



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Jai Cole, Executive Director

FROM: Kim Eckert, Division Director
Park Operations Division

DATE: January 5, 2024

Agenda

**Park Operations Committee
(Committee of the Whole)
Wednesday, January 10, 2024 – 6:00 pm
Board Room, Herrity Building
Chairman: Linwood Gorham
Vice Chair: Mike Thompson**

1. Update on Park Operations Projects from July to September 2023 (with presentation) – Information
2. Mastenbrook Grant Program Discussion, Continued (with presentation) – Discussion



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

Board Agenda Item
January 10, 2024

INFORMATION (with presentation)

Update on Park Operations Projects from July to September 2023

Park Operations staff will provide an overview of Park Operations projects.
The following projects will be highlighted in the accompanying presentation to the board.

- Annandale Park – Tennis Court Lining
- Burke Station Park – Walkway Steps Renovation
- Cardinal Forest Park – Trail Renovation
- Chalet Woods Park –Basketball Court Resurfacing
- Chalet Woods Park –Tennis Court Resurfacing
- Chapel Acres Park – Basketball Half Court Renovation
- Chapel Acres Park – Trail Renovation
- Cunningham Park - Tennis Court Resurfacing
- Dowden Terrace Park – Tennis and Basketball Court Renovation
- Dowden Terrace Park – Trail Renovation
- Frying Pan Farm Park – Carousel Bathroom Renovation
- Frying Pan Farm Park – Elmore Farm Bathroom Renovation
- George Washington REC Center – Natatorium Window Replacements
- Idylwood Park – Bridge Renovation
- Stratton Woods Park - Tennis Court Resurfacing
- West Springfield Park - Tennis Court Resurfacing
- Wickford Park – Basketball Court Renovation
- Wickford Park – Trail Renovation

ENCLOSED DOCUMENTS:

None.

STAFF:

Jai Cole, Executive Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Kim Eckert, Director, Park Operations Division



FAIRFAX COUNTY PARK AUTHORITY



12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-5500
703-324-8700 • Fax: 703-324-3974 • www.fairfaxcounty.gov/parks

TO: Jai Cole, Executive Director

FROM: Kim Eckert, Director
Park Operations Division

DATE: January 10, 2024

SUBJECT: Quarterly Project Status Report

Attached is the Park Operations Division's Quarterly Project Status Report for the **First Quarter of FY 2024**. This report provides the status, updated through September 30, 2023. Recently completed projects include:

Braddock District

Cardinal Forest Park – Trail Renovation
Completed: August 2023
Cost: \$25,036

Hunter Mill District

Cunningham Park - Tennis Court Resurfacing
Completed: July 2023
Cost: \$31,163

Frying Pan Farm Park – Carousel Bathroom Renovation
Completed: July 2023
Cost: \$40,232

Frying Pan Farm Park – Elmore Farm Bathroom Renovation
Completed: July 2023
Cost: \$39,273

Stratton Woods Park - Tennis Court Resurfacing
Completed: August 2023
Cost: \$33,138

Franconia District

West Springfield Park - Tennis Court Resurfacing
Completed: August 2023
Cost: \$38,623

Wickford Park – Basketball Court Renovation
Completed: August 2023
Cost: \$18,920

Wickford Park – Trail Renovation
Completed: August 2023
Cost: \$39,520

Mason District

Annandale Park – Tennis Court Lining
Completed: August 2023
Cost: \$3,600

Dowden Terrace Park – Tennis and Basketball Courts Renovation
Completed: September 2023
Cost: \$227,000

Dowden Terrace Park – Trail Renovation
Completed: September 2023
Cost: \$29,992

Mount Vernon District

Chapel Acres Park – Basketball Half Court Renovation
Completed: August 2023
Cost: \$6,397

Chapel Acres Park – Trail Renovation
Completed: August 2023
Cost: \$25,122

George Washington REC Center – Natatorium Window Replacements
Completed: August 2023
Cost: \$85,738

Providence District

Idylwood Park – Bridge Renovation
Completed: September 2023

Cost: \$1,095

Springfield District

Burke Station Park – Walkway Steps Renovation
Completed: August 2023
Cost: \$21,000

Sully District

Chalet Woods Park – Tennis Court Resurfacing
Completed: September 2023
Cost: \$40,817

Chalet Woods Park – Basketball Court Resurfacing
Completed: September 2023
Cost: \$29,381

Copy: Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Brendon Hanafin, Director, Planning and Development
Mike Peter, Director, Business Administration Division
Josh Colman, Director, Park Services Division
Laura Grape, Director, Resource Management Division
Ryan Carmen, Director, Golf Services
Ben Boxer, Public Information Officer
Tonya Mills, Senior Fiscal Administrator, Business Administration Division
Will Atkinson, Manager, Asset Management Branch
Alan Crofford, Facilities and Equipment Branch Manager, Park Operations Division
Kevin Williams, Park Management Branch Manager, Park Operations Division

PARK IMPROVEMENT PROJECTS

PARK OPERATIONS DIVISION

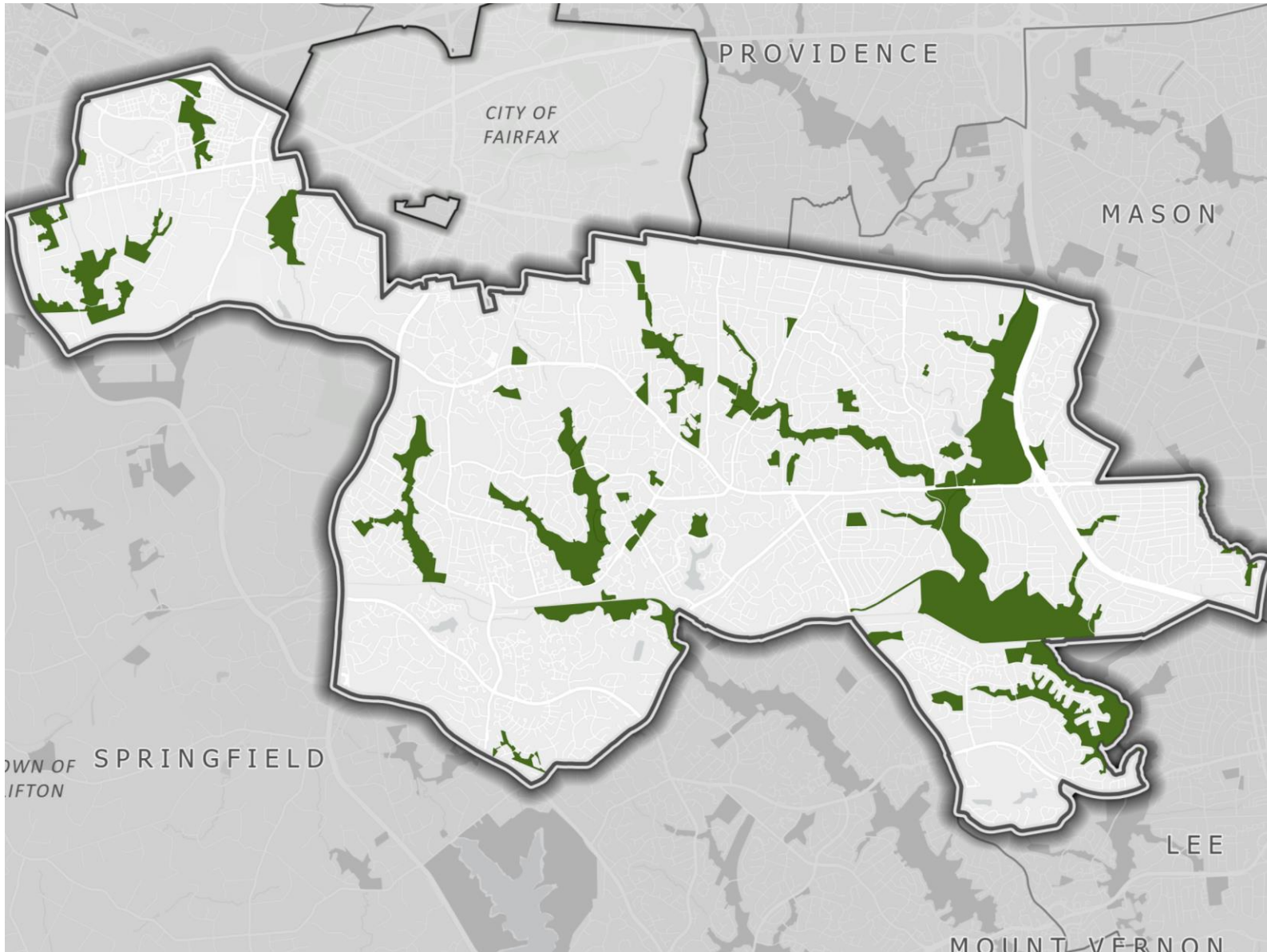


Cardinal Forest Park



George Washington REC Center

PROJECT HIGHLIGHTS: JULY – SEPTEMBER 2023

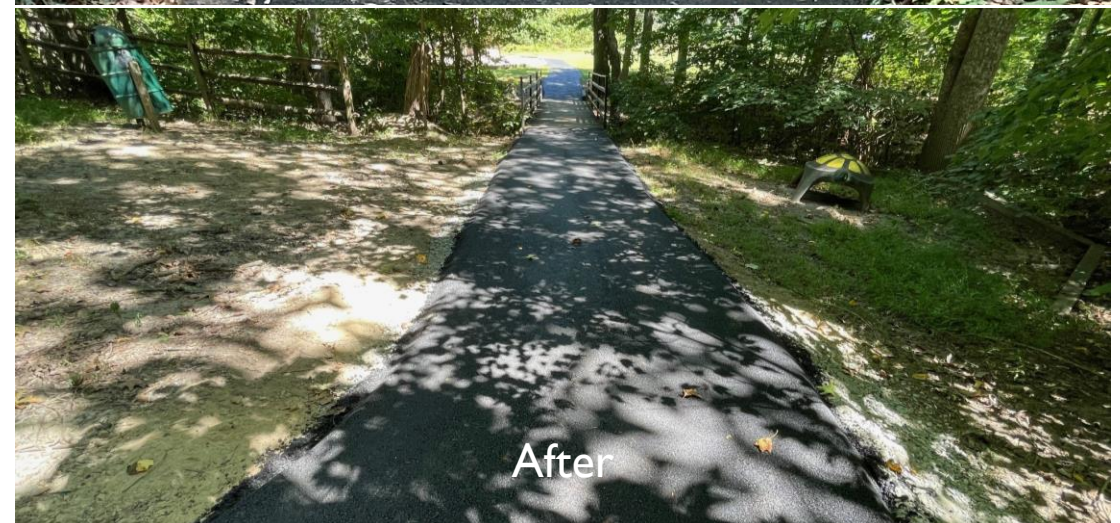


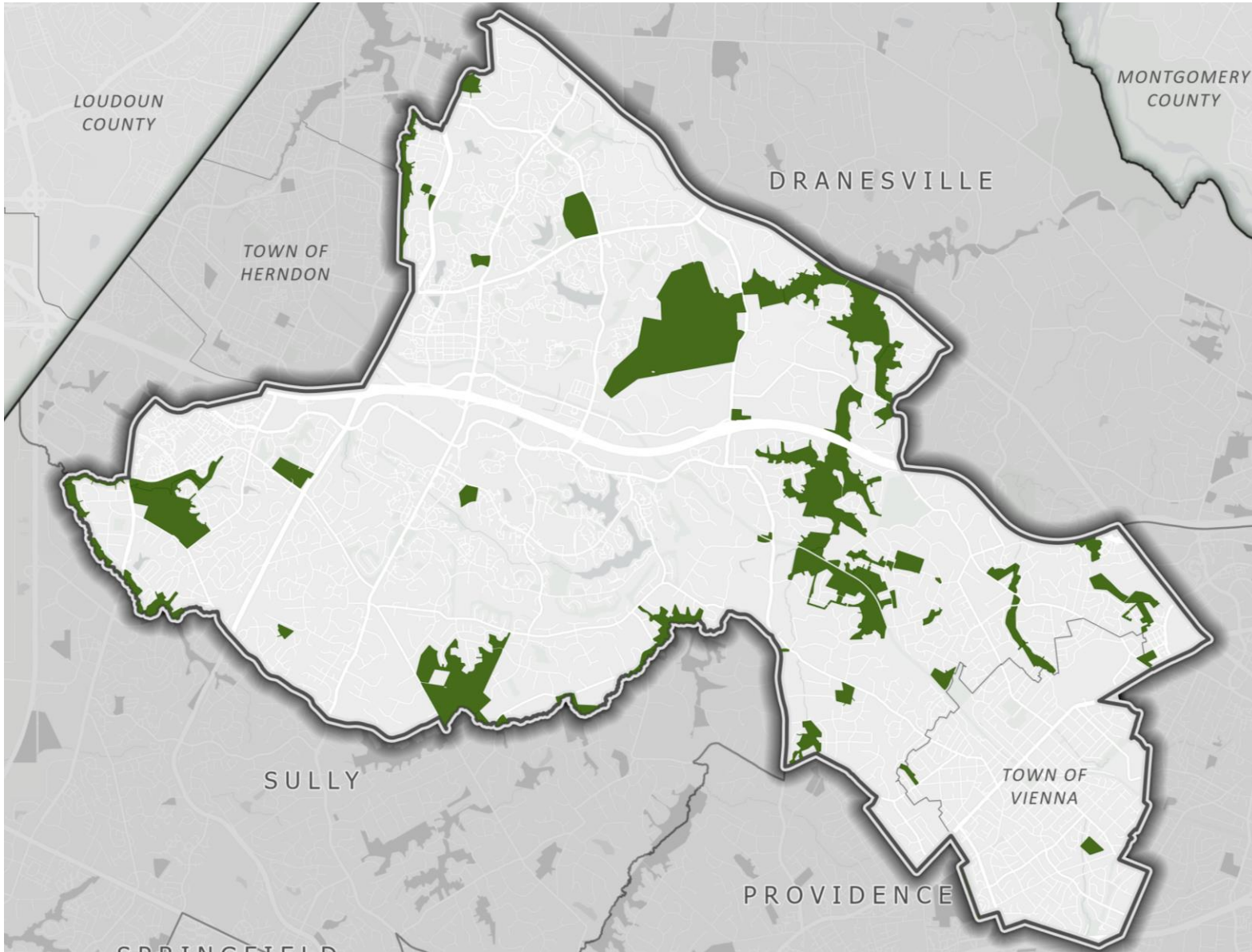
BRADDOCK DISTRICT

CARDINAL FOREST PARK - TRAIL RENOVATION BRADDOCK DISTRICT

- ❑ 593' of asphalt overlay to repair trail beyond its 20-year lifecycle
- ❑ Trail leads to basketball courts, preschool age (2-5) playground, and school age (5-12) playground

- **Funded by:** General County Construction Fund
- **Cost:** \$25,036
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Tibbs Paving





HUNTER MILL DISTRICT

CUNNINGHAM PARK – TENNIS COURT RESURFACING HUNTER MILL DISTRICT

- ❑ Repaired, resurfaced, and lined two tennis courts
- ❑ Lined courts for addition of two pickleball courts (dual use standard)
- ❑ Installed new tennis nets
- ❑ Portable pickleball nets are available at site

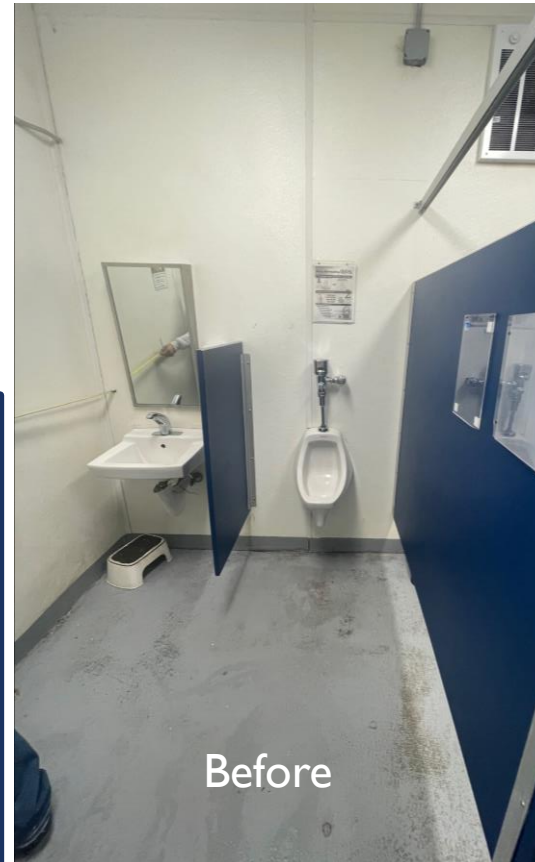
- **Funded by:** General County Construction Fund
- **Cost:** \$31,163
- **Completed:** July 2023
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp



FRYING PAN FARM PARK – CAROUSEL RESTROOM RENOVATION HUNTER MILL DISTRICT

- ❑ Interior upgrades including installation of new fixtures, flooring, and tile
- ❑ Painted the exterior of the building

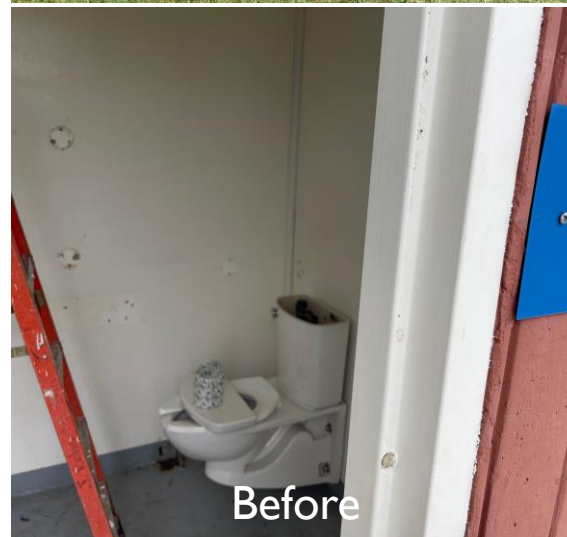
- **Funded by:** General County Construction Fund
- **Cost:** \$40,232
- **Completed:** July 2023
- **Project Manager:** Ron Pearson / Alan Crofford
- **Completed by:** J. Roberts



FRYING PAN FARM PARK – VISITOR CENTER RESTROOM RENOVATION HUNTER MILL DISTRICT

- ❑ Interior upgrades including installation of new fixtures, flooring, and tile
- ❑ Painted the exterior of the building

- **Funded by:** General County Construction Fund
- **Cost:** \$39,273
- **Completed:** July 2023
- **Project Manager:** Ron Pearson / Alan Crofford
- **Completed by:** J. Roberts

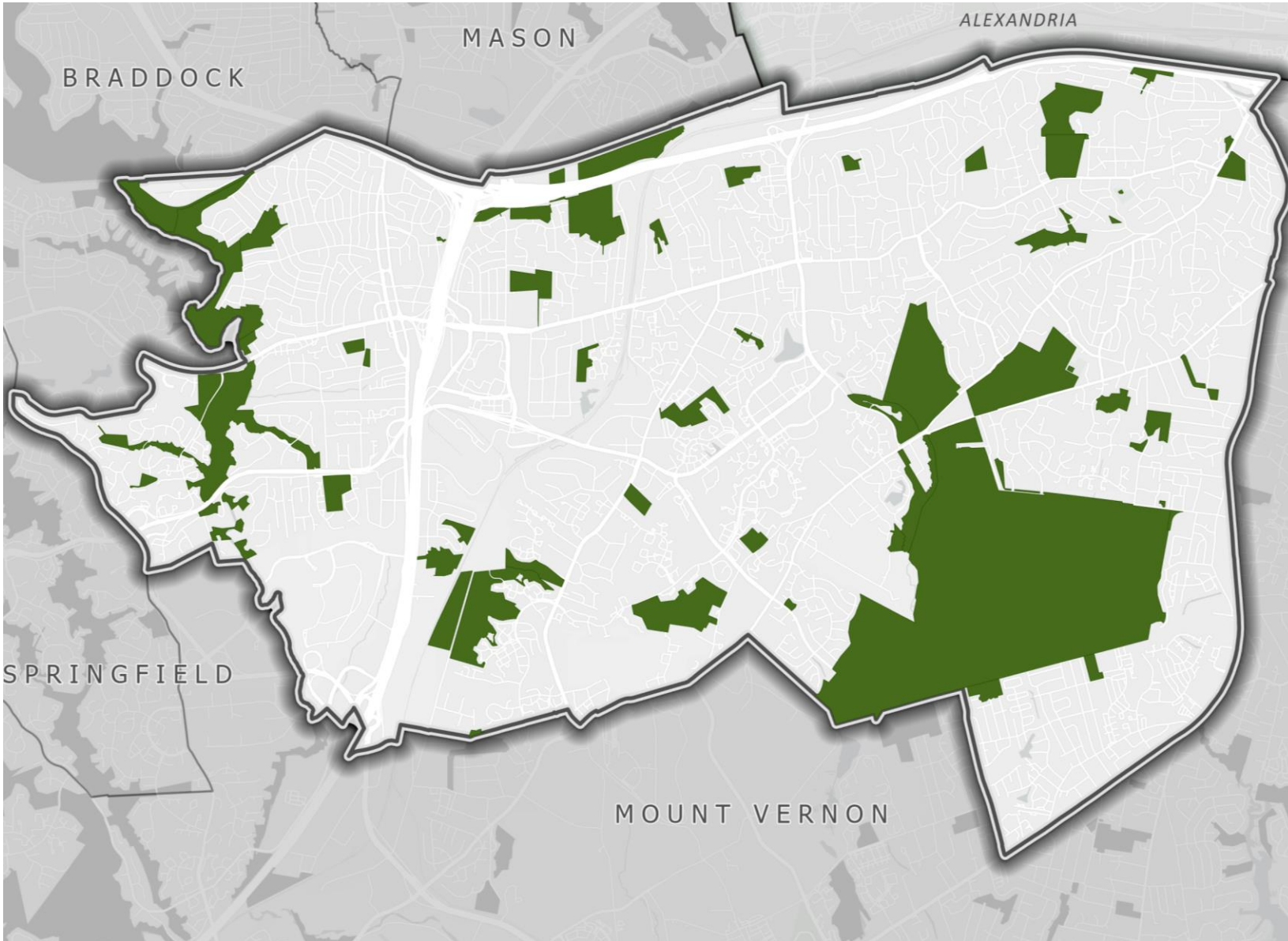


STRATTON WOODS PARK – TENNIS COURT RESURFACING HUNTER MILL DISTRICT

- ❑ Repaired, resurfaced, and lined two tennis courts
- ❑ Installed new nets
- ❑ Lined courts for addition of two pickleball courts (dual use standard)
- ❑ Portable pickleball nets are available at site

- **Funded by:** General County Construction Fund
- **Cost:** \$33,138
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp





FRANCONIA DISTRICT

WEST SPRINGFIELD PARK – TENNIS COURT RESURFACING FRANCONIA DISTRICT

- ❑ Repaired, resurfaced, and lined two tennis courts
- ❑ Installed new nets

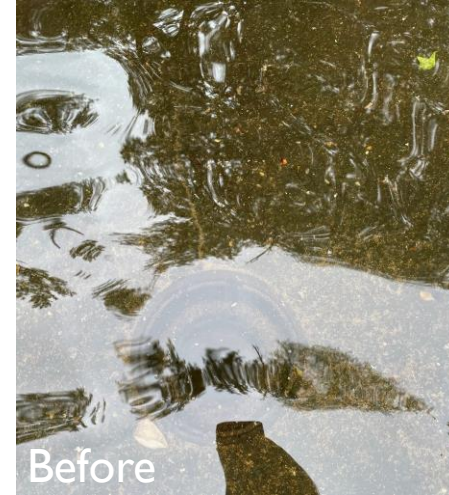
- **Funded by:** General County Construction Fund
- **Cost:** \$38,623
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp



WICKFORD PARK – BASKETBALL COURT RENOVATION FRANCONIA DISTRICT

- ❑ Levelled the existing court with 4” stone and topped with 4” asphalt to repair draining issues
- ❑ Installed asphalt overlay, resurfaced, and lined basketball court

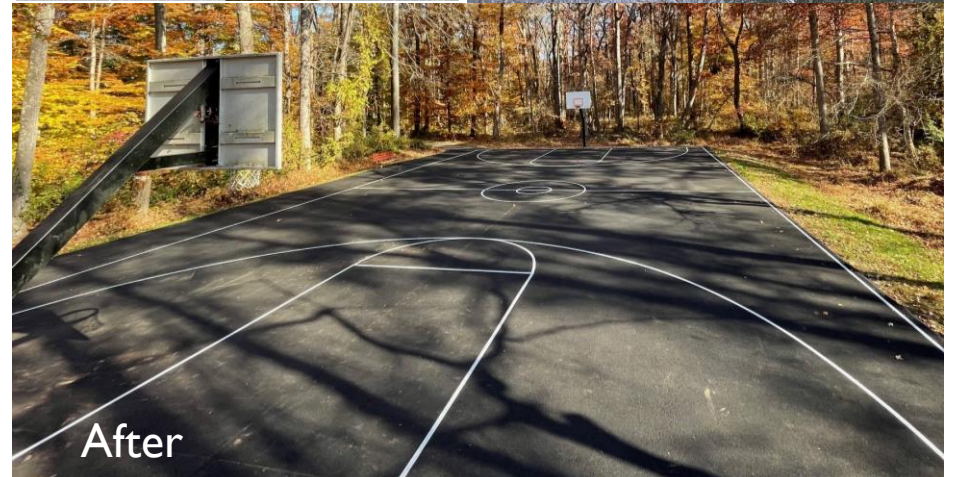
- **Funded:** General County Construction Fund
- **Cost:** \$18,920
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Tibbs Paving



Before



Before



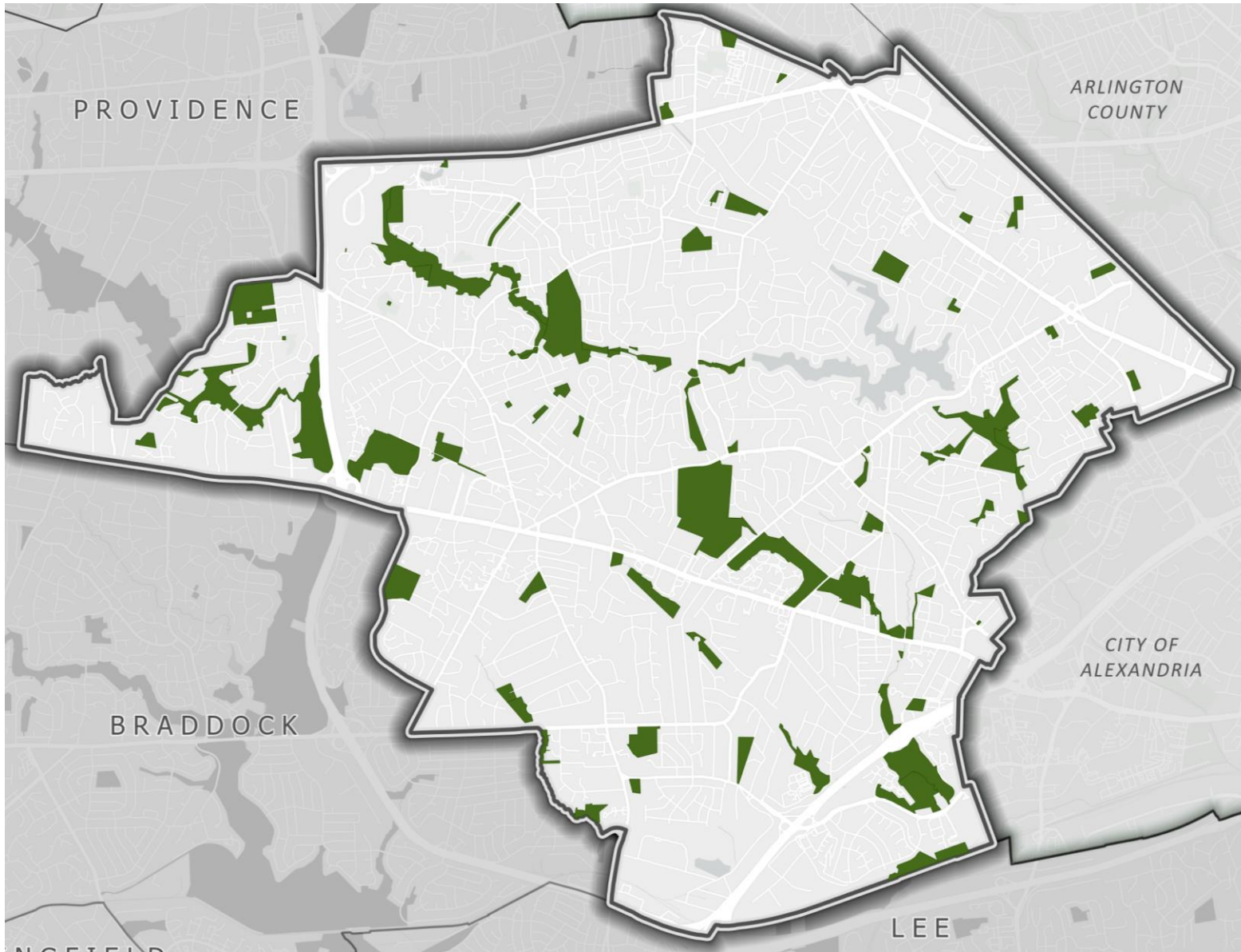
After

WICKFORD PARK – TRAIL RENOVATION FRANCONIA DISTRICT

- ❑ 1,671' of asphalt overlay to repair trail beyond its 20-year lifecycle
- ❑ Trail leads to school age (5-12) playground and basketball court

- **Funded by:** General County Construction Fund
- **Cost:** \$39,520
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Tibbs Paving





MASON DISTRICT

ANNANDALE PARK – PICKLEBALL COURT LINING MASON DISTRICT

- ❑ Addition of two lined pickleball courts to tennis court (dual use standard)
- ❑ Portable pickleball nets are available at site

- **Funded by:** General County Construction Fund
- **Cost:** \$3,600
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Pros To You



DOWDEN TERRACE PARK – TRAIL RENOVATION MASON DISTRICT

- ❑ 1,750' of asphalt overlay to repair trail beyond its 20-year lifecycle
- ❑ Trail leads to diamond field, tennis courts, basketball court, school age (5-12) playground, picnic shelter, and parking lot

- **Funded by:** ARPA
- **Cost:** \$29,992
- **Completed:** September 2023
- **Project Manager:** Karen Devor
- **Completed by:** Tibbs Paving



DOWDEN TERRACE PARK – TENNIS & BASKETBALL COURT RENOVATION MASON DISTRICT

- ❑ Milled off 4” of old asphalt surface beyond repair
- ❑ Installed new asphalt and applied resurfacer
- ❑ Color coated and lined
- ❑ Replaced old nets, fencing, and gates



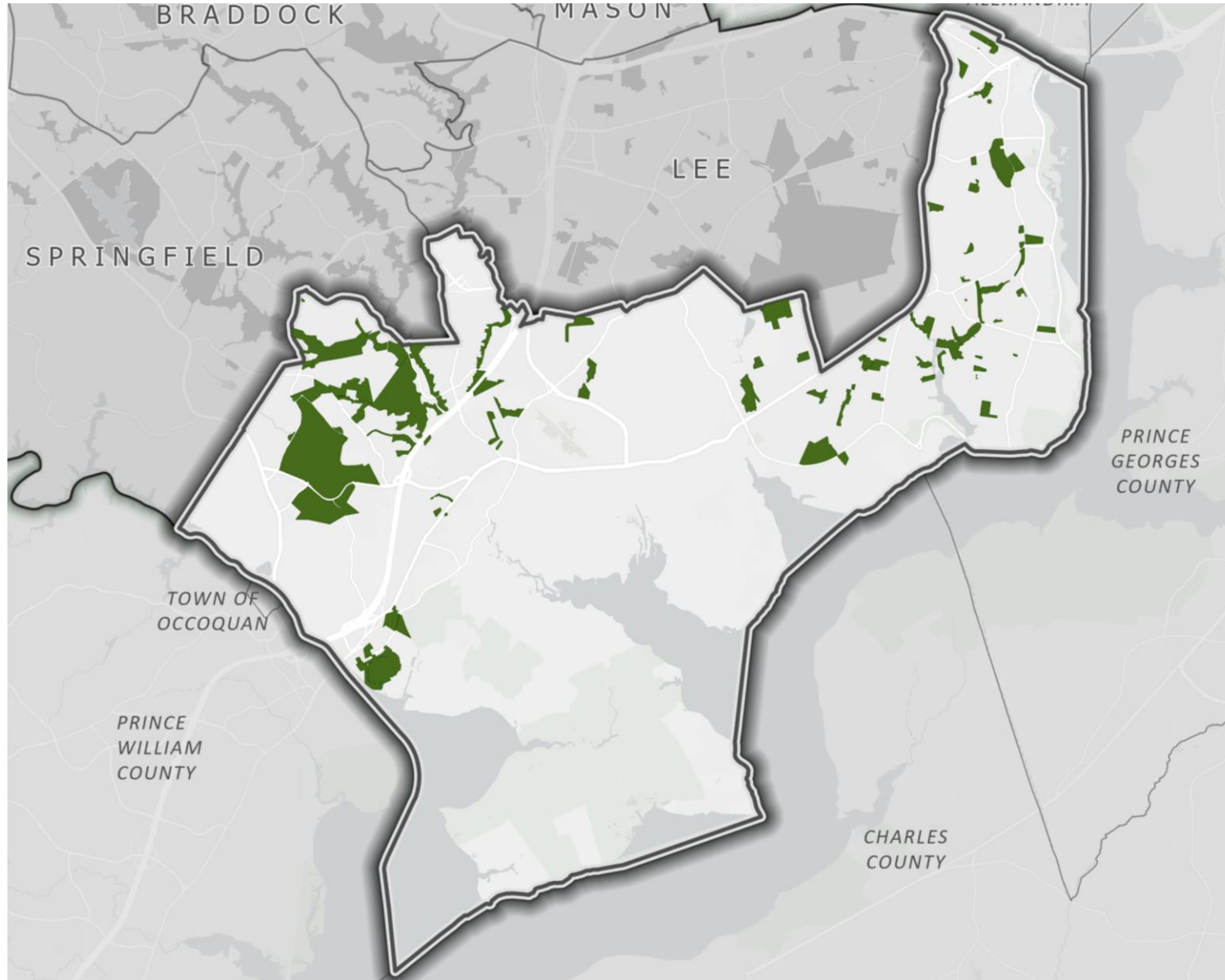
- **Funded by:** ARPA
- **Completed:** July 2023
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp

DOWDEN TERRACE PARK – TENNIS & BASKETBALL COURT RENOVATION MASON DISTRICT

- ❑ Milled off 4” of old asphalt surface beyond repair
- ❑ Installed new asphalt and applied resurfacer
- ❑ Color coated and lined
- ❑ Replaced goals and fencing

- **Funded by:** ARPA
- **Cost:** \$227,000 (both court projects)
- **Completed:** July 2023
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp





MOUNT VERNON DISTRICT

CHAPEL ACRES PARK – TRAIL RENOVATION MOUNT VERNON DISTRICT

- ❑ 750' of asphalt overlay to repair trail beyond its 20-year lifecycle
- ❑ Trail leads to school age (5-12) Playground and basketball half court

- **Funded by:** General County Construction Fund
- **Cost:** \$25,122
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Tibbs Paving



CHAPEL ACRES PARK – BASKETBALL HALF COURT RENOVATION MOUNT VERNON DISTRICT

- ❑ Installed asphalt overlay, resurfaced, and lined basketball court

- **Funded by:** General County Construction Fund
- **Cost:** \$6,397
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Tibbs Paving

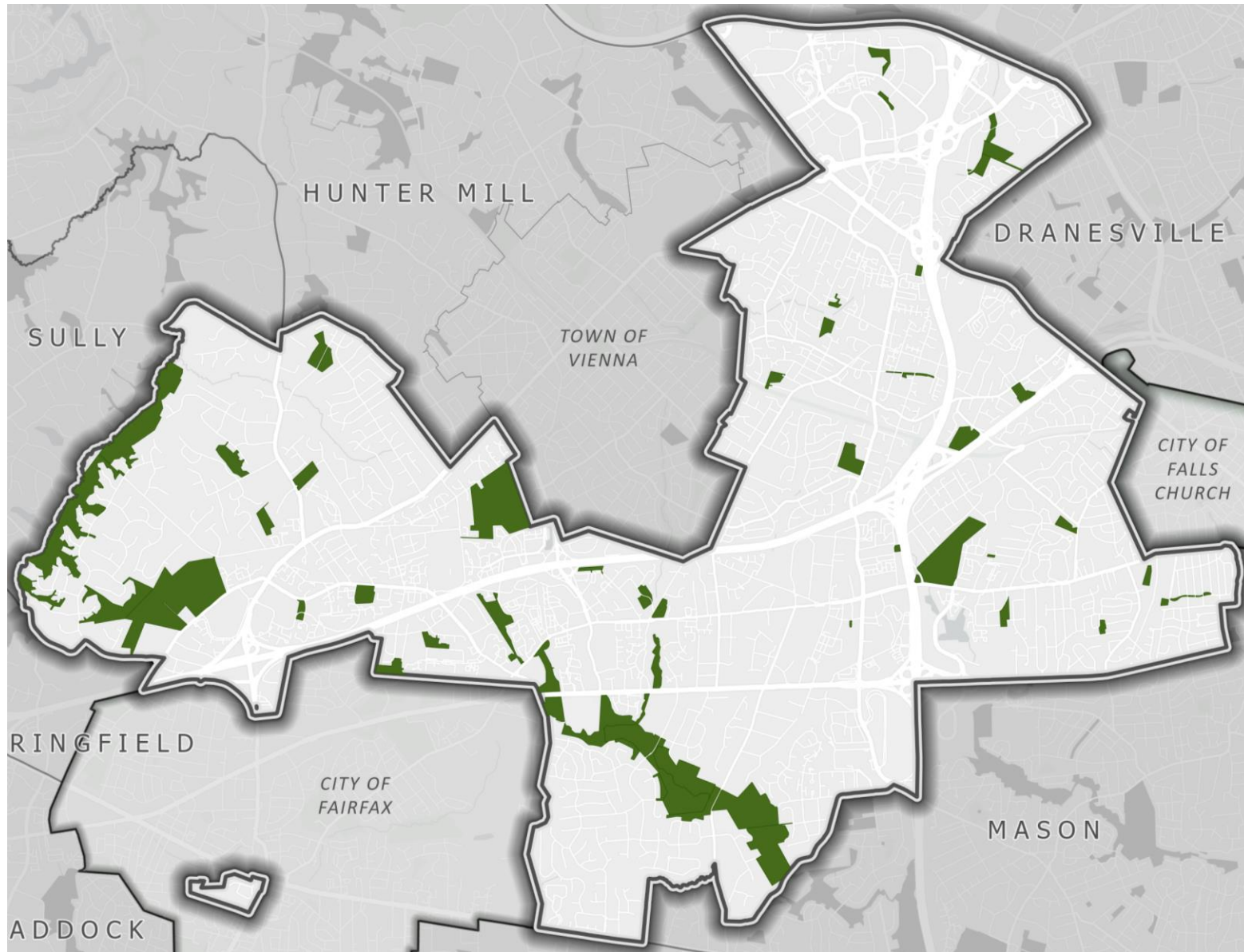


GEORGE WASHINGTON REC CENTER – WINDOW REPLACEMENTS MOUNT VERNON DISTRICT

- ❑ Replaced natatorium windows with tempered safety glass windows
- ❑ New windows are Low E/ Argon gas filled for energy efficiency
- ❑ New sealed vinyl frames

- **Funded by:** Revenue Sinking Fund
- **Cost:** \$85,738
- **Completed:** August 2023
- **Project Manager:** Russ Davis
- **Completed by:** J. Roberts, Vinyl-Lite Window Factory



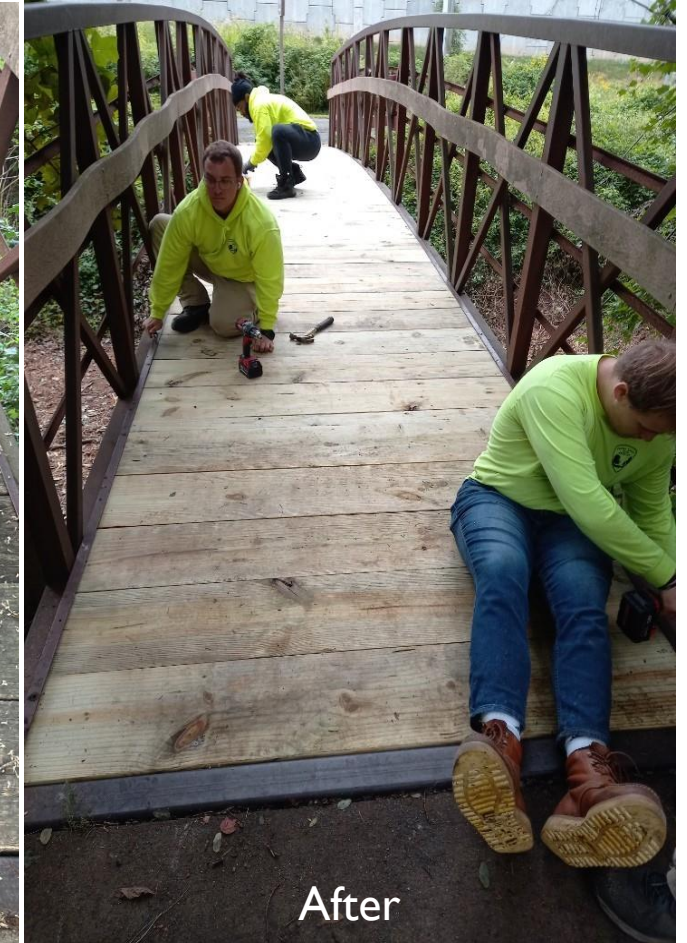


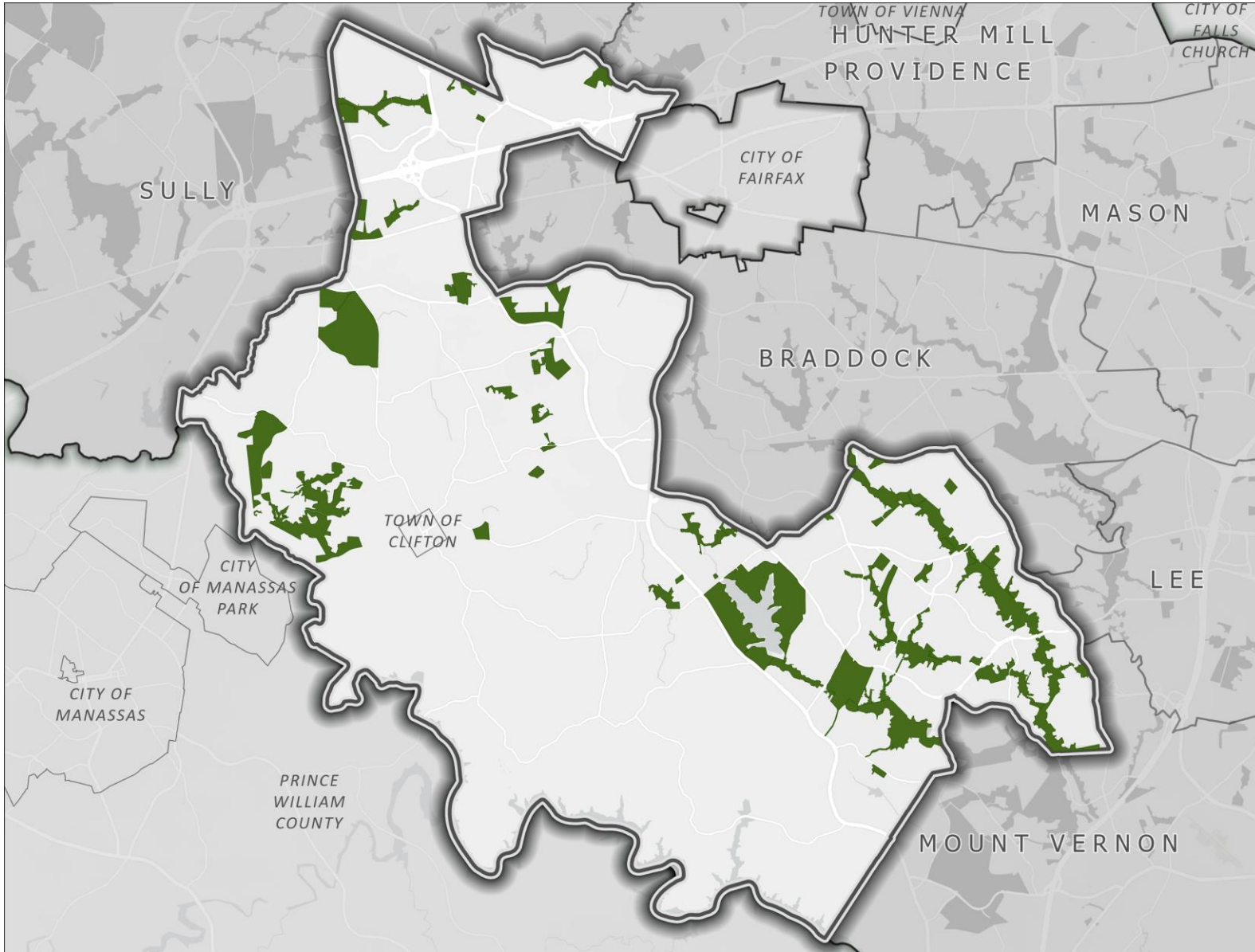
PROVIDENCE DISTRICT

IDYLWOOD PARK – BRIDGE RENOVATION PROVIDENCE DISTRICT

- ❑ Replacement of boards on walkway bridge

- **Funded by:** General Fund
- **Cost:** \$1,095
- **Completed:** September 2023
- **Project Manager:** Anthony Leon
- **Completed by:** Area 1 Park Maintenance Staff



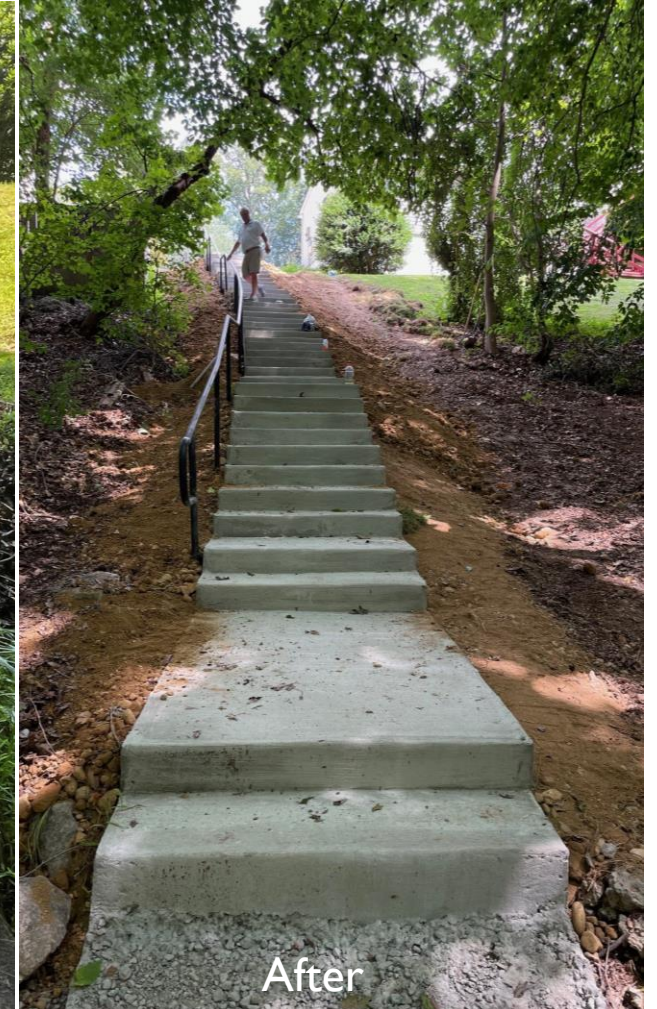
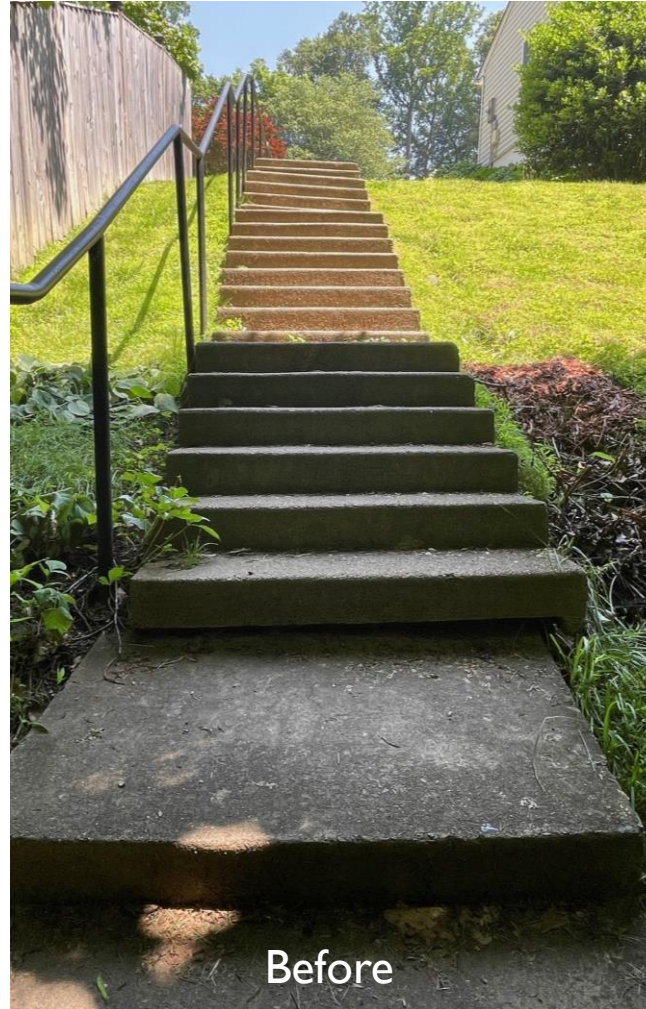


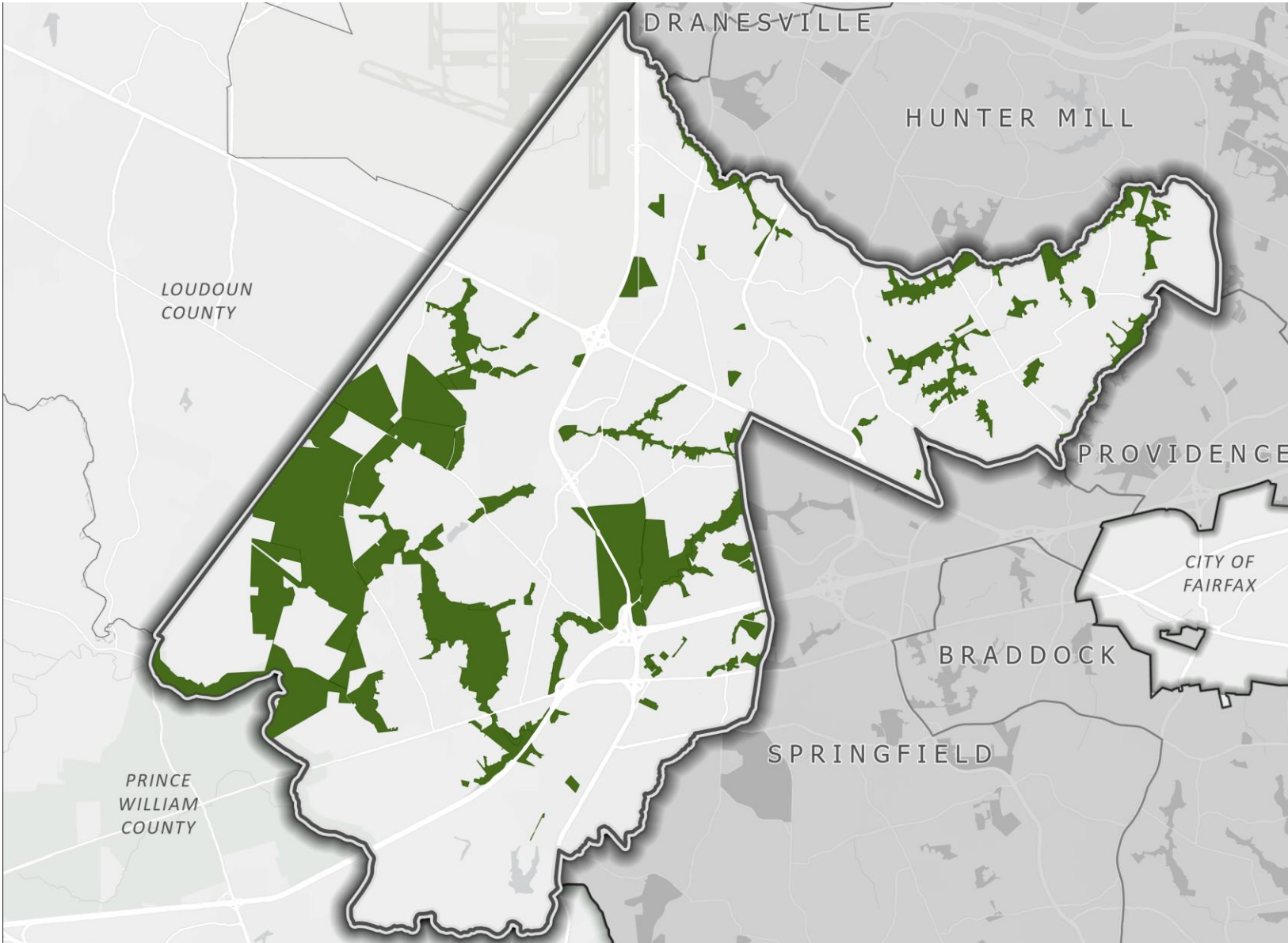
SPRINGFIELD DISTRICT

BURKE STATION PARK – WALKWAY RENOVATION SPRINGFIELD DISTRICT

- ❑ Demo and rebuild of 150' of concrete steps

- **Funded by:** General County Construction Fund
- **Cost:** \$21,000
- **Completed:** August 2023
- **Project Manager:** Karen Devor
- **Completed by:** Accubid Construction





SULLY DISTRICT

CHALET WOODS PARK – TENNIS COURT RESURFACING SULLY DISTRICT

- ❑ Repaired, resurfaced, and lined three tennis courts
- ❑ Lined two tennis courts for four pickleball courts (dual use standard)
- ❑ Installed new tennis nets
- ❑ Portable pickleball nets are available at site

- **Funded by:** General County Construction Fund
- **Completed:** September 2023
- **Cost:** \$40,817
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp



CHALET WOODS PARK – BASKETBALL COURT RESURFACING SULLY DISTRICT

- ❑ Repaired, resurfaced, color coated and lined basketball court
- ❑ Installed new goals

- **Funded by:** General County Construction Fund
- **Cost:** \$29,381
- **Completed:** September 2023
- **Project Manager:** Karen Devor
- **Completed by:** ATC Corp



QUESTIONS?

Board Agenda Item
January 10, 2024

DISCUSSION

Mastenbrook Grant Program Discussion, Continued – (Countywide)

ISSUE:

There is a desire to introduce equity-targeted enhancements to the Mastenbrook Grant program. The program is currently paused to allow the Board and staff time to explore options.

BACKGROUND:

The Mastenbrook Matching Fund Grant Program was established in 1999 as a way to encourage private investment in Fairfax County parks and park facilities. The design of the grant program, including the project criteria, was established by the Park Authority Board and has guided staff recommendations for grant approval ever since.

During the December 13, 2023 Park Operations Committee meeting, the Board discussed the grant program and the need to ensure its implementation remains consistent with the program's original vision of helping community groups that have limited funding to support projects in parks. Staff will present some preliminary ideas for further feedback before finalizing recommendations.

STAFF:

Jai Cole, Executive Director
Aimee Vosper, Deputy Director/CBD
Sara Baldwin, Deputy Director/COO
Kim Eckert, Director, Park Operations and Maintenance Division

Mastenbrook Grant Program Discussion (Continued)

Park Operations Committee Meeting











January 10, 2024

NUMBER OF PROJECTS BY TOTAL COST

FY13 - FY24 (through December)

| Project Total Cost | Number of Projects | Percent of Total |
|-----------------------|--------------------|------------------|
| \$1 - \$49,999 | 83 | 74.8% |
| \$50,00 - \$99,999 | 12 | 10.8% |
| \$100,000 - \$149,999 | 3 | 2.7% |
| \$150,000 - \$199,999 | 1 | 0.9% |
| \$200,000 - \$249,999 | 3 | 2.7% |
| \$250,000 or more | 9 | 8.1% |
| | 111 | 100% |

Mastenbrook Grants FY2000-2024

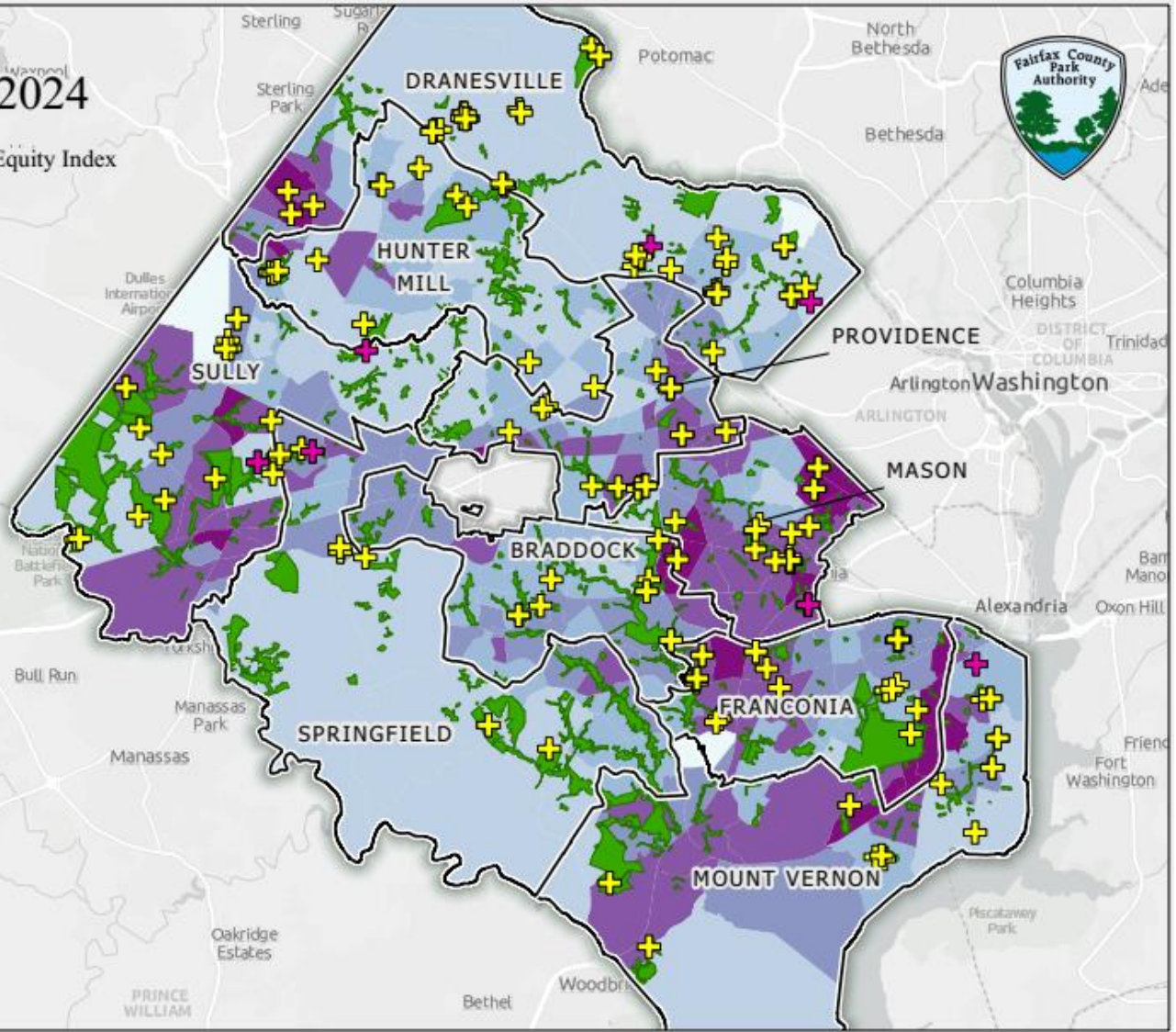
-  Supervisor Districts
-  Park Authority Parks
-  Undeveloped Park Mastenbrook Grant Project
-  Developed Park Mastenbrook Grant Project
- Park Authority Racial Equity Index (Census Tracts)**
-  Very Low
-  Low
-  Average
-  High
-  Very High
-  No Data

| Mastenbrook Grant Projects | In Opportunity Areas | Not in Opportunity Areas |
|-------------------------------|----------------------|--------------------------|
| Projects in Developed Parks | 63 | 146 |
| Projects in Undeveloped Parks | 2 | 8 |

From FY2000-FY2024, 30% of 219 projects that included Mastenbrook Grant funding were completed in PAREI Opportunity Areas*. These project costs total \$3.29 million dollars over the 24 year period.

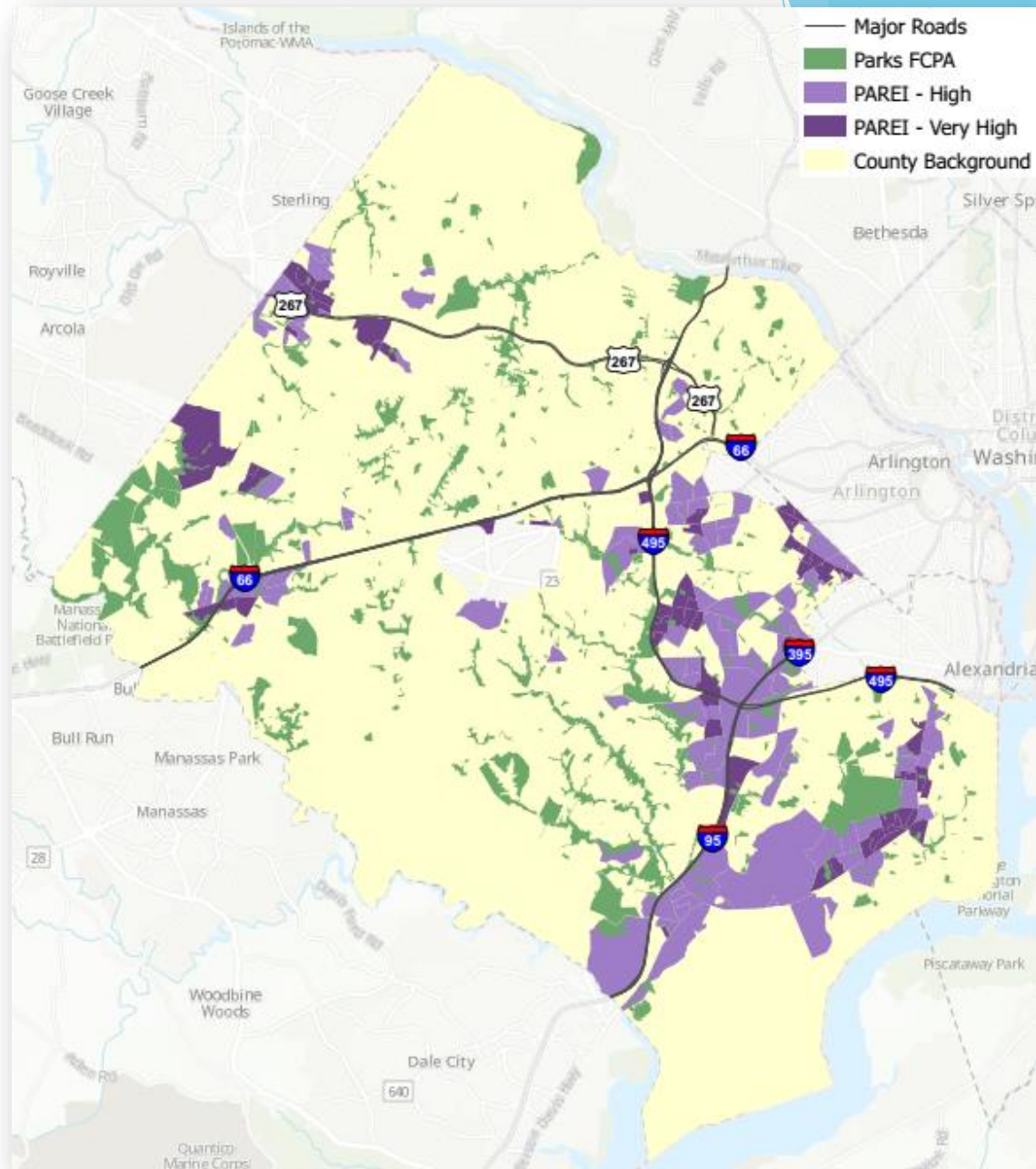
From FY2000-FY2024, 70% of 219 projects that included Mastenbrook Grant funding were completed outside of PAREI Opportunity Areas*. These project costs total \$13.23 million dollars over the 24 year period.

Map Produced by the GIS Team in ITSb on 12/21/2023.
 *Opportunity Areas are Census Tracts with a PAREI value of High or Very High.



PROSA Analysis

- Improves 10-minute walk access
- Enhances access to complete park experiences
- Enriches habitat connectivity
- PROSA equity lens



Recommendations Summary

- \$100,000 project cost cap
 - Projects up to \$100,000: Mastenbrook Grant program
 - Projects over \$100,000: Group works with Park Foundation
- Regularly update project distribution mapping and report out
- Develop outreach strategies - focus on opportunity areas
- Utilize PROSA process to recalibrate project list as needed

Discussion and Next Steps