas Hutchinson Drive.

Additional facilities for family use should include a playground/tot lot at least 4000 square feet. The picnic area should be sited among the existing trees. It should provide six picnic tables, three grills, and trash cans.

An additional area of approximately 35,000 square feet should be cleared and turfed for use by the neighborhood residents for outdoor play. This play could include pick-up softball, baseball, soccer, volleyball, frizbee throwing, etc.

III. FINANCING

Based on the projected capital needs of the Trust Fund, cash flow concerns, and the constraints on the land, it is recommended that the Park Authority seek a private partner to fund and operate the Richard Jones Golf Course. It should be noted this is not the recommendation made by Parnell Kerr Forster in the golf feasibility study. Their recommendation, however, was based on information from FY91. Since that time additional commitments have been absorbed by the fund and the scope of the capital maintenance needs have been further explored.

Originally the financing of Richard Jones was envisioned as a "lease/purchase" type of agreement. Attached are three scenarios that were developed after updating information from the feasibility. Staff recommends Scenario three, based on ending fund balance and fund balance available.

Scenario One - Revenue Bond Issue/Lease Purchase Option
Twin Lakes and Oak Marr would be funded by bonds while Richard Jones would involve a lease purchase (Certificates of Participation) type funding. All three projects would be initiated as soon as possible.

See Appendix B

Scenario Two - Revenue Bond Issue/Lease Purchase (Front Loading cash deficits)

This option is the same as the preceding except that projected deficits are included in the bond issue to better protect the ending fund balance and fund balance available.

See Appendix C

Scenario Three - Revenue Bonds/Richard Jones Privatization

In this option, Oak Marr and Twin Lakes are again funded with revenue bonds but Richard Jones is offered as a privatization option whereby the land would be leased to a developer who would then finance, build and operate the golf course. After a specified period the facility would revert to FCPA for operation

See Appendix D

It should be noted that all three options are approached in the most conservative manner, so that the projections are much closer to worse case scenarios than what the ultimate potential may be. For example, the interest rates are from the feasibility study (even though they are likely to be much lower), the projects are not phased to take advantage of new cash flows, the Richard Jones project shows operational results based FCPA green fees rather than the higher private sector fees, and the Jones site does not project the lease payment which would be negotiated prior to signing an agreement.

IV. CONSULTANT SERVICES

The private sector partner will be responsible for hiring all consultants necessary to complete the project. As landowner, and future operator, FCPA should be part of the selection process. Details of this relationship are open to negotiation, however, the goal will be to have selection decisions be mutually agreeable. The core group to work with the partner will include the Project Manager, representatives from Facility Development Division and the project team, and the Division Manager of Golf Enterprises.

The Project Manager, with assistance from Facility Development Division, will review the golf architect's schedules, work, etc. updating staff and the Board as needed.

The private partner will be responsible for all studies, surveys, and other work necessary to obtain permitting. Specialists from FCPA Environmental Services and Cultural Resources sections will be involved in selection of these consultants and will review their work. All plans must be reviewed and approved by staff prior to permitting and changes during construction will be submitted for approval.

V. PHASING/OPERATIONAL CONCERNS

The timetables, milestones, and phasing of this project are the responsibility of the private partner who is selected through the Request for Proposal process. This RFP will be issued within one month of Board approval of the project. The decision about how much, if any, of the neighborhood park development will be the responsibility of the private partner will be determined as part of negotiations within the RFP process.

It is anticipated that the private partner, with assistance from FCPA, will be responsible for environmental monitoring of specified water quality and wildlife habitat elements prior to, during, and after construction. Archaeological sites, wetlands, and natural "save" areas will be field surveyed and fenced prior to construction. If any mitigations are required they will be done according to plans approved by FCPA and other state and federal agencies with jurisdiction.

VI. ANNUAL OPERATING COSTS

The operational costs will be borne by the private partner throughout the life of the land lease. The feasibility study determined costs based on FCPA operations (see Appendix F). These may change based on the expectations of the private partner. Although they will exceed the national average, costs will be controlled in order to ensure a profitable operation.

VII. SCHEDULE

Based on FCPA Board approval of this document in early May 1993, work on the three golf course projects will begin immediately thereafter. It is anticipated that Oak Marr can be completed first, opening in the spring of 1996; with Twin Lakes and Richard Jones following in the spring of 1997. Appendix H depicts the sequence of activities for each project. Some milestone dates:

July 1993	Design consultants selected for Oak Marr/Twin Lakes
October 1993	Development partner selected for Richard Jones
March 1994	Design completion - Oak Marr
June 1994	Design completion - Twin Lakes
October 1995	Construction completion - Oak Marr
Spring 1996	Opening - Oak Marr
September 1996	Construction completion - Twin Lakes/Richard Jones
Spring 1997	Opening - Twin Lakes/Richard Jones

The schedule for each project will be developed in more detail once a consultant contract for each is executed.

APPENDIX

**PROPOSED RICHARD JONES GOLF COURSE
ESTIMATED DEVELOPMENT COSTS**

Golf Course Development:

Golf Course Construction	\$5,400,000
Engineering, Design, Survey and Permit Cost	540,000
Driving Range and Practice Green	60,000
Parking and Interior Roads	211,000
Clubhouse and Surrounding Grounds' Landscaping	<u>174,000</u>
Total Golf Course Development Cost	<u>\$6,385,000</u>

Golf Facilities:

Clubhouse (2)	\$ 213,000 - 335,000
Golf Cart Shed (3)	90,000 - 248,000
Maintenance Building (3)	120,000 - 330,000
Maintenance Equipment	<u>400,000</u>
Total Facility Cost	<u>\$823,000 - 1,313,000</u>

Total Proposed Richard Jones Golf Course Development Cost (1)	<u>\$7,208,000-7,698,000</u>
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Note: (1) Does not include the cost of providing sewer service to the site.
 (2) Average to above average construction.
 (3) Range depicts prefabricated metal and masonry construction, respectively.

Source: National Golf Foundation, Marshall and Swift, and PKF Consulting

FAIRFAX COUNTY PARK AUTHORITY
TRUST FUND COMPIIATION
Revenue Bond Issue/Lease Purchase Option

	1991	1992	1993	1994	1995	*1 1996	*2 1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
REVENUE:																
*3Golf Courses (Existing)	\$4,207,661	\$4,802,862	\$4,600,000	\$4,800,000	\$4,992,000	\$4,602,226	\$4,006,315	\$4,166,568	\$4,333,230	\$4,506,560	\$4,686,822	\$4,874,295	\$5,069,267	\$5,272,037	\$5,482,919	\$5,702,235
*4Proposed Tw Lakes G.C.							\$1,234,782	\$2,475,392	\$3,146,500	\$3,569,847	\$3,712,640	\$3,861,147	\$4,015,593	\$4,176,217	\$4,343,265	\$4,516,996
Proposed R. Jones G.C.							\$432,567	\$1,384,213	\$1,727,498	\$1,983,744	\$2,063,094	\$2,145,618	\$2,231,442	\$2,320,700	\$2,413,528	\$2,510,069
Proposed Oak Marr G.C.							\$580,933	\$1,510,425	\$1,822,177	\$2,058,431	\$2,140,769	\$2,226,399	\$2,315,455	\$2,408,073	\$2,504,396	\$2,604,572
Other Facilities	\$9,962,621	\$10,631,876	\$9,965,000	\$10,790,000	\$11,183,800	\$11,593,156	\$12,032,686	\$12,489,314	\$12,963,713	\$13,456,584	\$13,968,658	\$14,500,689	\$15,053,468	\$15,627,814	\$16,224,577	\$16,844,644
TOTAL	\$14,170,282	\$15,434,738	\$14,565,000	\$15,590,000	\$16,175,800	\$16,195,382	\$18,287,283	\$22,025,912	\$23,993,118	\$25,575,166	\$26,571,983	\$27,608,148	\$28,685,225	\$29,804,841	\$30,968,685	\$32,178,516
EXPENDITURES:																
*3Golf Courses (Existing)	\$3,059,383	\$3,036,784	\$2,930,000	\$3,381,000	\$3,516,240	\$3,608,418	\$2,993,555	\$3,113,297	\$3,237,829	\$3,367,342	\$3,502,036	\$3,642,117	\$3,787,802	\$3,939,314	\$4,096,887	\$4,260,762
*4Proposed Tw Lakes G.C.							\$958,617	\$1,771,579	\$1,885,154	\$1,983,680	\$2,063,026	\$2,145,549	\$2,231,370	\$2,320,625	\$2,413,450	\$2,509,988
Proposed R. Jones G.C.							\$281,581	\$1,141,164	\$1,206,213	\$1,262,637	\$1,318,343	\$1,371,077	\$1,425,920	\$1,482,957	\$1,542,275	\$1,603,966
Proposed Oak Marr G.C.							\$239,529	\$913,601	\$972,023	\$1,025,617	\$1,066,642	\$1,109,307	\$1,153,680	\$1,199,827	\$1,247,820	\$1,297,733
Other Facilities	\$10,627,175	\$10,955,888	\$11,030,000	\$11,399,000	\$11,854,960	\$12,329,158	\$12,822,325	\$13,335,218	\$13,868,627	\$14,423,372	\$15,000,306	\$15,600,319	\$16,224,331	\$16,873,305	\$17,548,237	\$18,250,166
TOTAL	\$13,686,558	\$13,992,672	\$13,960,000	\$14,780,000	\$15,371,200	\$15,937,576	\$17,295,607	\$20,274,859	\$21,169,846	\$22,062,648	\$22,950,353	\$23,868,369	\$24,823,103	\$25,816,028	\$26,848,669	\$27,922,615
Revenue Exceeding Expend	\$483,724	\$1,442,066	\$605,000	\$810,000	\$804,600	\$257,806	\$991,676	\$1,751,052	\$2,823,272	\$3,512,517	\$3,621,630	\$3,739,778	\$3,862,121	\$3,988,813	\$4,120,016	\$4,255,901
Transfers to Subfund 950	(\$2,486,860)	(\$601,000)	(\$1,082,843)	(\$675,000)*5	(\$675,000)*5	(\$675,000)*5	(\$500,000)	(\$500,000)	(\$500,000)	(\$500,000)	(\$1,000,000)	(\$1,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,500,000)	(\$2,500,000)
Debt Service:																
Debt Service (Bond)	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)
Lease Payment	\$0	\$0	\$0	\$0	\$0	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)
BEGINNING FUND BALANCE	\$3,021,147	\$1,018,011	\$1,859,077	\$1,381,234	\$1,516,234	\$1,645,834	\$292,134	(\$1,184,220)	(\$1,901,198)	(\$1,545,955)	(\$501,468)	\$152,132	\$923,880	\$817,972	\$838,755	\$490,741
ENDING FUND BALANCE	\$1,018,011	\$1,859,077	\$1,381,234	\$1,516,234	\$1,645,834	\$292,134	(\$1,184,220)	(\$1,901,198)	(\$1,545,955)	(\$501,468)	\$152,132	\$923,880	\$817,972	\$838,755	\$490,741	\$278,612
RESERVES NEEDED:																
Cash Flow	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Golf Course Sinking Fund																
Prior Years			\$0	\$500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Current Year			\$500,000	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FUND BALANCE AVAILABLE	\$518,011	\$1,359,077	\$381,234	\$16,234	(\$354,166)	(\$207,866)	(\$1,684,220)	(\$2,401,198)	(\$2,045,955)	(\$1,001,468)	(\$347,868)	\$423,880	\$317,972	\$338,755	(\$9,259)	(\$221,388)

NOTES: *1Existing Twin Lakes revenue and expenditures for 1996 reduced because construction of new course will limit operations to 9 holes.
*2 Opening of Twin Lakes, Oak Marr Center and R.Jones
*3 Includes Twin Lakes (1991-1996),Jefferson, Greendale, Pinecrest, and Burke Lake Golf Courses
*4 Assumes Consolidated Twin Lakes Operation. Figures include existing golf course.
*5 Includes yearly lease payment for SIMS

FAIRFAX COUNTY PARK AUTHORITY
TRUST FUND COMPIATION
Revenue Bond Issue/Lease Purchase Option
Front Funding of Cash Deficits

	1991	1992	1993	1994	1995	*1 1996	*2 1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
REVENUE:																
*3Golf Courses (Existing)	\$4,207,661	\$4,802,862	\$4,600,000	\$4,800,000	\$4,992,000	\$4,602,226	\$4,006,315	\$4,166,568	\$4,333,230	\$4,506,560	\$4,686,822	\$4,874,295	\$5,069,267	\$5,272,037	\$5,482,919	\$5,702,235
*4Proposed Tw Lakes G.C.							\$1,234,782	\$2,475,392	\$3,146,500	\$3,569,847	\$3,712,640	\$3,861,147	\$4,015,593	\$4,176,217	\$4,343,265	\$4,516,996
Proposed R. Jones G.C.							\$432,567	\$1,384,213	\$1,727,498	\$1,983,744	\$2,063,094	\$2,145,618	\$2,231,442	\$2,320,700	\$2,413,528	\$2,510,069
Proposed Oak Marr G.C.							\$580,933	\$1,510,425	\$1,822,177	\$2,058,431	\$2,140,769	\$2,226,399	\$2,315,455	\$2,408,073	\$2,504,396	\$2,604,572
Other Facilities	\$9,962,621	\$10,631,876	\$9,965,000	\$10,790,000	\$11,183,800	\$11,593,156	\$12,032,686	\$12,489,314	\$12,963,713	\$13,456,584	\$13,968,658	\$14,500,689	\$15,053,468	\$15,627,814	\$16,224,577	\$16,844,644
TOTAL	\$14,170,282	\$15,434,738	\$14,565,000	\$15,590,000	\$16,175,800	\$16,195,382	\$18,287,283	\$22,025,912	\$23,993,118	\$25,575,166	\$26,571,983	\$27,608,148	\$28,685,225	\$29,804,841	\$30,968,685	\$32,178,516
EXPENDITURES:																
*3Golf Courses (Existing)	\$3,059,383	\$3,036,784	\$2,930,000	\$3,381,000	\$3,516,240	\$3,608,418	\$2,993,555	\$3,113,297	\$3,237,829	\$3,367,342	\$3,502,036	\$3,642,117	\$3,787,802	\$3,939,314	\$4,096,887	\$4,260,762
*4Proposed Tw Lakes G.C.							\$958,617	\$1,771,579	\$1,885,154	\$1,983,680	\$2,063,026	\$2,145,549	\$2,231,370	\$2,320,625	\$2,413,450	\$2,509,988
Proposed R. Jones G.C.							\$281,581	\$1,141,164	\$1,206,213	\$1,262,637	\$1,318,343	\$1,371,077	\$1,425,920	\$1,482,957	\$1,542,275	\$1,603,966
Proposed Oak Marr G.C.							\$239,529	\$913,601	\$972,023	\$1,025,617	\$1,066,642	\$1,109,307	\$1,153,680	\$1,199,827	\$1,247,820	\$1,297,733
Other Facilities	\$10,627,175	\$10,955,888	\$11,030,000	\$11,399,000	\$11,854,960	\$12,329,158	\$12,822,325	\$13,335,218	\$13,868,627	\$14,423,372	\$15,000,306	\$15,600,319	\$16,224,331	\$16,873,305	\$17,548,237	\$18,250,166
TOTAL	\$13,686,558	\$13,992,672	\$13,960,000	\$14,780,000	\$15,371,200	\$15,937,576	\$17,295,607	\$20,274,859	\$21,169,846	\$22,062,648	\$22,950,353	\$23,868,369	\$24,823,103	\$25,816,028	\$26,848,669	\$27,922,615
Revenue Exceeding Expend	\$483,724	\$1,442,066	\$605,000	\$810,000	\$804,600	\$257,806	\$991,676	\$1,751,052	\$2,823,272	\$3,512,517	\$3,621,630	\$3,739,778	\$3,862,121	\$3,988,813	\$4,120,016	\$4,255,901
Transfers to Subfund 950	(\$2,486,860)	(\$601,000)	(\$1,082,843)	(\$675,000)*5	(\$675,000)*5	(\$675,000)*5	(\$500,000)	(\$500,000)	(\$500,000)	(\$500,000)	(\$1,000,000)	(\$1,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,500,000)	(\$2,500,000)
INCREASED BOND SALE AMOUNT (support of PA cash shortfall)						\$2,500,000										
Debt Service:																
Debt Service (Bond)	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)
Lease Payment	\$0	\$0	\$0	\$0	\$0	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)	(\$936,506)
Debt Service for Incr. Amt						\$0	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)
BEGINNING FUND BALANCE	\$3,021,147	\$1,018,011	\$1,859,077	\$1,381,234	\$1,516,234	\$1,645,834	\$2,792,134	\$1,065,780	\$98,802	\$204,045	\$998,532	\$1,402,132	\$1,923,880	\$1,567,972	\$1,338,755	\$740,741
ENDING FUND BALANCE	\$1,018,011	\$1,859,077	\$1,381,234	\$1,516,234	\$1,645,834	\$2,792,134	\$1,065,780	\$98,802	\$204,045	\$998,532	\$1,402,132	\$1,923,880	\$1,567,972	\$1,338,755	\$740,741	\$278,612
RESERVES NEEDED:																
Cash Flow	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Golf Course Sinking Fund																
Prior Years			\$0	\$500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Current Year			\$500,000	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FUND BALANCE AVAILABLE	\$518,011	\$1,359,077	\$381,234	\$16,234	(\$354,166)	\$2,292,134	\$565,780	(\$401,198)	(\$295,955)	\$498,532	\$902,132	\$1,423,880	\$1,067,972	\$838,755	\$240,741	(\$221,388)

APPENDIX C

NOTE: *1 Existing Twin Lakes revenue and expenditures for 1996 reduced because construction of new course will limit operations to 9 holes.
*2 Opening of Twin Lakes, Oak Marr Center and R. Jones
*3 Includes Twin Lakes (1991-1996), Jefferson, Greendale, Pinecrest, and Burke Lake Golf Courses
*4 Assumes Consolidated Twin Lakes Operation. Figures include existing golf course.
*5 Includes yearly lease payment for SIMS

FAIRFAX COUNTY PARK AUTHORITY
TRUST FUND COMPIATION
Revenue Bonds/Oak Marr and Twin Lakes
R. Jones - Built and Operated by Developer

	1991	1992	1993	1994	1995	*1 1996	*2 1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
REVENUE:																
*3Golf Courses (Existing)	\$4,207,661	\$4,802,862	\$4,600,000	\$4,800,000	\$4,992,000	\$4,602,226	\$4,006,315	\$4,166,568	\$4,333,230	\$4,506,560	\$4,686,822	\$4,874,295	\$5,069,267	\$5,272,037	\$5,482,919	\$5,702,235
*4Proposed Tw Lakes G.C.							\$1,234,782	\$2,475,392	\$3,146,500	\$3,569,847	\$3,712,640	\$3,861,147	\$4,015,593	\$4,176,217	\$4,343,265	\$4,516,996
Proposed Oak Marr G.C.							\$580,933	\$1,510,425	\$1,822,177	\$2,058,431	\$2,140,769	\$2,226,399	\$2,315,455	\$2,408,073	\$2,504,396	\$2,604,572
Other Facilities	\$9,962,621	\$10,631,876	\$9,965,000	\$10,790,000	\$11,183,800	\$11,593,156	\$12,032,686	\$12,489,314	\$12,963,713	\$13,456,584	\$13,968,658	\$14,500,689	\$15,053,468	\$15,627,814	\$16,224,577	\$16,844,644
TOTAL	\$14,170,282	\$15,434,738	\$14,565,000	\$15,590,000	\$16,175,800	\$16,195,382	\$17,854,716	\$20,641,699	\$22,265,620	\$23,591,422	\$24,508,889	\$25,462,530	\$26,453,783	\$27,484,141	\$28,555,157	\$29,668,447
EXPENDITURES:																
*3Golf Courses (Existing)	\$3,059,383	\$3,036,784	\$2,930,000	\$3,381,000	\$3,516,240	\$3,608,418	\$2,993,555	\$3,113,297	\$3,237,829	\$3,367,342	\$3,502,036	\$3,642,117	\$3,787,802	\$3,939,314	\$4,096,887	\$4,260,762
*4Proposed Tw Lakes G.C.							\$958,617	\$1,771,579	\$1,885,154	\$1,983,680	\$2,063,026	\$2,145,549	\$2,231,370	\$2,320,625	\$2,413,450	\$2,509,988
Proposed Oak Marr G.C.							\$239,529	\$913,601	\$972,023	\$1,025,617	\$1,066,642	\$1,109,307	\$1,153,680	\$1,199,827	\$1,247,820	\$1,297,733
Other Facilities	\$10,627,175	\$10,955,888	\$11,030,000	\$11,399,000	\$11,854,960	\$12,329,158	\$12,822,325	\$13,335,218	\$13,868,627	\$14,423,372	\$15,000,306	\$15,600,319	\$16,224,331	\$16,873,305	\$17,548,237	\$18,250,166
TOTAL	\$13,686,558	\$13,992,672	\$13,960,000	\$14,780,000	\$15,371,200	\$15,937,576	\$17,014,026	\$19,133,695	\$19,963,633	\$20,800,011	\$21,632,010	\$22,497,292	\$23,397,183	\$24,333,071	\$25,306,394	\$26,318,649
Revenue Exceeding Expend	\$483,724	\$1,442,066	\$605,000	\$810,000	\$804,600	\$257,806	\$840,690	\$1,508,003	\$2,301,987	\$2,791,410	\$2,876,879	\$2,965,237	\$3,056,599	\$3,151,070	\$3,248,763	\$3,349,798
Transfers to Subfund 950	(\$2,486,860)	(\$601,000)	(\$1,082,843)	(\$675,000)*5	(\$675,000)*5	(\$675,000)*5	(\$500,000)	(\$500,000)	(\$500,000)	(\$500,000)	(\$1,000,000)	(\$1,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,500,000)	(\$2,500,000)
Debt Service:																
Debt Service (Bond)	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)	(\$1,031,524)
BEGINNING FUND BALANCE	\$3,021,147	\$1,018,011	\$1,859,077	\$1,381,234	\$1,516,234	\$1,645,834	\$1,228,640	\$537,806	\$514,285	\$1,284,749	\$2,544,635	\$3,389,990	\$4,323,703	\$4,348,779	\$4,468,325	\$4,185,564
ENDING FUND BALANCE	\$1,018,011	\$1,859,077	\$1,381,234	\$1,516,234	\$1,645,834	\$1,228,640	\$537,806	\$514,285	\$1,284,749	\$2,544,635	\$3,389,990	\$4,323,703	\$4,348,779	\$4,468,325	\$4,185,564	\$4,003,838
RESERVEES NEEDED:																
Cash Flow	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Golf Course Sinking Fund																
Prior Years			\$0	\$500,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Current Year			\$500,000	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FUND BALANCE AVAILABLE	\$518,011	\$1,359,077	\$381,234	\$16,234	(\$354,166)	\$728,640	\$37,806	\$14,285	\$784,749	\$2,044,635	\$2,889,990	\$3,823,703	\$3,848,779	\$3,968,325	\$3,685,564	\$3,503,838

NOTES: *1Existing Twin Lakes revenue and expenditures for 1996 reduced because construction of new course will limit operations to 9 holes.

*2 Opening of Twin Lakes, Oak Marr Center

*3 Includes Twin Lakes (1991-1996), Jefferson, Greendale, Pinecrest, and Burke Lake Golf Courses

*4 Assumes Consolidated Twin Lakes Operation. Figures include existing golf course.

*5 Includes yearly lease payment for SIMS

FAIRFAX COUNTY PARK AUTHORITY
TRUST FUND COMPIATION

OTHER FACILITIES

	1991	1992	1993	1994	1995	*1 1996	*2 1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
REVENUE:																
Conservation	\$42,955	\$83,665	\$20,000	\$20,000	\$20,400	\$20,808	\$21,224	\$21,649	\$22,082	\$22,523	\$22,974	\$23,433	\$23,902	\$24,380	\$24,867	\$25,365
Historic Preservation	\$164,813	\$187,615	\$170,000	\$180,000	\$183,600	\$187,272	\$191,017	\$194,838	\$198,735	\$202,709	\$206,763	\$210,899	\$215,117	\$219,419	\$223,807	\$228,284
Managed Parks	\$978,959	\$829,154	\$700,000	\$700,000	\$700,000	\$700,000	\$714,000	\$728,280	\$742,846	\$757,703	\$772,857	\$788,314	\$804,080	\$820,162	\$836,565	\$853,296
Recreation Centers	\$8,452,730	\$9,193,686	\$8,800,000	\$9,600,000	\$9,984,000	\$10,383,360	\$10,798,694	\$11,230,642	\$11,679,868	\$12,147,063	\$12,632,945	\$13,138,263	\$13,663,793	\$14,210,345	\$14,778,759	\$15,369,909
Administration	\$323,164	\$337,756	\$260,000	\$270,000	\$275,400	\$280,908	\$286,526	\$292,257	\$298,102	\$304,064	\$310,145	\$316,348	\$322,675	\$329,128	\$335,711	\$342,425
OMI			\$15,000	\$20,000	\$20,400	\$20,808	\$21,224	\$21,649	\$22,082	\$22,523	\$22,974	\$23,433	\$23,902	\$24,380	\$24,867	\$25,365
TOTAL	\$9,962,621	\$10,631,876	\$9,965,000	\$10,790,000	\$11,183,800	\$11,593,156	\$12,032,686	\$12,489,314	\$12,963,713	\$13,456,585	\$13,968,658	\$14,500,690	\$15,053,469	\$15,627,814	\$16,224,577	\$16,844,644
EXPENDITURES:																
Historic Preservation	\$183,371	\$173,516	\$160,000	\$202,000	\$210,080	\$218,483	\$227,223	\$236,311	\$245,764	\$255,594	\$265,818	\$276,451	\$287,509	\$299,009	\$310,970	\$323,409
Managed Parks	\$0	\$0	\$310,000	\$334,500	\$347,880	\$361,795	\$376,267	\$391,318	\$406,970	\$423,249	\$440,179	\$457,786	\$476,098	\$495,142	\$514,947	\$535,545
Recreation Centers	\$9,739,352	\$9,818,462	\$9,400,000	\$9,700,000	\$10,088,000	\$10,491,520	\$10,911,181	\$11,347,628	\$11,801,533	\$12,273,594	\$12,764,538	\$13,275,120	\$13,806,125	\$14,358,370	\$14,932,704	\$15,530,013
Administration	\$704,452	\$963,910	\$490,000	\$451,500	\$469,560	\$488,342	\$507,876	\$528,191	\$549,319	\$571,292	\$594,143	\$617,909	\$642,625	\$668,330	\$695,064	\$722,866
OMI	\$0	\$0	\$380,000	\$403,000	\$419,120	\$435,885	\$453,320	\$471,453	\$490,311	\$509,924	\$530,321	\$551,533	\$573,595	\$596,538	\$620,400	\$645,216
Programming & Marketing	\$0	\$0	\$290,000	\$308,000	\$320,320	\$333,133	\$346,458	\$360,316	\$374,729	\$389,718	\$405,307	\$421,519	\$438,380	\$455,915	\$474,152	\$493,118
TOTAL	\$10,627,175	\$10,955,888	\$11,030,000	\$11,399,000	\$11,854,960	\$12,329,158	\$12,822,325	\$13,335,218	\$13,868,626	\$14,423,371	\$15,000,306	\$15,600,319	\$16,224,331	\$16,873,305	\$17,548,237	\$18,250,166

RICHARD JONES COURSE
Fairfax County Park Authority

Statements of Estimated Operating Results
For a Representative Year in Current Value (1992) Dollars

<u>Revenues</u>		
Green Fees	\$905,821	62.5%
Cart Rental(1)	\$156,173	10.8%
Driving Range	\$213,408	14.7%
Pro Shop	\$29,150	2.0%
Snack Bar	\$95,400	6.6%
Equipment Rental	\$18,550	1.3%
Lesson Income	\$31,000	2.1%
TOTAL	\$1,449,502	100.0%
<u>Departmental Expenses</u>		
Golf Course Maintenance	\$415,000	45.8%
Cart Maintenance(2)	\$5,000	3.2%
Driving Range	\$31,200	14.6%
Pro Shop	\$20,405	70.0%
Snack Bar	\$72,660	76.2%
Club House Payroll	\$182,000	12.6%
TOTAL	\$726,265	50.1%
Operating Income/(Loss)	\$723,237	49.9%
<u>Undistributed Expenses</u>		
Administrative and General	\$46,500	3.2%
Energy	\$19,000	1.3%
Marketing	\$25,000	1.7%
Property Operations and Maintenance	\$44,000	3.0%
TOTAL	\$134,500	9.3%
Income Before Fixed Charges	\$588,737	40.6%
<u>Fixed Charges</u>		
Building and Contents Insurance	\$22,000	1.5%
TOTAL	\$22,000	1.5%
Income Before Reserve	\$566,737	39.1%
Reserve for Replacement	\$43,485	3.0%
Income Before Other Fixed Charges (3)	\$523,252	36.1%

- Notes: (1) Cart Rental revenues represents 68% of the total revenues received.
The remaining 32% is paid out to the lessor in the form of a lease payment.
(2) Golf Cart Maintenance Fees represent fuel cost and minor repairs. The lessor will assume the associated repair, replacement, and property tax expense on the carts.
(3) Income before other fixed charges such as depreciation, amortization, and debt service.

Source: PKF Consulting

<p align="center"><u>Table 3</u> Summary of Total Expenses - Proposed Golf Developments</p>						
Fiscal Year	Twin Lakes			Richard Jones	Oak Marr	Total (Rounded)
	(1)Existing	Proposed	Consolidated			
1996	724,573	(2)234,044	958,617	Not Open	239,529	1,199,000
1997	859,494	912,085	1,771,579	281,581	913,601	2,968,000
1998	914,298	970,856	1,885,154	1,141,164	972,023	3,998,000
1999	961,946	1,021,734	1,983,680	1,206,213	1,025,617	4,216,000
2000	1,000,423	1,062,603	2,063,026	1,262,637	1,066,642	4,398,000
2001	1,040,441	1,105,108	2,145,549	1,318,343	1,109,307	4,573,000
2002	1,082,058	1,148,312	2,231,370	1,371,077	1,153,680	4,756,000
2003	1,125,341	1,195,284	2,320,625	1,425,919	1,199,828	4,947,000
2004	1,170,354	1,243,096	2,413,450	1,482,956	1,247,820	5,144,000
2005	1,217,168	1,292,820	2,509,988	1,542,275	1,297,733	5,350,000
2006	1,265,855	1,344,533	2,610,388	1,603,965	1,349,642	5,564,000
<p>Note: (1) Not shown in feasibility study. Estimated expenses attributable to the existing golf course. (2) Partial year of operation.</p>						
<p>Source: PKF Consulting, Inc.</p>						

NOTE: The figures in this table assume a 1996 opening.

Tables in Appendices B-D have been revised to reflect a 1997 opening.

GOLF COURSES DESIGN AND CONSTRUCTION SCHEDULE

April, 1993

1993

1994

1995

1996

1997

OAK MARR

Consultant Selection

Contract Award/Design

County Review

Bid Solicitation

Contract Award

Construction

Turf Establishment

Opening

TWIN LAKES

Consultant Selection

Contract Award/Design

County Review

Bid Solicitation

Contract Award

Construction

Turf Establishment

Opening

RICHARD W. JONES

Developer Selection

Contract Award

Design/Constr/Estab

Opening