

Fellows Property Parkland

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: New Project

Project Description, Benefit, Estimate, and Schedule

With the recent purchase of the parcel of land known as the Fellows Property, the City will turn the property into usable park space. As a new property, it does not have a Master Park Plan yet. The process has slowed due to the COVID-19 pandemic. A survey and one public meeting have been held to this point. Additional public meetings will be scheduled.

All existing structures on the property have been removed. Until a Master Park Plan is developed, the funding needs are unknown. Preliminary cost estimates are based off of the previous project at West End Park.

Current community input suggests a more natural design will most likely be recommended with some form of urban agriculture included in the project. While still in the early stages, we will continue to work with the community to complete a Master Park Plan.

Funding for architecture and engineering design was included and funded as part of the FY21 budget but has not yet been bonded. Funding for FY23 is for construction.



Capital Funding Plan

Funding Source	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY28-31	10-YR Total
Local (Debt)	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000

Funding Notes: Needs for this new open space will be determined by the community as they provide input for a master park plan for this site. The funding amount listed is about what was spent at West End Park which is somewhat similar in scope. Full detailed cost estimating will not occur until after the Park Master Plan has been completed.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Difficult to determine until a master park plan is in place; community engagement is underway but delayed somewhat due to COVID-19.

Conformity with Comprehensive Plan and Council Strategic Plan

Chapter Six, "Parks For People Plan", of the Comprehensive Plan establishes a clear vision for the City with respect to the need for open space and parkland: "Parks, open space, and recreational facilities are critical components of a community's quality of life and the health of its citizens. Parks provide social, environmental, and economic benefits." The vision is "Build upon existing parks within the City to develop a well-maintained, safe, and connected park, open space, and recreation system that provides a range of amenities, enhances natural ecosystems through the use of green infrastructure, and contributes to a sense of place by enhancing and relating to adjacent land uses." It is also noted in the plan that the City of Falls Church is lacking in open space. One of the goals to achieve the vision above is to "Acquire new open space for parks and recreation". Chapter Five, "Environment for Everyone", of the Comprehensive Plan discusses strategies to improve the Urban Forest and Biodiversity. One of the strategies for this is Urban Agriculture which may be incorporated into this project.

Falls Church 2040 Vision, adopted April 10, 2017 <i>In the year 2040, the City of Falls Church is a welcoming and inclusive community – a special place</i>				Burden or Benefit those under stress	Reduce current disparities	Avoiding Implicit Bias or Increased
				(Q1) Does the proposed project benefit	(Q2) Does the request help reduce disparities and	(Q3) If Q1 and Q2 do not directly apply to
				Rank: Low (L)/ Medium (M)/ High (H)	Rank: Low (L)/ Medium (M)/ High (H)	Rank: Low (L)/ Medium (M)/ High (H)
Department	Project(s)- listed in priority order	Funding Request	City Mgr Recommended Funding			
Recreation and Parks	Fellows Property	\$ 400,000		<p>Yes, this project is located adjacent to a City of Falls Church Elementary School and within walking distance the City's largest low income housing complex.</p> <p>H Additionally, if a community gardens feature is included, it would provide an opportunity for residents without their own yards to enjoy gardening as well as potentially provide a food source for people that might be food insecure.</p>	<p>Parks are a free amenity in the community and can be enjoyed by all regardless of race, abilities, religion or economic status.</p> <p>H If Community Gardens are included, a fee reduction program will be in place to ensure that cost does not prevent an individual from participating. This project located next to a school enhances use by all citizens. Parks are available free of charge.</p>	N/A

Park Master Plan Implementation

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

Park Master Plan Implementation requires the purchase and installation of park and play equipment; construction of athletic fields; regrading and addressing drainage issues; rain garden design and installation; interpretive signage design, and the maintenance and repair of pathways, linkages among the City's green spaces and neighborhoods; expansion of existing parks and buffering from surrounding land uses; heightened visibility through signage, removal of visual impediments, green infrastructure; landscaping; additional access points; fences and picnic shelters, as well as continue the process of making our parks and park amenities accessible according to ADA standards, and usable by all people regardless of race, religion, sexual orientation, abilities or economic status.

(FY20-23) Pathways - Recreation & Parks maintains ~5,000 square feet of pathways, some of which are in terrible condition and do not meet ADA requirements.

(FY24) Berman Park Play equipment -Berman play equipment has been neglected and is one the oldest play structures in our parks. A majority of the current equipment in these parks no longer meet state required standards. Voluntary concession funding, from the Founders Row development will be used to help offset the cost. Existing footprint of play equipment will remain. This park connects to the largest development of low income housing in the City.

(FY25) Cherry Hill & Cavalier Tennis and Basketball court lights - The existing lights are end of life and we currently experience lighting issues regularly. The new lights will be more economical and there will be less spillover, which has been a complaint by neighboring residents. Lighting estimates were completed in 2018. We do expect the cost will rise.

(FY26) Cavalier Trail and Crossman Park Play equipment - This is also some of the oldest play equipment in our parks. A majority of the current equipment in these parks no longer meet state required standards. Cavalier Trail Park is also in close proximity to several affordable dwelling units and on the south side of town which houses a more diverse population.

(FY27) Roberts Park improvements to include replacing play equipment, replacing old outdoor sport court, other park amenities, and improve the overall look of the park. There is a large residential population surrounding this park which is utilized by the diverse community which surrounds it.

(FY28-31) \$2,000,000 - A coordinated effort between the City's CPEDS and Recreation and Parks is ongoing to improve trails and connectivity - Potential grant funding is being investigated. The \$900,000 is for future park and playground replacements.

These Park Master Plan Implementation funds along with future voluntary concession funds will be used to continue implementation of master park plans. Larger individual projects will continue to be separated out into their own CIP project such as the Fellows Property and Open Space Acquisition.



Capital Funding Plan

Funding Source	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY28-31	10-YR Total
Local (Debt)	\$ 150,000	\$ 150,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 900,000	\$ 2,600,000
Unfunded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
Proffer from Founders Row	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 150,000	\$ 150,000	\$ 350,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 2,900,000	\$ 4,750,000

Funding Notes: Due to the nature of the park implementation program, it is difficult to determine detailed costs. Park Master Plan Implementation is cyclical by nature.

FY20-23 pathway replacement -Interdepartmental work in underway with public works to implement this project.

FY24 & FY26 play equipment costs are estimated by size of equipment and footprint of existing play structures. Existing footprint will remain.

FY25 lighting costs are from a quote received by a professional athletic lighting company.

FY27 Roberts Park Master Park Implementation will consist of more than just playground equipment replacement - these costs are estimates at this time.

*The City will explore grant funding to create an interconnected network of green spaces and recreational facilities that are highly visible and easily accessible. Grant funding, est. at \$2M, can permit more than the standard repaving to include trail widening, alternative materials, educational signage and more.

Impact on Operating Costs

There are no expected additional operating costs for any projects proposed through FY26. The existing play equipment requires more maintenance than new equipment will. We will keep the existing footprint of the structures as to not incur additional operating expenses. The new tennis court lighting will also be more economical and environmentally friendly. FY27 operating costs TBD.

Conformity with Comprehensive Plan and Council Strategic Plan

Completion of park master plans is consistent with the Comprehensive Plan as one of the goals articulated in the "Parks For People Plan" chapter of the adopted plan. The overall vision for this chapter states, in part, that "The City will conserve and maintain existing parks....and the City will continue to provide facilities and programs for active and passive recreational activities to meet the needs of all residents and persons working in the City..." The Parks for People Plan calls for maintaining high quality parks, open space, and recreation facilities. Goals of the plan also include acquiring new open space for parks and recreation, increasing recreational programs, natural protected areas, green infrastructure, and links between parks. Further, the plan calls for ensuring the safety of parks, and designing parks so that they relate to surrounding uses. Each master park plan and its adopted year is referred to in the Comprehensive Plan. This project is also consistent with Council's Vision/Strategic Plan which articulates a commitment to parks and open spaces and contains a goal to implement plans.

Falls Church 2040 Vision , adopted April 10, 2017 <i>In the year 2040, the City of Falls Church is a welcoming and inclusive community – a special place in the heart of Northern Virginia. Involved citizens are key to the City’s long-term success as a leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development. By investing in neighborhoods, community services and facilities, schools, and parks the City preserves small-town character and history while honoring a deep commitment to progress and a growing community. The continual rejuvenation of robust commercial areas supports the City’s high quality of life for all citizens.</i>				Burden or Benefit those under stress	Reduce current disparities	Avoiding Implicit Bias or Increased
				(Q1) Does the proposed project benefit communities of color, low-income neighborhoods, persons with disabilities and/or underserved? Could it be adjusted to avoid or mitigate the burden and/or to realize a higher benefit? How?	(Q2) Does the request help reduce disparities and inequities? If not, could it be adjusted to do so? How?	(Q3) If Q1 and Q2 do not directly apply to this project describe how it does not worsen disparities and inequities?
Department	Project(s)- listed in priority order	Funding Request	City Mgr Recommended Funding	Rank: Low (L)/ Medium (M)/ High (H)	Rank: Low (L)/ Medium (M)/ High (H)	Rank: Low (L)/ Medium (M)/ High (H)
Recreation and Parks	Park Master Plan Implementation	Ongoing - \$1,850,000 6 yr CIP		H Yes, this project benefits communities of color, low-income neighborhoods, and persons with disabilities. Parks are inherently for all people, free and accessible. The Recreation Department will begin a marketing campaign to further advance equity as it pertains to full inclusion to all citizens, providing information and access to equipment for full use of all amenities and programs.	H Marketing campaign will assist to further enhance inclusion opportunities. Two of the upcoming playground replacements are in parks located adjacent or in close proximity to some of the largest number of residents residing in low income housing. Parks are available free of charge.	N/A

Acquisition of Open Space (Modified)

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

The City Council appointed Task Force on Open Space Acquisition identifies and prioritizes parcels of land that should be preserved as open space, advises the City Council on a financial strategy for land acquisition; and develops an implementation plan to put the City in the most favorable position to act as opportunities appear. The reasons for making the acquisition of open space a high priority for the City include:

- The Northern Virginia Region continues to grow in population and commercial activity
- The citizens of Falls Church value the quiet and serenity that can be found in its natural areas and recognize the benefit these places have in terms of cleaner air, reduced storm water run-off, and as places for neighbors to come together and enjoy the outdoors. During the last several decades the City's citizens have participated in the City's planning efforts, and have repeatedly emphasized the value of open space as an important part of their quality of life.

The City has made significant investments in land for public parks and the time is right to renew its commitment to open space acquisition. Future uses of these funds would be used to increase current park land, or provide an additional access point to parks with Roberts Park and West End Park as priority. It is the desire of the Open Space Committee to always have \$1,000,000 readily available. If the funding is spent, partially spent or expires, it is requested that funding be added so there is always \$1,000,000 available. This will allow the City to purchase these properties/easements when they become available.



Capital Funding Plan

Funding Source	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028-30	10-YR Total
Unfunded	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 3,000,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 3,000,000

Funding Notes: Recreation and Parks Advisory Board and others have recommended Council establish a set of voluntary concessions for new development which would allocate funds for Open Space. It is the desire of the Open Space Committee to always have \$1,000,000 readily available. If the funding is spent, partially spent or expires, it is requested that funding be added so there is always \$1,000,000 available. This will allow the City to purchase these properties/easements when they become available. The 1M is included every three years as to keep it from expiring.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Any new land brought into public ownership by the City will carry with it new operating costs. The calculation of these costs will depend on the acreage and use of the land.

Conformity with Comprehensive Plan and Council Strategic Plan

Chapter Six, "Parks For People Plan", of the Comprehensive Plan establishes a clear vision for the City with respect to the need for open space and parkland: "The City will conserve and maintain existing parks, open space, recreational facilities, and natural features. Land that is currently designated for parks and open space acquisition will be acquired and the City will continue to provide facilities and programs for active and passive recreational activities, which along with existing and new regional facilities, will meet the needs of all residents and persons working in the City. The City's parkland, open spaces, and greenways network will serve as a functional system within which people will travel to various destinations, recreate, and enjoy nature. This system will also fill the aesthetic and environmental requirements of the City to offset the highly developed nature of privately owned land in our suburban setting."

Synthetic Turf Field Replacement

Category: Recreation & Parks

Department Lead: Recreation & Parks

Type: Ongoing Project

Project Description, Benefit, Estimate, and Schedule

The City of Falls Church currently has two synthetic turf fields and are in the process of building a third. Opposed to natural grass fields, which have a maximum 75 uses per year, synthetic turf fields are only limited by the number of usable time slots in a day.

The total life cycle of synthetic turf fields is be a maximum of 9 to 10 years. Maintaining a natural grass Bermuda field over the same time frame is equal in cost to the replacement of a synthetic turf and would result in significantly less available time slots for all entities using the field.

FY25 - Replacement of the Synthetic Stadium Turf Field at the High School

FY29 - Replacement of the Synthetic Turf Field at Larry Graves

FY31 - Replacement of the Synthetic Turf practice field at the High School

Each field replacement currently cost \$450,000.

Upon completion of the third synthetic turf field, the Recreation and Parks Department will, for the first time in many years, be able to provide adequate rectangular field space to the community.



Capital Funding Plan

Funding Source	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY28-31	10-YR Total
Local (Debt)	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ -	\$ 900,000	\$ 1,350,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ -	\$ -	\$ -	\$ -	\$ 450,000	\$ -	\$ 900,000	\$ 1,350,000

Funding Notes: There has been discussion in the past if this should be considered a CIP or reserve fund item in anticipation of these synthetic turf replacements. Cost estimates are from the recent field replacement of the stadium field in FY16.

**if no activity per City Charter (Section 6.19) in 3 years note as re-appropriation action*

Impact on Operating Costs

Some rental fees will be beneficial in offsetting the cost of these replacements. FCCPS does annual maintenance on fields at GMHS. Larry Graves is handled by Fairfax County Park Authority as part of an annual maintenance plan for the entire park.

Conformity with Comprehensive Plan and Council Strategic Plan

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<p>Falls Church 2040 Vision, adopted April 10, 2017 <i>In the year 2040, the City of Falls Church is a welcoming and inclusive community – a special place in the heart of Northern Virginia. Involved citizens are key to the City’s long-term success as a leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development. By investing in neighborhoods, community services and facilities, schools, and parks the City preserves small-town character and history while honoring a deep commitment to progress and a growing community. The continual rejuvenation of robust commercial areas supports the City’s high quality of life for all citizens.</i></p>				Burden or Benefit those under stress	Reduce current disparities	Avoiding Implicit Bias or Increased
				<p>(Q1) Does the proposed project benefit communities of color, low-income neighborhoods, persons with disabilities and/or underserved? Could it be adjusted to avoid or mitigate the burden and/or to realize a higher benefit? How?</p>	<p>(Q2) Does the request help reduce disparities and inequities? If not, could it be adjusted to do so? How?</p>	<p>(Q3) If Q1 and Q2 do not directly apply to this project describe how it does not worsen disparities and inequities?</p>
Department	Project(s)- listed in priority order	Funding Request	City Mgr Recommended Funding	Rank: Low (L)/ Medium (M)/ High (H)	Rank: Low (L)/ Medium (M)/ High (H)	Rank: Low (L)/ Medium (M)/ High (H)
Recreation and Parks	Synthetic Field	\$ 1,350,000		<p>H</p> <p>Yes, Quality rectangular playing fields provide an opportunity for recreational activities to all ages, regardless of color, economic status, and persons with disabilities. The Recreation Department will begin a marketing campaign to further advance equity as it pertains to full inclusion to all citizens, providing information and access to equipment for full use of all amenities and programs. In particular, fee reductions are available for our youth soccer and youth flag football programs. The City currently has fields at both ends of the City, making them geographically accessible to all residents.</p>	<p>H</p> <p>Marketing campaign will assist to further enhance inclusion opportunities. The two fields located at George Mason High School are utilized by all students at the middle school and high school. The field at Larry Graves has timeslots available for drop in use at no cost.</p>	N/A