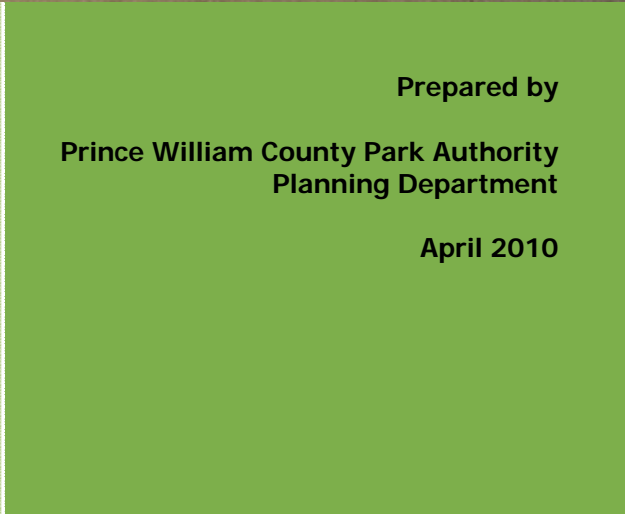




# Comprehensive Plan 2010 - 2030



DRAFT (April 7, 2010)



Prepared by

Prince William County Park Authority  
Planning Department

April 2010

*On the cover:*

*Sunrise at Silver Lake Regional Park (top)*

*Diamond fields at Andrew Leitch Regional Park (middle)*

*Chinn Aquatics and Fitness Center pool (bottom)*



# Comprehensive Plan 2010 - 2030

PRINCE WILLIAM COUNTY PARK AUTHORITY  
PLANNING DEPARTMENT  
14420 Bristow Road  
Manassas, Virginia 20112  
(703) 792-7060  
[www.pwcparks.org](http://www.pwcparks.org)

Adopted by the  
Prince William County Park Authority Board  
on \_\_\_\_\_, 2010  
per Resolution No. \_\_\_\_\_

DRAFT (April 7, 2010)

**PRINCE WILLIAM COUNTY PARK AUTHORITY**  
(as of April 1, 2010)

**Park Authority Board**

Brenda Gardziel, Chairman  
Dumfries Magisterial District

Brant Wickham, Vice Chairman  
Occoquan Magisterial District

R.B. Thomas, Jr.  
Brentsville Magisterial District

Jane Beyer  
Coles Magisterial District

Richard Berry  
Gainesville Magisterial District

Duane York  
Neabsco Magisterial District

Anthony D. Arnold  
Woodbridge Magisterial District

Lori Bauckman-Moore  
At-Large Member

E. Jay Ellington  
Executive Director

Yvonne Salazar  
Board Secretary

**Planning Department**

Debbie Andrew, Director  
Operations, Planning & Support Services

Patti Pakkala, Planner

Michael DePue, Planner

Phil Puzick, Landscape Architect

**DRAFT (April 7, 2010)**

**PRINCE WILLIAM COUNTY GOVERNMENT**  
(as of April 10, 2010)

**County Executive**

Melissa S. Peacor

**Board of County Supervisors**

Corey Stewart, Chairman At-Large

Michael C. May, Vice Chairman  
Occoquan Magisterial District

W.S. Wally Covington, III  
Brentsville Magisterial District

Martin E. Nohe  
Coles Magisterial District

Maureen S. Caddigan  
Dumfries Magisterial District

John T. Stirrup, Jr.  
Gainesville Magisterial District

John D. Jenkins  
Neabsco Magisterial District

Frank J. Principi  
Woodbridge Magisterial District

**Planning Commission**

Gary Friedman, Chairman At-Large

Kim Hosen, Vice Chair  
Occoquan Magisterial District

Ronald K. Burgess  
Brentsville Magisterial District

Ernie Gonzales  
Coles Magisterial District

Rene M. Fry  
Dumfries Magisterial District

Martha Hendley  
Gainesville Magisterial District

Edgar Bruce Holley  
Neabsco Magisterial District

Russell E. Bryant, Jr.  
Woodbridge Magisterial District

**DRAFT (April 7, 2010)**



# Comprehensive Plan 2010-2030

## TABLE OF CONTENTS

EXECUTIVE SUMMARY.....

CHAPTER 1: INTRODUCTION

- Who We Are .....
- Who We Serve.....
- Plan Development .....

  - Previous Park Authority Comprehensive Plan.....
  - County Comprehensive Plan .....
  - Park Authority Needs Assessment Survey .....
  - Citizen Input .....

- Overall Purpose.....

CHAPTER 2: LEVEL OF SERVICE STANDARDS

- County Parkland.....
- County Park Classifications.....

  - Neighborhood Parks .....
  - Community Parks .....
  - Regional Parks .....
  - Linear-Resource Based Parks.....
  - Leased Properties .....
  - School-Community Use Parks .....

- Park Authority Facilities.....

  - Ball Fields .....
  - Courts, Playgrounds and Picnic Facilities.....
  - Other Facilities .....

- Open Space .....
- Other Public Recreation Resources.....

CHAPTER 3: INVENTORY

- Park Authority Inventory.....

  - Property Inventory .....
  - Facility Inventory.....
  - Planned and Unbuilt Inventory.....
  - Proffered Inventory .....

- School Facilities.....
- Other County Parkland/Facilities .....
- Other Public Recreation Resources.....

CHAPTER 4: NEEDS ASSESSMENT

- Park Acreage Needs .....
- Facility Needs .....
- Needs vs. Planned, Proffered and Other County Parkland .....
- Facility Overview .....

  - Diamond Fields .....
  - Rectangular Fields .....
  - Courts, Playgrounds and Picnic Facilities.....

DRAFT (April 7, 2010)



Pools.....

Golf Courses .....

Trails.....

Recreation/Community Centers.....

Other Interests.....

District Analysis.....

    Brentsville Magisterial District .....

    Coles Magisterial District .....

    Dumfries Magisterial District .....

    Gainesville Magisterial District.....

    Neabsco Magisterial District.....

    Occoquan Magisterial District.....

    Woodbridge Magisterial District.....

Conclusions .....

CHAPTER 5: Moving Forward .....

    Development Tools.....

        Capital Improvement/Capital Maintenance Programs .....

        General Obligation Bond .....

        Revenue Bonds .....

        Development Proffers .....

        Grants.....

        Public-Private Partnerships .....

        Donations .....

    Goals and Action Strategies.....

    Planning and Development Priorities .....

        Brentsville Magisterial District Priorities.....

        Coles Magisterial District Priorities.....

        Dumfries Magisterial District Priorities.....

        Gainesville Magisterial District Priorities .....

        Neabsco Magisterial District Priorities .....

        Occoquan Magisterial District Priorities .....

        Woodbridge Magisterial District Priorities.....

        Trails and Blueways Project Priorities .....

        Other Park Planning and Development Opportunities.....

        Other Facility Considerations .....

    Final Recommendations .....

Appendix A: Park Authority Property Inventory .....

Appendix B: Park Authority Acreage and Facility Inventory by District.....

Appendix C: Acreage and Facility Inventories from Other County Agencies, by District ....

Appendix D: Open Space Inventory of Park Authority-Owned Properties .....

Appendix E: Acreage and Facility Inventories from Other Government Agencies .....

Appendix F: Prince William County Magisterial District Map.....

DRAFT (April 7, 2010)



List of Figures and Tables

Figure 1.1: Comprehensive Planning Process.....

Figure 1.2: Importance-Unmet Need Assessment Matrix for Prince William County  
Parks and Recreation Facilities.....

Table 2.1: Summary of Park Acreage and Service Area Standards.....

Table 2.2: Classifications for Leased Parks.....

Table 2.3: Ball Field Level of Service Standards.....

Table 2.4: Outdoor Court, Playground and Picnic Facility Standards.....

Table 2.5: Other Facility Standards.....

Table 3.1: Park Authority Acreage by Park Type and District.....

Table 3.2: Park Authority Facility Inventory by District.....

Table 3.3: Park Authority Planned and Unbuilt Facilities by District.....

Table 3.4: Proffered Parkland and Amenities by District.....

Table 3.5: Proffered Trail Easements by District.....

Table 3.6: School Open Space and Facilities by District.....

Table 4.1: Projected Park Acreage Needs by Park Type, 2010 to 2030.....

Table 4.2: Projected Facility Needs with Existing Inventory, 2010 to 2030.....

Table 4.3: Acreage Needs vs. Proffered, County and School Acreage.....

Table 4.4: Facility Needs vs. Planned, Proffered and Other County Facilities.....

Other Tables

Brentsville Magisterial District Acreage and Facility Needs.....

Coles Magisterial District Acreage and Facility Needs.....

Dumfries Magisterial District Acreage and Facility Needs.....

Gainesville Magisterial District Acreage and Facility Needs.....

Neabsco Magisterial District Acreage and Facility Needs.....

Occoquan Magisterial District Acreage and Facility Needs.....

Woodbridge Magisterial District Acreage and Facility Needs.....

Maps

Prince William County Public Lands.....

Brentsville Magisterial District Parks.....

Coles Magisterial District Parks.....

Dumfries Magisterial District Parks.....

Gainesville Magisterial District Parks.....

Neabsco Magisterial District Parks.....

Occoquan Magisterial District Parks.....

Woodbridge Magisterial District Parks.....

DRAFT (April 7, 2010)





---

## EXECUTIVE SUMMARY

---

[Under Construction]

DRAFT (April 7, 2010)



## CHAPTER 1: INTRODUCTION

### Who We Are

Prince William County, Virginia is located approximately thirty-five miles southwest of Washington, DC, and is included as part of the Washington-Baltimore Consolidated Metropolitan Statistical Area. The County is governed by a Board of County Supervisors, an elected eight-member board who, in turn, appoints a County Executive.

The Prince William County Park Authority (Park Authority) was created by the Board of County Supervisors in 1977 to address the need and demand for increased recreational opportunities in Prince William County, Virginia. The BOCS established the Park Authority as a separate legal entity, under the Code of Virginia (Section 15.2, Chapter 57, Park Authorities Act). The Park Authority operates as an independent public agency through an operating agreement with the County and is funded by a general fund tax transfer and agency-generated revenues. The operating agreement between the County and the Park Authority delineates the responsibilities of each entity with regard to the provision for parks and recreation services for the citizens of Prince William County. The BOCS appoints an eight-member board for the Park Authority with each member serving a four-year term. The Park Authority is an autonomous organization that is governed by this eight member Board. The Park Authority Board, in turn, appoints an Executive Director to act as the Chief Administrative Officer and to execute the Board's policies and programs.

The Park Authority has professional staff responsible for planning, designing, constructing, programming, and maintaining park facilities at three distinct levels of service. The first level of service includes facilities that are primarily provided through general tax support and no user fee is charged. Examples of these facilities include neighborhood parks, trails, playgrounds, and outdoor court facilities. The general tax support for these facilities principally goes toward maintenance and upkeep of the facility. The Park Authority's second level of service focuses on providing a wide variety of opportunities for citizens to learn basic athletic skills and to participate in organized sports and other scheduled programs. Examples include sports leagues, fitness classes, and aquatics programs. Activities in this service level are partially subsidized through tax support and typically require user fees to recover a portion of the costs to provide and maintain the facility that is used for these activities. The third level of service includes those services or programs that are offered if there is sufficient demand and willingness to pay fees to cover the costs of providing the service or program. These are generally services that appeal to smaller segments of the population or have higher capital investment costs. The primary examples of this level of service are the golf courses, waterparks and recreation centers that are operated and maintained by the Park Authority.

Since its inception, the Park Authority has expanded its scope of services to address the increasing needs of a growing population, including the constantly changing demands for new and different recreational activities and programs. The Park Authority has expanded its facility inventory over the years such that we now operate and maintain two recreation and aquatic centers, six pools (indoor and outdoor), two waterparks, three public 18-hole golf courses, three community centers, two in-line skate or skateboard facilities, a BMX bicycle racing facility, two equestrian rings and a multitude of sports fields and courts. To provide for the increased number of recreational

#### **Park Authority Mission Statement**

The Prince William County Park Authority will create quality recreation and leisure opportunities consistent with citizen interests while effectively managing available resources.

#### **Park Authority Vision Statement**

The Prince William County Park Authority will be a leader in enhancing the community's quality of life by providing premier leisure and recreation services that reflect the changing needs and desires of the citizens while valuing environmental integrity.

DRAFT (April 7, 2010)



opportunities, the Park Authority has also increased its land holdings. In 1977, the Park Authority had only one acre of parkland per every one thousand residents. After 30 years of actively pursuing land acquisitions, the Park Authority now owns and leases a total 3,954 acres of parkland, for a total of just over 10 acres of parkland per every one thousand residents.

## Who We Serve

As of September 15, 2009 (the baseline date for analysis in this document) the County's population was estimated at 394,370 persons. The County population has grown by 113,557 persons (40.4%) since 2000 when the population was 280,813 persons. The average annual growth rate since 2000 is approximately 4.32%, and with this growth rate, the County is projected to grow to just over 542,484 persons by 2030.

**The Park Authority currently owns 3,954 acres of parkland.**

This is an increase of 1,066 acres over our 2000 Park Inventory. In 2000, our acreage accounted for 10.28 acres/1,000 in population. Today, even with the larger inventory we are only providing 10.03 acres/1,000 population. This illustrates how difficult it is for the agency to keep pace with the rate of growth.

Prince William County encompasses a total land area of 338 square miles, or 216,320 acres. With a current estimated population of 394,370 persons, there are approximately 1,167 persons per square mile of land area in the County, compared to 831 in 2000. Although the average annual growth rate has continued to increase since 2000, it has slowed considerably since 2007, mainly because of the slowdown in housing sales that are the result of the current economy. Like many areas in the nation, since 2007 there has been an unprecedented number of housing foreclosures in the Prince William County. There has also been a decline in the number of housing units that are sold on an annual basis. Because of these unprecedented changes the County demographer has not yet been able to calculate the full impact of these changes on the current population, or the full effect of these impacts on the County's growth rate over the next 5 or 10 years. For now the population projections continue to assume an annual increase, although it is almost certain that the growth rate, if any, will be much slower than it was in the first half of this decade.

The current estimated number of households in the County is 132,920, with nearly 42.4% of those households having children under the age of 18. It is estimated that 29.3% of the County's total population is under 18 years of age, and approximately 6.6% of the population is aged 65 and over. The median age of the County's population is currently estimated to be 32.9 years and although this is generally younger than the national average, the County's population has aged slightly since 1990, when the median age was 29.1 years. Racially and ethnically, the population is fairly diverse. The Census Bureau's 2008 American Community Survey indicated that 60.3% of the County's population is White, 19.3% is African American, 7.0% is Asian or Pacific Islander, 0.4% is American Indian and/or Alaskan Native, 8.9% are of other races and 4.1% are identified as being of two or more races. In total 19.1% of the overall population was identified to be of Hispanic Origin (any race) and the largest proportion of foreign-born residents in the County are from Latin America. The 2008 American Community Survey also shows that almost 13% of the County's population identified themselves as able to speak English "less than very well." From a planning perspective, the Park Authority not only needs to try to determine which recreational facilities or programs best serve the diverse range of interests and backgrounds of the County's residents, but we must also ensure that we are able to communicate with the patrons of our facilities. If 13% of our population does not speak English very well, that is something that we need to strongly consider when developing programs, advertisements, and citizen surveys.

Generally, the County is considered a bedroom community for Washington DC with a large segment of the population commuting outside of the County for work. The Census Bureau's 2008 American Community Survey showed that, on average, Prince William County workers continue to face long commutes with 23.4% of all



County workers traveling and hour or more one way to work. Overall, the average one-way commuting time for County residents is now 38.2 minutes, up from 36.9 minutes in 2000. Although this small change in commuting time may not seem drastic it does have implications from a park planning perspective. As the commuting time increases the amount of daylight hours available to our patrons for outdoor recreational activities typically decreases. With this, the Park Authority must evaluate the benefits of extending operating hours in order to maximize park visits and use of our facilities. Since extending operating hours and/or lighting fields to extend hours of play have financial implications for the organization, we must then ensure that such operational decisions are feasible within identified budgets – again, something that is becoming increasingly difficult in a period of significant budget reductions.

Prince William County is bordered by Fairfax and Loudoun Counties to the north, the Potomac River to the east, Stafford County to the south and Fauquier County to the west. The County is divided into seven election/magisterial districts. The districts are: Brentsville, Coles, Dumfries, Gainesville, Neabsco, Occoquan and Woodbridge. The analysis in this plan focuses on overall County needs (i.e. the combination of all magisterial districts), including separate analyses for each individual district. It must be noted that there are two independent cities in the County, the cities of Manassas and Manassas Park, and there are also four incorporated Towns – Dumfries, Haymarket, Quantico and Occoquan. For the purposes of this plan, we have evaluated needs based on the County population and census data as it is calculated by the County's Office of Information Technology. This data separates the County's population and census figures from that of the Cities of Manassas and Manassas Park. With this, the needs analyses conducted throughout this document address the population of the County, including the populations of the four incorporated Towns, but it does not include the populations within the two Cities. This is somewhat problematic when trying to assess overall County recreational needs, but for the purposes of this plan we have to assume that the parks and recreation facilities provided by the Cities of Manassas and Manassas Park meet the needs of their respective populations. Since we acknowledge, however, that the parks and recreation facilities provided by these jurisdictions are generally open to use by non-City residents, and vice versa, we have included an overview of the facilities provided by the Cities (and Towns) in the "Other Public Recreation Resources" section in Chapter 2.

**The average one-way commuting time for County residents is 38 minutes.**

To generate revenue and grow our products we therefore often need to extend operating hours.

This, in turn, is becoming increasingly more difficult to maintain after 3 years of budget reductions brought on by the weakened economy.

## Plan Development

The Park Authority has historically updated its Comprehensive Plan every five years. The first plan was developed for the agency in 1990, primarily as a result of the significant increase in land acquisitions that occurred in the mid- to late-1980's and the agency's desire to establish needs-based facility master plans for the new park sites. The Park Authority's Comprehensive Plan is considered to be a long-range planning tool that provides a picture of County parks and recreation needs, as well as identifies goals and objectives for meeting those needs over the long term. Comprehensive Plan updates were done in 1995 and 2002. The 2002 update was out of sync in the five-year cycle because staff elected to wait for the results of the 2000 Census before completing the analysis of park needs. With this schedule it was our intent to update this plan again in 2007, but at that time the Park Authority was undertaking a Needs Assessment Survey of County residents and the County Planning office had begun updating the Parks, Open Space and Trails (POS&T) chapter of the County's Comprehensive Plan. Since the results of these documents directly affect many of our long-range planning goals, we chose to hold off on an update to this plan until the results of the survey were fully evaluated and the County Comprehensive Plan update was complete.



Overall, the planning process for parks and recreation is cyclical and involves continually evaluating current inventories and the priorities of residents at given intervals in time – in our situation this is typically every 5 years. The cycle generally starts with the goals and objectives that were identified in the previous plan and evaluating whether those goals and objectives have been fulfilled, still have value, or are no longer important to residents and the organization. To that we add the pertinent details from the Parks, Open Space and Trails (POS&T) chapter of the County's Comprehensive Plan and the key results of our Needs Assessment Survey. The process continues with data collection and a needs analysis which ultimately results in new goals and objectives for the next planning cycle. For the data collection phase of this process we utilized the Park Authority's Inventory Guide which is constantly being updated as new facilities are constructed and new properties acquired. The inventory data utilized in this document is consistent with the population projections identified in the previous section and is current as of September 15, 2009. The following diagram is a general outline of the planning process that was followed in the course of developing this Plan.

**Figure 1.1: Comprehensive Planning Process**



In the above diagram, the planning process for this Plan is complete once the Plan is adopted by the Park Authority Board. In order to ensure that there is follow-up on the goals and objectives outlined in this plan, however, the final/unshaded box in the above diagram takes the process one step further to show the next steps or tasks that should be undertaken to move the recommendations of this plan forward. The first goal is to evaluate the feasibility of providing additional facilities, including an analysis of all associated costs for these facilities, such as construction, operation and maintenance costs. After the full range of needed facilities is identified, the agency should then prepare a 5 to 10-year Development Plan that outlines construction priorities, timelines and budgets for the period between Comprehensive Plans. Projects should be categorized by most important, most feasible, and most cost effective with an analysis of how each would further the goals and

DRAFT (April 7, 2010)





objectives of this Plan. Where appropriate, these priorities should also be included in other agency planning documents such as the Business Plan and/or Strategic Plan. At the completion of the next Comprehensive Plan cycle, the Development Plan can then be updated and expanded to identify any new priorities. Continual follow-up and evaluation will help ensure that the agency continues to provide the most desired and most cost effective facilities it is able to provide within identified budgets, hopefully allowing the agency to continue to grow and adapt to changing demands, even in a period of reduced budgets.

**Previous Park Authority Comprehensive Plan** – The Park Authority’s previous Comprehensive Plan was completed in December 2002 and evaluated acreage and facility needs from 2000 to 2025. Along with providing an overview of acreage and facility needs across the County, a key result of the Park Authority’s previous Plan was the development of Goals and Action Strategies that were intended to provide a direction for the Park Authority’s long-range planning efforts. In the previous plan, Park Authority staff identified three main goals with a range of action strategies to be accomplished in order to fulfill each goal. The goals and action strategies from our previous Comprehensive Plan are identified below. Following each action strategy are notes in blue text and/or green text. The notes in *[blue/italic]* text identify how each action strategy has been addressed since the last plan. The notes in [green/underlined] text are intended to identify the action strategies that are still relevant and where additional follow-up is necessary in order for that action strategy to be completed.

The goals and action strategies from the Park Authority’s 2002 Comprehensive Plan are as follows:

**GOAL 1: Establish long-range acreage and facility standards that are reflective of the Park Authority’s commitment.**

Action Strategies:

- Establish a constant level of service standard that is feasible over the long term.  
*New level of service standards were derived from the 2008 Needs Assessment Survey results. This is addressed in more detail in next chapter.*
- Complete periodic reviews of park acreage and facility standards to ensure they remain consistent with the Needs Assessment Survey results.  
Completed with the 2008 Needs Assessment Survey. Agency should continue to re-evaluate level of service standards as appropriate with all future Needs Assessment Surveys.
- Complete periodic reviews of park classifications to ensure use is consistent with park type and service area.  
*Park classifications were updated with revisions to County Comprehensive Plan – see next section. Staff should re-evaluate park classifications with each update of the Park Authority’s Inventory Guide.*
- Establish facility standards for revenue facilities (i.e. recreation centers, golf course, and pools) that include a factor for needs met by private facilities.  
*New level of service standards were derived from the 2008 Needs Assessment Survey results. This is addressed in more detail in next chapter.*
- Establish facility standards for football fields and indoor gymnasiums that include a factor for needs met by school facilities.  
*New level of service standards were derived from the 2008 Needs Assessment Survey results. This is addressed in more detail in next chapter.*

**GOAL 2: Establish long-range acquisition and development priorities.**

Action Strategies:

- Develop a Park and Open Space Master Plan for the County that identifies areas suitable for recreational development, open space preservation, and/or historic/cultural preservation and identify means for acquiring such areas.  
Staff believes there is still a need for this type of document.



- Coordinate with the County Planning Office to establish policies for protecting the County's open space (i.e. green infrastructure) and establish guidelines for the management of such spaces.  
*Partially addressed by 2008 update to POS&T chapter and recent updates to the Long Range Land Use chapter of the County's Comprehensive Plan. Staff should work with County Planning Office to determine best method for accomplishing this goal.*
- Develop an implementation schedule for the [Park Authority's] planned but unbuilt facilities, including a funding schedule.  
*Addressed in Chapter 5 of this document.*
- Develop a priority list in each district for expenditure of proffer funds.  
*Addressed in Chapter 5 of this document.*

### **GOAL 3: Improve coordination of long-range planning efforts.**

#### Action Strategies:

- Assess long-range planning needs and establish schedules for specific tasks.  
To be addressed by Park Authority Planning staff at the completion of this plan (i.e. this is part of the Development Plan/Re-Master Plan Phase of the Planning Process Diagram shown previously)
- Adjust timing of the Needs Assessment Survey so that results can be incorporated into Comprehensive Plan updates.  
*Accomplished with this update.*
- Adjust timing of Inventory updates so the Comprehensive Plan updates are reflective of most recent information.  
*Accomplished with this update.*
- Develop a Park Inventory database so that information can be accessed by different departments.  
*Completed since the previous Comprehensive Plan. Additional work is needed on database to make sure data is current at all times, which is desirable.*
- Develop a database to track proffered land dedications and easements.  
Incomplete; to be addressed by Park Authority Planning staff at the completion of this plan.
- Establish a schedule for updating the Greenways and Trails Master Plan, consistent with the timing of other relevant plans.  
*On-hold per the creation of the Trails and Blueways Council that was the result of recommendations made in the 2008 update to the POS&T chapter of the County's Comprehensive Plan.*

To ensure that we continue to follow through on the pertinent action strategies from our previous Comprehensive Plan, the action strategies with [green/underlined] text above have been carried over and are addressed in more detail in the Goals and Action strategies section of this plan (see Chapter 5).

**County Comprehensive Plan** – The County Planning Office develops and maintains the County's Comprehensive Plan, a long-range planning document that establishes goals for the protection of County resources, as well as goals and strategies for the future development of the County. This document is divided into Chapters that address various resources such as the Environment, Transportation, Potable Water, and Parks and Recreation to name just a few. In 2007, the Planning Office undertook an update of the Parks, Open Space and Trails (POS&T) Chapter of this plan in order to improve the manner in which the County manages land development, so that it can best protect and conserve open space, provide for additional active recreation facilities, and also better preserve and protect the County's cultural and historic sites. The Board of County Supervisors adopted the revised POS&T chapter on February 26, 2008. The revised chapter kept many of the



parks and recreation goals that had previously been identified as priorities for the County and the Park Authority, but this revision also created new action strategies for the Park Authority that ultimately changed how we count and categorize our resources.

Two main goals of the revised POS&T chapter are to increase passive recreational opportunities and protect open space. Since the Park Authority had a large amount of open space that it had obtained for more passive stream valley parks, the revised POS&T chapter created a “linear-resource based park” category and did away with the Park Authority’s previous “special use park category”. The parameters for this park classification are discussed in more detail in the next chapter, but this park type is primarily intended to preserve and protect the County’s natural, historic and cultural resources, including areas that may provide passive recreational opportunities. However, because our previous special use park category also included more active uses such as marinas and golf courses, and those uses were not considered compatible with the new definition for linear-resource based parks, the golf course properties were reassigned to the “regional park” classification. In addition, our Lake Ridge Marina and Golf Course property, which was previously classified as a special use park was reclassified as a “community park”.

With regard to park classifications, the Park Authority’s Comprehensive Plan has also historically set level of service standards, or acreage standards, for each classification. Prior to the POS&T update, the Park Authority’s overall acreage standard for County parkland was 13.8 acres for every 1,000 in population. In the update of the POS&T chapter, however, County residents expressed significant interest in increasing this figure and the Board of County Supervisors ultimately adopted a new County parkland standard of 15.0 acres per every 1,000 residents. This, in turn, resulted in an acreage standard of 4.0 acres for every 1,000 in population for the new linear-resource based park classification. The neighborhood, community, and regional park acreage standards remained the same at 1.0, 4.0 and 6.0 acres for every 1,000 in population, respectively. Again, more details regarding these classifications are addressed in the next chapter of this plan.

**The 2008 update to the County’s Comprehensive Plan increased the County standard for Park Acreage from 13.8 acres to 15.0 acres/1,000 in population and created a new park classification for “linear-resource based parks.”**

In addition to the new park classification, the revised POS&T chapter also revised the Park Authority’s previous trails standard and created new facility standards for the organization. In our previous Comprehensive Plan, the Park Authority had an established standard of one mile for every 2,500 residents for nature and greenway trails. The revised POS&T chapter modified that standard to be one mile for every 1,500 residents. The revised POS&T chapter also added facility standards for Nature Centers and Equestrian Facilities – amenities for which the Park Authority did not previously have standards. Since the adoption of the revised POS&T chapter, the Park Authority has had the opportunity to evaluate the results of the 2008 Needs Assessment Survey, including an assessment of what other jurisdictions around the state and around the country provide and we for now we have elected to retain our previous trail standard – with the minor revision that it is now for all trail types (see additional discussion in next chapter). Because we have not collected any additional data regarding County needs for Nature Centers or Equestrian Facilities, however, we elected to use the standards set by the County’s Comprehensive Plan.

In addition to acreage and facility standards, the POS&T chapter establishes goals and policies for parks, recreation, natural and cultural resources, open space, corridors, and trails. The POS&T goals and policies are identified below in order to provide a reference point for the variety of issues that need to be considered as future parks are planned and developed. The Park Authority obviously needs to work in concert with the County Planning Office to ensure that these goals and policies are fulfilled. With that, the POS&T goals and policies that we believe are most pertinent for our organization and which are attainable over the next five years, have been highlighted in green/underlined text below. As with the Park Authority’s outstanding goals and action





strategies, these policies have also been carried over and re-addressed in more detail in the Goals and Action Strategies section in Chapter 5. In addition, we have added notes in *[blue/italic]* text below, where the Park Authority is currently addressing and/or implementing the referenced policy.

The Goals and Policies in the POS&T chapter of the County's Comprehensive Plan are as follows:

**PARKS GOAL:** Provide park land and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County.

PK-POLICY 1 – Preserve at least 70 acres per 1,000 population of Prince William County in parks accessible to the general public.

PK-POLICY 2 – The County shall encourage the preservation and use of private lands for park and recreation facilities.

**RECREATION GOAL:** Provide active and passive recreation facilities that meet the needs of County residents.

REC-POLICY 1 – Ensure the consistency and coordination of interagency planning techniques to provide for an appropriate quantity, variety, and quality of recreational facilities.

REC-POLICY 2 – *Ensure that active and passive recreation facilities meet the established level of service (LOS) standards and are adequate to carry out an effective park and recreation program.*

REC-POLICY 3 – *Utilize innovative means to construct, renovate and maintain parks and park facilities.*

REC-POLICY 4 – Balance passive and active park provisions based on community input, actual and projected use, and need. *[Active and passive park provisions are identified during the Park Authority's master planning process which includes public hearings, and needs analysis based on citizen input.]*

**NATURAL AND CULTURAL RESOURCES GOAL:** Identify, preserve, protect and manage the significant natural and cultural resources on county parkland.

NCR-POLICY 1 – Consider natural and cultural resource stewardship needs at all levels of land use related decision making. *[When developing parks, the Park Authority completes all environmental assessments and cultural surveys required by County zoning ordinances and development policies.]*

NCR-POLICY 2 – Enhance the awareness of Prince William County's natural and cultural resources and cultural heritage and the importance of the county in the historical development of the Commonwealth of Virginia and the United States.

**OPEN SPACE GOAL:** Preserve existing protected open space, maintain high quality open space, and expand the amount of protected open space within the County.

OS-POLICY 1 – Complete and maintain an up-to-date inventory of protected open space in Prince William County.

OS-POLICY 2 – Partner with other government agencies, businesses, and non-government organizations, including nonprofit organizations and homeowner associations to permanently protect open space and increase public access to open space areas.

OS-POLICY 3 – *Identify county-owned land and designate such land for open space, where suitable.*

OS-POLICY 4 – Retain existing open space in the county.

OS-POLICY 5 – A minimum of 39 percent of the total area in the County, (exclusive of acreage of Marine Corps Base Quantico for all calculation purposes), should be retained as protected open space.

DRAFT (April 7, 2010)



**CORRIDORS GOAL:** Identify, protect and preserve environmental, heritage, and recreational corridors.

CO-POLICY 1 – Ensure connectivity, and encourage diverse forms of transportation between neighborhoods/employment centers/transit nodes and open space that is accessible to the public.

CO-POLICY 2 – Partner with others to plan and manage heritage, environmental, and recreational corridors. *[The Park Authority has sought and continues to pursue trail easements and/or land dedications that advance the county-wide network of trails; this includes partnering with the National Park Service and other federal and state agencies in establishing an alignment for the Potomac Heritage National Scenic Trail in Prince William County.]*

**TRAILS GOAL 1:** Preserve the existing trails network (including blueways) within the County.

T1-POLICY 1 – Complete and maintain an accurate inventory of trails (including blueways) in Prince William County. *[This is a goal of the recently created Trails and Blueways Council.]*

**TRAILS GOAL 2:** Plan and implement a comprehensive countywide network of trails.

T2-POLICY 1 – Establish a trails and blueways advisory committee to serve as the focal point for developing a comprehensive network of trails (including blueways) in Prince William County. *[Completed with the formation of the Trails and Blueways Council.]*

T2-POLICY 2 – Maximize partnerships and public participation in all phases of the County trail and blueways program.

T2-POLICY 3 – Make land use decisions that stimulate both private sector developments and public transportation improvements that are consistent with the county's desired trails network.

T2-POLICY 4 – Develop and maintain standards and guidelines for trail planning, development, and maintenance.

**Park Authority Needs Assessment Survey** – In 2008, the Park Authority conducted a Needs Assessment Survey of County residents to determine what the citizen's of Prince William County desired most with regard to parks, recreation and open space. Surveys were mailed to a random sample of 5,000 households throughout the County, with a goal of obtaining a total of at least 1,100 completed surveys, including at least 125 from each of the seven magisterial districts. This goal was accomplished with a total of 1,120 surveys completed, including at least 136 surveys from each of the seven districts. With this, it was determined that the surveys allowed for "statistically valid results" from each of the magisterial districts, as well as the County as a whole. Obtaining a random sampling of 1,120 households also resulted in a 95% level of confidence, with a precision of at least +/- 2.9%.

**Needs Assessment Survey Highlights**

- Walking and biking trails and small neighborhood parks are the most important facilities for households across the County. Soccer fields are the most important facility for youth.
- Household respondents are supportive of purchasing land to preserve open space and green space for future generations.

The most significant findings from the Needs Assessments Survey, from an agency standpoint, are highlighted in the box above. Overall, in all magisterial districts, walking and biking trails and small neighborhood parks were the two most important parks and recreation facilities to residents. Also, in all magisterial districts, youth soccer fields were identified as the most important type of sport field to provide. At the time of the Survey it was also identified that 79% of survey respondents were "very supportive" or "somewhat supportive" of purchasing land to preserve open space and green space for future generations. This action rated as "most important" out of 13 potential actions that respondents would be willing to fund with their tax dollars.

DRAFT (April 7, 2010)



Other key findings of the Needs Assessment Survey are as follows:

- **The Prince William County Park Authority is the prime provider of parks and recreation services to County residents.**
- **Improving physical health and fitness is the most important benefit to respondent households from parks, trails, recreational facilities and programs.**
- **Adult fitness and wellness programs are the most important programs for households across the County. Youth sports programs are the most important programs for youth.** In all seven magisterial districts adult fitness and wellness programs were identified as the most important adult program for residents. In 5 of 7 magisterial districts youth sports programs were identified as the most important youth program.
- **66% of household respondents would vote in favor or might vote in favor to fund a dedicated tax for open space and parkland acquisition for the amount of tax funding they indicated they would pay.** 46% of household respondents would vote in favor and 20% might vote in favor to fund a dedicated tax for open space. Only 12% indicated they would vote against with 20% undecided.
- **Making the County a more desirable place to live, preserve open space and the environment, increase property values in surrounding areas, and help reduce crime are the most important benefits to the future of Prince William County from parks, trails, recreation facilities, and programs.**
- **Household respondents are supportive of fixing up/repairing existing outdoor park facilities.**
- **Unmet citizen needs exist for a wide range of parks, trails and recreation facilities and programs.**

Another product of the Needs Assessment Survey was the "Importance-Unmet Needs Matrix." This matrix is considered a tool for assessing the priority that should be placed on parks and recreation facilities and recreation programs in Prince William County. Each of the facilities and programs that were assessed on the survey were placed in one of the following four quadrants based on a combination of overall priority and need:

- **Top Priorities** (higher unmet need and higher importance). Items in this quadrant should be given the highest priority for improvement. Respondents placed a high level of importance on these items, and the unmet need rating was high. Improvements to items in this quadrant will have positive benefits for the highest number of County residents.
- **Opportunities for Improvement** (higher unmet need and lower importance). Respondents placed a lower level of importance on these items, but the unmet need rating is relatively high. Items in this quadrant should be given secondary priority for improvement.
- **Special Needs** (lower unmet need and higher importance). This quadrant shows where improvements may be needed to serve the needs of specialized populations. Respondents placed a high level of importance on these items, but the unmet need rating is relatively low.
- **Less Important** (lower unmet need and lower importance). Items in this quadrant should receive the lowest priority for improvement. Respondents placed a lower level of importance on these items, and the unmet need rating is relatively low.

DRAFT (April 7, 2010)

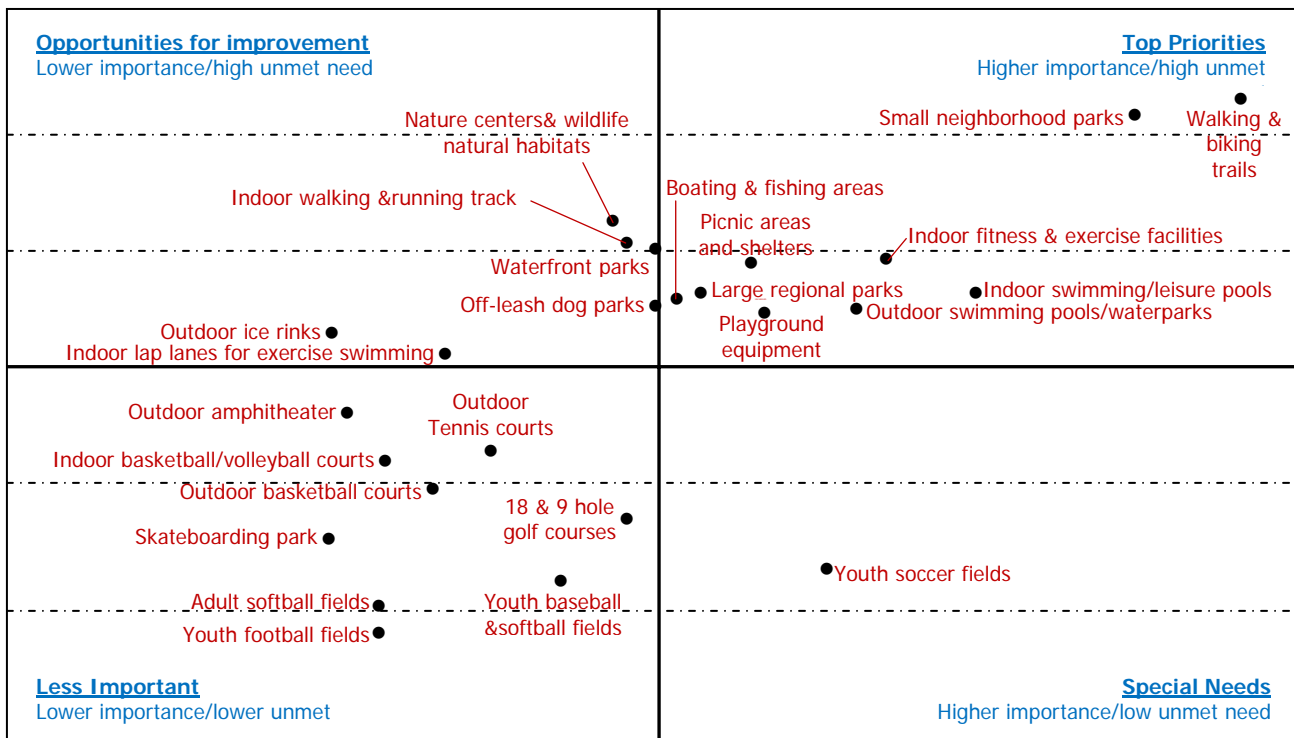


Below is the Importance-Unmet Needs Matrix showing where each of the 25 facility types identified in the survey ranked based on the combined results of overall priority and identified needs. From this matrix we can see that the two highest priorities for County residents, where there is also the greatest level of unmet need, are small neighborhood parks and walking and biking trails (as was identified in the Major Findings). The results of the survey therefore imply that these facilities are where the Park Authority should focus much of its construction efforts in the next five to ten years in order to provide the highest level of resident satisfaction. Other facilities in this quadrant should also be a higher priority for the organization, if available land resources and budgets are identified. On the reverse, facilities in the “less important” quadrant include facilities such as amphitheatres, and outdoor tennis courts and basketball courts. With these rankings, it is therefore recommended that the agency give serious consideration to building any of these type amenities in the next several years, particularly if there will be a lower level of resident satisfaction. Again, the results of the matrix need to be compared against the projected facility needs in Chapter 4, and evaluated against citizen input, in order to develop a park master plan that has a high level of resident satisfaction and is feasible for the agency, but overall staff finds the information in this diagram to be fairly reflective of use levels that we are currently witnessing at our existing parks.

**Figure 1.2: Importance-Unmet Need Assessment Matrix for Prince William County Parks and Recreation Facilities**

(points on the graph show deviations from the mean importance and unmet need ratings given by respondents to the survey)

DRAFT (April 7, 2010)



Source: Leisure Vision/ETC Institute (February 2008)



The conclusions derived from this matrix and the Needs Assessment Survey should be considered in all future development plans, particularly since this information is the most quantitative analysis that the Park Authority currently has regarding resident's desires for parks and recreation facilities. To ensure that the conclusions of the survey are considered in the future planning and development decisions they have also been incorporated, as appropriate, into the goals and objectives section in Chapter 5 of this plan.

As part of the Needs Assessment Survey, the Park Authority also asked its consultant, Leisure Vision (a division of ETC Institute in Olathe, Kansas), to compare our current facility inventory against the inventories of other communities/municipalities across the country in order to develop benchmarks for our level of service standards. The results of this benchmarking are discussed in more detail in the next chapter.

**Citizen Input** – As identified in the Comprehensive Planning Process diagram on Page 4, citizen input is a desired component of this process. Staff had hoped that during this part of the process we would obtain additional feedback on the changes that have been proposed to our facility standards, as well as more general feedback on what residents feel are the highest priorities for parks and recreation development (a means of verifying/qualifying the data obtained in the Needs Assessment Survey). During the data collection and analysis phase of this plan Park Authority staff held two citizen's meetings and sought comments on the Park Authority web site. A total of five (5) citizens attended the first citizen's meeting, with no citizens showing up for the second meeting. At the first meeting comments and feedback primarily centered on the need for additional trails and blueways in the County, with some additional interest identified for a County-operated ATV/OHV (all-terrain vehicle/off-highway vehicle) riding facility. The information posted on the agency's web site generated only one response and that too was to express interest in a County park for ATV and OHV riders.

Overall, it was disappointing not to have additional citizen input on the changes proposed in this document during the data collection and analysis phase since that is generally the time that is most beneficial and appropriate for evaluating alternate recommendations. As part of the adoption phase of this plan the Park Authority Board will authorize a public hearing to garner final citizen comments and input on the proposed changes. All comments collected during the public hearing will be incorporated and addressed in this document before a final plan is put before the Park Authority Board for adoption. For future planning projects, however, Park Authority staff may want to evaluate its methods for seeking public comments given the limited response to this document.

## Overall Purpose

Given the County's population projections for additional growth, the new level of service standard of 15.0 acres of public parkland for every 1,000 residents, and declining budgets due to the result of the poor economy and reductions in County support, the Park Authority is being asked to do more and to provide more with less. With this, the primary purpose of this plan is not only to project future needs for County parkland and facilities, but to also identify how the agency can continue to grow and expand its inventory in a manner that is cost-effective while also meeting the long-term recreational needs of County residents. With this, this plan includes goals and objectives that are designed to enhance and expand our resources despite tightened budgets. As a side note, some benefits of the weakened economy are that land prices have dropped and more laborers are available for construction projects, so if the Park Authority can position itself to purchase lands and/or construct additional facilities now, when there are potential cost savings, it will be a win-win for our patrons and the agency. Again, after this plan is adopted the next step will be to develop an Development Plan that identifies project priorities and prospective project budgets for the next 5 to 10 years. To get the most citizen satisfaction from development projects and land acquisitions in the near future, projects in the 5 to 10 year Development Plan should therefore not only focus on satisfying the acreage/facility needs identified in Chapter 4 but should also be focused on the facility priorities identified in Figure 1.2 (Unmet Needs Matrix). A preliminary overview of the facilities/projects that will need to be prioritized in the years ahead, and should be used in the development of the 5 to 10-year Development Plan, is included in Chapter 5.



---

## CHAPTER 2: LEVEL OF SERVICE STANDARDS

---

### County Parkland

Level of service (LOS) standards for park acreage are generally used as a guideline by parks and recreation organizations to determine the number of acres of parkland that are needed by a locality to serve the parks and recreation needs of the residents. These standards are typically expressed as a minimum number of acres per 1,000 people in the population. In 2008, the Board of County Supervisors (BOCS) amended the Parks, Open Space and Trails (POS&T) chapter of the County Comprehensive Plan, to include a section on trails, and also included new guidelines for publicly accessible parkland in the County. With these changes, the BOCS set the LOS standard, or per capita standard, for County-owned parkland at 15.0 acres per every 1,000 in population, and also established a larger standard of 70.0 acres per 1,000 residents for the total amount of land in the County that should be accessible to the general public for parks and recreation purposes. The larger standard was created as a means of taking into account the large amount of federal and state parkland that is available in Prince William County. For the purposes of this plan we will provide a brief overview of the non-County parks and facilities that are available in the County and that count toward the 70.0 acres/1,000 standard, but the primary focus of this document is to identify the County-owned needs based on the 15.0 acres/1,000 standard.

As identified previously, the LOS standards for neighborhood, community and regional park acreage remained unchanged with the update to the County's Comprehensive Plan. They respectively continue to be 1.0, 4.0 and 6.0 acres for every 1,000 in population. The increase in the park acreage standard from 13.8 acres to 15.0 acres for every 1,000 in population was all added to the new linear-resource based park classification which was assigned a LOS value of 4.0 acres per every 1,000 residents, up from the previous special use park standard of 2.8 acres per every 1,000 residents. Below is a brief overview of each of the current park types. This includes an overview of the amenities that are typically provided in each type of County park, as well as the general service areas for each park type or classification.

### County Park Classifications

**Neighborhood Parks** – Neighborhood parks typically provide an active recreation component, but may also provide passive recreational opportunities. Neighborhood parks are generally in close proximity to residences and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks. Neighborhood parks are generally located where they will serve local residential neighborhoods, broader residential communities and/or urban employment or mixed-use centers. Pedestrian, bicycle and/or car access is appropriate for this type of park. Neighborhood parks should serve a wide range of recreational needs within the community and should be between 5 and 20 acres in size. Neighborhood parks less than 5 acres may be considered appropriate in heavily developed areas or areas where there is in-fill development occurring, but maintenance costs need to be considered when acquiring and developing such small parks given that the costs to maintain smaller sites is typically higher on a per acre basis. Neighborhood parks larger than 20 acres may also be appropriate in select situations, especially if access and use are generally on a first come-first serve basis and the facilities are not heavily scheduled.

The service area for a neighborhood park is up to a two-mile radius and where possible the park should connect to the surrounding community via sidewalks or trails. Because neighborhood parks are intended to serve as a social space within a given community, and are typically available on a first come-first serve basis, they generally offer more community-based type facilities such as picnic pavilions, playgrounds, courts, and open play areas. If field space is provided it is generally maintained at a lesser quality than fields that are heavily programmed (i.e. a neighborhood park field area will not likely be irrigated and/or mowed as often as a field in a community park).





**Community Parks** – Community parks serve a larger geographical area than neighborhood parks and provide a variety of indoor and/or outdoor recreational facilities and park experiences. Portions of these parks may also be designated for natural and/or cultural resource protection. Community parks should be located throughout the County as they typically provide the greatest level of access to the community. Access should be available by a major arterial roadway and, where feasible, should have pedestrian or bicycle access from a sidewalk or countywide trail. Access from public transit is also desirable.



*Valley View Park – a community park with soccer fields, softball fields, and a nature/equestrian trail.*

Because community parks provide a diverse range of amenities/facilities for passive and active recreational uses, they are typically larger in number and scale than a neighborhood park and often support a longer visit by patrons. The extent of development at a community park is dependent on the actual size of the property and site conditions, but park size is typically between 20 and 150 acres. As with neighborhood parks, community parks may be smaller than 20 acres depending on the type of activities provided, or larger than 150 acres if site conditions permit.

The service area for a community park is generally a 2 to 10-mile radius, or a drive time of 15 to 30 minutes. Because these parks typically include lighted facilities for extended hours of operation and multiple fields for organized league use or other scheduled programs, on-site parking is required and often times an overflow parking area is necessary.



*Veterans Memorial Park – a regional park with baseball, Little League, soccer and multi-use fields, picnic facilities, community center, pool, and nature trail.*

**Regional Parks** – Regional parks are generally the largest parks in the Park Authority's system and include components typical of both neighborhood and community parks, with the exception of golf courses. Golf courses are included in the regional parks category because of their large service area and specialized use. Areas designated for natural and/or cultural resource protection and management are also typical within this park category. Regional Parks should be located throughout the County and be accessible from major arterial roadways. Where possible these parks should also be accessible to pedestrians and bicyclists by way of a sidewalk or a county-wide trail. As with community parks, access from public transportation is also desirable.

Regional parks provide the most diverse mix of uses out of all the park types, with the focus generally being on maximizing both the passive and recreational opportunities on the property. These parks provide areas of more intensely developed recreational uses yet also include areas that are focused on passive recreational activities or natural and/or cultural resource stewardship. Park use is typically for periods of several hours and thus amenities such as restrooms and on-site parking are standard.

DRAFT (April 7, 2010)



The service area for a regional park is typically greater than a 10-mile driving distance with the park size typically being larger than 100 acres. Because of the amount and type of facilities generally located at these parks, on-site parking is required and overflow parking may be necessary if tournaments and/or special events are commonly scheduled.

**Linear-Resource Based Parks** – Linear-resource based parks are parks that are typically established to preserve, protect, and/or interpret natural and/or cultural resources. The location for resource-based parks is determined by the location of the specific resources that are to be preserved and protected. Linear parks are a specific type of resource based park that may follow a stream, ridgeline, railroad, or other linear resource in the environment. The size of linear-resource based parks can take many forms depending on the setting, type of resources, and amount of area to be protected. Access into these parks may also take many forms, such as by foot, bicycle or even horse, but typically these areas are not open to motorized vehicles. For the linear parks that stretch for several miles, vehicular access should be provided at designated trailheads that are strategically located along the entire corridor. With this, these sites may be used for a short length of time or for a longer duration, if desired. These parks will generally have management plans that address how the natural and/or cultural resources will be preserved within the property, which could include protection of an entire landscape or one small point feature within that landscape (such as a cemetery, endangered plant species, etc.).



*Broad Run Linear Park and Trail System – a linear-resource based park along Broad Run.*

Linear-resource based parks are selected for inclusion into the County park system because of their exemplary natural and/or cultural features, or the passive trail opportunities that they will provide. These parks can provide educational and interpretive opportunities relative to the environmental and cultural resources that they are protecting and preserving. These lands may offer opportunities to restore degraded areas and to protect, increase, and restore biodiversity of species that may inhabit these areas. In addition, passive recreational opportunities and facilities may also be appropriate at these parks, primarily to create access to the public for seeing and/or learning more about the resources of that site.

Linear-resource based parks do not have a designated or typical service area since they are primarily provided on an as appropriate basis. The specific types of facilities and support amenities to be developed at each resource-based park, such as parking, lighting and/or restrooms, are determined by the Park Authority, with public participation, through our master planning and development process.

DRAFT (April 7, 2010)





An overview of the size and service area for each park classification is provided in the table below:

**Table 2.1: Summary of Park Acreage and Service Area Standards**

Park Type	Size	LOS Standard	Service Area
Neighborhood Park	5 to 20 acres typical	1.0 acres/1,000 pop.	2-mile radius
	Typical Amenities: <i>Courts, Playgrounds, Picnic Pavilions</i>		
Community Park	20 to 150 acres typical	4.0 acres/1,000 pop.	2 to 10-mile radius
	Typical Amenities: <i>Courts, Playgrounds, Pavilions, Scheduled Ball Fields</i>		
Regional Park	100+ acres typical	6.0 acres/1,000 pop.	10+ mile radius
	Typical Amenities: <i>Courts, Playgrounds, Picnic Pavilions, Scheduled Ball Fields, Passive Areas, Special Feature (Equestrian, Mini Library, Golf Course, etc.)</i>		
Linear-Resource Based Park	Dependent on area	4.0 acres/1,000 pop.	Variable
	Typical Amenities: <i>Passive Area, Resource Protection/Interpretation, Trails</i>		

**Leased Properties** – Leased Properties are those properties or facilities that are leased by the Park Authority to provide additional parkland and/or recreational facilities in order to meet the needs of County residents. These properties/facilities do not have a specific service area or a typical size. They also do not have an established LOS standard, given that they are often the result of a public-private partnership or other agreement to provide a specific recreational need in a given area.

All of the leases that the Park Authority currently holds are for long periods of time (i.e. 20 years or more) in order to ensure that the leased use addresses long-term needs. Shorter lease terms may be appropriate in instances that expand recreational opportunities in a given area, particularly if the Park Authority does not have land resources in the service area of that parcel. Although the leased properties do not have established LOS standards, we have assigned park classifications to each, consistent with the above classifications, so that these properties can be counted against our long-range acreage needs. In addition, the facilities provided at these sites are counted as part of the Park Authority's current inventory and against the long-range needs projected in this document since they are currently available for use by the public.

For reference, the park classifications assigned to the leased properties are as follows:

**Table 2.2: Classifications for Leased Parks**

Property Name	Park Classification	Acres
American Legion Site	Community	2.0661
Elizabeth Nickens Park Site	Neighborhood	21.5040
General's Ridge Golf Course	Regional	270.0000
Independent Hill Ball Fields	Community	13.5000
Neabsco Eagles Park	Community	15.2456



*General's Ridge Golf Course*

DRAFT (April 7, 2010)



**School-Community Use Parks** – The County Comprehensive Plan also includes a brief discussion of what it calls “school-community use parks.” This classification encompasses the active and passive recreation areas of the County’s elementary and middle schools that are generally accessible to the public after school hours. The County Comprehensive Plan has identified the typical size for these “parks” to be between 10 and 30 acres, with a service area consistent with that of an elementary or middle school.

It must be noted that although these “parks” have been assigned a “classification” within the County’s Comprehensive Plan, they have not been assigned a specific level of service standard with regard to acres per 1,000 population and, as such, these sites are not counted against the County parkland standard of 15.0 acres per 1,000 population. Since elementary and middle schools are located throughout the County, however, these “parks” may be more accessible in certain communities than the neighborhood parks provided by the Park Authority. With this, and the fact that the Park Authority has programming access to most of these sites through its Cooperative Use Agreement with the Prince William County School Board, the County and the Park Authority should consider counting the acreage and facilities available at these sites against the neighborhood park needs identified in this plan, and/or incorporating school open space into the LOS standard for County parkland. Because school facilities are utilized by the public and leagues we have included an inventory of school open space and facilities in Appendix C. We have also provided a comparison of school facilities against projected needs in Chapter 4.

### **Park Authority Facilities**

As with park acreage, the Park Authority has developed Level of Service Standards (LOS) per every 1,000 residents, for most of the recreation facilities that we provide. These LOS standards are primarily a guideline for how many facilities of one type we feel are appropriate to serve the needs of the County’s population. It must be noted that these standards are mainly just a guideline. When master planning/developing a site the Park Authority must also take into consideration the environmental constraints of the property and citizen preferences. With this, the facilities with the greatest need in this document may not be considered a top priority at all park locations. Because of the large amount of league play in Prince William County, however, we still believe it is valuable to have these guidelines to help us identify the weaknesses in a given area of the County as we go through the master planning process. This analysis can also help us evaluate whether certain diamond or rectangular fields might best be converted to a different use. Knowing what types of facilities are needed in a given area is also helpful during the review of rezoning applications so that discussions involving land dedications can adequately address the potential recreational needs of a new community, as well as the amount of developable land that will be necessary to meet the active recreation/field needs for that community.

**Ball Fields** – Previously, the Park Authority’s LOS standards for ball fields (i.e. soccer, baseball, Little League, softball, football and lacrosse) were fairly consistent, and changed very little from the early 1990’s to our last Comprehensive Plan update in 2002. In the past our LOS standards for fields were based heavily on what the state and national standards were at that time, with limited consideration given to the amount of use and/or preference of County residents. As identified earlier, Park Authority staff delayed the LOS analysis for this plan in order to take into consideration the results of our 2008 Needs Assessment Survey. The results of this survey were somewhat surprising in that they showed a higher preference for neighborhood parks (which typically have very few organized ball fields) and passive areas, over the larger multi-field sport complexes that are typical in a community park. With this, we re-evaluated our facility LOS standards based on the Needs Assessment results and an assigned priority ranking from other comparable municipal agencies around the country. Not only do we believe that these revised standards give us a more accurate measure of facility needs, but we believe that the new standards are also more in line with what the organization will ultimately be able to provide over the long-term given projected budgets and land acquisition opportunities.

DRAFT (April 7, 2010)



Our facility standards for ball fields have therefore been revised as follows:

**Table 2.3: Ball Field Level of Service Standards**

Facility	2000 Standard	2010 Standard
Baseball Field	1/6,000	1/20,000
Softball Field (youth)	1/4,000	1/15,000
Softball Field (adult)	included in above	1/15,000
Little League Field	1/4,000	1/10,000
Soccer Field	1/2,000	1/5,000
Football Field	1/15,000	1/50,000
Lacrosse Field	1/25,000	1/25,000



*Baseball Field at Veterans Memorial Park*

**Courts, Playgrounds and Picnic Facilities** – Since our last comprehensive plan update we also elected to modify our outdoor court, playground and picnic facility standards. In past comprehensive plans we had standards for courts, playgrounds and picnic facilities that like the ball field standards were based on the number of facilities to be provided for every 1,000 in population. With these standards our previous comprehensive plan showed a need for nearly 50 basketball courts, 25 volleyball courts, and 40 playgrounds by 2010. When comparing these needs against the typical number of facilities provided at a given park, however, the needs projections far exceeded what the Park Authority was likely going to be able to provide within its existing and future land inventory. We therefore concluded that it was impractical for the Park Authority to retain LOS, or per capita, standards for these types of facilities. While we acknowledge that these amenities have recreational value for the residents and are an important part of most every community, we simply do not and likely will not have enough park acreage to meet these needs in addition to the needs for other facilities. With this, we have adjusted our standards so that these amenities will be provided on a per park basis, with the type and number of facilities to be determined by park type, as well as the projected use levels at that park. We must also note that courts and playgrounds are typically the most common facilities provided at school sites and on lands managed by homeowner’s associations. We therefore believe that any demand above and beyond our revised standards is adequately being addressed by these other entities.



*Park Authority outdoor basketball court*

DRAFT (April 7, 2010)



Our facility standards for outdoor courts, playgrounds and picnic facilities have been revised as follows:

**Table 2.4: Outdoor Court, Playground and Picnic Facility Standards**

Facility	2000 Standard	2010 Standard
Basketball Court	1/5,000	1 per neighborhood park 1 per community park 2 per regional park
Tennis Court	1/5,000	2 per regional park
Volleyball Court	1/10,000	1 per regional park
Playground	1/5,000	1 per neighborhood park 1 per community park 2 per regional park
Picnic Pavilion	N/A	1 per neighborhood park 2 per community park 4 per regional park



*Playground at Andrew Leitch Regional Park*

**Other Facilities** – In addition to ball fields, courts and playgrounds, the Park Authority also owns and operates a variety of other facilities including pools, golf courses, and recreation centers, and we also provide amenities such as trails and amphitheaters. While we do not necessarily maintain LOS standards for all of our facilities, we have developed standards for our primary facilities. The facilities included in this “other” category are typically our larger revenue-based facilities, or amenities that are a planned component within our larger regional parks. Please note that although we have developed standards for several revenue-based facilities, such as recreation centers, community centers, and pools, the costs associated with constructing, operating and maintaining these facilities should always be considered when master planning these facilities and/or establishing a plan for meeting the needs for these types of facilities. With the current budget constraints and slowed economy it will likely be quite some time before the Park Authority undertakes construction projects of this nature, regardless of the needs identified in this plan. And again, please be reminded that all of the LOS standards identified in this plan are to be considered general guidelines for what is ultimately needed to serve the County’s population and that there are other factors that need to be considered when budgeting for these types of facilities.

Using the same analysis that was applied to the sports field standards, the standards for our “other facilities” were modified based on the results of the Needs Assessment Survey and a comparison of other municipal parks and recreation agencies across the country. The results of this analysis generated new standards for pools, golf courses, and amphitheaters, and further created the separation of community centers from recreation centers. By definition the Park Authority now considers “community centers” to be smaller community-based recreation and meeting facilities that do not have an indoor pool. Recreation centers are therefore, by comparison, larger fitness centers that in addition to providing community recreation and meeting space also have a gymnasium and indoor pool (see Chapter 4 for expanded definitions). Under these new classifications, the Park Authority’s Chinn Aquatics and Fitness Center and Sharron Baucom-Dale City Recreation Center now qualify as “recreation centers” while the Ben Lomond, Birchdale, and Veterans Park centers have been classified as “community centers.”

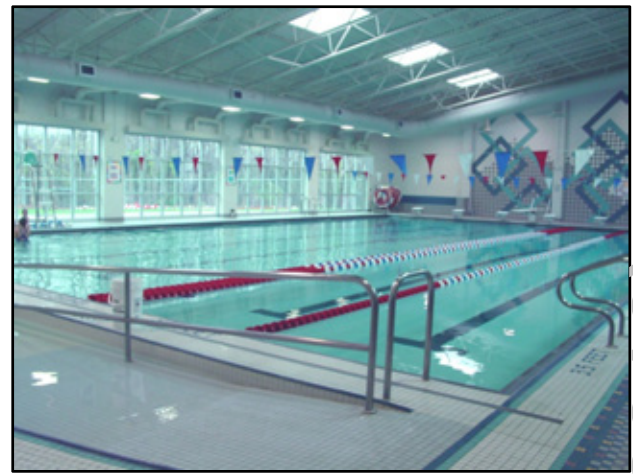
Since the last Comprehensive Plan update, staff has now also identified a standard for off-leash dog parks, given that this facility is within the top two tiers of the Importance-Unmet Needs Matrix (page 11). Further, the Park Authority has retained the standards for Nature Centers and Equestrian Complexes established in the POS&T chapter of the County’s Comprehensive Plan. With these changes, the new and/or revised LOS standards for our “other facilities” are as follows:





**Table 2.5: Other Facility Standards**

Facility	2000 Standard	2010 Standard
Pool (25-meter)	1/20,000	1/40,000
Golf (18 holes)	18 holes/ 50,000	18 holes/ 100,000
Multi-Use Trail (miles)	1 mile/2,500	1 mile/2,500
Amphitheater	1/100,000	1/300,000
Community Center	n/a	1/50,000
Recreation Center	1/50,000	1/100,000
Nature Center	n/a	1/250,000
Off-leash Dog Park	n/a	1 acre/50,000
Equestrian Complex	n/a	1/500,000



*Sharron Baucom-Dale City Recreation Center pool*

In our previous Comprehensive Plan we identified standards for facilities such as horseshoe pits, gymnasiums, ice rinks, and skateboarding facilities. We have elected not to continue to maintain standards for these facilities for a variety of reasons. Horseshoe pits can continue to be provided on an as appropriate basis, but staff questions the amount of use at our current facilities. Staff should therefore evaluate use levels at our existing horseshoe pits and identify those that are no longer being used. The ones that are no longer used should then be removed and the area revitalized for another use and/or left as open space. Because gymnasiums are an amenity within a recreation or community center, they are typically considered during the master planning process for those facilities and Park Authority staff sees minimal benefit in maintaining a separate standard. Plus, it is highly unlikely that the agency will ever build a stand-alone gymnasium without facility without ancillary amenities such as aerobics and fitness areas. In addition to the above, the Park Authority also currently provides two in-line skating/skateboarding facilities and an indoor ice arena. We acknowledge, however, that the location of these facilities is the main key to their success or failure and, as such, we believe it is best to provide these amenities on a “where appropriate” basis, rather than on a per capita basis.

In addition to the above it is worthwhile to note that the Park Authority has retained its previous trail standard of 1.0 miles of trail for every 2,500 residents, despite the standard provided for in the POS&T chapter of the County's Comprehensive Plan (1.0 miles for every 1,500 residents). We find the County's standard to be appropriate when factoring in the bike trails/shared use paths provided along primary and secondary roadways by the Virginia or County Transportation Departments, but because the Park Authority does not have any control over the design and implementation of those trails we have elected to maintain a separate Park Authority trail standard. Our standard is for trails that we intend to provide on Park Authority lands and/or within easements that have been dedicated to our agency. With this, our trail standard remains consistent with our previous comprehensive plan, with the exception that it now encompasses all of our trail types – i.e. the standard is for “multi-use trails” where our previous plan had separate standards for fitness trails and nature/greenway trails, with no standard for equestrian trails. Despite encompassing all of our trail types under a grouped standard, we have continued to inventory our trails based on their primary use (i.e. fitness trails, equestrian trails and nature trails) so that we can more adequately quantify which trails are designed and managed for which users. The trail lengths at each park are quantified by user group in the inventory data included in Appendix B. In addition, trail lengths that are, or will be, the result of development proffers and other sources are identified in the next chapter.



## Open Space

As identified previously, the POS&T chapter of the County's Comprehensive Plan includes several policies for protecting and enhancing open space areas in the County. By definition, the County's parks are almost all entirely considered "open space". Under NCR-POLICY 1, Action Strategy 4 of the POS&T chapter, the County Planning Office calls for "at least 50% of county park lands [to be] left undeveloped for resource protection, open space or passive recreation." With this, the Park Authority has completed an analysis of the open space provided within our park system to evaluate whether we are meeting this goal. The Park Authority attempted to match our open space calculations as closely as possible with the County's definition for open space – which is: "Land that is not dominated by man-made structures. It preserves natural or cultural resources, provides for passive recreation, is used for cultivated fields or forests, or exists in a natural and undeveloped state. Open space may include nature preserves, historic sites, farms, parks, forests, floodplains, wetlands, etc., and may include some structures, parking areas, roads, trails and facilities that support the use of the land." Since only the land that is currently owned by the Park Authority can truly be considered "County parkland", we excluded the leased sites from this analysis. From our owned acreage we further elected to exclude all acreage that has been "developed" for park uses with the exception of trails. The areas the we excluded include those with man-made structures such as administrative buildings, recreation and community centers, libraries and their associated parking areas, and also the acreage occupied by pools, hard-surfaced courts, in-line skating and skateboard facilities, miniature golf areas, batting cages, and all of the Grounds Maintenance shops and the areas immediately adjacent to these shops and utilized for storage. In addition, we also excluded all of the active field areas and associated parking lots in order to fully evaluate our total amount of "undeveloped" acreage, and in turn, the amount of "passive" acreage that we have within our inventory. Overall, our analysis concluded that out of the total of 3,632 acres that are currently owned by the Park Authority, 2,472 acres can be considered "open space" or "passive" parkland. With this, the Park Authority exceeds the County's policy of at least 50% of our park land being left as "open space" and staff does not believe it is necessary, at this point time, to establish any standards or policies that specifically target this goal. For reference, the open space inventory used in this analysis is included in Appendix D.



*Lake and quarry at Silver Lake Regional Park*



*Kayaking at the Camp Mawavi Program, operated by the Park Authority at Prince William Forest Park (a national park).*

DRAFT (April 7, 2010)



## Other Public Recreation Resources

In addition to the Park Authority there are a number of other governmental agencies that provide public recreational resources in the County. These include federal and state park agencies, regional organizations, and local jurisdictions. The federal agencies that own and operate park property in the County include the National Park Service and U.S. Fish and Wildlife Service. The U.S. Marine Corps also allows public access to portions of the Marine Corps Base Quantico, but because this access is limited and primarily involves only trails for bicycling, these resources are not quantified in this document. The State agencies that provide parks and recreation resources in the County are the Department of Conservation and Recreation, Department of Forestry and the Department of Game and Inland Fisheries. The Virginia Outdoors Foundation, a body politic created by the General Assembly in 1966 and governed by a board of trustees appointed by the Governor, also owns land in the County and provides public hiking trails to and around Bull Run Mountain.

In Northern Virginia three counties and three cities – Arlington County, Fairfax County, Loudoun County, the City of Alexandria, City of Falls Church and the City of Fairfax – provide support to and are part of the Northern Virginia Regional Park Authority (NVRPA) – a regional park agency created under the Virginia Park Authorities Act of 1959. Although Prince William County is not a member of this regional park agency, NVRPA owns 81 acres of undeveloped land in the County, along Bull Run stream, directly opposite lands that they own in adjoining Fairfax County. As identified previously, Prince William County also has four incorporated Towns and two independent Cities within its boundary. Each of these local jurisdictions, with the exception of the Town of Haymarket, provides some form of park or outdoor recreation opportunities for their residents. A basic inventory of the resources provided by these other governmental entities is included, for reference purposes, in Appendix E.

At the County government level there are two other divisions within the Department of Public Works that have been tasked with managing lands and facilities for the benefit of the public. These properties have primarily been established for the purpose of preserving environmental, cultural or historic resources but should be considered when evaluating the passive recreational needs of County residents. The Watershed Management Division maintains trails and interpretive displays at the Julie J. Metz Wetlands Bank on Neabsco Road and the Historic Preservation Division manages eight historic sites throughout the County. Furthermore, the County's Solid Waste Division within Public Works also operates and manages the County's landfill which at the termination of landfill operations is slated to be turned over to the Park Authority for parks and recreation uses. Although our acquisition of this property is likely more than 40 years away, the acreage at this site is discussed in this plan as a means of thoroughly evaluating the long-range acreage needs of the agency. As discussed previously, the Prince William County Public Schools also provide a large amount of recreational open space and facilities for County residents. The acreage and facilities available at each of the County-owned properties, as well as at the County's elementary and middle schools is included in Appendix C.

Overall, the resources provided by the Federal and State agencies, and the Cities and Towns, assist the County with meeting its larger public parks and open space standard of 70.0 acres for every 1,000 residents. Although it is not specified in the POS&T chapter of the County's Comprehensive Plan, Park Authority staff believes the other County acreage and resources provided by Schools, Historic Properties, and Watershed Management should be evaluated against the County parkland standard of 15.0 acres/1,000 population and against the LOS standards derived in this document since they are at some basic level serving the recreational needs of the public. With this, the needs identified in this document are compared against the acreage and facilities provided by the other County agencies, in the needs analysis section of this plan (Chapter 4). Park Authority staff further believes that the amount and type of facilities provided by the other governmental entities in the County (Federal, State, City and Town) should, at a minimum, be evaluated and recognized whenever the Park Authority undertakes the master planning process for a new park and/or conducts a feasibility study for a new facility, given that the target population for most parks in the County is the same as the Park Authority's target population – the County's residents.



## CHAPTER 3: INVENTORY

### Park Authority Inventory

The Park Authority last updated its Park Inventory Guide in June 2007. The Inventory Guide tabulates all parkland owned and leased by the Park Authority, including all of the facilities that we operate and maintain, and also all of the facilities that have been master planned but not yet constructed. Staff has continued to compile inventory information, including all land acquisitions and park development since 2007. The analysis in this plan uses data that is current as of September 15, 2009. For reference, Appendix A shows the full Park Authority property inventory, including the park name, address, magisterial district, acreage, ADC map reference number and year the park was acquired. Appendix B contains the full facility inventory (existing and planned) on all owned and lease properties, by magisterial district and park.

#### **Park Authority Land Inventory**

- The Park Authority owns 3,632 acres of parkland and leases an additional 322 acres for public recreation.
- The Park Authority provides 22 neighborhood parks, 23 community parks, 10 regional parks and 7 linear-resource based parks for the residents of Prince William County.

**Property Inventory** – The Park Authority currently owns 62 parks, on a total of 98 individual parcels that provide a total of 3,632 acres for public recreation. The Park Authority also leases 5 sites for a total of 322 acres. Of the 62 parks owned by the Park Authority, 16 are entirely undeveloped and not open to the public. Four out of these sixteen undeveloped parks have been master planned, however, and are therefore currently slated for development as future budgets allow. Out of the 62 owned parks there are 22 neighborhood parks totaling 252.30 acres; 23 community parks totaling 838.98 acres; 10 regional parks totaling 2,092.10 acres; and, 7 linear-resource based parks totaling 448.84 acres. For the leased parks there are 21.50 acres of neighborhood parkland (Elizabeth Nickens Park); 30.81 acres of community parkland (American Legion, Independent Hill and Neabsco Eagles); and 270 acres of regional parkland (General's Ridge Golf Course).

The table in Appendix A shows how certain parks were reclassified by the changes made in the POS&T chapter of the County's Comprehensive Plan. The 2007 park type is how the Park Authority quantified the park sites in our previous Comprehensive Plan, and the 2008 type shows how each park site is currently classified, as a result of the changes made in the County's Comprehensive Plan. We would like to note that park classifications are fairly static and can change over time, particularly as development plans are completed and/or revised. There may also be policy-related changes that affect park classification, as was done in the County's Comprehensive Plan update when golf courses were included in the regional park category and the new linear-resource based park category was created to try to promote the more passive and preservation-oriented parks. We also need to note that district boundaries can be static in that they are often revised after census data is compiled, in an effort to try to balance the populations amongst the different magisterial districts. With this, it can be difficult to manage inventory data on a by district basis and it is even more difficult from an analysis standpoint, in that needs projections for any given district past the 10-year census cycle, have the potential to change drastically – particularly if parks move from one district to another. Given the above, we must acknowledge that there are likely to be some changes in the inventory data and district analysis included in this plan, after the 2010 Census is completed and, as such, the agency may want to conduct an interim re-analysis of the needs identified in this document once the 2010 Census data is compiled and any relevant re-districting is completed.

The four properties that are owned by the Park Authority and have been master planned but have not yet been developed are: Fuller Heights Park, Lehigh Portland Park, Shenandoah Park, and the Rollins Ford Park site (which was being master planned during the writing of this plan). Out of the Park Authority's five leased sites all are developed with the exception of Elizabeth Nickens Neighborhood Park. This site has been master planned,





however, so there is a planned facility inventory associated with this park. The acreage and facilities that have been master planned at these sites are identified in a later section in this Chapter and are included, as appropriate, in the needs analysis in Chapter 4.

Although the leased sites are included in the needs analysis in this document, these properties are not held in fee simple ownership and none of the lease arrangements are in perpetuity. With this, they all have the potential to be converted to another use and dropped from our inventory, some with only 60 days notice on the part of the land owner. To show the extent of leased lands within each district, the following table separates out the leased acreage from the other park categories in each district. For the needs analysis in Chapter 4, however, the leased acreage and the facilities provided at these sites are all included in the Park Authority inventory (existing and planned), since these properties and the facilities thereon are currently available to the public.

**Table 3.1: Park Authority Acreage by Park Type and District**

District	Neighborhood	Community	Regional	Linear/Resource	Leased	Total
Brentsville	64.7180	334.7848	328.5593	199.2131	291.5040	1,218.7792
Coles	31.8188	99.4501	142.0000	56.7750	13.5000	343.5439
Dumfries	5.6880	56.6811	640.7623	22.3002	0.0000	725.4316
Gainesville	22.0460	173.6388	704.5502	0.0000	0.0000	900.2350
Neabsco	38.2682	83.2527	77.0606	66.1809	0.0000	264.7624
Occoquan	0.6729	73.6919	91.7908	0.0000	2.0661	168.2217
Woodbridge	89.0911	17.4868	107.3830	104.3710	15.2456	333.5775
<b>Total</b>	<b>252.3030</b>	<b>838.9862</b>	<b>2,092.1062</b>	<b>448.8402</b>	<b>322.3157</b>	<b>3,954.5513</b>

Overall, we have added nearly 475 acres of parkland to our owned inventory since our previous Comprehensive Plan in 2002. The largest single land acquisition was Silver Lake Regional Park in the Gainesville Magisterial District (230+ acres). The largest increase in park acreage at the district level was in the Brentsville Magisterial District where approximately 260 acres were added from the Broad Run Linear Park and Rollins Ford Park acquisitions. It is interesting to note that all of the acreage added to the inventory since 2002 is the result of development proffers. This is significant in that it shows how heavily the agency relies on development proffers for parkland acquisition. Caution needs to be taken if this is the only means by which the agency is able to acquire property in the years ahead, however, not only because proffers are voluntary, but as more and more land is subdivided and rezoned, the amount of large-parcel land dedications from developer proffers is likely to diminish.

**Facility Inventory** – Table 3.2 identifies the Park Authority's current facility inventory by district. This table includes the existing facilities on all Park Authority owned and leased land as of September 15, 2009. For the location of each of these facilities, by park, see Appendix B. The next chapter includes definitions for each type of facility, and how the facilities were categorized by these definitions. One major change that has been made since our last Comprehensive Plan is deleting overlapping fields from the inventory. Rather than continuing to count fields under two different types where they occupy the same ground area, we instead elected to develop definitions and minimum design standard for each field type in order to achieve a more "apples-to-apples" comparison of fields across our park system. The overlapping fields that were removed from the inventory as a result of this change have been re-quantified as "open play areas/miscellaneous fields" so that we are still able to

DRAFT (April 7, 2010)



maintain a general count of our available field space for programming purposes. With this, the open play areas may still be scheduled for league and group activities, but they generally will not have perimeter fencing, bleachers, and/or field lining. Although the decision to delete overlapping facilities reduced the total number of available fields reported in certain categories, we can now say that the each of the fields listed under each field type will be of similar quality and have a similar level of playability.

Despite any reductions that resulted from the above change, the Park Authority has been successful in adding new fields to our inventory since the previous Comprehensive Plan. The first phase of Catharpin Recreational Park has been completed adding one baseball field, one softball field and three Little League fields to our inventory in the Gainesville Magisterial District. In addition, new fields are being constructed at George Hellwig Memorial Park in the Brentsville Magisterial District, adding one baseball field, one softball field and two Little League fields to the inventory at this site. A playgrounds has also been added at the Sharon Baucom-Dale City Recreation Center property, and new trail opportunities (over 4 miles) were added to our inventory as a result of the Broad Run Linear Park acquisition. A significant amount of new trail segments have also been constructed at other Park Authority sites and within some of our dedicated easements in the last couple years. Again, the existing inventory, by park, is included in Appendix B.

For Table 3.2, it is worthwhile to note that the total number of trail miles shown for each district, is for all trail types combined (i.e. fitness, equestrian and nature). For the individual breakdown of trail lengths, by park, please see Appendix B.

**Table 3.2: Park Authority Facility Inventory by District**

District	EXISTING FACILITIES													Trails (mi.)
	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPI Misc.	B-ball Courts	Tennis Courts	V-ball Courts	Play-grnds	Picnic Pav.	Golf Pools (holes)		
Brentsville	2	6	4	15	0	5	6	7	1	6	8	0	36	10.03
Coles	1	3	2	3	0	3	1.5	0	0	2	4	0	0	1.16
Dumfries	1	0	1	0	0	2	3	7	2	5	12	1	18	4.70
Gainesville	2	6	6	18	3	2	5	7	2	5	10	1	0	9.38
Neabsco	1	1	5	6	0	3	5	4	1	7	13	3	0	0.08
Occoquan	0	1	0	3	0	1	0	1	0	3	6	1	9	2.33
Woodbridge	3	0	5	5	0	6	6	4	3	8	10	2	0	1.79
<b>TOTAL</b>	<b>10</b>	<b>17</b>	<b>23</b>	<b>50</b>	<b>3</b>	<b>22</b>	<b>26.5</b>	<b>30</b>	<b>9</b>	<b>36</b>	<b>63</b>	<b>8</b>	<b>63</b>	<b>29.47</b>

**Planned and Unbuilt Inventory** – When developing parks the Park Authority often develops a phased master plan for the park that identifies the full range of facilities to be provided at that site over the course of its development. Since construction of these facilities typically occurs in phases, or as budgets allow, the Park Authority maintains an inventory of the facilities at our existing parks that have been master planned but are not yet built, so that we can seek funding and development approvals for these facilities as the need arises. This inventory is relevant to the needs analysis in the next chapter of this plan in that it shows where we already have facilities planned that could potentially offset projected needs.

The following table shows the planned but unbuilt facility inventory, by district, on our owned and leased properties. The park specific information for this inventory is included in Appendix B.



**Table 3.3: Park Authority Planned and Unbuilt Facilities by District**

District	PLANNED FACILITIES													Trails (mi.)
	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPl Misc.	B-ball Courts	Tennis Courts	V-ball Courts	Play-grnds	Picnic Pav.	Golf Pools (holes)		
Brentsville	2	0	3	0	0	0	5	8	5	3	3	1	0	2.50
Coles	0	0	0	0	0	0	1	0	1	0	0	0	0	2.25
Dumfries	2	0	2	1	0	0	1	2	0	1	2	0	9	0.50
Gainesville	0	1	0	4	2	0	0	0	0	1	5	1	0	0.00
Neabsco	0	0	0	0	0	0	0	0	0	0	0	0	0	1.60
Occoquan	0	0	0	0	0	0	0	0	1	1	2	0	0	0.00
Woodbridge	0	0	0	0	0	0	1	0	0	0	2	0	0	1.10
<b>TOTAL</b>	<b>4</b>	<b>1</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>8</b>	<b>10</b>	<b>7</b>	<b>6</b>	<b>14</b>	<b>2</b>	<b>9</b>	<b>7.95</b>

**Proffered Inventory** – In addition to the facilities that we have master planned at our parks, the Park Authority is also slated to receive facilities as part of the Orchard Bridge and Southbridge (currently Harbor Station) residential rezonings. As part of the County’s rezoning process the Park Authority is provided the opportunity to request “park proffers” from developers, for land, trail easements, and/or recreational facilities that may be dedicated to the Park Authority to own and maintain. The types of amenities/facilities that the Park Authority requests with residential rezonings are typically based on the projected population of the subject development and calculations contained in the County’s policy guidelines for proffers. Development proffers are voluntary, but are a valuable resource for providing additional recreational amenities for the general public. Not all facilities constructed as part of development proffers are required to be dedicated to the Park Authority, however, as that is dependent on the negotiation process and how the proffer is ultimately written.

The Orchard Bridge proffers call for four softball fields to be constructed on property that is to be conveyed to the Park Authority. Because of floodplain constraints on this property that were identified after the proffers were approved, however, the fields constructed at this site will likely not have perimeter fencing and, as such, will not be entirely comparable to other softball fields in the Park Authority inventory. These facilities, however, will not have overlapping outfields and each will be able to be used at the same time, so they still have the potential to offset a portion of the softball field demand. With this, these fields have been included in the Brentsville District facilities analysis in Chapter 4.

The Southbridge/Harbor Station proffers indicate the proffered facilities may be dedicated to the Park Authority once they are constructed, but there is no specific language requiring this dedication. Currently, the facilities proffered to be provided with this development consist of 2 baseball fields, 2 softball fields, 2 Little League fields, 4 soccer fields, 1 football field, 2 basketball courts, 4 tennis courts, 2 volleyball courts, and 2 playgrounds. For the purposes of this plan we have assumed that these facilities will ultimately be dedicated to the Park Authority and, as such, they have been included in the Woodbridge Magisterial District analysis in the next chapter. As a side note, sections of the Harbor Station development have recently gone into default because of the current economy, so the completion date of these facilities is unknown and remains in a state of flux. Because proffers run with the land, however, the requirement for these facilities will extend to future property owners, until such time that an approved proffer amendment does away with this proffer condition. With this, these amenities are still included in the needs analysis in the next chapter and are also included in the following table.

In addition to the facilities proffered as part of the Southbridge/Harbor Station development, Table 3.4 shows that the Park Authority is also currently slated to get an additional 400 acres of parkland from current approved development proffers. Because development proffers rarely include a trigger with regard to when these parcels are to be conveyed to the Park Authority, it is difficult to know exactly when these lands will become part of our

DRAFT (April 7, 2010)



inventory. Approved development proffers are legally binding however, so barring any changes that result from an approved Proffer Amendment (or other related action by the Board of County Supervisors) all of the lands in the following table will eventually become part of the Park Authority's acreage inventory. For analysis purposes in the next chapter, the following table lists the proffered parkland and amenities by the current district in which the development is located.

**Table 3.4: Proffered Parkland and Amenities by District**

District/Development	Acres	REZ#	Proffered Amenities	Park Type	Trail Length (miles)	Trail Construction Proffered
<b>BRENTSVILLE DISTRICT</b>						
Glen-Gery Capitol Land	13.57	2006-0848	Land w/access to Cannon Branch	L/R	0.32	No
Youth for Tomorrow	8.00	1996-0035	Land along Broad Run	L/R	0.60	No
Orchard Bridge	35.11	1985-0003	Land on Bull Run + 4 softball flds & parking	C	n/a	n/a
Newton (now Welden)	75.78	2008-0064	Land on Bull Run w/8 gravel parking spaces	L/R	0.35	No
<b>Brentsville District Total</b>	<b>132.46</b>					
<b>COLES DISTRICT</b>						
Hawkins Estates (now Hope Hill)	67.50	2005-0256	Land dedication along Powell's Creek	L/R	1.25	No
Meadows @ Barnes Crossing	22.62	2005-0242	Land with trail connection to above prop.	L/R	0.35	Yes
<b>Coles District Total</b>	<b>90.12</b>					
<b>DUMFRIES DISTRICT</b>						
Ewell's Mill	65.77	2005-0119	Land along Powell's Creek	L/R	0.85	No
<b>Dumfries District Total</b>	<b>65.77</b>					
<b>GAINESVILLE, NEABSCO &amp; OCCOQUAN DISTRICTS</b>						
<i>there are currently no lands proffered to be dedicated for public park use in these districts</i>						
<b>WOODBRIIDGE DISTRICT</b>						
Southbridge (now Harbor Station)	113.00	2000-0078	public park sites + 2 baseball, 2 softball, 2 Little League, 4 soccer, 1 football, 2 basketball courts, 4 tennis courts, 2 volleyball courts, and 2 playgrounds.	C	TBD - to include trails in easements	Yes
<b>Woodbridge District Total</b>	<b>113.00</b>					
<b>TOTAL ACRES PROFFERED</b>	<b>401.35</b>					

In addition to facilities and land dedications, the Park Authority also commonly requests that trail easements be dedicated within residential subdivisions, during the rezoning process, in order to expand the County's trail system. These easements are typically between 20 and 50 feet in width and are generally intended for pedestrian trail purposes. In certain areas of the County, the Park Authority has also requested trail easements specifically for equestrian purposes (i.e. Heritage Farms, now Oak Valley, subdivision proffers). In this document, we consider all of our park trails, and trails to be built in the proffered easements, as helping meet the multi-purpose trail standard of 1.0-mile for every 2,500 in population. The following table shows the trail easements and trail lengths that are currently slated to come to the agency from approved development proffers, with the exception of the Port Potomac and Kensington Place trail sections which were negotiated with the respective developers outside of the project proffers. The table shows the projected length of trail (in miles) that is expected to be provided with each parcel, along with whether or not a trail was proffered to be constructed within the easement by the developer. In addition, the far right column of the table indicates whether the trail easements have formally been dedicated to the County or Park Authority, or whether the dedication is still pending. In the instances of Meadow's at Barnes Crossing, Hawkins Estates, and Ewell's Mill, the easement dedication is listed as "n/a – not applicable" given that we intend to provide these trails on land that is to be dedicated for park use. We have listed the potential trail lengths in this table, however, in order to capture the total amount of trail that will come from development proffers. Overall, this information is valuable in that it

DRAFT (April 7, 2010)





provides a picture of where we can/should currently focus trail construction projects. This information is also helpful in identifying the amount of trail miles that we have currently agreed to maintain in the years ahead and which will ultimately become part of the County's trails network. For analysis purposes, the proffered trail lengths are also incorporated into the needs analysis in the next chapter.

**Table 3.5: Proffered Trail Easements by District**

District/Subdivision	Trail Length (miles)	Trail Construction Proffered	Easement Dedicated
<b>BRENTSVILLE DISTRICT</b>			
Kingsbrooke	2.60	No	Yes
Linton Crest	0.60	No	Yes
Glenkirk Estates	0.20	No	Yes
Morris Farm	0.85	Yes	No
Ellis Mill	0.50	Yes	No
Broad Run Industrial Park	0.50	No	Yes
Airport Business Park	0.10	No	Yes
Airport Gateway I & II	0.25	No	No
<b>Brentsville District Total</b>	<b>5.60</b>		
<b>COLES &amp; DUMFRIES DISTRICTS</b>			
<i>There are currently no proffered trail easements in these districts.</i>			
<b>GAINESVILLE DISTRICT</b>			
Heritage Farm (Oak Valley)	1.80	No	Yes
Heritage Hunt	2.35	No	Partial
Piedmont	1.00	No	Yes
Piedmont South & GC	1.00	No	Yes
Carterwood	0.30	No	Yes
Westmarket	0.75	No	Yes
Dominion Valley CC	1.00	No	Partial
Dominion Valley CC	2.00	Yes	Partial
<b>Gainesville District Total</b>	<b>10.20</b>		
<b>NEABSCO DISTRICT</b>			
Eagle's Pointe	2.00	Yes	Partial
<b>Neabsco District Total</b>	<b>2.00</b>		
<b>OCCOQUAN DISTRICT</b>			
<i>There are currently no proffered trail easements in this district.</i>			
<b>WOODBIDGE DISTRICT</b>			
Belmont	1.35	Yes	No
Rivergate	0.30	Yes	No
Kensington Place (no proffer)	0.02	Yes	No
Rippon Center	0.30	Yes	No
Southbridge (Harbor Station)	TBD	Yes	No
Port Potomac (not proffered)	1.35	Yes	No
<b>Woodbridge District Total</b>	<b>3.32</b>		
<b>Total Future Trail Length from Proffered Easements</b>	<b>21.12 + miles</b>		



*Broad Run Linear Trail at Braemar – built from development proffers*



*Woodchip trail at Foxborough section of Broad Run Linear Trail built from development proffers*

DRAFT (April 7, 2010)



## School Facilities

As mentioned previously, the Park Authority currently has a cooperative agreement with the Prince William County School Board that allows the Park Authority to schedule athletic and recreational activities at select school sites in return for Park Authority maintenance of those facilities. This agreement enables more recreational facilities to be available for group and league activities, without the Park Authority assuming the burden of constructing the facilities and/or acquiring the land for these facilities. Overall, the Park Authority currently has the potential to program 56 elementary schools and 15 middle schools. High school facilities are not included in this inventory due to the restrictions that are placed on these sites by School schedules or other programming restrictions which make it nearly impossible for the Park Authority to have access to these facilities. We have also only inventoried the outdoor facilities at each elementary and middle school given use limitations on indoor space and the fact that we do not maintain standards for the types of facilities provided inside the schools.

Since we use the following figures in the individual district analyses in the next Chapter, the following table shows the available School inventory by district as well as the overall total for the County. In conjunction with the recreation facilities provided at the elementary and middle school sites, the Park Authority has also tabulated the amount of active open space provided at each site. This open space encompasses all of the ground space occupied by the fields, courts and playgrounds at the school sites along with any undeveloped acreage, but excludes acreage occupied by parking lots and buildings. The methodology used for calculating school open space is different than what was done for our park sites. For the park properties we excluded all fields, courts and playground areas since we wanted to quantify “undeveloped” open space. In the instance of the schools, however, we have instead attempted to calculate the amount of outdoor recreation acreage that is potentially available for public use. For additional information on how this information is quantified in the needs analysis, please see Chapter 4. For the acreage and facility inventories for each of the 71 individual school sites referenced herein, please see Appendix C.

**Table 3.6: School Open Space and Facilities by District**

District	Open Sp Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	Open Play	B-ball Cts	Tennis Cts	Play- grnds
Brentsville	154.78	3	6	2	7	3	5	6	7	10
Coles	203.05	3	6	5	6	3	6	1	12	9
Dumfries	117.48	2	5	3	6	2	1	0	3	7
Gainesville	214.72	3	5	2	16	6	6	2	12	10
Neabsco	95.19	1	6	1	5	1	3	1	0	7
Occoquan	85.78	1	4	0	7	1	1	1	5	5
Woodbridge	143.78	4	5	1	5	4	4	1	10	8
<b>TOTAL</b>	<b>1,014.78</b>	<b>17</b>	<b>37</b>	<b>14</b>	<b>52</b>	<b>20</b>	<b>26</b>	<b>12</b>	<b>49</b>	<b>56</b>

## Other County Parkland/Facilities

As identified in the previous chapter, there are a number of other County agencies that provide public recreation areas/facilities in the County. The County’s Historic Preservation and Watershed Management Divisions within the Department of Public Works are in charge of operating and maintaining the County’s historic sites and the Julie J. Metz Wetlands Bank. The “County Sites” that currently provide public recreation and park-like opportunities are listed in Appendix C, under the School inventory. For comparison purposes, the acreage and



facilities provided at these sites have been incorporated into the needs analysis in Chapter 4 in order to show where other County resources have the potential to serve identified needs. For facilities, we would like to note that the County also provides a gymnasium and two tennis courts at its Ferlazzo Government Building, and an open courtyard/events plaza at the McCoart Government Center. In addition, the County contributes to the operation and maintenance of the Freedom Center – a public recreation center provided at the County's George Mason University annex campus. This site contains a 50-meter indoor swimming pool, leisure pool, indoor track, gymnasium, and cardio/fitness facilities. Again, a summary of the acreage and facilities available at these County Sites is included in Appendix C and are incorporated, where appropriate, in the analyses in Chapter 4.

In addition to the land and facilities that are currently available for public recreation/park-type use, the County also owns several properties that have a high potential for future park use. Some of these sites were specifically proffered for park use, but have not yet been formally transferred to the Park Authority. Others like the County Landfill property are slated to become a County park in the future. In the instance of the landfill, the transfer is expected to take place once the site is stabilized and all landfill operations cease. To County-owned acreage that has the potential to meet future parks and recreation needs is included in Appendix C and identified as "Other County-Owned". As with the existing County sites that have public access, we have incorporated the "Other County-Owned" information into the tables in Chapter 4 as a means of showing how future recreational needs might be met if these properties are eventually transferred to the Park Authority. Obviously, however, the transfer of any of these properties is at the discretion of the Board of County Supervisors, so future park use is not a given at this point in time.

### **Other Public Recreation Resources**

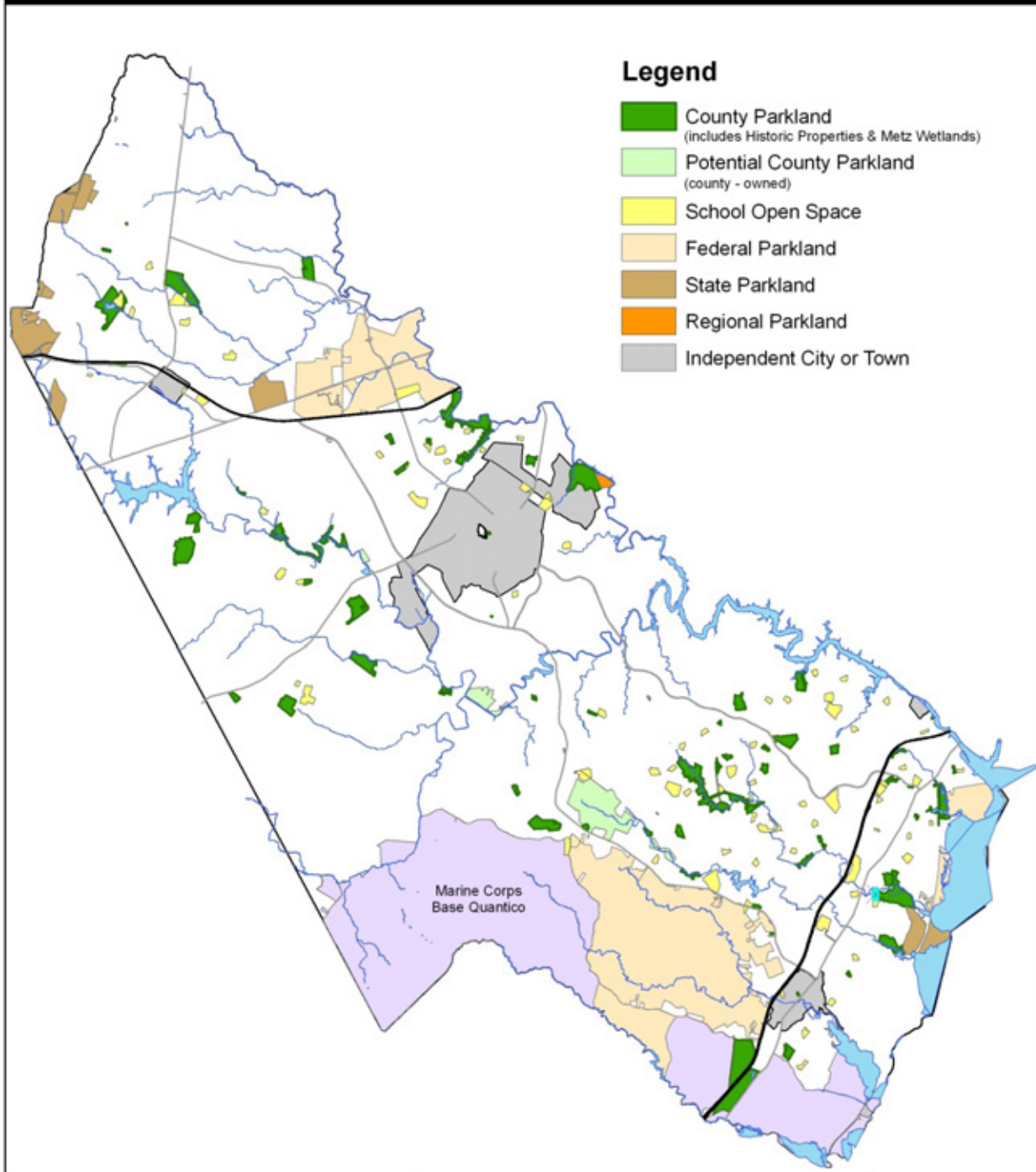
As discussed previously, there are also a number of other governmental entities that provide public recreation resources in Prince William County. These range from federal and state agencies, to the local municipalities. An overview of the park acres and recreation facilities provided by these other governmental entities is included in Appendix E and was briefly discussed in Chapter 2. The acreage provided by these entities is not considered in the needs analysis in the next chapter because these sites are not considered "County parkland" and, as such, are not part of the County's parkland standard of 15.0 acres/1,000 population. Rather, these parcels should be considered against the County's larger public parkland standard of 70.0 acres/1,000 population (analysis which is not part of this document). For similar reasons the facilities provided by these other entities are also not a part of the needs analysis in this document. Because the sites and facilities provided by these other entities are, or may be, available to County residents, however, they should be taken into consideration if and when the Park Authority is proposing similar facilities in the vicinity and/or service area of any of these properties. In most instances it will be most beneficial for the Park Authority to develop complimentary rather than duplicate facilities in areas that are fully or partially served by one of these other entities, so that the Park Authority's facilities are not directly competing with other providers and instead serve the widest range of citizen needs.

The following map shows the public lands in Prince William County that are provided by the entities referenced in this document – i.e. Park Authority, Schools, County, Federal and State agencies, the Regional Park Authority, and the incorporated Towns. The County-owned properties that have been identified as having future recreational potential in Appendix C (such as the County landfill) are also identified. This map is intended to show the large amount of land that is currently publicly-accessible in the County, and also those properties that have the potential to offset parks and recreation needs in the future. In reverse, this map also shows the areas that are, or will likely be, underserved by County parks and/or other public lands.

DRAFT (April 7, 2010)



## PRINCE WILLIAM COUNTY PUBLIC LANDS



### Legend

- County Parkland  
(includes Historic Properties & Metz Wetlands)
- Potential County Parkland  
(county - owned)
- School Open Space
- Federal Parkland
- State Parkland
- Regional Parkland
- Independent City or Town

LAND TYPE	ACRES	LAND TYPE	ACRES
County Parkland	4,385.08	Federal Parkland	21,393.41
Potential County Parkland	1,518.94	State Parkland	2,649.30
School Open Space	1,014.78	Regional Parkland	81.00



DRAFT (April 7, 2010)





## CHAPTER 4: NEEDS ASSESSMENT

### Park Acreage Needs

Table 4.1 shows the projected park acreage needs, in 5-year increments, by park type, out to year 2030. This table does not take into consideration the acreage that is proffered to come to the Park Authority through development proffers or other County transfers/lease arrangements. The proffered parkland is shown in relation to acreage needs in the individual district analysis later in this section, along with a discussion of needs that could potentially be met by other County-owned properties.

**Table 4.1: Projected Park Acreage Needs by Park Type, 2010 to 2030**

Year			2010	2015	2020	2025	2030
Population			412,577	451,999	486,876	517,020	542,483
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	273.81	138.77	178.19	213.07	243.21	268.67
Community	4.0 acres/1,000	869.79	780.52	938.21	1,077.71	1,198.29	1,300.14
Regional	6.0 acres/1,000	2,362.11	113.35	349.88	559.15	740.01	892.79
Linear-Resource	4.0 acres/1,000	448.84	1,201.47	1,359.16	1,498.66	1,619.24	1,721.09
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>3,954.55</b>	<b>2,234.11</b>	<b>2,825.44</b>	<b>3,348.59</b>	<b>3,800.75</b>	<b>4,182.70</b>

From Table 4.1, it is clear that the Park Authority and County face a long road ahead in meeting the LOS standard of 15.0 acres of County parkland for every 1,000 residents. As the population grows, so does the need for more parkland, yet the growth creating the additional need is also, in turn, consuming the land that is available for parks and recreation uses. Please note in the above table that the identified need for each year is a point in time analysis based on the projected population for that year; the totals are not cumulative and should not be added to the projected needs from the previous year.

The needed neighborhood parkland can potentially be acquired from smaller residential rezonings or included in areas where infill types of development are occurring, but trying to create and set aside community and regional parks that are typically 50 to 100+ acres in size will obviously be more difficult, particularly when there is a current shortage of almost 894 acres in these two park classifications. With this, the Park Authority and County should undertake a more detailed analysis of acreage needs and land availability in order to set up a more coordinated plan of where all of the needed parkland can and should be located in the County (for example, a Parks and Open Space Master Plan for the entire County). From this analysis, both entities could then work at developing planning goals and policies that are targeted at acquiring parkland to meet the above needs.

Since it is unlikely that the acreage deficits in Table 4.1 will be offset by development proffers, the Park Authority (and County Planning Office) should also begin to look at alternate means of acquiring additional parkland. To address the issues of where and how more County-owned parkland can be acquired, the Park Authority and County Planning Office should work together to complete and fulfill the action strategies within the Open Space section of the POS&T chapter of the County's Comprehensive Plan. The action strategies in this section call for the development of an open space inventory (the first phase of a Parks and Open Space Master Plan as identified above), and further recommend developing programs for the purchase of development rights (PDR) and transfer of development rights (TDR) in an effort to retain open space in the County. PDR and TDR programs have been successful in preserving open space for parks and recreation uses in other communities throughout the country and have the potential to provide additional parkland in Prince William County, particularly if they can be applied



to the larger parcels that are currently more prevalent in the County's Rural Area. A PDR and/or TDR program could potentially enable the Park Authority to acquire more properties from developers that are seeking approval of higher density developments in other areas of the County and, in turn, provide additional larger park parcels that can potentially offset the community and regional park needs. The County should also consider adopting a policy that requires developers to dedicate all floodplain and resource protection areas to the County, or the Park Authority, as a means of addressing the need for more linear-resource based parks.

## Facility Needs

Table 4.2 shows the projected needs for each type of facility, based on our revised LOS standards, in 5-year increments, from 2010 to 2030. The formulas applied in this table subtract the Park Authority's existing facility inventory (owned and leased as of September 15, 2009) in order to determine current and projected needs. Unlike the analysis completed in our previous Comprehensive Plan, these projections do not assume any completion dates for our planned and unbuilt facility inventory, or any completion dates for any of the proffered facilities. This table is expected to show the full range of needs in the years ahead, regardless of what has been master planned, primarily because master plans may change over time. This table also does not take into consideration any of the Park Authority proffered facilities since the construction timeline for such facilities are unknown and in the current economy completion of these projects has slowed dramatically.

With the significant number of facilities needed to meet the current level of service standards, it is unlikely that these facilities can be accommodated on existing Park Authority land. With this, the need for additional County-owned parkland is supported by both the acreage and facility needs projections. Given that most of the identified needs are in the active ball field categories, however, the Park Authority faces difficult development decisions in the years ahead as we try to balance programmed recreational needs with the desires expressed in the Needs Assessment Survey for more passive recreational areas and open space, and for more neighborhood parks. From a maintenance perspective it is typically more cost-effective for the Park Authority to develop multi-field sport complexes (i.e. a type of community park) rather than maintaining a larger inventory of smaller neighborhood parks. Given current budget limitations, we will also likely need to seek creative and alternative funding methods if we want to continue to expand our facility inventory in the coming years. We are currently in the process of constructing bond projects that were approved as part of the 2006 General Obligation Bond (GOB), but until additional bonds are issued, the remaining projects from that obligation remain in limbo, as do any additional construction projects that the agency intends to fund with GOB dollars. If the Park Authority can continue to retain its Capital Maintenance Project (CMP) funding, the refurbishment of existing facilities (another key finding of the Needs Assessment Survey) may be the best path for expanding our inventory during this time of significant budget constraints.

DRAFT (April 7, 2010)



**Table 4.2: Projected Facility Needs with Existing Inventory, 2010 to 2030**

Year			2010	2015	2020	2025	2030
Population			412,577	451,999	486,876	517,020	542,483
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	10	10	12	14	15	17
Softball Field	youth 1/15,000	4	23	26	28	30	32
	adult 1/15,000	13	14	17	19	21	23
Little League Field	1/10,000	23	18	22	25	28	31
Soccer Field	1/5,000	50	32	40	47	53	58
Football Field	1/50,000	3	5	6	6	7	7
Lacrosse/Field Hockey Field	1/25,000	0	16	18	19	20	21
Pool (indoor & outdoor)	1/40,000	8	2	3	4	4	5
Golf (18-holes)	1/100,000	3.5	0.5	1	1	1.5	1.5
Multi-Use Trail (miles)	1/2,500	29.47	135.56	151.33	165.28	177.34	187.52
Amphitheater	1/300,000	1	0	0	0	0	0
Community Center	1/50,000	3	5	6	6	7	7
Recreation Center	1/100,000	2	2	2	2	3	3
Nature Center	1/250,000	0	1	1	1	2	2
Off-Leash Dog Park (acres)	1 acre/50,000	0	8.25	9.04	9.74	10.34	10.85
Equestrian Complex	1/500,000	0	0	0	0	1	1
Basketball Court (outdoor)	1/neighborhood park	13.5	7	dependent on park development	dependent on park development	dependent on park development	dependent on park development
	1/community park	6	16				
	2/regional park	7	11				
Tennis Court (outdoor) *	2/regional park	14	4*				
Volleyball Court (outdoor) *	1/regional park	4	5*				
Playground	1/neighborhood park	15	7				
	1/community park	10	13				
	2/regional park	10	5				
Picnic Pavilion	1/neighborhood park	19	2				
	2/community park	21	23				
	4/regional park	22	14				

\* Need projected for regional parks only; there are additional tennis and volleyball courts available at our neighborhood and community parks and one additional playground and picnic pavilion at a linear-resource based park.

### Needs vs. Planned, Proffered and Other County Parkland

The following table shows projected acreage needs against the inventory available at other County sites and the acreage slated to come from development proffers. School open space has been listed against the neighborhood park acreage since the service areas and amenities provided at the County's elementary and middle school sites, and the Park Authority's neighborhood parks, are so similar. The "County Acreage" column shows the lands that are owned by the Board of County Supervisors and which are managed by the Historic Properties and Watershed Management Divisions within the County's Department of Public Works. This acreage has been listed against the linear-resource based park acreage because all of the properties managed by Historic Properties and Watershed Management are for the protection of cultural, historic, or environmental resources – a key component of the linear-resource based park category. The "Other County Acreage" column, in turn, identifies other County-owned properties that have the potential to be used for parks and recreation purposes; were proffered for park use but never officially transferred to the Park Authority; or, are slated to one day be turned over to the Park Authority for recreational use, as is planned for the County's landfill property.

DRAFT (April 7, 2010)



**Table 4.3: Acreage Needs vs. Proffered, County and School Acreage**

Year			2010	2020	2030	OTHER INVENTORY (Proffered, County-Owned & Schools)			
Population			412,577	486,876	542,483	Proffered Acres	Existing County Acres	Potential County Acres	School Open Space
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)				
Neighborhood	1.0 acres/1,000	273.81	138.77	213.07	268.67	--		33.82	1,014.78
Community	4.0 acres/1,000	869.79	780.52	1,077.71	1,300.14	148.11		32.20	
Regional	6.0 acres/1,000	2,362.11	113.35	559.15	892.79	--		1,037.50	
Linear-Resource	4.0 acres/1,000	448.84	1,201.47	1,498.66	1,721.09	253.24	430.53	424.19	
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>3,954.55</b>	<b>2,234.11</b>	<b>3,348.59</b>	<b>4,182.70</b>				

From the above table we can see that even when considering the inventory of other County-departments and the land currently proffered for park use, there are still some large acreage deficits to be overcome in the next 20 years, particularly in the area of community and linear-resource based parks. Even after subtracting the other resources, the community park need in 2030 is still projected to be over 1,100 acres, and after subtracting the other resources from the linear-resource based category, the projected need in 2030 will also still be over 600 acres. With this, the Park Authority and County should work in concert to develop strategies and policies to offset these needs since they will only continue to grow as the population grows. As suggested previously, the County (Park Authority and Planning Office) should consider developing programs that allow development rights to be purchased or transferred to allow land in all areas of the County to be set aside for public uses, including community parks. The Board of County Supervisors should also consider adopting a policy that would require all floodplain areas and/or resource protection areas, in all future rezonings, to be dedicated to the County for linear-resource based parks in order to help offset the acreage deficits identified above.

Table 4.4 shows the projected facility needs against the Park Authority's planned inventory; the facilities proffered to be built by the development community and potentially conveyed to the Park Authority; and, the facility inventory available at the other County properties, including elementary and middle schools and the sites managed by Historic Properties and Watershed Management. As with the previous table, it is worthwhile to compare the projected needs against the inventory available from these other sources, in order to get a better picture of "true" need over the long term. While the School facilities may not be constructed to a comparable level as those provided at our parks, these facilities are currently meeting a portion of the demand and need to be considered when developing master plans for future parks or re-master planning an existing park. Per the Park Authority's Cooperative Use Agreement with the Schools, even the lesser maintained fields may be utilized for team practices and we feel it would be a discredit if we did not show how many of these facilities are available for use by the community. In the least, this table provides a clear picture of how much greater the public recreation burden would be on the Park Authority if the Cooperative Use Agreement did not exist. The following table also provides a synopsis of the extent of facilities that the Park Authority has already planned but has not yet constructed, and for which future budgets will need to be established. For the location of each of the planned facilities, please see the park inventories in Appendix B. For the location of each of the School and Other County facilities, please see Appendix C.

DRAFT (April 7, 2010)



**Table 4.4: Facility Needs vs. Planned, Proffered and Other County Facilities**

Year		2010	2020	2030	OTHER INVENTORY			
Population		412,577	486,876	542,483	Planned, Proffered & County			
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)	Park Auth. Planned Inventory	Proffered Inventory	School & County Inventory
Baseball Field	1/20,000	10	10	14	17	4	2	17
Softball Field	youth 1/15,000	4	23	28	32	1	6	37
	adult 1/15,000	13	14	19	23	0	0	0
Little League Field	1/10,000	23	18	25	31	5	2	14
Soccer Field	1/5,000	50	32	47	58	5	4	52
Football Field	1/50,000	3	5	6	7	2	1	20
Lacrosse Field	1/25,000	0	16	19	21	0	0	0
Pool (indoor & outdoor)	1/40,000	8	2	4	5	2	0	1
Golf (18-holes)	1/100,000	3.5	0.5	1	1.5	9 holes	0	-
Multi-Use Trail (miles)	1/2,500	29.47	135.56	165.28	187.52	23.77 *	9.02 *	4.70
Amphitheater	1/300,000	1	0	0	0	1	0	1
Community Center	1/50,000	3	5	6	7	1	0	-
Recreation Center	1/100,000	2	2	2	3	1	0	1
Nature Center	1/250,000	0	1	1	2	0	0	-
Off-Leash Dog Park (acres)	1 acre/50,000	0	8.25	9.74	10.85	0	0	-
Equestrian Complex	1/500,000	0	0	0	1	0	0	-
Basketball Court (outdoor)	1/neighborhood park	13.5	7	dependent on park development	dependent on park development	2	0	12
	1/community park	6	16			6	2	
	2/regional park	7	11			0	0	
Tennis Court (outdoor) **	2/regional park	14	4 **			0 **	4	51
Volleyball Ct (outdoor) **	1/regional park	4	5 **			1 **	2	0
Playground	1/neighborhood park	15	7			1	0	56
	1/community park	10	13	4	2			
	2/regional park	10	5	1	0			
Picnic Pavilion	1/neighborhood park	19	2	1	0	0		
	2/community park	21	23	5	0			
	4/regional park	22	14	8	0			

\* Park Authority inventory includes trail lengths planned in existing parks, plus the trail lengths to be built by PA in dedicated easements or on future park properties. Proffered inventory reflects trail length to be constructed by development community within proffered easements.

\*\* Only regional park data shown; There are additional tennis and volleyball courts available at certain neighborhood and community parks, and several more planned but unbuilt at neighborhood and community parks.

For the proffered facilities we must note that Table 4.4 shows what is currently proffered to be provided at the Orchard Bridge and Southbridge (Harbor Station) developments – the only two developments that currently have proffered recreation facilities – with the exception of trails. The amount of trail miles in the “Proffered Inventory” column has been taken from the Proffered Trail Easements Table (Table 3.5). For reference, Table 3.5 identified the total trail length that we anticipate getting from proffered trail easements (21.12+ miles depending on the length of trail provided in the Southbridge development). It is not always a requirement of the proffer, however, for the developer to construct the trail within the dedicated easement, so the information in the above table separates the amount of trail length to be constructed by the development community in dedicated easements (9.02 miles) from the trail lengths that will ultimately need to be constructed by the Park Authority within dedicated easements and on sites to be conveyed for public park use (15.82 miles). The amount of trail to be constructed by the Park Authority within proffered easements and on proffered parkland has then been added to the amount of trail length planned at existing parks to arrive at the total Park Authority planned length of 23.77

DRAFT (April 7, 2010)





miles. Again, we must note that the timing of any of the proffered facilities, as far as being available to the public, can only be identified as planned/unknown at this time, however, given that the proffers either do not have any identified construction triggers and/or the slowdown in housing construction is currently delaying the timing of the proffers.

## Facility Overview

Below is a summary of the projected needs by facility type. To ensure that we evaluated facilities that were of a similar quality and size we developed definitions for each type of facility prior to compiling the inventory. In this process, we selectively chose to qualify facilities by their primary use, and not count facilities that were overlapping and/or did not provide a basic level of service for a designated sport. Any fields that did not meet a basic level of service were then categorized under “open play areas”. For example, in previous inventories we identified three softball fields at Cloverdale Park, even though these fields did not have any outfield fencing and the outfields overlapped with one another. In addition, there was a football field overlapping the outfields of the softball fields. In order to reconcile our inventory to show that the “softball” fields at Cloverdale Park are not of comparable quality to softball fields that are used for league and/or tournament play at our other sites, we then downgraded these facilities, for lack of a better term, to “open play areas”. The following sections identify, where appropriate, the definitions that we developed for each facility and further provide an evaluation of the projected needs for each facility.

**Diamond Fields** – Diamond fields consist of baseball, softball, and Little League fields. The Park Authority differentiates these fields by their dimensions and the primary user of the facility. With this, baseball fields are typically for adults, have a baseline distance of 90 feet and a center outfield distance of 300 feet. Little League fields are for youth baseball and typically have a baseline distance of 60 feet, a center outfield distance of 200 feet, and contain a pitching mound. The Park Authority has further separated its softball fields by primary user group (i.e. youth or adult). The youth softball fields have typical baseline distances of 60, 65 or 70 feet, with an outfield distance of 300 feet. Adult softball fields also have typical baseline distances of 60, 65 or 70 feet, with an outfield distance of 300 feet.

Further, all of the fields inventoried under each of these categories, have backstops and perimeter fencing around the entire field. For scheduling purposes, we acknowledge that some baseball/Little League fields may be converted to softball fields, and vice versa, by removing/adding the pitcher’s mound, but this is done on a limited basis, and again, for inventory purposes in this document, we categorized the field by primary use (on a annual basis).



*Little League at Catharpin Recreational Park*

As with all of our facilities, there is a projected deficit for all types of diamond fields now and into the future. With our new level of service standards, there is a current projected deficit of 10 fields for baseball, 23 fields for youth softball, 14 fields for adult softball, and 18 fields for Little League. We would like to note that the changes to the level of service standards has reduced the projected needs slightly, but since our last Comprehensive Plan the population has grown at a faster rate than what was projected at that time, and as such the field deficits are only slightly less than what they were previously. A few of these facility needs will be offset if the Park Authority





grow and an organized league is developed. With regard to soccer, the fields provided at the School sites are not built to a standard that allows a one to one comparison with the Park Authority and, as such, the school fields are (and should continue to be) used primarily for practices unless improvements are undertaken. If school fields are someday going to be utilized for league and/or tournament play and be considered an equivalent replacement for Park Authority fields, then the Schools and Park Authority will need to pursue alternate arrangements for how those facilities are upgraded, managed, and maintained to ensure that they are serving larger public needs. To expand the amount of play time on our soccer fields, the Park Authority has begun initiating agreements with the soccer leagues to upgrade select fields to artificial turf and we are also working to light more fields. With the extended hours of play on these fields, the agency will therefore need to determine at some point in the future whether these fields meet more demand than a standard field. If so, then the needs projected in this document will be on the high end and fewer fields could potentially be needed to serve the current demand.

**Courts, Playgrounds and Picnic Facilities** – In our previous Comprehensive Plan we retained standards for courts, playgrounds and picnic facilities that were based on per capita, or number per 1,000 population calculations. This resulted in projected needs of 24 tennis courts, 49 basketball courts, and 25 volleyball courts by 2010. The previous standards further resulted in a need for 43 playgrounds by 2010. Since most of our parks already have courts and playgrounds, some of which are currently underutilized, staff has concluded that maintaining per capita standards is simply not appropriate for these facilities. With this, we have revised our standards for courts, playgrounds, and picnic facilities so that they are based on a per park basis – i.e. the type of park dictates the minimum number of amenities that should be provided. With this, we are making a commitment to provide these facilities on an as-needed basis in each new park that we develop, but are not continuing to maintain a standard that is not attainable and unrealistic given current use patterns.

Over the past several years we have actually seen a significant decline in the use of our outdoor tennis and volleyball courts. In some of our parks we have actually even reduced the number of tennis courts we maintain because of the lack of use. Tennis courts are also commonly provided at middle school sites, so on a County-wide basis we believe public needs are being addressed with the existing inventory. In areas where the Park Authority has tennis courts that are not being utilized, the agency should consider renovating the areas to accommodate other uses. In other jurisdictions around the country abandoned tennis courts have been successfully converted into fenced off-leash dog areas, and with the paved surface they also have the potential to be utilized for in-line skating and skateboarding. These changes would cost the organization little money; would expand the range of available facilities; and, would be a valuable 're-use' of our developed areas. Alternate uses for these areas should therefore be considered when re-master planning any existing parks. With regard to the outdoor volleyball courts, the Park Authority should conduct a more detailed review of how much the existing facilities are utilized. Underutilized courts should be removed and the areas re-established with grass and/or landscaping. When re-master planning parks with existing volleyball courts, other/new uses for these areas should also be considered. In the next update to this plan, the agency should also consider whether or not it wants to continue to maintain a standard for volleyball courts given the limited amount of currently at our existing courts.



*Basketball Courts at James S. Long Regional Park*



*Playground at Veterans Memorial Park*



*Picnic Pavilion at Locust Shade Park*

DRAFT (April 7, 2010)





Basketball courts are still widely used at our park sites and as shown in Table 4.4 there is a projected need for more courts in each of the park categories. In the past, the Park Authority has considered basketball courts as primarily a neighborhood park type of amenity and, as such, they have been one of the facilities that we typically required on homeowner association lands within the larger residential developments in the County. Because these facilities serve the residents of these developments, we have therefore not focused very heavily on providing more basketball courts in our parks. In recent years, however, there has been a perception in many neighborhoods that basketball courts bring in “outsiders” to these communities and that this often leads to increased incidents of crime and vandalism in the community. One homeowner’s association recently even went to the lengths of filing a proffer amendment application with the County to remove the basketball court in their community citing increased crime and vandalism as the reasons for their request. When proffered homeowner association facilities are removed, the burden is therefore placed back on the Park Authority to meet the public need for these facilities. Given that our current standard shows a need for basketball courts in each of our park types, additional focus should therefore be given to this amenity if and when our existing parks are re-master planned, and especially when new parks are developed.

Playgrounds and picnic pavilions are the most basic facilities that the Park Authority can provide that serve the widest range of park visitors. These amenities can be enjoyed by leagues that are hosting tournaments, by our daily park visitors, or by groups that may rent our facilities for family reunions or other large gatherings. As with basketball courts, there is currently a need for more playgrounds and picnic pavilions at each of our park types. Staff should revisit all of the current park master plans to determine where these facilities can be added. They are generally two of our lower cost amenities and can be installed relatively quickly. With this, these amenities will likely have a large public satisfaction value in return for minimal expense by the agency. Another item that the Park Authority should consider is developing larger playgrounds at our parks, particularly the regional parks, which meet a variety of age/ability levels and interests. Currently the Park Authority playground standard provides for areas that are appropriate for ages 2 to 5 and other areas that are appropriate for ages 5 to 12. Some parks may only provide amenities for the younger ages and others may accommodate only older children. A few parks accommodate both age groups. Installation and design is typically driven by available budgets, but in the end this may not best serve the park users. Where budgets are insufficient to accommodate both user groups, the playground installation should be phased. Also, Park Authority playgrounds currently offer little diversity in regard to the type of structures and play stations that are available since we have used the same manufacturer at most of our sites. The agency might therefore benefit from more research into new and different types of playgrounds that increase user interest and also promote exploration and development.



*Splashdown Waterpark at Ben Lomond Regional Park*

**Pools** – Table 4.4 shows a current need for two additional 25-meter indoor or outdoor pools. Pools are a very difficult facility to quantify the need for, however, given that many neighborhoods/developments have private pools. Of the eight pool facilities that the Park Authority currently operates there are two indoor pools and six outdoor pools (two of the outdoor pools are at our waterparks). The County also provides funding to the Freedom Aquatics and Fitness Center at George Mason’s annex campus in Prince William County which houses a 50-meter swimming pool that is open to the general public on a fee basis.

Given the costs to construct, operate and maintain a 25-meter pool, the Park Authority obviously needs to weigh the costs and benefits of these facilities, and undertake a feasibility study, before pursuing new construction. A feasibility study will help assess the demand for the

DRAFT (April 7, 2010)



facility and help determine whether there are other similar facilities within the service area that are meeting current demand. With this, the needs analysis in Table 4.4 should not be construed as suggesting that the Park Authority needs to build these amenities in the immediate future. Level of service standards are only one measure of need, but other considerations need to be reviewed prior to obligating funding for such a large project. In addition, the Park Authority should work with the County Planning Office to determine the number of homeowner association pools that are provided in the County in order to better assess where the highest demands may be. Again, the analysis in this document is based on population size only and may not be a true indication of the actual needs or where there is the greatest need for a public facility.

**Golf Courses**– Although the level of service standards applied in this document are intended to reflect the Park Authority’s obligation to the community, golf courses should be considered on par with pools from a needs analysis standpoint, particularly since there are a number of other public and private facilities in the County that may offset the projected needs. In addition, with the debt service issues at our current golf courses, the agency is not looking to develop a new course and/or expand any of our existing courses now or in the immediate future.



*Forest Greens Golf Course*

The analysis in Table 4.4 does identify that a new golf course will be needed in the County by 2015, but again this projection is based on population only. Like pools, more analysis needs to be undertaken before the agency recommends building a new golf facility and/or expanding our current courses. Again, facility standards are only one measure of need, but other considerations such as debt service and potential revenues need to be considered at length before proposing new facilities, particularly golf courses, and particularly in the current economy. Given that there are 16 other courses in the County, 14 of which are open to the public at some level, we believe the current number of courses is more than adequate to serve the current and future populations and believe that our level of service standard should be adjusted in the next Comprehensive Plan update to eliminate the projected need for more golf courses. We therefore recommend that additional analysis be undertaken prior to the next Comprehensive Plan update, either by survey or other analysis, to identify a more appropriate level of service standard for golf facilities in Prince William County.



*Equestrian Trail at Valley View Park*

**Trails** – The Park Authority currently provides over 29 miles of trails in our parks. These trails are quantified as fitness trails, equestrian trails and nature trails in the park inventories in Appendix B, but are combined when evaluating our need for multi-use trails. With the current level of service standard of 1 mile for every 2,500 in population, there is a projected need for approximately 188 miles of new “multi-use” trails by 2030. Again, the standards presented in this Plan are intended to reflect the Park Authority’s facility commitment to the community, and in the instance of trails, we intend to accommodate these needs on both our owned properties and on the public trail easements that we are able to secure. As was identified in Table 3.5, the Park Authority will potentially secure over 23 miles of trail from development proffers, all of which will ultimately be counted against the needs identified in this document (note: trail lengths to be provided on proffered parkland are accounted for in the Park Authority’s planned inventory and trail lengths to be provided within proffered easements are accounted for in

DRAFT (April 7, 2010)





the Proffered inventory, as shown in Table 4.4). We are also working with several landowners to secure additional trail easements on public and private land, in order to provide additional connectivity and ultimately expand the County's trail network.

As noted previously, the Park Authority has elected to maintain a different trail standard than what was adopted in the County's Comprehensive Plan. We consider the County's standard of one mile for every 1,500 in population to be appropriate, however, if the shared use paths/bike paths provided under the County Transportation Plan are considered against that need. The County's Transportation Department, in conjunction with the Virginia Department of Transportation, are responsible for planning and constructing the shared use paths/bike paths that are within road rights-of-way. Currently, however, neither agency has developed an inventory of the total number of trail miles that are provided and/or planned along County roadways. This work needs to be undertaken, however, so that the County can fully evaluate whether its current level of service standard is appropriate.

Per the recommendations of the POS&T chapter of the County's Comprehensive Plan it is worth noting that the Park Authority and the Board of County Supervisors recently created the Prince William Trails and Blueways Council. This 16-member citizen committee was established to help promote trail and blueway planning efforts in the County and the members on this committee have the ability to recommend standards, and policies, for trails in the County. This committee is currently reviewing trail plans and is considering developing trail classification and design standards. The committee has suggested that they will conduct an inventory of trails in the County which staff hopes will address the above shared use path/bike path inventory. Once that data is collected, County staff can then work with the Trails and Blueways Council to analyze and evaluate the adequacy/appropriateness of the current standards.



*Chinn Aquatics and Fitness Center*

**Recreation/Community Centers** – By definition, Park Authority recreation centers are those facilities that offer a range of fitness opportunities including cardiovascular exercise and strength training programs, a gymnasium, and an indoor swimming pool. Community centers by definition are smaller facilities that offer meeting and program space for the community, but do not provide all of the amenities that are provided at a recreation center. From our current inventory, our Sharon Baucom-Dale City Recreation Center and our Chinn Aquatics and Fitness Center are therefore considered recreation centers, with our community centers being the Ben Lomond, Birchdale and Veterans Park centers. The Freedom Center at the George Mason annex campus in the County is for all

intents and purposes considered a County recreation center also, given that it is partially funded by the County. This facility, however, is not technically part of the Park Authority's inventory.

Table 4.4 shows a current need for two additional recreation centers in the County and five community centers. Since the level of service standards in this document represent the amount of facilities that the Park Authority believes it should provide for the community, additional analysis is necessary to determine if our current level of service standards are, in fact, representative of resident's needs. As with pools, feasibility studies should also be undertaken prior to developing any new centers in order to better assess the demand for these types of facilities in specific areas of the County. Recreation centers are costly to the organization from all standpoints – construction, operation and maintenance – and because they are operated as revenue facilities, the organization needs to ensure that the user base will be in place to support the facility once it is constructed. Currently the Park Authority has two recreation centers that are planned and unbuilt – one at James S. Long Regional Park, and one at Rosemount-Lewis Park. At the current time, staff believes there is likely a large enough demand for a



recreation center at James Long Park, particularly with the amount of residential development that has occurred along the Rt. 15 corridor in the past ten years, but more analysis is obviously necessary, and appropriate funds need to be identified, before the agency is able to move forward with such a facility. Additional consideration should also be given to locating a recreation center at Rosemount-Lewis Park since this site is within the service area of the Freedom Center at the George Mason campus. Given the close proximity of these properties there could potentially not be enough demand in this area of the County for two recreation centers. With this, we once again recommend that staff revisit all existing park master plans after completion of this document, in order to reassess where new demands could potentially be accommodated and where previously planned facilities may no longer be needed or desired.

**Other Interests** – This section addresses the “other interests” that are identified in our level of service standards – i.e. amphitheatres, nature centers, off-leash dog parks, and equestrian complexes. It also addresses some of the less typical facilities that we provide and/or have been asked to provide over the past few years.

The Park Authority currently has only one amphitheater in our inventory, which is the large 400-seat Jean C. Smith Memorial Amphitheater located at Locust Shade Park. This facility is used for park programs and special events and has been a fairly successful facility for the agency. Locust Shade Park is located in close proximity to the Marine Corps Heritage Center/US Marine Corps Base Quantico, Prince William Forest Park, and the Town of Dumfries and the other uses in the park are oriented toward



*Jean C. Smith Memorial Amphitheater at Locust Shade Park*

passive recreation. With this, the amphitheater supports the other uses in the park. There is currently an amphitheater planned, but not built, at Nokesville Park. Nokesville Park, however, is designed primarily for active recreation uses and is located in the Rural Area of the County. It is therefore not close to a large population center. Given that there is not an identified need for more amphitheatres in our parks through 2030, the Park Authority may want to revisit the Nokesville Park master plan to evaluate whether other projected needs might be more appropriate at this location.

Although the Park Authority does not currently own or operate any nature centers, they are a type of facility that we believe supports the passive recreation interests identified in the Needs Assessment Survey and also a type of facility that could potentially support the types of activities provided at the linear-resource based parks. With this, we have elected to maintain a level of service standard for nature centers. As with recreation and community centers, however, prior to constructing any facilities of this type, the Park Authority should conduct a feasibility study. Given that a nature center would likely involve indoor programming space, the costs to construct, operate and maintain this type of facility will obviously be higher than providing for these needs in an outdoor setting (i.e. interpretive programs and trails, additional amphitheatres, etc.) and additional review of the needs in a given area should be undertaken before obligating funds for this type of facility.

The Park Authority has also not previously maintained a standard for off-leash dog parks. This facility type was added to the list in this Plan, however, because of feedback received in the Needs Assessment Survey and the amount of citizen interest expressed to staff and the Park Authority Board for this type of facility. In previous years, staff has worked with a citizen's group to identify design requirements and management policies for off-leash dog areas. Staff has also worked with the County Attorney's Office to amend the County Code to allow for off-leash dog areas within County parks. Staff has continued to pursue appropriate locations for these facilities in our existing parks, but none have been approved, and the agency has also not yet appropriated any monies for the installation of these facilities. Staff is aware that in other jurisdictions around the country underutilized tennis courts have been successfully re-utilized as fenced off-leash dog areas. It is therefore once again a



recommendation of this Plan that staff revisit the master plans for parks that have underutilized or un-needed facilities, and revise these plans as appropriate to accommodate uses of this type.

By our definition, an equestrian complex is considered to be an indoor or outdoor arena that can accommodate horse shows and that has a large seating area for spectators. Currently, there are no such facilities in the Park Authority inventory, although we do provide equestrian trails and a couple small equestrian rings at our existing parks. Given that there are a large number of horse owners in the County and that there is a local equestrian group that sponsors local riding events (i.e. the Nokesville Horse Society), staff believes there is sufficient local interest to support an equestrian complex at this time, even though the population projections do not identify a need until 2030. Despite a presumed need, however, the Park Authority would still need to undertake a feasibility study prior to proposing this type of facility on park property, in order to ensure that there is adequate demand for this type of facility, and that the interest in and use of the facility can be maintained over the long term.

Other sports/activities that the Park Authority has received a fair amount of citizen interest in, but for which we have not yet developed level of service standards for are: skateboarding/BMX facilities, cricket fields, Frisbee golf courses, radio-controlled aircraft area, ATV/OHV riding facility, and indoor sports venues for training and off-season play, for sports like soccer and baseball. Although the Park Authority does not currently have level of service standards for these types of facilities, that does not mean they are not currently provided at our parks. We are currently redeveloping the skateboard facility at Veterans Park, have an in-line skating rink at C. Lacey Compton Neighborhood Park, and a BMX bicycle racing facility at the Prince William County Stadium Complex. In addition, the Park Authority has recently entertained several proposals to locate indoor sports centers on our property and a potential partnership with the local ATV/OHV riding club. We do not maintain standards for these facilities because they are generally considered to be more specialized activities that do not have as large of a community draw as our other facilities. With this, we will continue to evaluate the need for these facilities and the development potential as specific recommendations/proposals are brought forward, or when there is sufficient interest identified in our master planning process.



*BMX Racing Facility at PWC Stadium Complex*



*Skateboard area at Veterans Memorial Park*

DRAFT (April 7, 2010)



## District Analysis

The following sections summarize the acreage and facility needs, by District, out to year 2030. Because needs increase fairly slowly at the district level, needs are shown in 10-year increments rather than 5-year increments. As in previous tables, the planned and proffered facilities are not factored into the analysis. Instead the planned and proffered facilities are shown in columns to the right of the needs projections to show where projected needs can potentially be offset by the planned and proffered facilities in that district. The planned facilities column also shows the type and amount of development that is currently master planned but unbuilt in each district – i.e. facilities/amenities that the agency will need to fund in the future unless sites are re-master planned to eliminate these facilities/amenities. In addition to planned facilities, the center-right column shows the facility inventory that is currently available at School and other County sites (i.e. Historic Properties and Watershed Management). As noted previously, we do not necessarily rate the School fields as equivalent replacements for Park Authority fields since they may not be of a comparable size, or constructed to a comparable standard, but given that they serve community needs at least at a basic level (including league practices), we would be remiss in not identifying the type and number of facilities available at the School sites in this document.

In all of the facility tables, the numbers in each column have been rounded down to the nearest whole number, with the exception of multi-use trails lengths that are shown in fractions of a mile and off-leash dog parks which are shown in fractions of an acre. Further, golf courses are represented by the number of courses that are provided, with one course equal to 18 holes. We would also like to note that amphitheatres, nature centers, and equestrian centers have been removed from the district analysis tables, because of the high population standards for these facilities. Each of these facilities would require in excess of 250,000 people in one district to generate a need and these population projections and currently there are no districts that are projected to grow to that size by 2030. Recreation centers, with a standard of 1 center per every 100,000 in population, are still included in the district analysis, given that the population in the Brentsville Magisterial District is projected to exceed 100,000 persons by 2030.

Because residents are not likely to use the parks and facilities that are only in their respective magisterial districts, staff cautions the reader in drawing too many conclusions from the following analysis. This analysis is primarily provided to show where new facilities and parks are likely to be needed based on population projections, but again additional surveys, public hearings and/or feasibility studies should always be utilized when developing park master and/or proposing new facilities. It is more valuable from a planning perspective to consider needs based on the service area of the park and where the development will occur, rather than making decisions based on population-based boundaries that fluctuate with the results of each census. With this, it may be beneficial in future years for the Park Authority to do away with individual district analysis in its Comprehensive Plan and focus more strongly on the County-wide needs analysis and the appropriate locations for facilities across the County as a whole.

Again, please note that the needs identified in the following district tables are based on the population projections for the identified year and are not cumulative. With this, the projected needs for a given year, should not be added to the prior identified need – the number identified in the deficit/(surplus) column is the number required to serve the identified population at that specific point in time (or in the instance of a surplus is the number of additional facilities that are currently provided).

DRAFT (April 7, 2010)



**Brentsville Magisterial District** – The acreage analysis for the Brentsville Magisterial District shows that there is currently a surplus of acreage in all park categories, but that additional acreage will be needed by 2020. As mentioned previously, under the new park classification system, regional parks now include golf courses. With this, Prince William Golf Course (195 acres) and the leased General's Ridge Golf Course (270 acres) are now considered part of the regional park category and, in turn, have created a surplus of regional park acres in the Brentsville District. In the Park Authority's previous Comprehensive Plan there was a shortage of 261 acres of regional parkland identified in 2010. Since the last Comprehensive Plan, the Park Authority has also acquired a large amount of acreage in this district, along Broad Run, for the planned Broad Run Linear Park and Trail system. These acquisitions have resulted in a surplus of acres in the new linear-resource based park category.

As was discussed previously, the amount of open space at the school sites could potentially offset the projected acreage need for neighborhood parks given that the service areas for schools and neighborhood parks are so similar. This may be particularly applicable in the more rural districts of the County, such as the Brentsville District, since the school sites are already located in the more densely developed areas of the district and are therefore within the service area of a larger number of homes than most of our parks. With the larger lot sizes and acreage holdings in the Brentsville District, locating neighborhood parks within a reasonable distance of a large number of homes will be difficult unless we focus on in-fill types of park development and/or enter into partnerships with homeowner's associations to maintain their fields/open space in return for public access.

Because the Brentsville District houses most of the County's Rural Area, which has by-right zoning for lots larger than 10 acres, there are several residential developments in this district that do not have development proffers. Because of the by-right zoning, the Park Authority has therefore lost several opportunities to pursue land dedications or the construction of facilities from development proffers in this district. Again, the Park Authority and the County need to be proactive in this time of a weak economy to identify lands in this district that would be most suitable for park development and, in turn, set out a plan for acquiring those properties in fee simple or through the purchase/transfer of development rights, tax breaks, or other means, prior to those parcels being converted to residential uses. This district, along with the Gainesville Magisterial District, provide the greatest opportunities for creating additional community and regional parks, but a plan of action needs to be developed in order to ensure that additional acreage is acquired for this use.

With regard to the projected facility needs, the Brentsville District needs additional facilities of all types, with the exception of golf courses, basketball courts, tennis courts, and picnic pavilions, in select park types. The largest field needs are for Little League and youth softball fields, with projected needs of 4 fields for each of these categories. Again, with the planned inventory and the number of fields that are available at School sites, however, an additional review of the projected needs should be undertaken before new facilities are constructed. It might be possible for the Park Authority to improve the existing school facilities to a level that allows those facilities to meet a comparable need compared to those provided on park property, particularly on a short-term basis or until additional parkland is acquired. Furthermore, the Park Authority should seek citizen input on any and all master plans for new facilities in order to ensure that new field construction best serves the needs of the public both at the district and County levels.

DRAFT (April 7, 2010)





**BRENTSVILLE MAGISTERIAL DISTRICT ACREAGE NEEDS**

Year			2010	2020	2030
Population			80,973	104,852	124,405
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	86.22	(5.25)	18.63	38.19
Community	4.0 acres/1,000	334.78	(10.89)	84.63	162.84
Regional	6.0 acres/1,000	598.56	(112.72)	30.55	147.87
Linear-Resource Based	4.0 acres/1,000	362.47	(38.58)	56.94	135.15
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>1,382.03</b>	<b>(167.44)</b>	<b>190.75</b>	<b>484.05</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
154.78	-	-
	-	35.11
	-	-
	232.14	83.78

**BRENTSVILLE MAGISTERIAL DISTRICT FACILITY NEEDS**

Year			2010	2020	2030
Population			80,973	104,852	124,405
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	2	2	3	4
Softball Field youth	1/15,000	1	4	5	7
adult	1/15,000	5	0	1	3
Little League Field	1/10,000	4	4	6	8
Soccer Field	1/5,000	15	1	5	9
Football Field	1/50,000	0	1	2	2
Lacrosse Field	1/25,000	0	3	4	4
Pool (indoor & outdoor)	1/40,000	0	2	2	3
Golf (18-holes)	1/100,000	2	(2)	(1)	(1)
Multi-Use Trail (miles)	1/2,500	9.26	23.13	32.68	40.50
Community Center	1/50,000	0	1	2	2
Recreation Center	1/100,000	0	0	1	1
Off-Leash Dog Park (acres)	1 acre/50,000	0	1.62	2.10	2.49
Basketball Court (outdoor)	1/neighborhood park	4	(1)	dependent on park development	dependent on park development
	1/community park	0	3		
	2/regional park	2	2		
Tennis Court (outdoor) **	2/regional park	3	(1)		
Volleyball Ct (outdoor) **	1/regional park	0	1		
Playground	1/neighborhood park	3	0		
	1/community park	1	2		
	2/regional park	1	1		
Picnic Pavilion	1/neighborhood park	4	(1)		
	2/community park	2	4		
	4/regional park	1	3		

OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
2	3	0
0	6	4
0	0	0
3	2	0
0	7	0
0	3	0
0	0	0
1	1	0
0	-	0
6.73 *	4.7	1.35 *
0	-	0
0	6	0
5		
0		
0**	7	0
0**	0	0
1	10	0
2		
0		
1	-	0
2		
0		

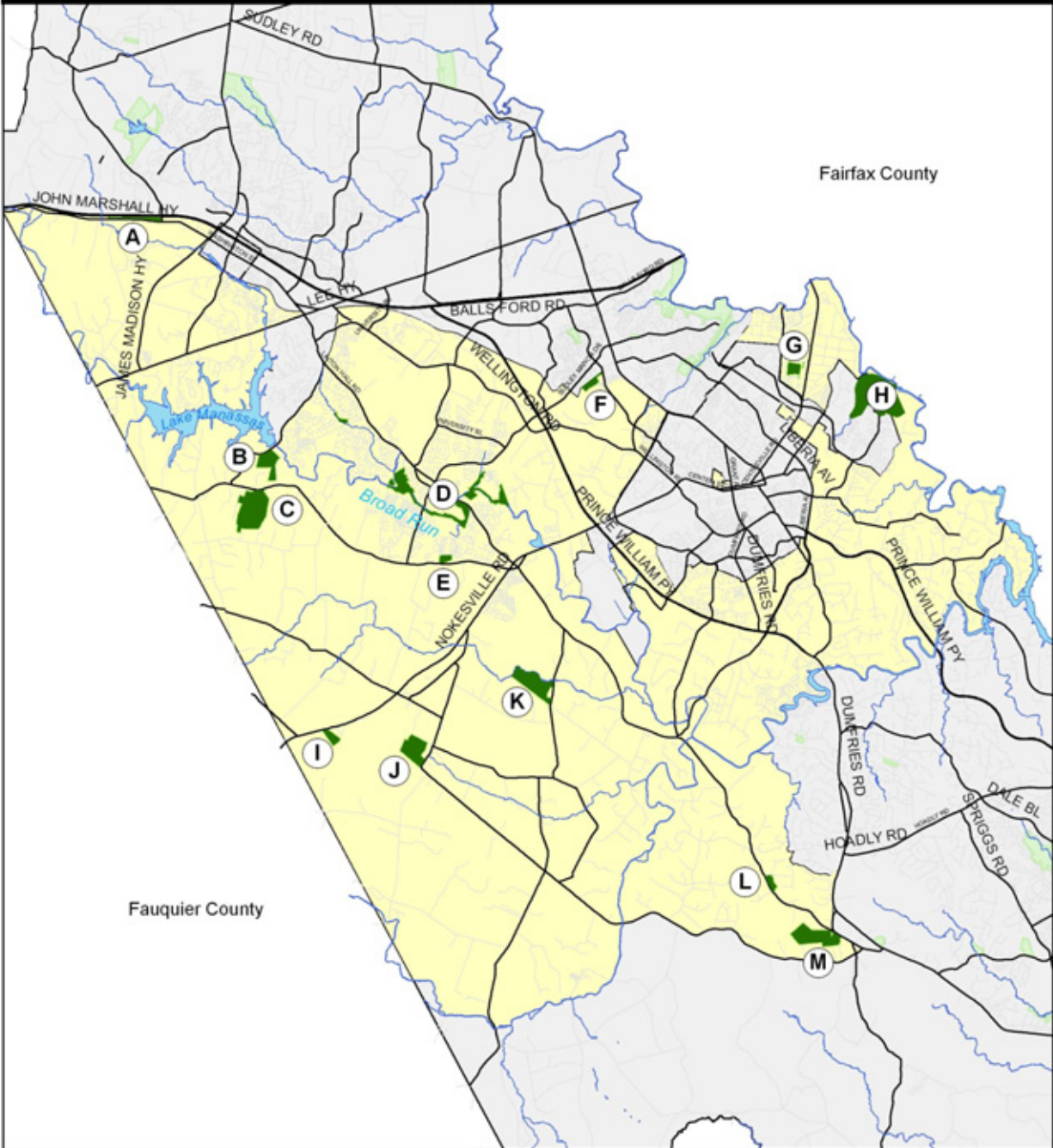
DRAFT (April 7, 2010)

\* Park Authority planned inventory includes trail lengths planned to be constructed by the Park Authority in existing parks, on proffered parkland or in dedicated easements. Proffered inventory includes trail segments to be constructed by development community within proffered easements.

\*\* Need projected for regional parks only; there are 4 additional tennis courts available at community parks in this district. One playground and one pavilion are also available at a linear/resource park in this district. There are currently 8 master planned but unbuilt tennis courts at community parks in this district and 5 volleyball courts at community and neighborhood parks in this district.



## BRENTSVILLE MAGISTERIAL DISTRICT PARKS



PARK NAME	TYPE	ACRES	PARK NAME	TYPE	ACRES
A. Elizabeth Nickens Park	Neighborhood (leased)	21.50	H. General's Ridge Golf Course	Regional (leased)	270.00
B. Rollings Ford Park	Community	69.13	I. Lehigh Portland Park	Community	25.00
C. Prince William Golf Course	Regional	195.83	J. Nokesville Park	Community	97.07
D. Broad Run Linear Park	Linear / Resource	191.66	K. Valley View Park	Community	125.63
E. Braemar Park	Neighborhood	15.17	L. Shenandoah Park	Community	17.95
F. Rosemount Lewis Park	Neighborhood	22.07	M. George Hellwig Park	Regional	132.73
G. Joseph D. Reading Park	Neighborhood	27.48			



DRAFT (April 7, 2010)



**Coles Magisterial District**– The acreage analysis for the Coles Magisterial District shows a current and continued deficit in all park categories, with the greatest deficit being in the community park category. If School open space acres are counted against neighborhood park needs in this district, however, the neighborhood park need is fulfilled well beyond 2030. In addition, the regional park needs will be fulfilled as soon as the County landfill property is turned over and developed for park use, which is the current intent for the property once landfill operations cease. With 1,037 acres available at the landfill site, converting this property into a regional park will likely eliminate the need for additional regional parks in this district for many years. Unfortunately, however, the landfill operations are currently expected to continue for another 50 years, so use of this site for park purposes is a long-term proposition and additional parkland will be needed in the interim.

The need for linear-resource based parks can also potentially be offset by existing County lands managed by other departments (i.e. Historic Properties and Watershed), as well as the acreage that is proffered but still pending dedication to the County. The projections for community parks, however, indicate that approximately 112 acres of community parkland will be needed by 2030. If we assume an average community park size of 50 acres (which would be a large land holding in this district), the Park Authority needs to develop two more community parks to offset the projected demand. Given that a majority of the Coles Magisterial District is made up of residential lots between 1 and 5 acres, additional analysis needs to be undertaken to determine if there are any parcels available that would be suitable for a community park. As with all of the districts in the eastern end of the County, undeveloped property is at a premium; large parcels are very rare; and, infill development larger than a few acres is highly unlikely. With this, it could potentially be impossible for the agency to meet demands, like this, at the district level.

With regard to facility needs projections in the Coles District, there is a projected need in all categories. The largest projected need is for soccer fields, with larger needs also identified for outdoor basketball courts, playgrounds, and picnic pavilions. Given that many of the larger field needs could potentially be accommodated on the landfill property, even though that development is far into the future, it may be more beneficial for the agency to focus, in the near term, on developing more courts, playgrounds and pavilions in this district. Not only do these types of amenities cost less than constructing fields, but the agency already has a number of courts, playgrounds and pavilions on existing master plans that have not yet been built, so space/land already exists for these uses. A cost effective means of addressing the larger field needs could also possibly be accomplished through a revised agreement with the Schools where the Park Authority takes on the burden of upgrading school fields to Park Authority standards, in return for increased programming time on those fields. Without the ability to secure additional large park parcels in this district, all possible means for expanding the facility inventory need to be reviewed, or else the agency will continue to fall short of projected needs.

DRAFT (April 7, 2010)



COLES MAGISTERIAL DISTRICT ACREAGE NEEDS					
Year			2010	2020	2030
Population			52,427	54,786	56,327
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	31.82	20.61	22.97	24.51
Community	4.0 acres/1,000	112.95	96.76	106.19	112.36
Regional	6.0 acres/1,000	142.00	172.56	186.72	195.96
Linear-Resource Based	4.0 acres/1,000	56.77	152.94	162.37	168.54
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>343.54</b>	<b>442.87</b>	<b>478.25</b>	<b>501.37</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
203.05	-	-
	-	-
	1,037.50	-
	86.39	90.12

COLES MAGISTERIAL DISTRICT FACILITY NEEDS					
Year			2010	2020	2030
Population			52,427	54,786	56,327
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	1	1	1	1
Softball Field youth	1/15,000	0	3	3	3
adult	1/15,000	3	0	0	0
Little League Field	1/10,000	2	3	3	3
Soccer Field	1/5,000	3	7	7	8
Football Field	1/50,000	0	1	1	1
Lacrosse Field	1/25,000	0	2	2	2
Pool (indoor & outdoor)	1/40,000	0	1	1	1
Golf (18-holes)	1/100,000	0	0	0	0
Multi-Use Trail (miles)	1/2,500	1.16	19.81	20.75	21.37
Community Center	1/50,000	2	(1)	(1)	(1)
Recreation Center	1/100,000	0	0	0	0
Off-Leash Dog Park (acres)	1 acre/50,000	0	1.05	1.10	1.13
Basketball Court (outdoor)	1/neighborhood park	1.5	2	dependent on park development	dependent on park development
	1/community park	0	3		
	2/regional park	0	-		
Tennis Court (outdoor) **	2/regional park	0	-		
Volleyball Ct (outdoor) **	1/regional park	0	-		
Playground	1/neighborhood park	1	3		
	1/community park	1	2		
	2/regional park	0	-		
Picnic Pavilion	1/neighborhood park	2	2		
	2/community park	2	4		
	4/regional park	0	-		

OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
0	3	0
0	6	0
0	0	0
0	5	0
0	6	0
0	3	0
0	0	0
0	-	0
0	-	0
3.49 *	-	0.35 *
0	-	0
0	-	0
0	-	0
1	1	0
0		
0		
0	12	0
0**	0	0
0	9	0
0		
0	0	0
0		

DRAFT (April 7, 2010)

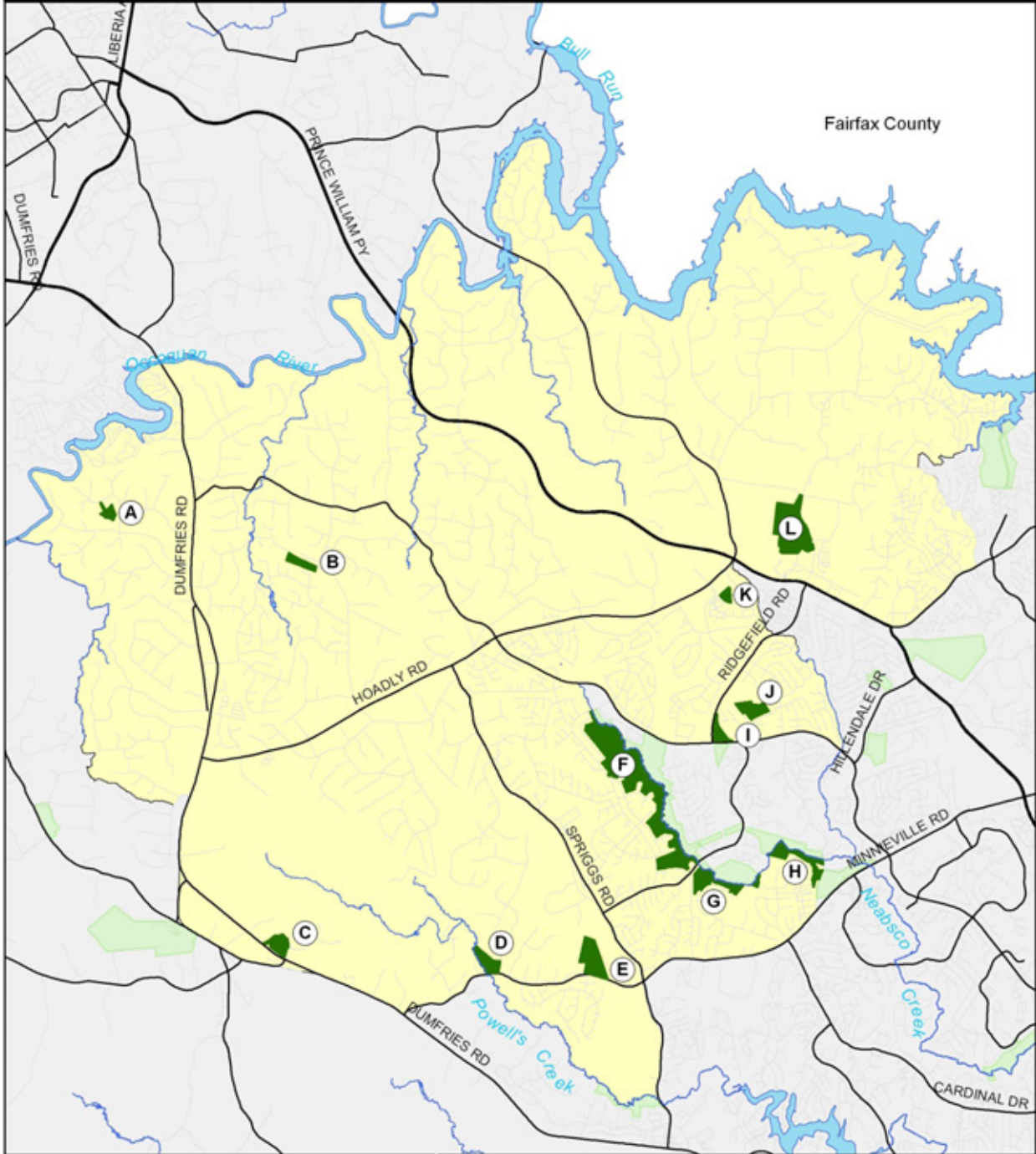
\* Park Authority planned inventory includes trail lengths planned to be constructed by the Park Authority in existing parks, on proffered parkland or in dedicated easements. Proffered inventory includes trail segments to be constructed by development community within proffered easements.

\*\* Need projected for regional parks only; there is one volleyball court master planned at a neighborhood park in this district.





## COLES MAGISTERIAL DISTRICT PARKS



PARK NAME	TYPE	ACRES	PARK NAME	TYPE	ACRES
A. Bell Forest Park	Neighborhood	5.49	G. Saratoga Hunt Park	Linear / Resource	22.37
B. Foxmill Park	Neighborhood	8.00	H. Greenwood Farms Park	Linear / Resource	20.22
C. Independent Hill Ball Fields	Community (leased)	13.50	I. PWC Indoor Ice Arena	Community	7.16
D. Minneville Manor Park	Linear / Resource	14.57	J. Keytone Park	Neighborhood	13.93
E. Howison Homestead Park	Community	26.72	K. Earl M. Cunard Park	Neighborhood	4.40
F. Andrew Leitch Park	Regional	140.61	L. PWC Stadium Complex	Community	65.57



DRAFT (April 7, 2010)





**Dumfries Magisterial District** – The acreage analysis for the Dumfries Magisterial District shows an acreage deficit for all park categories, with the exception of regional park acres. The regional park needs in this district are therefore currently being served by existing parks. Again, if School open space is considered a suitable alternative for neighborhood parks, then the existing School open space is sufficient to meet projected neighborhood park needs through 2030. With this, the most significant shortages are therefore in the community park and linear-resource based park categories. As with the Coles District, additional analysis will need to be undertaken to determine if, and where, appropriate community park acreage still exists in this district. Further, a plan for acquiring those parcels needs to be established sooner rather than later or else development pressures in this district will likely consume all available land. Assuming an average community park size of 50 acres, the need for just over 200 acres of community parkland by 2020, results in a demand for at least four 50-acre parcels in the next 10 years. If it is not even possible for the agency to meet this demand with existing resources, then either the standard needs to be revised to be more in line with district potential, or the needs analysis should remain on a County-wide basis, with less emphasis placed on meeting the needs within each individual district.

Given the planned alignment of the Potomac Heritage National Scenic Trail through the Dumfries Magisterial District, the potential exists for the Park Authority to acquire additional linear-resource based parkland in this district. Further, there are a number of floodplain areas along Powell's Creek that could potentially meet demand for this type of park while also providing additional areas for stream valley trails and greenway corridors. There are 65 acres of parkland proffered in the Ewell's Mill subdivision, which are planned to be part of the Powell's Creek Greenway Trail between Minnieville Manor Park and Lake Montclair. Once the proffered parkland is dedicated to the Park Authority, the projected need for linear-resource based parks in this district drops from 210 acres to 145 acres. Again, staff believes this is obtainable, particularly if the agency is able to acquire additional floodplain or resource protection areas, from developers and homeowner's associations that are either unable to develop or properly maintain these areas. It is therefore a recommendation of Park Authority staff that discussions be undertaken with the Planning Office to determine if it is possible and feasible, to establish a policy that requires floodplain and resource protection areas, to automatically be dedicated to the County, in all future rezoning cases. Since the Park Authority is permitted to build trails in these areas, they provide significant benefits for a County-wide trails network and, in turn, will assist the Park Authority with meeting the linear-resource based parkland needs in all districts.

From the facilities analysis, the largest needs in this district are for soccer fields, which could potentially be offset if additional community parks are developed. The same holds true for the other projected field needs. With the limited number of large open parcels remaining in this district, however, the Park Authority needs to explore alternative means of meeting these needs, either through lease arrangements or possibly through a revised agreement with the Schools where the Park Authority would upgrade the school fields to our standards in return for additional programming time at these facilities. The agency should also re-evaluate existing master plans to determine if there are areas in existing parks that could be developed and/or improved to meet the projected facility needs in this district. Meeting additional needs on existing parkland is obviously beneficial to the organization since there is no land acquisition cost involved. As a side note, development of Fuller Heights Park was approved as part of the 2006 General Obligation Bond. Because of the current economy, however, the issuance of these bonds has been put on hold and, as such, the timeline for developing this park is unknown at this time. If developed as currently planned, however, Fuller Heights Park will reduce the projected field needs by the following counts: 2 baseball fields, 2 Little League fields, 1 soccer field.

DRAFT (April 7, 2010)



**DUMFRIES MAGISTERIAL DISTRICT ACREAGE NEEDS**

Year		2010	2020	2030
Population		58,682	65,293	68,774
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	5.69	52.99	59.60
Community	4.0 acres/1,000	56.68	178.05	204.49
Regional	6.0 acres/1,000	640.76	(288.67)	(249.00)
Linear-Resource Based	4.0 acres/1,000	24.2	210.53	236.97
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>727.33</b>	<b>152.90</b>	<b>252.07</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
129.76	-	-
	-	-
	-	-
	7.9	65.77

**DUMFRIES MAGISTERIAL DISTRICT FACILITY NEEDS**

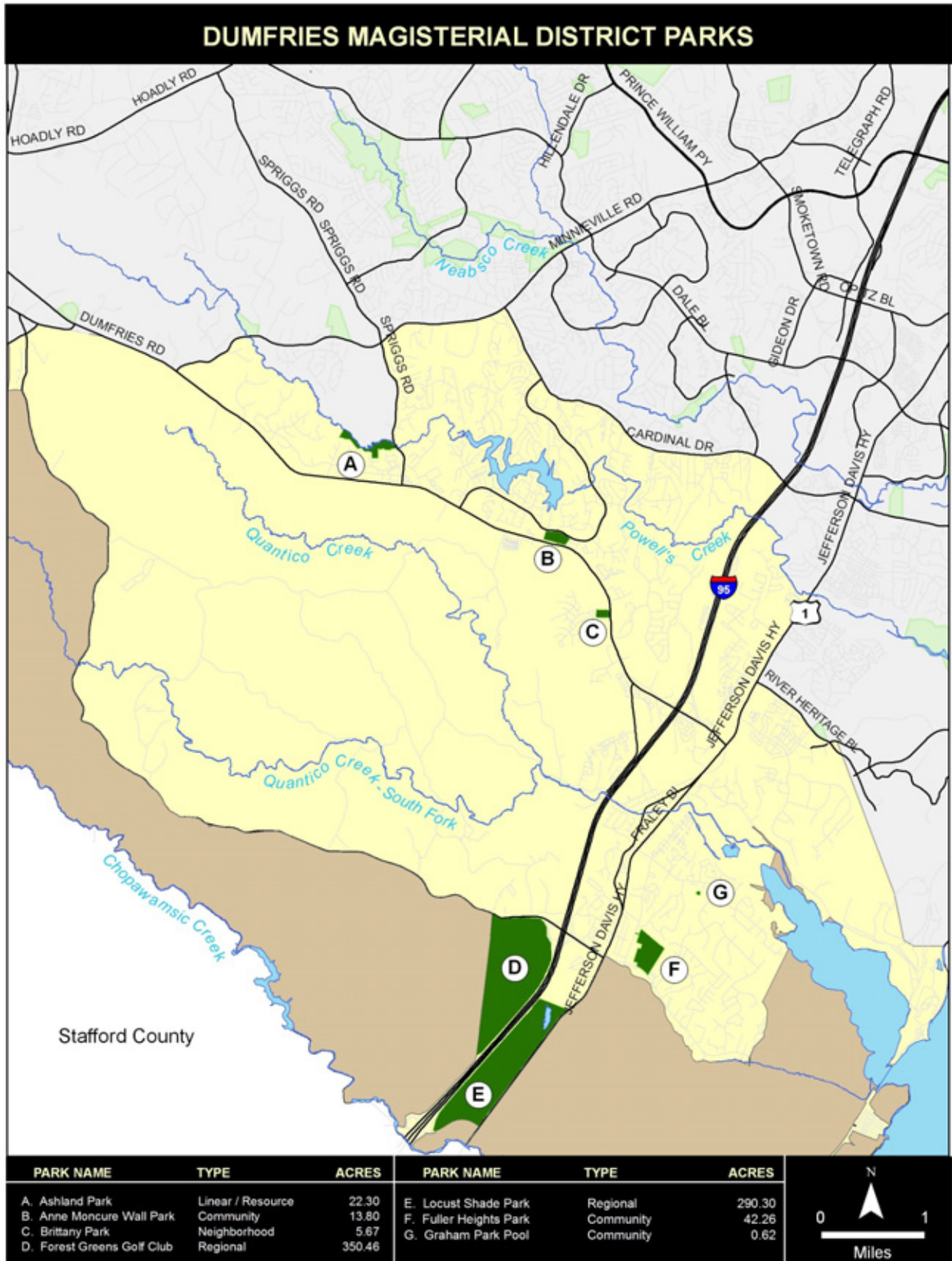
Year		2010	2020	2030
Population		58,682	65,293	68,774
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	1	1	2
Softball Field youth	1/15,000	0	3	4
adult	1/15,000	0	3	4
Little League Field	1/10,000	1	4	5
Soccer Field	1/5,000	0	11	13
Football Field	1/50,000	0	1	1
Lacrosse Field	1/25,000	0	2	2
Pool (indoor & outdoor)	1/40,000	1	0	0
Golf (18-holes)	1/100,000	1	(1)	(1)
Multi-Use Trail (miles)	1/2,500	4.70	18.77	21.42
Community Center	1/50,000	0	1	1
Recreation Center	1/100,000	0	0	0
Off-Leash Dog Park (acres)	1 acre/50,000	0	1.17	1.31
Basketball Court (outdoor)	1/neighborhood park	1	0	dependent on park development
	1/community park	2	1	
	2/regional park	0	2	
Tennis Court (outdoor) **	2/regional park	3	(1)	dependent on park development
Volleyball Ct (outdoor) **	1/regional park	1	0	
Playground	1/neighborhood park	1	0	
	1/community park	1	2	dependent on park development
	2/regional park	3	(1)	
Picnic Pavilion	1/neighborhood park	1	0	
	2/community park	3	3	dependent on park development
	4/regional park	8	(4)	

OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
2	2	0
0	5	0
0	0	0
2	3	0
1	6	0
0	2	0
0	0	0
0	-	0
9 holes	-	0
1.35 *	-	0
0	-	0
0	-	0
0	-	0
0	-	0
0	0	0
1		
0**	3	0
0	0	0
0	7	0
1		
0		
0	0	0
2		
0		

\* Park Authority planned inventory includes trail lengths planned to be constructed by the Park Authority in existing parks, on proffered parkland or in dedicated easements.

\*\* Need projected for regional parks only; there are 4 additional tennis courts and one volleyball court available at neighborhood and community parks in this district. There are also two tennis courts master planned, but unbuilt, at a community park in this district.

DRAFT (April 7, 2010)



DRAFT (April 7, 2010)



**Gainesville Magisterial District**– The acreage analysis for the Gainesville Magisterial District shows that there is currently a deficit in all park categories, with the exception of regional parks. The regional park acreage in this district has increased since the Park Authority's last Comprehensive Plan, due to a 66-acre addition at James S. Long Regional Park and the acquisition of Silver Lake Regional Park (230 acres), which were both secured through development proffers. This analysis is interesting in that our Silver Lake Park has been designated a regional park primarily because of its size and the regional attraction of the lake at this site. The argument could be made, however, to classify Silver Lake as a linear-resource based park, due to the fact that there are no active ball fields at this site and that the Park Authority intends the primary uses at this site to be passive (i.e. fishing, hiking, horse riding, etc.). If the Silver Lake parcel were reclassified, there would continue to be a surplus of regional park acres and, in turn, a projected need for only 30+ acres of linear-resource based parks in this district. Since the master plan for Silver Lake Park is currently being developed, staff may want to propose that the park classification be considered during this process and, if appropriate, that this parcel be re-classified as a linear-resource based park at the conclusion of that process.

As with the other districts, the projected shortfall for neighborhood park acres in the Gainesville District can potentially be offset by School open space. Further, the Park Authority is not likely to develop additional neighborhood parks in this district, at least not in the near future, since a good portion of this district is rural in character with a number of larger open parcels – thus there are not the concentrations of populations to support the small service areas for neighborhood parks. Furthermore, many of the new subdivisions in this district that have the concentrated populations also have homeowner's association facilities that serve the neighborhood park-type needs of the residents in those developments.

With respect to community parks, there is somewhat more of an opportunity in this district for the Park Authority to acquire lands, simply because of the larger number of parcels that are 20 acres or larger in size. In order to compete with the development community, however, the Park Authority either needs the funds to acquire these parcels in fee simple or needs to be able to utilize programs such as the purchase and/or transfer of development rights which were discussed previously. There may be the potential to secure additional parkland from development proffers in this district as the areas around the Town of Haymarket are rezoned, but given the complexities of development type, densities, and the policies associated with rezoning applications, the Park Authority will likely be hard pressed to secure additional lands in lieu of additional monetary contributions. With this, other sources beyond development proffers, need to be evaluated.

From a facility standpoint, the greatest field needs in this district are actually for softball and lacrosse fields, rather than soccer. This is mainly due to the larger soccer complexes that exist at James S. Long Regional Park (where there are artificial turf fields) and Ben Lomond Regional Park. Staff acknowledges, however, that the soccer fields at Ben Lomond Regional Park are not on par with the soccer fields at our other sites, primarily due to the regular flooding that occurs at this facility. With this, staff proposes that additional consideration be given to improving the quality of these fields over the next several years so that they are on par with the other parks. One significant improvement that could be made is realigning the fields and grading them so that we are able to maximize use of the existing field area. For the remaining field shortages, and the court and playground deficits, we further recommend revisiting the master plans for parks in this district to evaluate whether some of these needs may be able to be accommodated at existing parks. The 66-acre addition to James S. Long Regional Park for instance has never been master planned. In addition there are existing parks like Catharpin Recreational Park and James S. Long Regional Park that could benefit from the addition of picnic pavilions and courts, and at Long Park there are abandoned tennis courts that could be refurbished to meet different needs – such as additional basketball courts or an off-leash dog park.

DRAFT (April 7, 2010)



**GAINESVILLE MAGISTERIAL DISTRICT ACREAGE NEEDS**

Year	2010	2020	2030		
Population	74,075	85,939	95,778		
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	22.05	52.03	63.89	73.73
Community	4.0 acres/1,000	173.64	122.66	170.12	209.47
Regional	6.0 acres/1,000	704.55	(260.10)	(188.92)	(129.88)
Linear-Resource Based	4.0 acres/1,000	5.92	290.38	337.84	377.19
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>906.16</b>	<b>204.97</b>	<b>382.93</b>	<b>530.51</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
214.72	-	-
	-	-
	-	-
	5.92	-

**GAINESVILLE MAGISTERIAL DISTRICT FACILITY NEEDS**

Year	2010	2020	2030		
Population	74,075	85,939	95,778		
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	2	1	2	2
Softball Field youth	1/15,000	1	3	4	5
adult	1/15,000	5	0	0	1
Little League Field	1/10,000	6	1	2	3
Soccer Field	1/5,000	18	(4)	(1)	1
Football Field	1/50,000	3	(2)	(2)	(2)
Lacrosse Field	1/25,000	0	2	3	3
Pool (indoor & outdoor)	1/40,000	1	0	1	1
Golf (18-holes)	1/100,000	0	1	1	1
Multi-Use Trail (miles)	1/2,500	9.38	20.25	25.00	28.93
Community Center	1/50,000	1	0	0	0
Recreation Center	1/100,000	0	0	0	0
Off-Leash Dog Park (acres)	1 acre/50,000	0	1.48	1.72	1.92
Basketball Court (outdoor)	1/neighborhood park	2	1	dependent on park development	dependent on park development
	1/community park	0	4		
	2/regional park	3	1		
Tennis Court (outdoor) **	2/regional park	5	(1)		
Volleyball Ct (outdoor) **	1/regional park	1	1		
Playground	1/neighborhood park	1	2		
	1/community park	1	3		
	2/regional park	3	1		
Picnic Pavilion	1/neighborhood park	2	1		
	2/community park	0	8		
	4/regional park	8	0		

OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
0	3	0
1	5	0
0	0	0
0	2	0
4	16	0
2	6	0
0	0	0
1	-	0
0	-	0
8.20 *	-	2.00 *
0	-	0
1	-	0
0	-	0
0	2	0
0		
0	12	0
0	0	0
0	10	0
1		
0		
0	0	0
1		
4		

\* Park Authority planned inventory includes trail lengths planned to be constructed by the Park Authority in existing parks, on proffered parkland or in dedicated easements. Proffered inventory includes trail segments to be constructed by development community within proffered easements.

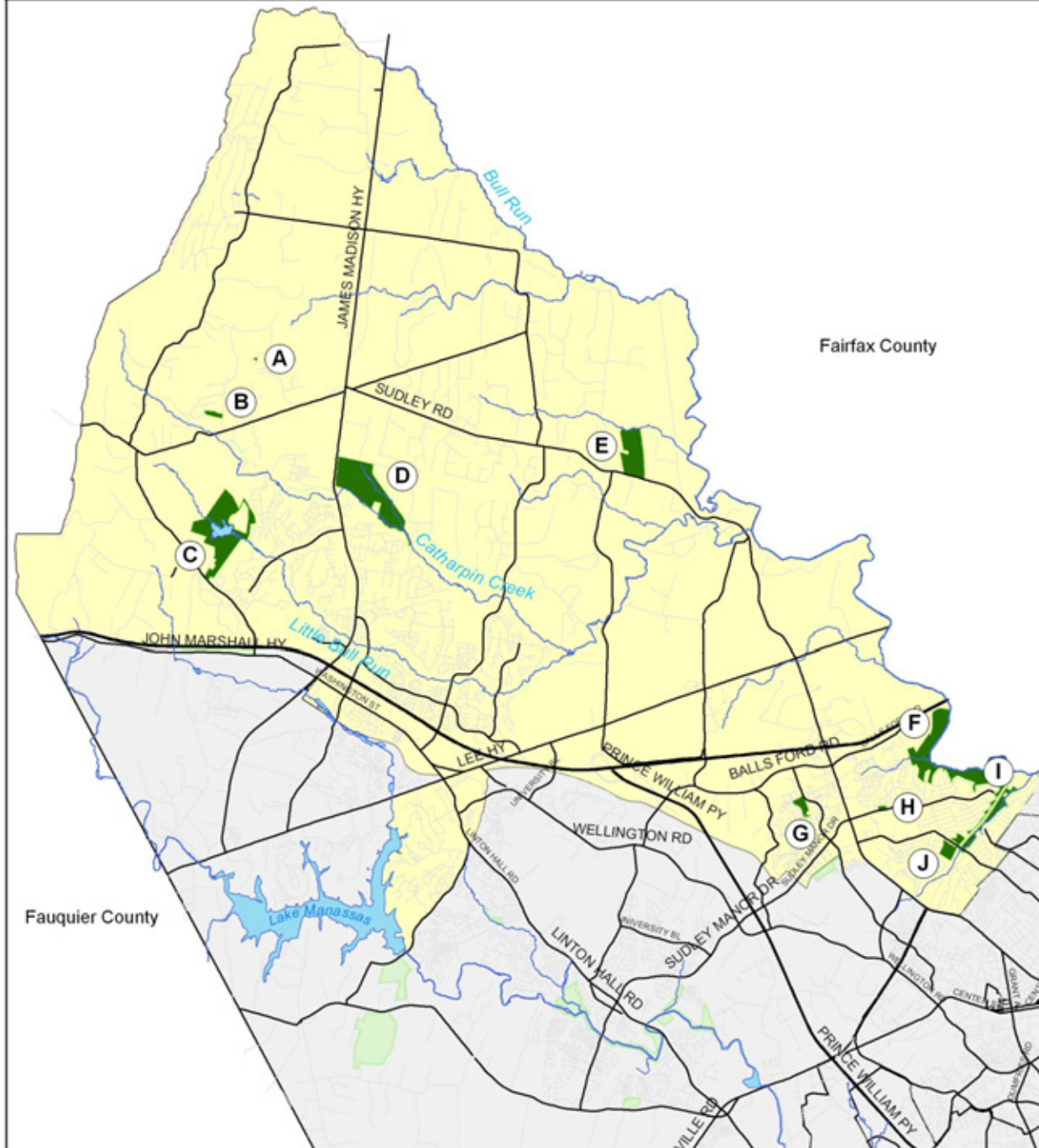
\*\* Need projected for regional parks only; there are 2 tennis and one volleyball court available at neighborhood parks in this district.

DRAFT (April 7, 2010)





## GAINESVILLE MAGISTERIAL DISTRICT PARKS



PARK NAME	TYPE	ACRES	PARK NAME	TYPE	ACRES
A. Newhope Forest Park	Neighborhood	0.49	F. Mayhew Sports Complex	Community	48.90
B. Waterfall Park	Neighborhood	6.30	G. Ellis Barron Park	Neighborhood	15.26
C. Silver Lake Park	Regional	230.78	H. Ben Lomond Community Center	Community	2.97
D. James Long Park	Regional	233.16	I. Ben Lomond Park	Regional	240.60
E. Catharpin Park	Community	101.77	J. Fairmont Park	Community	20.00



DRAFT (April 7, 2010)



**Neabsco Magisterial District**– In the Neabsco Magisterial District there are projected acreage shortages for all park categories, with limited park resources provided by other County agencies. The Neabsco District is also one of the more highly developed districts in the County, thus limiting the Park Authority's opportunities for acquiring new properties. The residential planned community of Dale City occupies most of the Neabsco Magisterial District. Since this community is almost entirely built out, there is also limited potential to secure additional land dedications from development proffers. As with the other districts, there is the potential for School open space to offset the needs for neighborhood park acres, but those needs are minimal and do little to address the current need for community and regional park acres. There are a number of parcels in this district that were set aside as open space within the Dale City community, but they are owned by the company that developed most of Dale City. If the Park Authority were able to secure access to these parcels, or have them conveyed for public park use, they could potentially offset the linear-resource based acreage deficits and further provide trail connections, given that many of these parcels are consumed by floodplain and resource protection areas.

As with the other more populated districts, additional analysis needs to be undertaken to determine if, and where, appropriate community park acreage still exists in the Neabsco District. Further, a plan for acquiring additional acreage needs to be developed before all potential acquisitions are lost to residential or commercial development. Assuming an average community park size of 50 acres and an average regional park size of 100 acres, the current projections call for 2 additional community parks and 2 regional parks in this district. If it is not even possible for the agency to meet this demand with existing land resources, then either the standard needs to be revised to be more in line with district potential, or the needs analysis needs to be done on just the County-wide basis. At some point in time it could potentially be unfeasible for the County to obtain and/or maintain its standard of 15.0 acres/1,000 population for County parks, particularly if policies that support this goal are not enacted, or funding sources secured for land acquisition. The Park Authority was able to secure acquisition funding in the 2006 General Obligation Bond, but to date, no suitable parkland acquisitions have been identified in the Neabsco District.

From a facility standpoint, it will also be difficult to offset the projected needs if additional acreage is not acquired. The existing parks in this district are fairly built out. Select facilities, such as courts, playgrounds, and picnic pavilions may be able to be accommodated at existing parks through the re-master planning process, or through the re-use of existing facilities. There are currently 4 tennis courts in this district that are provided at community parks. If the Park Authority elects to only provide tennis courts at regional parks, as suggested by the revised level of service standard, then the existing tennis courts should be removed and/or converted into another use (i.e. additional basketball courts and/or off-leash dog areas, for example).

To meet the projected needs for baseball, softball and soccer fields in this district, another look should be given at the undeveloped areas of existing parks to determine if these areas are suitable for field construction. In addition, the undeveloped Saratoga Hunt Park site should be master planned to not only identify what facilities are best in this location, but also whether there is the potential to provide fields at this site.

DRAFT (April 7, 2010)



**NEABSCO MAGISTERIAL DISTRICT ACREAGE NEEDS**

Year	2010	2020	2030		
Population	48,441	52,914	53,937		
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	38.27	10.17	14.64	15.67
Community	4.0 acres/1,000	83.25	110.51	128.41	132.50
Regional	6.0 acres/1,000	77.06	213.59	240.42	246.56
Linear-Resource Based	4.0 acres/1,000	66.18	127.58	145.48	149.57
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>264.76</b>	<b>461.86</b>	<b>528.95</b>	<b>544.30</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
95.19	-	-
	-	-
	-	-
	-	-

**NEABSCO MAGISTERIAL DISTRICT FACILITY NEEDS**

Year	2010	2020	2030		
Population	48,441	52,914	53,937		
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	1	1	1	1
Softball Field youth	1/15,000	1	2	2	2
adult	1/15,000	0	3	3	3
Little League Field	1/10,000	5	0	0	0
Soccer Field	1/5,000	6	3	4	4
Football Field	1/50,000	0	0	1	1
Lacrosse Field	1/25,000	0	1	2	2
Pool (indoor & outdoor)	1/40,000	3	(2)	(2)	(2)
Golf (18-holes)	1/100,000	0	0	0	0
Multi-Use Trail (miles)	1/2,500	0.08	19.30	21.09	21.49
Community Center	1/50,000	1	0	0	0
Recreation Center	1/100,000	1	0	0	0
Off-Leash Dog Park (acres)	1 acre/50,000	0	0.97	1.06	1.08
Basketball Court (outdoor)	1/neighborhood park	1	1	dependent on park development	dependent on park development
	1/community park	3	3		
	2/regional park	1	1		
Tennis Court (outdoor) **	2/regional park	0	2		
Volleyball Ct (outdoor) **	1/regional park	1	0		
Playground	1/neighborhood park	2	0		
	1/community park	4	2		
	2/regional park	1	1		
Picnic Pavilion	1/neighborhood park	3	(1)		
	2/community park	8	4		
	4/regional park	2	2		

OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
0	1	0
0	6	4
0	0	0
0	1	0
0	5	0
0	1	0
0	0	0
0	-	0
0	-	0
1.60	-	2.00 *
0	-	0
0	-	0
0	-	0
0	1	0
0		
0	2	0
0	0	0
0	7	0
0		
0	0	0
0		
0		

\* Park Authority planned inventory includes trail lengths planned to be constructed by the Park Authority in existing parks. Proffered inventory includes trail segments to be constructed by development community within proffered easements.

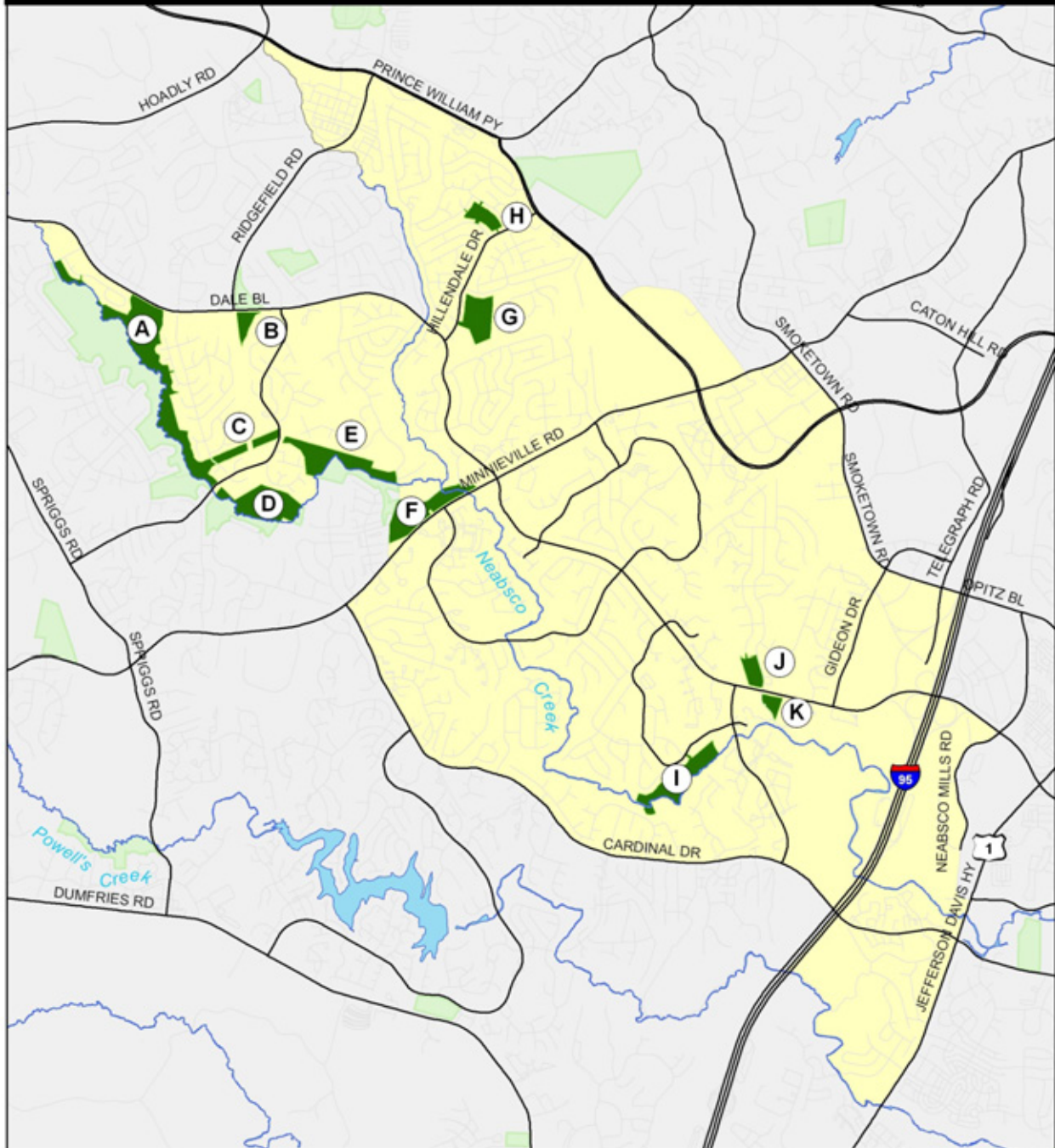
\*\* Need projected for regional parks only; there are 4 tennis courts available at community parks in this district.

DRAFT (April 7, 2010)





## NEABSCO MAGISTERIAL DISTRICT PARKS



PARK NAME	TYPE	ACRES	PARK NAME	TYPE	ACRES
A. Andrew Leitch Park	Regional	78.48	G. John Jenkins Park	Neighborhood	21.90
B. Lindendale Park	Neighborhood	6.73	H. Harry Dawson Park	Neighborhood	9.63
C. VEPCO Fields	Community	9.40	I. Cloverdale Park	Community	28.42
D. Saratoga Hunt Park	Linear / Resource	34.65	J. Birchdale Rec Center	Community	8.66
E. Greenwood Farms Park	Linear / Resource	30.57	K. Turley Fields	Community	4.98
F. Sharron Baucom - DCRC	Community	30.86			



DRAFT (April 7, 2010)



**Occoquan Magisterial District** – The acreage analysis for the Occoquan Magisterial District indicates that the district currently has a deficit in all park types, and that these deficits will continue in the years ahead given that there are no other County resources available in this district, nor are there any lands currently proffered for park use. As with the Neabsco District, the Occoquan District is fairly heavily developed, and the amount of large open space parcels, that would be suitable for community or regional parks are limited, if they exist at all. As with all other districts, the neighborhood park needs could also potentially be offset by School open space, if that is determined to be an appropriate alternative. It is also worthwhile to note that the Occoquan Magisterial District encompasses a large portion of the Lake Ridge residential planned community, which has its own Parks & Recreation Association, or LRPRA. With this, a large amount of open space (1,078.55 acres) in the Occoquan Magisterial District is owned and managed by LRPRA. Some of this property is utilized for active recreation such as recreation centers, pools and a limited number of ball fields, but a majority of the open space is for passive recreation, or is simply undeveloped. If a partnership or lease arrangement were established with LRPRA, whereby the Park Authority would manage/maintain these open space areas in return for public access on the property, the Park Authority could potentially offset some (or all) of the linear-resource based park needs in this district. Given the population density of the Occoquan District, and the available land resources, there are simply too few opportunities for the Park Authority to be able to expand its acreage inventory without solutions such as partnerships or lease arrangements.

Without the ability to acquire additional acreage, the projected facility needs then have to be accommodated on existing parkland, or be put on hold until additional land resources are identified. In the Occoquan Magisterial District there are projected needs for all field types, with soccer fields being the largest identified need. Given the topographic and other environmental constraints on the undeveloped portions of the existing parks, it is unlikely that the soccer field needs (or the other field needs) can be accommodated on existing parkland in this district. Again, the Park Authority may need to seek more creative means of addressing need, such as extending the operating hours of certain facilities in order to accommodate more use. For instance, the soccer fields at the Chinn Aquatics and Fitness Center property could potentially be converted to artificial turf and with County approval be lit for nighttime play. Although this does not increase the total number of fields available for public use, it is our assumption that a portion of the projected needs would be served by extended operating hours. Again, it might also be possible for the agency to reach an agreement with Schools to get additional hours of play on school fields in return for upgrading and improving those facilities. If School fields are applied against the projected needs in the Occoquan District, there would actually be a surplus of softball fields, soccer fields, and football fields, and a deficit of only one baseball field.

With the results of the Needs Assessment Survey, which showed higher priorities among citizens for more neighborhood parks and for focusing on fixing up existing park facilities, the residents of the Occoquan District might best be served in the near term if the Park Authority focuses on constructing the planned playground and picnic pavilions, and/or adding more of these types of amenities to our existing parks. The Chinn Aquatics and Fitness Center has a large family draw for indoor recreation, but there are limited outdoor amenities in the immediate vicinity of the recreation center. The playground at this site could be improved/upgraded to be an extra-large play structure with a unique design focused on a theme. By adding additional pavilions around the playground and possibly adding a shade structure, the agency could improve the community-family appeal of this facility. In addition, an area of this type could potentially be available for group reservations and, in turn, generate additional revenues for the organization. Not only does the agency need to focus on meeting more of the recreational needs of the citizens of the County, but we also need to be creative in developing ways to support our growth and expansion in the years ahead.

In relation to the above, the master plans for the existing parks should be revisited in order to determine if there are facilities that are no longer serving the public – such as the reduced participation in tennis and outdoor volleyball – or if there are opportunities available to improve/enhance an existing facility – such as the playground example at Chinn Park. If there are facilities at our parks that are not being utilized they should be removed and the area should either be converted to passive open space, or re-developed to accommodate an underserved

DRAFT (April 7, 2010)





need. Again, our underutilized tennis courts have the potential to be converted into off-leash dog areas, or with the addition of goals or hoops these areas can also be converted into in-line skating areas or basketball courts. The most important step in the re-master planning process, however, is to get citizen input on the plan in order to ensure that current citizen needs and interests are accommodated.

OCCOQUAN MAGISTERIAL DISTRICT ACREAGE NEEDS					
Year			2010	2020	2030
Population			42,406	48,642	56,920
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	0.67	41.74	47.97	56.25
Community	4.0 acres/1,000	75.76	93.86	118.81	151.92
Regional	6.0 acres/1,000	91.79	162.65	200.06	249.73
Linear-Resource Based	4.0 acres/1,000	0.00	169.62	194.57	227.68
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>168.22</b>	<b>467.87</b>	<b>561.41</b>	<b>685.58</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
85.78	-	-
	-	-
	-	-
	-	-

OCCOQUAN MAGISTERIAL DISTRICT FACILITY NEEDS					
Year			2010	2020	2030
Population			42,406	48,642	56,920
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	0	2	2	2
Softball Field youth	1/15,000	1	1	2	2
adult	1/15,000	0	2	3	3
Little League Field)	1/10,000	0	4	4	5
Soccer Field	1/5,000	3	5	6	8
Football Field	1/50,000	0	0	0	1
Lacrosse Field	1/25,000	0	1	1	2
Pool (indoor & outdoor)	1/40,000	1	0	0	0
Golf (18-holes)	1/100,000	0.5	(1)	(1)	0
Multi-Use Trail (miles)	1/2,500	2.33	14.63	17.13	20.44
Community Center	1/50,000	0	0	0	1
Recreation Center	1/100,000	1	0	0	0
Off-Leash Dog Park (acres)	1 acre/50,000	0	0.85	0.97	1.14
Basketball Court (outdoor)	1/neighborhood park	0	1	dependent on park development	dependent on park development
	1/community park	0	1		
	2/regional park	0	2		
Tennis Court (outdoor) **	2/regional park	0	2		
Volleyball Ct (outdoor) **	1/regional park	0	1		
Playground	1/neighborhood park	1	0		
	1/community park	1	0		
	2/regional park	1	1		
Picnic Pavilion	1/neighborhood park	1	0		
	2/community park	4	(2)		
	4/regional park	1	3		

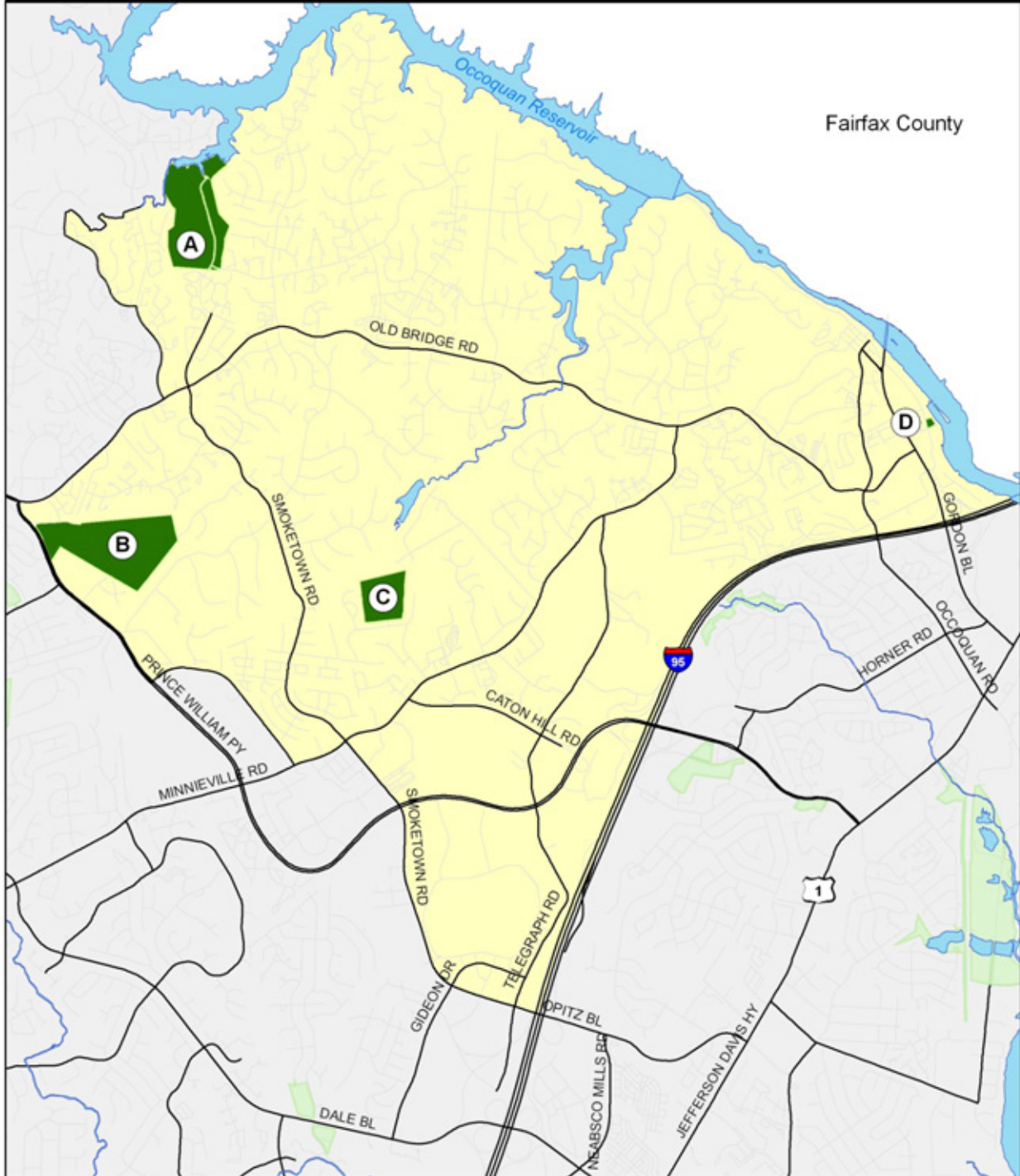
OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
0	1	0
0	4	0
0	0	0
0	0	0
0	7	0
0	1	0
0	0	0
0	-	0
0	-	0
0	-	0
0	-	0
0	-	0
0	-	0
0	1	0
0		
0	5	0
1	0	0
0	5	0
0		
1		
0	0	0
0		
2		

\* Need projected for regional parks only; there is one tennis court at a neighborhood park in this district.

DRAFT (April 7, 2010)



## OCCOQUAN MAGISTERIAL DISTRICT PARKS



Fairfax County

PARK NAME	TYPE	ACRES
A. Lake Ridge Marina & Golf Course	Community	73.69
B. Chinn Aquatics & Fitness Center	Regional	91.79
C. American Legion Field	Community (leased)	2.07
D. Occoquan Park	Neighborhood	0.67



DRAFT (April 7, 2010)



**Woodbridge Magisterial District**– The acreage analysis for the Woodbridge Magisterial District shows deficits for community and regional parkland (189 and 226 acres, respectively), with surplus acreage in the neighborhood park and linear-resource based park categories. A portion of the projected community park need will potentially be offset by the parkland that is proffered in the Southbridge (i.e. Harbor Station) development, yet even if this acreage is dedicated to the Park Authority by 2020, the district will still have a community parkland deficit of approximately 150 acres. There are currently no County resources or proffered parkland that will help offset the projected needs for regional park acres in this district, and with the population density and development history in this area of the County, there is limited potential, if any, in acquiring this amount of regional park acreage in the future. With this, the Park Authority will likely need to pursue lease options and/or other types of agreements/partnerships to gain access to more land in this district in order to address these needs in the years ahead.

As was the case in the Occoquan District, the limited potential for creating new community and regional parks in this district makes it that much more difficult to offset the projected facility needs, particularly if the needs are to be met solely by the Park Authority on lands that we own or lease. Currently, there is a projected need in the Woodbridge District for six additional softball fields (youth and adult combined) and five additional soccer fields. Given that Veterans Memorial Park, the largest park in this district has little to no land area remaining for field construction and that it is at capacity on most weekends during the league seasons, additional needs can likely only be met on existing properties if operating hours are extended and fields are lit for nighttime play. The soccer fields at this park are currently not lit, so there is the potential to offset some of the identified soccer field needs if the County will approve lighting these fields. Of course, the Park Authority would also have to find funding for this lighting, with the cost currently averaging between \$\_\_\_ and \$\_\_\_ for each field. The Park Authority has lit all of the diamond fields at Veterans Park (baseball and Little League) to increase the amount of play time available each day, but there are currently no softball fields in this district, so this field demand cannot currently be met by extended hours of play. If the facilities proffered in conjunction with the Southbridge (i.e. Harbor Station) development are ultimately completed and dedicated to the Park Authority, the need for softball fields would be reduced from 5 to 3 fields by 2030. And again, if School fields could be upgraded to Park Authority standards with additional programming time made available for leagues and general public use, most of the sports fields needs in this district could potentially be met.

Given the limited availability of additional land in this district, the most beneficial short-term focus for the agency may be improving/expanding the court, playground and pavilion opportunities within this district and also revisiting the park master plans to determine if there are any under-utilized facilities that would best be removed and/or refurbished to accommodate another type of use. Veterans Park could benefit from additional pavilions, both in the more passive areas of the park and around the ball field areas, particularly near the soccer fields where there are no shade structures for patrons. The skateboard facility at Veterans Park is also currently being redesigned in order to best address the needs of the skaters that use this facility. This is a prime example of where an existing facility can benefit from improvements/enhancements and, in turn, better serve the community. Lancaster Park on the other hand does not currently have any sports fields, and instead has a large playground/picnic/seating area that is poorly organized and somewhat out of date. With this, it may be possible to revitalize this area to accommodate an open play area/multi-use field while at the same time creating a new picnic and playground area that is more functional.

DRAFT (April 7, 2010)



**WOODBRIIDGE MAGISTERIAL DISTRICT ACREAGE NEEDS**

Year	2010	2020	2030		
Population	55,573	74,450	86,342		
Park Type	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Neighborhood	1.0 acres/1,000	89.09	(33.52)	(14.64)	(2.75)
Community	4.0 acres/1,000	32.73	189.56	265.07	312.64
Regional	6.0 acres/1,000	107.38	226.06	339.32	410.67
Linear-Resource Based	4.0 acres/1,000	363.82	(141.53)	(66.02)	(18.45)
<b>TOTAL</b>	<b>15.0 acres/1,000</b>	<b>593.02</b>	<b>240.58</b>	<b>523.73</b>	<b>702.11</b>

OTHER INVENTORY School, County & Proffered		
School Open Space	County Land	Proffered Acreage
143.78	-	-
	-	113.00
	-	-
	259.45	-

**WOODBRIIDGE MAGISTERIAL DISTRICT FACILITY NEEDS**

Year	2010	2020	2030		
Population	55,573	74,450	86,342		
Facility	LOS Standard	2009 Inventory PA Owned & Leased Property	Deficit/ (Surplus)	Deficit/ (Surplus)	Deficit/ (Surplus)
Baseball Field	1/20,000	3	0	0	1
Softball Field youth	1/15,000	0	3	4	5
adult	1/15,000	0	3	4	5
Little League Field	1/10,000	5	0	2	3
Soccer Field	1/5,000	6	5	8	11
Football Field	1/50,000	0	1	1	1
Lacrosse Field	1/25,000	0	2	2	3
Pool (indoor & outdoor)	1/40,000	2	0	0	0
Golf (18-holes)	1/100,000	0	0	0	0
Multi-Use Trail (miles)	1/2,500	1.89	20.34	27.89	32.65
Community Center	1/50,000	1	0	0	0
Recreation Center	1/100,000	0	0	0	0
Off-Leash Dog Park (acres)	1 acre/50,000	0	1.11	1.49	1.73
Basketball Court (outdoor)	1/neighborhood park	4	3	dependent on park development	dependent on park development
	1/community park	1	1		
	2/regional park	1	1		
Tennis Court (outdoor) **	2/regional park	3	(1)		
Volleyball Ct (outdoor) **	1/regional park	1	0		
Playground	1/neighborhood park	6	1		
	1/community park	1	1		
	2/regional park	1	1		
Picnic Pavilion	1/neighborhood park	6	1		
	2/community park	2	2		
	4/regional park	2	2		

OTHER INVENTORY Planned, Other & Proffered		
Park Auth. Planned Inventory	School & County Inventory	Proffered Inventory
0	4	2
0	5	2
0	0	0
0	1	2
0	5	4
0	4	1
0	0	0
0	-	-
0	-	-
1.10	1.80	3.32 *
0	-	-
0	-	-
1	1	2
0		
0		
0	10	4
0	0	2
0	8	2
0		
0	0	0
0		
2		

\* Park Authority planned inventory includes trail lengths planned to be constructed by the Park Authority in existing parks. Proffered inventory includes trail segments to be constructed by development community within proffered easements.  
 \*\* Need projected for regional parks only; there is one tennis court and two volleyball courts at neighborhood parks in this district.

DRAFT (April 7, 2010)

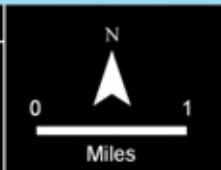




## WOODBRIIDGE MAGISTERIAL DISTRICT PARKS



PARK NAME	TYPE	ACRES	PARK NAME	TYPE	ACRES
A. Hammill Mill Park	Community	13.33	G. Veterans Park	Regional	107.38
B. Lancaster Park	Neighborhood	21.15	H. Marumsco Acre Lake Park	Neighborhood	19.56
C. Hybrook Park	Community	4.16	I. Rippon Landing Park	Neighborhood	30.04
D. Jefferson Park	Neighborhood	6.74	J. Neabsco Eagles Park	Community (leased)	15.25
E. Riverbend Park	Neighborhood	1.73	K. Powell's Landing Park	Linear / Resource	104.37
F. Belmont Park	Community	3.61	L. C. Lacey Compton Park	Neighborhood	6.26



DRAFT (April 7, 2010)





## Conclusions

The results of the Needs Analysis identified a number of key issues that are prevalent in several magisterial districts and therefore need to be a primary focus of the agency, preferably in the near future, if we are going to make any progress in addressing the needs identified in this plan. The key issues identified in this chapter are:

**District analysis has limited benefits.** As was noted in the analysis for several of the more densely developed districts, the land resources may simply not be available within a district's boundaries to meet the projected acreage needs of that district. In many cases, if there are no additional land resources available, then the potential for meeting the facility needs within that district are also jeopardized. All of the level of service standards are based on the County's overall population and therefore may not be applicable to the individual districts, particularly in the instances of amphitheaters, nature centers, and equestrian centers. In addition, service areas for the different park types are not restricted to district boundaries, so depending on location, the service area of a community park could potentially serve part or all of the population in two or more magisterial districts.

**School sites have potential to serve demand.** In most of the district analysis, the projected needs for neighborhood park acres, sports fields, and playgrounds would currently be met if School open space and outdoor facilities were counted as part of the Park Authority's inventory. It was acknowledged that School facilities, particularly at the elementary and middle school sites, are rarely constructed and maintained at a level equal to those available at the County's parks, but if it is the true intent of the Park Authority, County, and School Board to provide the best recreational resources for our population, then agreements should be developed that would allow the School sites to be renovated and upgraded in return for more community use of these facilities. Given that the County Comprehensive Plan identified a "School-Community Use Park" in the types of park classifications, but did not assign a level of service standard, the argument could be made that these types of areas be incorporated into the existing neighborhood park classification and also count against the level of service standard for neighborhood parks.

**Other county resources are available.** As was shown in several of the district analyses there are a number of County-owned and operated properties that provide outdoor recreation benefits. We made an attempt in this document to show where the existing sites and facilities are potentially serving the needs of County residents. There are a number of other properties identified in the "other potential land" category in Appendix C, however, that are not currently used by the County and were not included in the needs analysis. These properties, however, have the potential to serve future active and passive recreational needs and, as such, should be dedicated to the Park Authority or other County agency that can address these needs. Some of these parcels are fairly significant in size and if they are not reserved and utilized for parks and recreation purposes, the task of meeting the 15.0 acres of County parkland for every 1,000 residents, will become more daunting (and possibly unattainable) in the future.

**Balancing needs against best operational practices and available budgets is difficult.** The needs analysis in this chapter clearly shows that the Park Authority will need to focus on how it can best serve community needs/interests within identified operating practices and budgets. For instance, the Needs Assessment shows a larger preference for more neighborhood parks and passive open space. In the past two decades, however, the agency has consciously steered away from developing more neighborhood parks because of the costs associated with maintaining several small park sites, versus fewer larger sites. In addition, the development patterns of the County have created more and more subdivisions that typically have homeowner's association facilities that are comparable to the types of facilities provided at our neighborhood parks and, as such, are meeting a good portion of the demand. The County's Comprehensive Plan update created the linear-resource based park category as an attempt to create more passive/open space parks, but having the funds available to purchase additional acreage, in any park category, is difficult and often leaves us relying much too heavily on development proffers. Identifying funding to construct and/or revitalize facilities in the years ahead



will also likely become increasingly more difficult, unless that facility or use is partially funded by revenue and/or user fees – something that does not typically occur for the more passive uses in our parks, such as picnic pavilions, playgrounds and walking trails, which were some of the “top [facility] priorities” identified by citizens in the Needs Assessment Survey.

**Revitalize, re-plan and re-use existing parkland.** As was identified in the 2008 Needs Assessment Survey, there is strong citizen support for the Park Authority to revitalize and develop existing parkland before building new parks. Given the analysis in this chapter, there are also many reasons identified for re-master planning our parks to provide the most suitable and most needed facilities. Again, interest in outdoor tennis courts and volleyball courts is on the decline, yet the Park Authority has 10 tennis courts and 7 volleyball courts currently master planned but unbuilt on existing parkland. The areas encumbered by these planned facilities might therefore best be re-planned and re-used for other identified needs, such as off-leash dog or in-line skating areas, or at the very least re-master planned to be left as open space. All of the planned but unbuilt facilities are identified in Appendix B. All of the parks that have existing master plans are identified in Appendix D. One this plan is adopted, staff should evaluate the existing master plans and develop a schedule for re-master planning the parks that have the greatest need to be revitalized and improved.

DRAFT (April 7, 2010)



---

## CHAPTER 5: MOVING FORWARD

---

A number of recommendations have been made throughout this document as a means of establishing a direction for the Park Authority's planning efforts once this plan is adopted. This document has been the first step in identifying what the current long-range needs of the citizens of Prince William County are, and throughout the analyses we have set the framework for what the next steps should be as the agency moves into the next decade and beyond. The following section summarizes some of the development tools that can be applied to plan and construct additional facilities, as well as the goals and action strategies from this and past plans that continue to be a priority for the organization. Lastly, this section identifies the planning and development priorities that have been identified in this plan and/or are currently being considered

### Development Tools

After reading this document it should be apparent that the primary obstacles for the organization, and the growth and expansion of public recreational services in Prince William County are: 1) the ability to secure enough land on which to locate the needed resources and, 2) the ability to fund the construction, renovation, operation and maintenance of all of our facilities. The Park Authority currently utilizes a wide variety of 'development tools' to acquire property and fund construction projects. These include securing property dedications through development proffers or lease arrangements, and securing land acquisition funding through citizen-approved general obligation bonds. Development projects may be funded through the County's Capital Improvement Program and development proffers; the Park Authority's Capital Maintenance Program; general fund transfers; general obligation bonds; as well as, park revenues and revenue bonds. In addition, the Park Authority has also previously pursued funding for new facilities or facility enhancements through grant programs, donations, and public/private partnerships. A brief overview of these development tools is provided below, including an evaluation of how they may be applied in the future to offset the needs identified in this plan.

**Capital Improvement/Capital Maintenance Programs** – The County annually appropriates general fund dollars to the Park Authority's Capital Improvement Program (CIP) for the construction of County parks. The Park Authority annually develops a list of construction projects it intends to fund with CIP dollars and requests general fund consideration from the County for those projects. Depending on the resources of the County at the time of the request, all facilities are not necessarily funded and, in turn, many projects can be deferred until a later date. A similar process is followed for the Park Authority's Capital Maintenance Program (CMP). The CMP allows for continued maintenance of the Park Authority's infrastructure, as well as the periodic renovation of Park Authority facilities (playground renovations as an example). Without CIP or CMP funds the Park Authority's facilities and infrastructure would steadily decline and in many instances become unsafe for use by the public. With this, the Park Authority needs to continue to pursue and use CIP and CMP funding to improve and maintain the facilities that it provides.

**General Obligation Bond** – A general obligation bond (GOB) is a funding mechanism that is subject to voter approval and permits the County to sell bonds to provide funding for various improvements, including parks and recreation facilities. The primary development funds for new parks and recreation facilities come from GOB referendums. Historically, GOB referendums were put before the citizens for a vote every 10 years, but with the 2006 bond election, the County Executive suggested it might be more appropriate for the County to pursue referendums every six (6) years. In 2006, the citizens of the County passed a Park Bond for a total of \$27 million. This bond was intended to provide funding for the Hellwig Park expansion, development of Fuller Heights Park, land acquisitions, and trail improvement projects on Neabsco Creek and Catharpin Creek. To date, only \$4.3 million of this bond has been issued with those funds going toward the expansion of George Hellwig Memorial Park. With the weak economy, the issuance of additional bonds is unknown and, as such, the start dates for our remaining bond projects have been put on hold indefinitely.

DRAFT (April 7, 2010)



**Revenue Bonds** – Facility demand for revenue facilities such as golf courses, recreation centers, and waterparks are often met by utilizing revenue bonds in order to construct, operate and maintain these facilities. Revenue bonds require that the facility's revenues be available to secure payment of the debt for that facility. Conducting market feasibility studies for revenue bond facilities is critical for determining if there is sufficient demand and a sufficient revenue stream to pay the operating costs and debt service for such a facility. Since the revenues are first pledged to service the debt, any operating shortage has to come from an alternate source of funding. For this reason, only projects that are projected to break even or generate net revenues are considered for the revenue bond form of financing. The Park Authority has built nearly \$32.0 million worth of revenue facilities with revenue bonds over the years, including Chinn Aquatics and Fitness Center, Forest Greens Golf Course, General's Ridge Golf Course, and Splashdown Waterpark. In the current economy, however, revenues at these facilities, particularly the golf courses, have significantly decreased, therefore placing a larger operating burden on the organization. The Park Authority recently refinanced these bonds to lower the debt service on these facilities.

**Development Proffers** – As identified in previous sections, development proffers are another mechanism through which the Park Authority has been able to secure land dedications, trail easements, and the construction of new facilities. While development proffers are voluntary, the Park Authority considers proffers a development tool that is necessary in order for our organization to continue to expand and improve our products/facilities as the County's population continues to grow and diversify. Pursuant to the County's Policy Guide for Monetary Contributions, the Park Authority is currently able to request with each residential rezoning, the following amounts: \$3,972 per single family unit, \$3,725 per townhouse or joined single family unit, and \$2,679 per multi-family unit; or any combination of a monetary contribution, land dedication or facility construction.

In the last few years, the Park Authority has received an average of over \$1 million annually from development proffers. With proffers typically paid on a per unit basis at the time a building permit is issued, however, the reduction in new home sales and slower rate of construction has significantly slowed the rate at which proffer payments are made to the County. For proffers that are tied to construction timelines, such as those that are to be paid when 50% of the units are constructed, the weakened economy has set those deadlines back also and in many instances, the payment date for the proffers is unknown.

**Grants** – Another source of potential revenue that can be utilized to assist with construction/development of new facilities is grants. In the past grant funds have been secured for the construction of trails, ball fields, park access roads, and our junior golf program. The two existing grants that could most likely be utilized by the agency at the current time are the Land and Water Conservation Fund (federal-administered by the Virginia Department of Conservation and Recreation) and the Virginia Recreational Trails grant program (a state grant program also administered by the Virginia Department of Conservation and Recreation). A third opportunity exists through the Community Development Block Grant program (federal grants for low income areas), but due to restrictions associated with this program grant monies may not be applicable in all areas of the County (i.e. the project area needs to qualify as a low income area). Obviously there are many more grant opportunities available to agencies for a variety of programs and services, but competition for grant dollars has become increasingly competitive over the last several years. Park Authority staff should continue to pursue grant opportunities wherever possible, but the agency should not rely on grant fund for future projects in any way.

One cautionary note that needs to be made with regard to grant funding is that some grants come with restriction requirements that may not be appropriate for the agency in the long term. With the Land and Water Conservation Fund (LWCF) program, for instance, there are development restrictions that are placed on the property, in perpetuity, if grant funds are awarded for a project on that parcel. With this, the benefits of the grant need to be weighed against the property restrictions, prior to applying for such funding. This has become an issue when telecommunications companies want to locate telecommunications towers on our LWCF-restricted parks. The LWCF program does not allow for telecommunications facilities in these parks and the Park Authority is required to go through a very lengthy conversion process to have those restrictions moved to another location. While the Park Authority reaped the one-time benefits of LWCF funding for a project on that parcel, that dollar



benefit should be weighed against the development restrictions for facilities such as telecommunications towers, given that these types of facilities are currently a revenue source for the agency.

**Public-Private Partnerships** – In certain instances the Park Authority has had the opportunity to partner with other agencies, private companies, citizens groups or sports leagues to enhance and improve our park system. With public-private partnerships the Park Authority typically benefits from increased programming and use of our facilities with little to no financial obligation. In many of the public/private partnerships that the Park Authority has been involved in, the partner organization typically provides a donation of land, monies, or in-kind label to address an immediate need. This type of arrangement was successfully used to develop the BMX Bicycle Racing Facility at the Prince William County Stadium Complex and, in the future, could be very beneficial in providing off-leash dog areas in our parks. Given the benefits of this development tool, the Park Authority should continue to pursue partnerships, where possible, to address the needs identified in this report.

**Donations** – Separate from proffers and public-private partnerships, donations from citizens, businesses, or organizations are another means of enhancing the County's public recreational resources. In the past the Park Authority has received donations of private property and volunteer labor for park development and maintenance projects. These donations support the general functions of the agency and are a valuable means of expanding the public land and facilities that are available to County residents.

In order to more effectively manage donations to the agency, the Park Authority recently established the Park Foundation. The Foundation will work with the Park Authority Board to secure complimentary funding for projects that are in the Capital Improvement Plan. Many projects that the Park Authority identifies as Capital Improvement Plans must be funded in phases. Often, projects are delayed due to insufficient funds, inflation, or a change in priority's based on available budget support. The Foundation will assist the Authority in bringing projects on-line in a timelier manner.

## Goals and Action Strategies

The following goals and action strategies have been developed from the goals and action strategies that were identified in Chapter 1 (green highlighted text from the Park Authority's previous Comprehensive Plan and the POS&T chapter of the County's Comprehensive Plan). Additional goals and action strategies have also been developed from the key issues identified in the previous chapter. The action strategies have been grouped to the greatest extent possible under common goals. In general, these goals and action strategies should be considered the planning related tasks that need to be completed in order to ensure that future development projects and facility implementation plans do, in fact, focus on the acreage and facility needs identified in this document.

**Goal 1:** Ensure that level of service standards address current projected demands and that inventory data is maintained in a "real-time" environment that allows periodic review and analysis of unmet needs.

Action Strategies:

- Re-evaluate level of service (LOS) standards, as appropriate, with all future Needs Assessment Surveys.
- Re-evaluate park classifications in each update of the Park Authority's Inventory Guide.
- Develop a Park Inventory database that is updated as projects are approved so that the status of the inventory is available in "real-time". Database needs to show status of all projects from approval through project completion, such that the facility is added to the available inventory table the moment it is open to the public.

DRAFT (April 7, 2010)





- Develop a database that tracks proffered land dedications, easements, and proffered facilities so that the current status of each project can easily be identified, and the agency (and County Planning Office) is aware of all projected timing of all dedications/transfers.

**Goal 2:** Work with the County Planning Office to establish policies for protecting the County's open space (i.e. green infrastructure) and establish guidelines for the management of such spaces.

Action Strategies:

- Develop a Park and Open Space Master Plan for the County that identifies areas suitable for recreational development, open space preservation, and/or historic/cultural preservation and identify means for acquiring such areas.
- Identify county-owned land that is appropriate for preserving open space and designate such land for open space, where suitable.

**Goal 3:** Establish long-range acquisition and development priorities.

Action Strategies:

- Assess long-range planning needs and establish schedules for specific tasks.
- Develop a priority-ranked implementation schedule for the planned and unbuilt facility inventory including cost estimates and possible funding sources.
- Utilize innovative means to construct, renovate and maintain parks and park facilities.
- Utilize innovative means to acquire additional acreage for parks and recreation use.

## PLANNING AND DEVELOPMENT PRIORITIES

As was identified earlier, the overall purpose of this document is not only to identify what the long term park needs will be for the residents of Prince William County, based on the projected population, but to also identify shorter term planning and development priorities that will enable the organization to continue to expand its resources in the years ahead. The following section therefore identifies the facility needs, by district and park, based on the planned but unbuilt inventory contained in Appendix B, potential County park sites from Appendix C, Proffered Parkland and Amenities (Table 3.4), the new facility standards contained in this plan, as well as the recommendation to revisit master plans that include areas for outdoor volleyball courts and tennis courts. The following section also identifies 2020 acreage needs by district if select proffered and planned park sites are added to the inventory within the next 10 years. With this, acquisition priorities should also be established for the proffered/potential park sites identified in the following tables, once this plan is adopted.

In addition, the following section identifies trails and blueways projects and other park planning and development opportunities that will likely be priorities for the organization in the near future. Although this list is intended to be comprehensive, we must note that it is a point-in-time analysis of planned and projected land acquisitions and development projects as of April 2010, and that it in no way should be considered an exclusive list since it is practically impossible to predict every acquisition, development or lease opportunity that may arise in the next 20 years. With this, it is a recommendation of this document that the planning and development priority list be updated on a periodic basis so that new opportunities can be included as they arise.

Notes for reviewing the following tables:

- 1) Where new/additional playgrounds and picnic facilities are needed to meet the revised level of service standards presented in this plan, the type and number of facilities needed is identified with the word "(new)";



these are facilities that are needed above and beyond what is currently existing or master planned at these parks in order to meet the revised level of service standards.

- 2) Where there are tennis courts and volleyball courts that may no longer be needed, based on the new level of service standards presented in this plan, it is noted that the master plan should be revisited to evaluate the re-use/refurbishment of these areas – as was recommended in this plan.
- 3) Staff has identified parks where it believes off-leash dog areas may be suitable, although we fully acknowledge that the master plans for these parks will need to be revised and re-adopted to accommodate this use.

Again, the following provides a full overview of the facilities that are currently master planned but unbuilt along with the above additional notations. The reader is reminded, however, that regardless of what is identified in the tables below, any changes to an approved master plan will require a public hearing and approval by the Park Authority Board.

## Brentsville Magisterial District Priorities

### Existing Park Planning and Development Priorities

<b>Braemar Park</b> – field improvements, playground expansion, picnic pavilion
<b>Broad Run Linear Park</b> – trail improvements, construct new trail segments, acquire needed easements, coordinate development of proffered trail segments
<b>General’s Ridge Golf Course</b> – renovate practice holes, add indoor catering facility
<b>George Hellwig Memorial Park</b> – 2 Universal fields, 2 new entrances/exits, trail enhancements, landscape enhancements, large/universal playground (new), 3 picnic pavilions (new), off-leash dog area if suitable
<b>Lehigh-Portland Park</b> – 2 baseball fields, 3 Little League fields, 2 basketball courts, parking, landscape enhancements, playground (new), 2 picnic pavilions (new), revisit master plan for re-use of planned tennis court area
<b>Nokesville Park</b> – leisure pool w/bathhouse, amphitheater, 1 basketball court, additional parking, interior road connections, landscape enhancements, playground enhancement, picnic pavilion (new), revisit master plan for re-use of planned tennis court area
<b>Prince William Golf Course</b> – indoor catering facility
<b>Rollins Ford Park</b> – soccer stadium and fields, parking, concessions/restrooms, landscape enhancements, playground, 2 picnic pavilions, trailhead with parking for Broad Run Linear Trail
<b>Rosemount-Lewis Park</b> – Indoor recreation center, parking, additional trails, landscape enhancements, playground enhancements
<b>Shenandoah Park</b> – Horticultural center w/parking and loop trail, landscape enhancements
<b>Valley View Park</b> – <b>Phase 1:</b> revisit master plan for re-use of volleyball and tennis court areas, field lighting, 2 playgrounds, 2 picnic pavilions, landscape enhancements <b>Phase 2:</b> 2 basketball courts, Equestrian Center, additional trails

DRAFT (April 7, 2010)



**Brentsville Magisterial District Priorities (continued)**

**Proffered/Potential Parks**

<p><b>Orchard Bridge</b> – 35.11 acres for a community park plus 4 softball fields and parking from development proffers.</p>
<p><b>Glen-Gery Capitol Land site</b> – 13.57 acres for linear-resource based park from development proffers; will need to be master planned once it is dedicated; potential trailhead and parking for linear park/trail along Cannon Branch; connects to proffered trail easements in Airport Business Park and Airport Gateway I &amp; II developments.</p>
<p><b>Newton Subdivision site</b> – 75.78 acres for linear-resource based park on Bull Run from development proffers; proffers include gravel parking lot for 8 cars for potential trailhead to Bull Run.</p>
<p><b>Youth for Tomorrow dedication</b> – 8.00 acres for linear-resource based park on Broad Run from development proffers; connects to Broad Run Linear Park and Trail parcels dedicated in the Saybrooke subdivision; property dedication contingent on development of property which has not yet been proposed.</p>
<p><b>Dove’s Landing Preserve Park</b> – 234.00 acres of County-owned land along Broad Run; potential linear-resource based park for passive recreational opportunities including hiking trails and access to planned Broad Run Blueway Trail.</p>
<p><b>Innovation-Sowder Addition to Broad Run Linear Park</b> – 68.88 acres of County-owned land along Broad Run; potential linear-resource based park addition to Broad Run Linear Park and Trail system; parking and access provided at adjacent shopping complex.</p>
<p><b>Lake Jackson Dam access</b> – 1.50 acres of County-owned land along Broad Run; potential linear-resource based park for access to Broad Run (below Lake Jackson dam) for fishing and canoeing/kayaking.</p>
<p><b>Rosemount-Lewis Park frontage</b> – 5.50 acres of County-owned land on Ashton Avenue; presents opportunity to expand Rosemount-Lewis Park (neighborhood park) and provide on-site parking and vehicular access to property off Ashton Avenue; site is currently only accessible by foot over a pedestrian easement from Crestwood Drive.</p>

**2020 Acreage Needs** (if above parcels are utilized for County parkland in next 10 years):

- Neighborhood Parks – 13.13 acres
- Community Parks – 49.52 acres
- Regional Parks – 30.55 acres
- Linear-Resource Based Parks – 344.79-acre surplus

DRAFT (April 7, 2010)



## Coles Magisterial District Priorities

### Existing Park Planning and Development Priorities

<b>Bell Forest Park site</b> – develop master plan
<b>Earl M. Cunard Park at Ridgefield Village</b> – off-leash dog area, if appropriate
<b>Foxmill Park site</b> – develop master plan
<b>Howison Homestead Soccer Complex</b> – nature trail loop, permanent restroom, expanded parking, landscape enhancements, field enhancements/amenities
<b>Independent Hill (leased site)</b> – revisit master plan to identify new use for Little League fields once they are vacated; off-lease dog area, if appropriate
<b>Keytone Park</b> – 1 basketball court, trails, on-site parking, landscape enhancements, renovate playground, revisit master plan for re-use of planned volleyball court area
<b>PWC Stadium Complex</b> – proffered in-line skating facility, trail connection to Lake Ridge Park, asphalt remainder of gravel parking, dog park, trail loop, landscape enhancements, playground (new). At BMX facility – concessions/restrooms, lights, 2 to 3 picnic pavilions (new)
<b>Saratoga Hunt Park site</b> – develop master plan

### Proffered/Potential Parks

<b>Hawkins Estates/Hope Hill site</b> – 67.50 acres for linear-resource based park from development proffers; future use for Powell's Creek Linear Park and Trail system.
<b>Meadows at Barnes Crossing site</b> – 22.62 acres for linear-resource based park from development proffers; future use for trail connection between Howison Homestead Soccer Complex and above (Hawkins Estates) property; includes trail segment to be constructed by developer.
<b>Barrington Oaks &amp; Treywood parcels</b> – total of 7.60 acres of County-owned land dedicated for potential neighborhood park; need to request transfer and determine benefits of developing property; if appropriate need to develop a master plan for these parcels.
<b>Winding Creek site</b> – 86.39 acres of County-owned land that was proffered for the Powell's Creek Linear Park and Trail system (linear-resource based park); adjoins above Hawkins Estates property; need to request transfer and develop a master plan for this parcel (i.e. trailhead, parking and trails)

### 2020 Acreage Needs (if above parcels are utilized for County parkland in next 10 years):

- Neighborhood Parks – 15.37 acres
- Community Parks – 106.19 acres
- Regional Parks – 186.72 acres
- Linear-Resource Based Parks – 14.14-acre surplus



## Dumfries Magisterial District Priorities

### Existing Park Planning and Development Priorities

<b>Anne Moncure Wall Park</b> – additional picnic pavilion, landscape enhancements, trail connections
<b>Ashland Park site</b> – develop master plan; property is adjacent to Winding Creek and Hawkins Estate properties in Coles Magisterial District and is intended to be used for Powell’s Creek Linear Park and Trail system
<b>Forest Greens Golf Club</b> – 9 holes, indoor and outdoor catering facility, landscape enhancements
<b>Fuller Heights Park</b> – 2 baseball fields, 2 Little League fields, 1 soccer field, 1 basketball court, playground, picnic pavilion (need 2, only 1 on current master plan), trails, parking, landscape enhancements, concessions/restrooms; revisit master plan for re-use of planned tennis court area and develop phased implementation plan if appropriate
<b>Locust Shade Park – Phase 1:</b> additional parking, redevelopment of golf center and mini golf renovation, driving range renovations, existing trail enhancements, landscape enhancements, bank enhancements around lake, trail connection to Marine Corps Museum <b>Phase 2:</b> nature center, playground renovation/redesign (universal playground)

### Proffered/Potential Parks

<b>Ewell’s Mill parcels</b> – 65.77 acres for linear-resource based park along Powell’s Creek; near Ashland Park site and proffered Hawkins Estates/Hope Hill parkland; planned for Powell’s Creek Linear Park and Trail system
<b>Four Season’s parcels</b> – 6.00 acres of County-owned property proffered for Powell’s Creek Linear Park and Trail system (linear-resource based park); potential connection to proffered trails in Eagle’s Pointe subdivision

### 2010 Acreage Needs (if above parcels are utilized for County parkland in next 10 years):

- Neighborhood Parks – 59.60 acres
- Community Parks – 204.49 acres
- Regional Parks – 249.00-acre surplus (exists without new regional parks)
- Linear-Resource Based Parks – 165.20 acres

DRAFT (April 7, 2010)





## Gainesville Magisterial District Priorities

### Existing Park Planning and Development Priorities

<p><b>Ben Lomond Community Center</b> – 2-story addition w/additional program/meeting space, landscape enhancements, parking expansion</p>
<p><b>Ben Lomond Regional Park</b> – 2 additional picnic pavilions, redesign of playground for large/universal playground, trail improvements and additional connections, landscape enhancements, parking improvements (all lots)</p> <p><b>Splashdown Waterpark at Ben Lomond Regional Park</b> – new attractions, renovations/refurbishment of existing buildings/features, parking improvements</p>
<p><b>Catharpin Recreational Park</b> – 4 soccer fields, 2 football fields, concessions/restroom building, playground, picnic pavilions (1 master planned, should be 2), landscape enhancements, trail enhancements, lighting all fields</p>
<p><b>Ellis Barron Park</b> – completion of softball field, landscape enhancements, trail connections, revisit master plan for re-use of volleyball court area, off-leash dog area if appropriate.</p>
<p><b>Fairmont Park</b> – 2 picnic pavilions (new), permanent concessions and paved parking, new trails and trail connections, landscape enhancements, field renovations and lights</p>
<p><b>James S. Long Regional Park</b> – Recreation center w/pool, 2 picnic pavilions, playground (new, large/universal), trail connections, landscape enhancements, diamond field renovation, field lights, second entrance/exit</p>
<p><b>Mayhew Sports Complex</b> – permanent restroom, expanded parking, landscape enhancements, trail enhancements and connections, field enhancements, playground (new), 2 picnic pavilions (new)</p>
<p><b>Silver Lake Regional Park</b> – picnic pavilions, playgrounds, docks, entrance road paving, parking improvements, other facilities per approved master plan (currently being developed)</p>
<p><b>Waterfall Neighborhood Park</b> – develop master plan</p>

### Proffered/Potential Parks

The Park Authority does not anticipate any properties to be dedicated or transferred to the Park Authority in the Gainesville Magisterial District in the next 5 to 10 years. Additional review/discussions need to occur in order to determine if the properties identified in Appendix C are suitable for park use (i.e. Battlefield High School parcel and Balls Ford Road parcels).

### 2020 Acreage Needs (without additional parks, needs remain as identified in Chapter 4):

Neighborhood Parks – 63.89 acres

Community Parks – 170.12 acres

Regional Parks – 188.92-acre surplus (exists without new regional parks)

Linear-Resource Based Parks – 337.84 acres

DRAFT (April 7, 2010)



## Neabsco Magisterial District Priorities

### Existing Park Planning and Development Priorities

<b>Andrew Leitch Park</b> – Phase II of Waterworks waterpark, additional trail improvements and connections, landscape enhancements, playground (add or expand to be large/universal playground)
<b>Birchdale Recreation Center</b> – pavilion improvements, pavilion at pool, parking improvements
<b>Birchdale Fire Hall (Fire Station 10)</b> – renovation of building, parking improvements – site is not identified in Appendices A & B because site was transferred after 9/15/09
<b>Cloverdale Park</b> – trail improvements, proffered bridge connection to Cardinal Glen, landscape enhancements, parking improvements, restroom/shelter renovations
<b>John D. Jenkins Park</b> – nature trail loop, landscape enhancements
<b>Lindendale Neighborhood Park site</b> – develop master plan; site previously referred to as the Prince William County Indoor Sports Complex site
<b>Sharron Baucom-Dale City Recreation Center</b> – picnic pavilion (new), additional land acquisitions (see potential park category below), center renovations, parking improvements
<b>VEPCO Fields</b> – field renovations, parking improvements, playground (new), picnic pavilion (new)

### Proffered/Potential Parks

<b>Sharron Baucom-Dale City Recreation Center additional parcels</b> – 17.32 acres of County-owned land adjacent to SBDCRC site (potential community park use), some parcels with deeds specifying they are for park use
<b>Ridgefield Road Right-of-Way</b> – 2.23 acres of County-owned land connecting Saratoga Hunt Park site to Lindendale Avenue, provides access into a site that is otherwise land-locked; potential linear-resource based park use

### 2020 Acreage Needs (if above parcels are utilized for County parkland in next 10 years):

- Neighborhood Parks – 14.64 acres
- Community Parks – 111.09 acres
- Regional Parks – 240.42 acres
- Linear-Resource Based Parks – 143.25 acres

DRAFT (April 7, 2010)



## Occoquan Magisterial District Priorities

### Existing Park Planning and Development Priorities

**Chinn Aquatics and Fitness Center** – playground (1 to 2 new, to include large/universal playground), 2 pavilions at Trowbridge entrance (pads in place), pavilion at soccer field (new), trail enhancements, landscape enhancements, concessions/restrooms at soccer fields, field lights, parking improvements, 9,088 s.f. addition to recreation center

**Lake Ridge Marina & Golf Course** – trail enhancements, nature center, off-leash dog area if appropriate

### Proffered/Potential Parks

**Lakeridge Crossing parcel** – 5.60 acres of County-owned property with potential neighborhood park use; possible off-leash dog park site given proximity to veterinarian

**Old Bridge Road parcel** – 15.11 acres of County-owned property with potential linear-resource based park use; possible trail connections to Occoquan Reservoir and Lake Ridge Parks & Recreation Association open space

**Amesbury parcel** – 15.44 acres of County-owned property with potential neighborhood park use; previous school site in close proximity to a large number of homes, accessible by sidewalks and possible entrance road; trail opportunities

### 2020 Acreage Needs (if above parcels are utilized for County parkland in next 10 years):

Neighborhood Parks – 26.93 acres

Community Parks – 118.81 acres

Regional Parks – 200.06 acres

Linear-Resource Based Parks – 179.46 acres

DRAFT (April 7, 2010)



## Woodbridge Magisterial District Priorities

### Existing Park Planning and Development Priorities

<b>C. Lacey Compton Neighborhood Park</b> – park addition proffered w/Harbor Station (to include: multi-purpose field, court area, additional parking and water fountain), landscape enhancements, playground enhancements
<b>Hammill Mill Park</b> – pavilion renovations, parking improvements
<b>Lancaster Park</b> – nature trail loop, landscape enhancements, revisit master plan for re-use of volleyball court
<b>Marumsc Acre Lake Park</b> – renovate lake overlooks, bank improvements around lake
<b>Rippon Landing Park</b> – 1 basketball court, parking improvements, wetland overlook, trail connections, landscape enhancements, playground enhancements
<b>Veterans Memorial Park</b> – 2 picnic pavilions, parking enhancements, trail enhancements and connections, landscape enhancements, expand center, playground (new, to be large/universal playground)

### Proffered/Potential Parks

<b>Colchester Road parcel</b> – 5.18 acres of County-owned property with potential for neighborhood park use; previously used by the Park Authority for a baseball field so it has a graded, diamond field area that is now overgrown
<b>Southbridge/Harbor Station (Site A)</b> – Approximately 63-acre community park site for baseball/softball field complex. Expected to include: 2 baseball fields, 2 softball fields, 2 Little League fields, 2 basketball courts, playground and 3 outdoor courts (need to coordinate with developer and County Planning Office for possible options for court area)
<b>Southbridge/Harbor Station (Site B)</b> – Approximately 50-acre community park site for soccer field complex. Expected to include: 4 soccer fields, 1 football field, playground and 3 outdoor courts (need to coordinate with developer and County Planning Office for possible options for court area)

### 2020 Acreage Needs (if above parcels are utilized for County parkland in next 10 years):

- Neighborhood Parks – 9.46-acre surplus
- Community Parks – 152.07 acres
- Regional Parks – 339.32 acres
- Linear-Resource Based Parks – 66.02-acre surplus (exists without new linear-resource based parks)

DRAFT (April 7, 2010)



## Trails and Blueways Project Priorities

<b>Broad Run Linear Trail (Brentsville District)</b> – trail improvements, additional trail segments, signage
<b>Catharpin Creek Trail (Gainesville District)</b> – parking/trailhead(s), additional trail easements and new trail segments, signage
<b>East End Trail (Coles and Occoquan Districts)</b> – McCoart to Occoquan, trail easements/access agreements, new trail segments, signage
<b>Flat Branch Trail (Gainesville District)</b> – Ben Lomond Regional Park to Sudley Drive (Business 234), access agreements, new trail segments, signage
<b>Neabsco Creek Trail (Coles and Neabsco Districts)</b> – trail improvements, parking/trailhead(s), signage
<b>Occoquan Blueway (Brentsville, Coles, and Occoquan Districts)</b> – Lake Jackson Dam to Lake Ridge Park, launch access at dam, restroom, parking improvements, signage
<b>Potomac Heritage National Scenic Trail (Dumfries, Occoquan, and Woodbridge Districts)</b> – trail improvements, additional trail segments, easements/access agreements, parking improvements/trailhead(s), wetland crossing design, signage
<b>West End Trail (Coles and Dumfries Districts)</b> – Landfill to Prince William Forest Park, parking/trailheads, easements/access agreements, new trail segments, signage

## Other Park Planning and Development Opportunities

<b>Lake Manassas Park &amp; Marina</b> – partnership with City of Manassas to provide access to Lake Manassas; park should be minimum of 25 acres in size <i>Location:</i> Brentsville District
<b>Airport Linear Park &amp; Trail</b> – partnership with City of Manassas to provide trail along Cannon Branch south of Manassas Airport; would connect to trail easements proffered with Airport Business Park and Airport Gateway I & II projects <i>Location:</i> Brentsville District
<b>Lake Ridge Parks &amp; Recreation Association Lease</b> – lease arrangement with LRPR to provide off-leash dog area on property off Minnieville Road <i>Location:</i> Occoquan District

## Other Facility Considerations

- Light fields to extend hours of play – review master plans to determine field lighting needs
- Install artificial turf to extend hours of play and reduce maintenance – review master plans to determine appropriate locations for artificial turf

DRAFT (April 7, 2010)





## FINAL RECOMMENDATIONS

To address the needs identified in this document and enable the agency to expand the County's parks and recreation resources in the years ahead, the Park Authority must set tasks for itself that address the planning and development priorities identified in the previous section, as well as the goals and action strategies identified earlier in this chapter. The organization therefore needs to set in motion projects and tasks that will allow the goals and recommendations of this plan to be fulfilled.

As stated previously, it is a recommendation of this plan that Park Authority Planning staff coordinates with the County Planning Office to develop goals that will assist the County, and ultimately the Park Authority, with acquiring additional land through the acquisition of floodplain areas, resource protection areas (RPA's), or wetlands, or from the purchase or transfer of development rights. In addition, it is a recommendation of this plan that the Park Authority Planning staff work with the County Planning Office to develop a County-wide parks and open space master plan that addresses the open space/land preservation goals adopted in the Parks, Open Space and Trails Chapter of the County's Comprehensive Plan. A County-wide Parks and Open Space Plan could potentially also include policies for acquiring more parkland through the previously identified measures (acquisition of floodplains, RPA's, purchase of development rights, etc.).

In addition to the above tasks, staff recommends that once this plan is adopted that Park Authority staff work with the Park Authority Board and citizens to create a 10-year Development Plan for the organization that prioritizes the projects and potential land acquisitions/transfers identified in the previous section. A prioritized list will be useful for establishing future funding needs and creating timelines for implementing some of the planned but unbuilt facility inventory, while also ensuring that future development projects serve the highest and greatest needs of the community. With this, staff recommends that the projects identified in the previous section be prioritized in 5-year increments – 2010 to 2015 and 2015 to 2020 – and that it become a priority for the Park Authority's Planning Department to revisit the master plans for parks that have the highest ranking priorities. When revisiting these master plans it is also recommended that staff address the full range of recommendations made in this plan, such as re-evaluating volleyball and tennis court needs, reviewing the current need for any larger revenue facilities that may be planned at that site (such as, pools or recreation centers), and evaluating the need for new facilities in the subject park (such as, off-leash dog areas, additional trails, nature center, etc.), so that the master plan truly reflects current needs and demands for that site. Furthermore, staff also recommends that the needs analysis in this plan be redone once the results of the 2010 Census are published, and that the 10-year Development Plan (if created) be revised/updated every 3 to 5 years so that the development priorities for the organization remain current and continue to reflect the needs of Prince William County residents.

The creation of a 10-year Development Plan is a new type of plan and a new direction for the agency, but one that staff feels is necessary for a majority of our park planning efforts to reach completion. Not only will a Development Plan create a project stream for future funding requests, but it will also help ensure that phased/planned facilities are, in fact, constructed. Overall, the agency needs to be more proactive in keeping its park master plans up to date and maintaining a list of priority projects, so that needs can more readily be met as funding becomes available – funding which can hopefully come from sources other than the periodic general obligation bond.

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX A: PARK AUTHORITY PROPERTY INVENTORY

PARK AUTHORITY-OWNED PROPERTY	DISTRICT	ADDRESS	2007 TYPE	2008 TYPE	ACREAGE	ADC MAP	YEAR ACQ.
Andrew Leitch Park/WATERWORKS	Coles/Neab	5301 Dale Blvd, Dale City, VA 22193	R	R	219.0606	5991-A5	1978
Anne Moncure Wall Park	Dumfries	4450 Waterway Dr, Dumfries, VA 22025	C	C	13.8016	6109-E4	1986
Ashland Park (site)	Dumfries	15400 Spriggs Road, Manassas, VA 20112	SU	L/R	22.3002	6109-A2	2004
Bell Forest Park (site)	Coles	8321 Morningside Dr, Manassas, VA 20112	N	N	5.4852	5873-H10	1989
Belmont Park	Woodbridge	900 Alexis Road, Woodbridge, VA 22191	N	N	3.6139	5993-B6	2004
Ben Lomond Community Center	Gainesville	10501 Copeland Dr, Manassas, VA 20109	SU	C	2.9740	5756-J4	1983
Ben Lomond Reg Park/SPLASHDOWN	Gainesville	7500 Ben Lomond Pk Dr, Manassas, VA 20109	R	R	240.6069	5757-D3	1970
Birchdale Recreation Center	Neabsco	14730 Birchdale Ave, Dale City, VA 22193	C	C	8.6559	5992-A10	1979
Braemar Park	Brentsville	12401 Braemar Parkway, Bristow, VA 20136	N	N	15.1720	5871-J3	2004
Bridlewood/Rocky Branch Park (site)	Brentsville	13814 Bridlewood Dr, Gainesville, VA 20155	SU	L/R	7.5581	5755-D7	1994
Brittany Park	Dumfries	4100 Exeter Dr, Dumfries, VA 22026	N	N	5.6880	6109-G6	1990
Broad Run Linear Park	Brentsville	12790 Sudley Manor Dr., Bristow, VA 20136	n/a	L/R	191.6550	5871-J1	2008
Catharpin Recreational Park	Gainesville	12500 Kyle Wilson Way, Catharpin, VA 20143	C	C	101.7693	5639-K4	1999
C. Lacey Compton Neighborhood Park	Woodbridge	17301 River Ridge Blvd., Dumfries, VA 22026	N	N	6.2615	6110-C8	2001
Chinn Aquatics and Fitness Center	Occoquan	13065 Chinn Park Dr, Woodbridge, VA 22192	R	R	91.7908	5991-G3	1989
Cloverdale Park	Neabsco	15150 Cloverdale Rd, Dale City, VA 22193	C	C	30.1902	6109-K1	1978
Earl M. Cunard Park at Ridgefield Village	Coles	12731 Ridgefield Village Dr, Dale City, VA 22193	N	N	4.4000	5991-C2	2002
Ellis Barron Park	Gainesville	7625 Aaron Lane, Manassas, VA 20109	N	N	15.2637	5756-F4	1981
Fairmont Park	Gainesville	9801 Fairmont Ave, Manassas, VA 20109	C	C	20.0000	5757-B5	1984
Forest Greens Golf Club	Dumfries	4500 Poa Annua Lane, Triangle, VA 22172	SU	R	350.4600	6227-D3	1979
Foxmill Park (site)	Coles	12058 Bridle Post Place, Manassas, VA 20112	N	N	8.0000	5990-B1	1994
Fuller Heights Park (site)	Dumfries	18511 Old Triangle Rd, Triangle, VA 22172	C	C	42.2609	6227-H3	2004
George Hellwig Memorial Park	Brentsville	14418 Bristow Rd, Manassas, VA 20112	R	R	132.7335	5989-J8	1982
Graham Park Pool	Dumfries	3605 Graham Park Rd, Dumfries, VA 22172	C	C	0.6186	6227-J2	1999
Greenwood Farms Park (site)	Coles/Neab	14450 Delaney Rd, Dale City, VA 22193	SU	L/R	51.3809	5991-D7	1984
Hammill Mill Park	Woodbridge	1721 Carter Lane, Woodbridge, VA 22193	C	C	13.3270	5992-G4	1982
Harry W. Dawson Park	Neabsco	13206 Hillendale Dr, Woodbridge, VA 22191	N	N	9.6342	5991-F4	1988
Howison Homestead Soccer Complex	Coles	14716 Minnieville Rd, Woodbridge, VA 22191	C	C	26.7186	5990-J9	1986
Hylbrook Park	Woodbridge	2430 West Longview Dr, Woodbridge, VA 22191	C	C	4.1598	5992-H6	1978
James S. Long Regional Park	Gainesville	4603 James Madison Hwy, Haymarket, VA 20169	R	R	233.1637	5638-H4	1980
Jefferson Park (site)	Woodbridge	13729 Jefferson Davis Hwy, Woodbridge, VA 22191	N	N	6.7393	5992-K6	1981
John D. Jenkins Park	Neabsco	13499 Hillendale Dr, Dale City, VA 22193	N	N	21.9008	5991-F5	1986
Joseph D. Reading Park	Brentsville	8460 Maplewood Dr, Manassas, VA 20111	N	N	27.4780	5757-G5	1985
Keytone Park	Coles	13449 Keytone Road, Woodbridge, VA 22193	N	N	13.9336	5991-C4	1988
Lake Ridge Marina & Golf Course	Occoquan	12350 Cotton Mill Dr, Woodbridge, VA 22192	SU	C	73.6919	5875-H10	1980
Lancaster Park	Woodbridge	13800 Pop Moubry Place, Woodbridge, VA 22191	N	N	21.1500	5992-F6	1990
Lehigh Portland Park (site)	Brentsville	13865 Nokesville Rd, Nokesville, VA 20181	C	C	25.0000	5871-B10	1984
Lindendale Neighborhood Park (site)	Neabsco	5181 Dale Blvd, Dale City, VA 22193	SU	N	6.7332	5991-B5	2002
Locust Shade Park	Dumfries	4701 Locust Shade Dr, Triangle, VA 22172	R	R	290.3023	6227-D5	1979
Marumsco Acre Lake Park	Woodbridge	14398 Melbourne Ave, Woodbridge, VA 22191	N	N	19.5594	5992-K8	1982
Mayhew Sports Complex	Gainesville	9901 Balls Ford Rd, Manassas, VA 20109	C	C	48.8955	5757-B1	1983
Minnieville Manor Park (site)	Coles	14850 Alps Dr, Woodbridge, VA 22193	N	L/R	14.5674	5990-G9	1980
Newhope Forest Park (site)	Gainesville	15701 Scotts Valley Dr, Haymarket, VA 20169	N	N	0.4867	5518-E10	1980
Nokesville Park	Brentsville	12560 Aden Rd, Nokesville, VA 20181	C	C	97.0741	5987-H1	1982
Occoquan Park	Occoquan	12701 Poplar Lane, Woodbridge, VA 22192	N	N	0.6729	5992-K2	1984
Powell's Landing Park (site)	Woodbridge	16710 Radcliffe Ln, Woodbridge, VA 22191	n/a	L/R	104.3710	6110-G7	2008
PWC Indoor Ice Arena (Skate Quest)	Coles	5180 Dale Blvd, Dale City, VA 22193	SU	C	7.1610	5991-B5	1994
PWC Stadium Complex (Pfitzner Stadium)	Coles	7 County Complex Ct, Woodbridge, VA 22192	C/SU	C	65.5705	5991-D1	1982
Prince William Golf Course	Brentsville	14631 Vint Hill Rd, Nokesville, VA 20181	SU	R	195.8258	5754-K10	1982
Rippon Landing Park	Woodbridge	15125 Blackburn Rd, Woodbridge, VA 22191	N	N	30.0416	6110-F2	1991
Riverbend Park	Woodbridge	13529 Fitzhugh Lane, Woodbridge, VA 22191	N	N	1.7254	5993-A5	1982
Rollins Ford Park (site)	Brentsville	14550 Vint Hill Rd., Nokesville, VA 20181	n/a	C	69.1300	5755-A9	2009
Rosemount Lewis Park	Brentsville	11000 Crestwood Dr, Manassas, VA 20109	N	N	22.0680	5756-H6	1993
Saratoga Hunt Park (site)	Coles/Neab	14450 Gen. Washington Drive, Woodbridge, VA 22193	SU	L/R	57.0076	5991-B8	2004
Sharron Baucom-Dale City Recreation Center	Neabsco	14300 Minnieville Rd, Dale City, VA 22193	C	C	30.8624	5991-E8	1997
Shenandoah Park (site)	Brentsville	13501 Bristow Rd, Bristow, VA 20181	N	C	17.9548	5989-F6	1982
Silver Lake Regional Park	Gainesville	16198 Silver Lake Rd., Haymarket, VA 20169	n/a	R	230.7796	5638-D6	2009
Turley Fields	Neabsco	15011 Birchdale Ave, Dale City, VA 22193	C	C	4.1460	5992-A10	1979
Valley View Park	Brentsville	11930 Valley View Dr, Nokesville, VA 20181	C	C	125.6259	5872-E8	2000
VEPCO Fields	Neabsco	14101 Mapledale Ave, Dale City, VA 22193	C	C	9.3982	5991-B7	1981
Veterans Memorial Park	Woodbridge	14300 Veterans Dr, Woodbridge, VA 22191	R	R	107.3830	5993-A8	1979
Waterfall Park (site)	Gainesville	4209 Jackson Mill Rd, Haymarket, VA 20169	N	N	6.2956	5638-C2	1980
<b>TOTAL OWNED</b>					<b>3,632.2356</b>		
PARK AUTHORITY-LEASED PROPERTY	DISTRICT	ADDRESS	2007 TYPE	2008 TYPE	ACREAGE	ADC MAP	YEAR ACQ.
American Legion Ball Field Site	Occoquan	3640 Friendly Post Lane, Woodbridge, VA 22192	C	C	2.0661	5992-B4	1999
Elizabeth Nickens Neighborhood Park (site)	Brentsville	16000 John Marshall Hwy, Haymarket, VA 20137	N	N	21.5040	5638-D9	1999
General's Ridge Golf Course	Brentsville	9701 Manassas Drive, Manassas Park, VA 20111	SU	R	270.0000	5758-B7	1994
Independent Hill Ball Fields	Coles	14811 Dumfries Road, Manassas, VA 20112	C	C	13.5000	5990-B9	n/a
Neabsco Eagles Park	Woodbridge	15801 Neabsco Road, Woodbridge, VA 22191	C	C	15.2456	6110-E3	1993
<b>TOTAL LEASED</b>					<b>322.3157</b>		
<b>TOTAL ACREAGE OWNED AND LEASED BY PWCPA (as of September 15, 2009)</b>					<b>3,954.5513</b>		

Key: (site)=undeveloped property; Park Type N=Neighborhood, C=Community, R=Regional, SU = Special Use, L/R = Linear/Resource

DRAFT (April 7, 2010)

**APPENDICES**

**APPENDIX B: PARK AUTHORITY ACREAGE AND FACILITY INVENTORIES BY DISTRICT**

<b>BRENTSVILLE MAGISTERIAL DISTRICT PARK INVENTORY</b>																			
<b>OWNED PARKS</b>		<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Area</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>
Braemar	N	15.1720	0	0	0	0	0	1	2	2	0	1	0	0	0	0	0	0	0
Bridlewood/Rocky Branch	L/R	7.5581	<i>this property is not yet developed; planned to be part of the Rocky Branch Trail system</i>																
<i>planned facilities</i>		0.0000																	1,400
Broad Run Linear Park	L/R	191.6550	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	25,000
<i>planned facilities</i>		0.0000	<i>property is from Kingsbrooke, Foxborough, Braemar, Saybrooke &amp; Victory Lakes proffers; existing facilities at Victory Lakes</i>																
George Hellwig Memorial	R	132.7335	1	1	2	7	0	2	2	3	0	1	1	0	0	0	0	5,280	0
Joseph D. Reading	N	27.4780	0	0	0	0	0	1	1	1	0	1	3	0	0	0	0	0	0
Lehigh-Portland	C	25.0000	<i>this property is not yet developed; site has been master planned to include below facilities</i>																
<i>planned facilities</i>		0.0000	2	3					2	2									
Nokesville	C	97.0741	1	0	2	2	0	0	0	0	1	1	1	1	0	0	6,800	0	2,500
<i>planned facilities</i>		0.0000							1	2				1					
Prince William GC	R	195.8258	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0
Rollins Ford Park	C	69.1300	<i>this property is currently being master planned; facilities unknown at time of document preparation</i>																
Rosemount-Lewis	N	22.0680	0	0	0	0	0	1	1	1	0	1	1	0	0	0	0	0	1,400
<i>planned facilities</i>		0.0000	<i>indoor recreation center; on-site parking and nature trail planned on remaining acreage</i>																
Shenandoah	C	17.9548	<i>this property is not yet developed; site has been master planned for horticultural/environmental center w/gardens &amp; trails</i>																
<i>planned facilities</i>		0.0000																	3,500
Valley View	C	125.6259	0	5	0	6	0	0	0	0	0	0	0	1	0	0	12,000	0	0
<i>planned facilities</i>		0.0000							2	4	3	2	2						
<b>TOTAL OWNED</b>		<b>927.2752</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>15</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>1</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>18</b>	<b>18,800</b>	<b>5,280</b>	<b>28,900</b>	
<i>Total Planned - Owned Sites</i>		<i>0.0000</i>	<i>2</i>	<i>0</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>5</i>	<i>8</i>	<i>3</i>	<i>2</i>	<i>2</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>11,790</i>
<b>LEASED PARKS</b>		<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Area</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>
Elizabeth Nickens	N	21.5040	<i>this property has not yet been developed</i>																
<i>planned facilities</i>		0.0000										2	1	1					1,320
General's Ridge GC	R	270.0000	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0
<b>TOTAL LEASED</b>		<b>291.5040</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<i>Total Planned - Leased Sites</i>		<i>0.0000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,320</i>
<b>TOTAL (Owned &amp; Leased)</b>		<b>1218.7792</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>15</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>1</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>36</b>	<b>18,800</b>	<b>5,280</b>	<b>28,900</b>	
																<i>trail length in miles</i>	<i>3.56</i>	<i>1.00</i>	<i>5.47</i>

Additional Existing Facilities:  
Equestrian Ring at Nokesville Park

Additional Master Planned and Unbuilt Facilities:  
Recreation Center at Rosemount-Lewis Park  
Bathhouse with pool at Nokesville Park  
Amphitheater at Nokesville Park  
Additional Equestrian Facilities at Valley View Park (not specific)  
2 Universal Ball Fields at Hellwig Park  
Horticultural Center at Shenandoah Park  
Soccer stadium, fields, playground, picnic facilities and concessions/restrooms at Rollins Ford Park (adopted by Park Board after above information was tabulated)

Future Considerations:  
Landscape enhancements at all developed parks in district  
Off-leash dog areas in appropriate locations  
Re-use/Removal of underutilized tennis courts and volleyball courts  
Additional/Improved entrances at Hellwig Park  
Trail enhancements at Hellwig, Broad Run Linear and Rosemount-Lewis Parks  
Additional parking at Nokesville Park  
Soccer field lights at Valley View Park

DRAFT (April 7, 2010)

**APPENDICES**

**APPENDIX B (continued)**

<b>COLES MAGISTERIAL DISTRICT PARK INVENTORY</b>																					
<b>OWNED PARKS</b>		<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Area</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>		
Andrew Leitch/Waterworks	R	142.0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,900		
<i>planned facilities</i>		<i>0.0000</i>	<i>*this park is located in the Coles &amp; Neabsco Districts; all park facilities are in the Neabsco District*</i>																<i>5,280</i>		
Bell Forest	N	5.4852	<i>this property is not yet developed</i>																		
Earl M. Cunard @ Rgflid Vlg.	N	4.4000	0	0	0	0	0	0	1	1.5	0	0	0	1	0	0	0	0	1,240	0	
Foxmill	N	8.0000	<i>this property is not yet developed</i>																		
Greenwood Farms	L/R	20.0000	<i>this property is not yet developed; this site is located in two Magisterial Districts (see Neabsco for additional acres)</i>																		
<i>planned facilities</i>		<i>0.0000</i>	<i>property planned to be part of Neabsco Creek Greenway between Andrew Leitch Park &amp; Sharron Baucom-Dale City Rec Center</i>																<i>0</i>		
Howison Soccer Complex	C	26.7186	0	0	0	3	0	0	0	0	0	0	1	2	0	0	0	0	0	0	
<i>planned facilities</i>		<i>0.0000</i>																	<i>2,640</i>		
Keytone	N	13.9336	0	0	0	0	0	0	1	0	0	0	1	1	0	0	0	0	0	0	
<i>planned facilities</i>		<i>0.0000</i>																	<i>2,640</i>		
Minnieville Manor	L/R	14.5674	<i>this property is not yet developed</i>																		
<i>planned facilities</i>		<i>0.0000</i>																	<i>1,300</i>		
PWC Stadium Complex	C	65.5705	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PWC Indoor Ice Arena	C	7.1610	<i>this is an indoor ice skating facility; no fields or outdoor amenities available at this site</i>																		
Saratoga Hunt	L/R	22.2076	<i>this property is not yet developed; this site is located in two Magisterial Districts (see Neabsco for additional acres)</i>																<i>0</i>		
<i>planned facilities</i>		<i>0.0000</i>	<i>property planned to be part of Neabsco Creek Greenway between Andrew Leitch Park &amp; Sharron Baucom-Dale City Rec Center</i>																<i>0</i>		
<b>TOTAL OWNED</b>		<b>330.0439</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,240</b>	<b>4,900</b>		
<i>Total Planned - Owned Sites</i>		<i>0.0000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>11,860</i>	
<b>LEASED PARKS</b>		<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Area</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>		
Independent Hill	C	13.5000	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL LEASED</b>		<b>13.5000</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL (Owned &amp; Leased)</b>		<b>343.5439</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>1.5</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,240</b>	<b>4,900</b>		
																<i>trail length in miles</i>			<i>0.00</i>	<i>0.23</i>	<i>0.93</i>

Additional Existing Facilities:

G. Richard Pfitzner Stadium and BMX Track at PWC Stadium Complex  
 2 Indoor Ice Rinks at PWC Indoor Ice Arena

Additional Master Planned and Unbuilt Facilities:

Permanent Restroom at Howison Homestead Soccer Complex  
 Funds proffered for in-line skating facility at the PWC Stadium Complex

Future Considerations:

Landscape enhancements at all developed parks in district  
 Off-leash dog areas in appropriate locations  
 Re-use/Removal of underutilized tennis courts and volleyball courts  
 Permanent restroom at Howison Park  
 On-site parking at Keytone Park  
 Trail connection from PWC Stadium Complex to Lake Ridge Park  
 Paving remainder of parking lot at PWC Stadium Complex

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX B (continued)

<b>DUMFRIES MAGISTERIAL DISTRICT PARK INVENTORY</b>																		
<b>OWNED PARKS</b>	<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Misc.</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>
Ann Moncure Wall	C	13.8016	1	0	1	0	0	0	2	2	0	1	2	0	0	0	0	0
<i>planned facilities</i>		<i>0.0000</i>											1					
Ashland	L/R	22.3002	<i>this property is not yet developed</i>															
<i>planned facilities</i>		<i>0.0000</i>	<i>planned to be part of the Powell's Creek Greenway between Minnieville Manor Park &amp; Lake Montclair</i>															
Brittany	N	5.6880	0	0	0	0	0	1	1	2	1	1	1	0	0	0	0	0
Forest Greens GC	R	350.4600	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0
<i>planned facilities</i>		<i>0.0000</i>													9			
Fuller Heights	C	42.2609	<i>this property is not yet developed</i>															
<i>planned facilities</i>		<i>0.0000</i>	2	2	1			1	2		1	1						2,640
Graham Park Pool	C	0.6186	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
Locust Shade	R	290.3023	0	0	0	0	0	1	0	3	1	3	8	0	0	0		24,840
<b>TOTAL OWNED</b>		<b>725.4316</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>12</b>	<b>1</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>24,840</b>
<i>Total Planned -- Owned Sites</i>		<i>0.0000</i>	2	0	2	1	0	0	1	2	0	1	2	0	9	0	0	2,640
<b>LEASED PARKS</b>	<i>There are no leased sites in the Dumfries Magisterial District</i>																	
<b>TOTAL (Owned &amp; Leased)</b>		<b>725.4316</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>12</b>	<b>1</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>24,840</b>
													<i>trail length in miles</i>		<i>0.00</i>	<i>0.00</i>	<i>4.70</i>	

Additional Existing Facilities:

Amphitheater, 7 Batting Cages, Lake Fishing Access and Marina/Boat Rentals at Locust Shade Park

Additional Master Planned and Unbuilt Facilities:

Catering Facility at Forest Greens Golf Course  
 Redevelopment of golf center and mini golf course at Locust Shade Park  
 Concessions/Restroom building at Fuller Heights Park  
 Trail connection to Quantico Marine Corps Base-Heritage Center trail from Locust Shade Park

Future Considerations:

Landscape enhancements at all developed parks in district  
 Off-leash dog areas in appropriate locations  
 Re-use/Removal of underutilized tennis courts and volleyball courts  
 Trail connections from Wall Park to trail along Rt. 234  
 Lake bank enhancements at Locust Shade Park

DRAFT (April 7, 2010)



## APPENDICES

### APPENDIX B (continued)

<b>GAINESVILLE MAGISTERIAL DISTRICT PARK INVENTORY</b>																			
<b>OWNED PARKS</b>	Park Type	Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPl Misc.	B-ball Courts	Tennis Courts	V-ball Courts	Play-grnds	Picnic Pav.	Pools	Golf (holes)	Equest. Trail (ft)	Fitness Trail (ft)	Nature Trail (ft)	
Ben Lomond CC	C	2.9740	<i>this is a community center with indoor classrooms and dance studios: no fields or outdoor amenities available at this site</i>																
Ben Lomond/Splashdown	R	240.6069	0	1	1	11	0	0	1	3	1	2	5	1	0	0	0	10,472	
<i>planned facilities</i>		0.0000											2						
Catharpin Recreational	C	101.7693	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	
<i>planned facilities</i>		0.0000				4	2					1	1						
Ellis Barron	N	15.2637	0	0	0	0	0	1	2	2	1	1	2	0	0	0	0	0	
<i>planned facilities</i>		0.0000		1															
Fairmont	C	20.0000	0	4	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
James S. Long	R	233.1637	1	0	2	7	0	1	2	2	0	1	3	0	0	21,415	0	0	
<i>planned facilities</i>		0.0000											2	1					
Mayhew Sports Complex	C	48.8955	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	2,743	
Newhope Forest	N	0.4867	<i>this property is not yet developed</i>																
Silver Lake	R	230.7796	<i>property currently pending transfer from the County; natural/open space park with a lake and trails</i>																
Waterfall	N	6.2956	<i>this property is not yet developed</i>																
<b>TOTAL OWNED</b>		<b>669.4554</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>18</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>21,415</b>	<b>0</b>	<b>28,065</b>	
<i>Total Planned -- Owned Sites</i>		0.0000	0	1	0	4	2	0	0	0	0	1	5	1	0	0	0	0	
<b>LEASED PARKS</b>			<i>There are no leased sites in the Gainesville Magisterial District</i>																
<b>TOTAL (Owned &amp; Leased)</b>		<b>669.4554</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>18</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>7</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>21,415</b>	<b>0</b>	<b>28,065</b>	
																<i>trail length in miles</i>	4.06	0.00	5.32

Additional Existing Facilities:

Ben Lomond Community Center (community center w/dance studios)  
Equestrian Ring at James Long Park

Additional Master Planned and Unbuilt Facilities:

Recreation Center at James Long Park  
2-story addition w/program/meeting space at Ben Lomond Community Center  
Concessions Building at Catharpin Recreational Park  
Permanent Concessions at Fairmont Park  
Permanent Restroom at Mayhew Sports Complex  
Additional amenities at Silver Lake Park (this park is currently being master planned; no details at the time of this document)

Future Considerations:

Landscape enhancements at all developed parks in district  
Off-leash dog area in appropriate locations  
Re-use/Removal of underutilized tennis courts and volleyball courts  
Trail improvements/additional trail at Ben Lomond Regional and Mayhew Parks  
Additional parking at Mayhew Park

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX B (continued)

<b>NEABSCO MAGISTERIAL DISTRICT PARK INVENTORY</b>																		
<b>OWNED PARKS</b>	<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Misc.</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>
Andrew Leitch/Waterworks	R	77.0606	1	1	0	1	0	0	1	0	1	1	2	1	0	0	0	0
			<i>this park is located in the Coles and Neabsco Magisterial Districts (see Coles Inventory for additional acreage)</i>															
Birchdale Recreation Center	C	8.6559	0	0	0	0	0	0	2	2	0	1	2	1	0	0	0	0
Cloverdale	C	30.1902	0	0	0	2	0	3	1	2	0	1	5	0	0	0	0	440
Greenwood Farms	L/R	31.3809	<i>this property is not yet developed; this site is in two districts - see Coles Inventory for additional info</i>															
<i>planned facilities</i>		0.0000	<i>property planned to be part of Neabsco Creek Greenway between Andrew Leitch Park &amp; Sharron Baucom-Dale City Rec Center</i>															
Harry W. Dawson	N	9.6342	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
John D. Jenkins	N	21.9008	0	0	0	0	0	0	1	0	0	1	2	0	0	0	0	0
<i>planned facilities</i>		0.0000																
Lindendale	N	6.7332	<i>this property is not yet developed</i>															
Saratoga Hunt	L/R	34.8000	<i>this property is not yet developed; this site is in two districts - see Coles Inventory for additional info</i>															
<i>planned facilities</i>		0.0000	<i>property planned to be part of Neabsco Creek Greenway between Andrew Leitch Park &amp; Sharron Baucom-Dale City Rec Center</i>															
Sharron Baucom-DCRC	C	30.8624	0	0	3	0	0	0	0	0	0	2	1	1	0	0	0	0
Turley Fields	C	4.1460	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
VEPCO Fields	C	9.3982	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL OWNED</b>		<b>264.7624</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>13</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>440</b>
<i>Total Planned -- Owned Sites</i>		<i>0.0000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>8,440</i>
<b>LEASED PARKS</b>			<i>There are no leased sites in the Neabsco Magisterial District</i>															
<b>TOTAL (Owned &amp; Leased)</b>		<b>264.7624</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>7</b>	<b>13</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>440</b>
														<i>trail length in miles</i>				
														0.00 0.00 0.08				

Additional Existing Facilities:

Sharron Baucom-Dale City Recreation Center (recreation center)  
 9 batting cages at Sharron Baucom-Dale City Recreation Center  
 Birchdale Recreation Center (community center)

Additional Master Planned and Unbuilt Facilities:

Phase II of Waterworks Waterpark at Andrew Leitch Park  
 Proffered Bridge Connection to Cardinal Glen subdivision at Cloverdale Park

Future Considerations:

Landscape enhancements at all developed parks in district  
 Off-leash dog areas in appropriate locations  
 Re-use/Removal of underutilized tennis courts and volleyball courts  
 Additional trail improvements at Andrew Leitch, Cloverdale and Jenkins Parks

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX B (continued)

<b>OCCOQUAN MAGISTERIAL DISTRICT PARK INVENTORY</b>																			
<b>OWNED PARKS</b>		Park Type	Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPl Misc.	B-ball Courts	Tennis Courts	V-ball Courts	Play-grnds	Picnic Pav.	Pools	Golf (holes)	Equest. Trail (ft)	Fitness Trail (ft)	Nature Trail (ft)
Chinn Aquatics & Fitness	R	91.7908	0	0	0	3	0	1	0	0	0	0	1	1	1	0	0	0	5,583
<i>planned facilities</i>		<i>0.0000</i>										<i>1</i>	<i>1</i>	<i>2</i>					
Lake Ridge Marina & Golf	C	73.6919	0	0	0	0	0	0	0	0	0	1	4	0	9	0	0	6,700	
Occoquan	N	0.6729	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	
<b>TOTAL OWNED</b>		<b>166.1556</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>12,283</b>	
<i>Total Planned -- Owned Sites</i>		<i>0.0000</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
<b>LEASED PARKS</b>		Park Type	Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPl Area	B-ball Courts	Tennis Courts	V-ball Courts	Play-grnds	Picnic Pav.	Pools	Golf (holes)	Equest. Trail (ft)	Fitness Trail (ft)	Nature Trail (ft)
American Legion	C	2.0661	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL LEASED</b>		<b>2.0661</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL (Owned &amp; Leased)</b>		<b>168.2217</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>12,283</b>	
															<i>trail length in miles</i>		<i>0.00</i>	<i>0.00</i>	<i>2.33</i>

Additional Existing Facilities:

Chinn Aquatics and Fitness Center (recreation center)  
 Lake Ridge Marina and Golf Course property also includes boat launch and boat rentals

Additional Master Planned and Unbuilt Facilities:

9,088 square foot addition to Chinn Aquatics and Fitness Center

Future Considerations:

Landscape enhancements at all developed parks in district  
 Off-leash dog parks in appropriate locations  
 Re-use/Removal of underutilized tennis courts and volleyball courts  
 Concessions/Restroom building at soccer fields at Chinn Park

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX B (continued)

<b>WOODBIDGE MAGISTERIAL DISTRICT PARK INVENTORY</b>																			
<b>OWNED PARKS</b>		<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Area</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>
Belmont	N	3.6139	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
C. Lacey Compton	N	6.2615	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	1,180	0
Hammill Mill	C	13.3270	0	0	0	0	0	1	1	0	0	1	2	1	0	0	0	0	0
Hylbrook	C	4.1598	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jefferson	N	6.7393	<i>this property is not yet developed</i>																
Lancaster	N	21.1500	0	0	0	0	0	0	2	0	1	2	1	0	0	0	0	0	0
	<i>planned facilities</i>	<i>0.0000</i>																	<i>2,640</i>
Marumsc Acre Lake	N	19.5594	0	0	0	0	0	0	1	0	0	1	2	0	0	0	0	0	1,250
Powell's Landing	L/R	104.3710	<i>this property is not yet developed; mostly within Powell's Creek; planned to be part of Powell's Creek Greenway</i>																
Rippon Landing	N	30.0416	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3,050
	<i>planned facilities</i>	<i>0.0000</i>							<i>1</i>										
Riverbend	N	1.7254	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
Veterans Memorial	R	107.3830	2	0	2	4	0	4	1	3	1	1	2	1	0	0	0	0	4,000
	<i>planned facilities</i>	<i>0.0000</i>											<i>2</i>						<i>1,200</i>
<b>TOTAL OWNED</b>		<b>318.3319</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,180</b>	<b>8,300</b>
	<i>Total Planned -- Owned Sites</i>	<i>0.0000</i>							<i>1</i>										<i>5,840</i>
<b>LEASED PARKS</b>		<i>Park Type</i>	<i>Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Area</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>V-ball Courts</i>	<i>Play-grnds</i>	<i>Picnic Pav.</i>	<i>Pools</i>	<i>Golf (holes)</i>	<i>Equest. Trail (ft)</i>	<i>Fitness Trail (ft)</i>	<i>Nature Trail (ft)</i>
Neabsco Eagles	C	15.2456	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL LEASED</b>		<b>15.2456</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL (Owned &amp; Leased)</b>		<b>333.5775</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,180</b>	<b>8,300</b>
																<i>trail length in miles</i>	<i>0.00</i>	<i>0.22</i>	<i>1.57</i>

Additional Existing Facilities:

Veterans Memorial Park Center (community center)

In-Line Skating Rink at C. Lacey Compton Park

Additional Master Planned and Unbuilt Facilities:

On-site parking at Rippon Landing Park

Neabsco Creek overlook at Rippon Landing Park

Proffers for Harbor Station to include additional parking and water fountain at C. Lacey Compton Neighborhood Park

Future Considerations:

Landscape enhancements at all developed parks in district

Off-leash dog parks in appropriate locations

Re-use/Removal of underutilized tennis courts and volleyball courts

Parking enhancements at Veterans Park

Expand Veterans Park Community Center and enclose pool area

DRAFT (April 7, 2010)

**APPENDICES**

**APPENDIX C: ACREAGE AND FACILITY INVENTORIES FROM OTHER COUNTY AGENCIES, BY DISTRICT**

<b>BRENTSVILLE MAGISTERIAL DISTRICT</b>										
<b>SCHOOL SITES</b>	<i>Open Space Acres</i>	<i>Baseball Fields</i>	<i>Softball Fields</i>	<i>L.League Fields</i>	<i>Soccer Fields</i>	<i>Football Fields</i>	<i>OpenPl Misc.</i>	<i>B-ball Courts</i>	<i>Tennis Courts</i>	<i>Play-grnds</i>
Bennett ES	11.36	1	1	0	1	0	0	1	0	1
Bristow Run ES	15.97	0	0	1	1	0	0	0	0	1
Buckland Mill ES	8.62	0	0	0	0	0	1	0	0	1
Cedar Point ES	8.19	0	0	0	1	0	1	0	0	1
Ellis ES	8.97	0	0	0	1	0	0	0	0	1
Glenkirk ES	9.99	0	0	0	0	1	0	0	0	1
Nokesville ES	7.87	0	1	0	0	0	1	0	0	1
Signal Hill ES	16.64	0	1	0	1	0	0	0	0	1
Victory ES	16.04	0	0	1	1	0	0	1	0	1
Yorkshire ES	4.50	0	1	0	0	0	1	1	0	1
Marsteller MS	24.71	1	1	0	1	1	0	1	4	0
Parkside MS	21.92	1	1	0	0	1	1	2	3	0
<b>SCHOOL TOTAL</b>	<b>154.78</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>7</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>10</b>
<b>COUNTY SITES (existing open space)</b>	<i>Acres</i>	<i>Trail (miles)</i>	<i>Other</i>							
Brentsville Courthouse	29.00	1.00	historic buildings, archaeology site, picnic area							
Bristoe Station Battlefield	133.38	3.70	historic buildings							
Lucasville School	0.45	n/a	historic building							
Old Manassas Courthouse	0.43	n/a	historic building							
GMU (Freedom Center)	n/a	1.00	recreation center, pool, indoor track							
<b>COUNTY TOTAL</b>	<b>163.26</b>	<b>5.70</b>								
<b>OTHER COUNTY-OWNED (potential parkland)</b>	<i>Acres</i>	<i>Notes</i>								
Dove's Landing parcels	234.00	no identified use; key parcel for Broad Run Linear Park & Trail system								
Innovation-Sowder parcels	68.88	Broad Run floodplain at Rt. 28; key parcel for Broad Run Linear Park & Trail system								
Lake Jackson Dam access	1.50	Park Authority to utilize for boat access to Occoquan River								
Rosemount-Lewis frontage	5.50	Potential addition to Rosemount-Lewis Park; previously planned for a police station								
<b>OTHER COUNTY TOTAL</b>	<b>309.88</b>									

*Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement*

DRAFT (April 7, 2010)



## APPENDICES

### APPENDIX C (continued)

<b>COLES MAGISTERIAL DISTRICT</b>										
SCHOOL SITES	Open Space Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPI Misc.	B-ball Courts	Tennis Courts	Play- grnds
Coles ES	30.98	0	0	1	0	0	1	0	0	1
Enterprise ES	11.61	0	1	1	0	0	0	0	0	1
King ES	12.66	0	0	0	0	0	1	0	0	1
Marshall ES	18.28	0	0	2	1	0	0	0	0	1
McAuliffe ES	11.87	0	0	1	0	0	1	0	0	1
Penn ES	10.45	0	1	0	1	0	0	0	0	1
Rosa Parks ES	10.04	0	0	0	0	0	0	0	0	1
Springwoods ES	12.04	0	0	0	1	0	1	0	0	1
Westridge ES	11.42	0	1	0	0	0	1	0	0	1
Benton MS	17.39	1	1	0	1	1	0	1	4	0
Beville MS	34.77	1	1	0	1	1	0	0	4	0
Saunders MS	21.54	1	1	0	1	1	1	0	4	0
<b>SCHOOL TOTAL</b>	<b>203.05</b>	<b>3</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>12</b>	<b>9</b>
COUNTY SITES (existing open space)	Acres	Trail (miles)	Other							
McCoart Govt Center	n/a	n/a	events plaza							
<b>COUNTY TOTAL</b>	<b>0.00</b>	<b>0.00</b>								
OTHER COUNTY-OWNED (potential parkland)	Acres	Notes								
County Landfill	1,037.50	designated for future park use								
Barrington Oaks Proffer	5.00	proffered for neighborhood park (adjoins Treywood parcel)								
Treywood Proffer	2.60	proffered for neighborhood park (adjoins Barrington Oak parcel)								
Winding Creek Proffer	86.39	proffered for park use; proposed for Powell's Creek Greenway (linear-resource use)								
<b>OTHER COUNTY TOTAL</b>	<b>1,131.49</b>									

Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement

<b>DUMFRIES MAGISTERIAL DISTRICT</b>										
SCHOOL SITES	Open Space Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPI Misc.	B-ball Courts	Tennis Courts	Play- grnds
Ashland ES	12.28	0	1	0	1	0	0	0	0	1
Dumfries ES	8.49	0	0	2	0	0	0	0	0	1
Montclair ES	11.76	0	1	0	1	0	0	0	0	1
Pattie ES	12.46	0	0	1	1	0	0	0	0	1
Swans Creek ES	14.34	0	1	0	1	0	0	0	0	1
Triangle ES	15.7	0	0	0	0	0	1	0	0	1
Williams ES	7.89	0	0	0	0	0	0	0	0	1
Graham Park MS	15.61	1	1	0	1	1	0	0	0	0
Potomac MS	31.23	1	1	0	1	1	0	0	3	0
<b>SCHOOL TOTAL</b>	<b>129.76</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>7</b>
COUNTY SITES (existing open space)	Acres	Trail (miles)	Other							
Williams Ordinary	1.90	0.00	historic buildings							
<b>COUNTY TOTAL</b>	<b>1.90</b>	<b>0.00</b>								
OTHER COUNTY-OWNED (potential parkland)	Acres	Notes								
Four Season's Proffer	6.00	proposed for Powell's Creek Greenway (linear-resource use)								
<b>OTHER COUNTY TOTAL</b>	<b>6.00</b>									

Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX C (continued)

GAINESVILLE MAGISTERIAL DISTRICT										
SCHOOL SITES	Open Space Acres	Baseball Fields	Softball Fields	L. League Fields	Soccer Fields	Football Fields	OpenPI Misc.	B-ball Courts	Tennis Courts	Play- grnds
Alvey ES	13.30	0	0	0	4	0	0	0	0	1
Gravelly ES	12.21	0	0	0	0	0	1	0	0	1
Loch Lomond ES	7.75	0	0	0	1	0	0	0	0	1
Mountain View ES	22.11	0	0	0	2	0	0	0	0	1
Mullen ES	10.57	0	0	0	2	0	0	0	0	1
Pace West ES	5.34	0	0	2	0	0	1	0	0	1
Sinclair ES	10.63	0	0	0	1	0	1	0	0	1
Sudley ES	9.70	0	0	0	1	0	0	0	0	1
Tyler ES	35.39	0	2	0	0	1	1	0	0	1
West Gate ES	8.54	0	0	0	0	0	1	0	0	1
Bull Run MS	28.74	1	1	0	2	1	0	1	4	0
Gainesville MS	29.65	1	1	0	2	1	0	1	4	0
Stonewall MS*	20.79	1	1	0	1	3	1	0	4	0
<b>SCHOOL TOTAL</b>	<b>214.72</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>16</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>12</b>	<b>10</b>
COUNTY SITES (existing open space)	Acres	Trail (miles)	Other							
Ben Lomond Historic Site	5.92	0.00	historic buildings							
<b>COUNTY TOTAL</b>	<b>5.92</b>	<b>0.00</b>								
OTHER COUNTY-OWNED (potential parkland)	Acres	Notes								
Battlefield HS parcel	10.09	potential equestrian/pedestrian access to Catharpin Creek (linear-resource use)								
Balls Ford Road parcels	9.38	potential ball field site with good road access (community use)								
<b>OTHER COUNTY TOTAL</b>	<b>10.09</b>									

Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement

\*Stonewall MS facilities include the facilities available at the School's Brandon Way site also

NEABSCO MAGISTERIAL DISTRICT										
SCHOOL SITES	Open Space Acres	Baseball Fields	Softball Fields	L. League Fields	Soccer Fields	Football Fields	OpenPI Misc.	B-ball Courts	Tennis Courts	Play- grnds
Bel Air ES	10.82	0	0	0	1	0	1	0	0	1
Dale City ES	11.78	0	1	0	0	0	0	0	0	1
Fitzgerald ES	6.25	0	0	0	0	0	1	0	0	1
Henderson ES	11.17	0	1	1	1	0	0	1	0	1
Kerrydale ES	12.12	0	1	0	1	0	0	0	0	1
Minnieville ES	11.62	0	0	0	0	0	1	0	0	1
Neabsco ES	8.98	0	1	0	1	0	0	0	0	1
Godwin MS	22.45	1	2	0	1	1	0	0	0	0
<b>SCHOOL TOTAL</b>	<b>95.19</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>7</b>
COUNTY SITES (existing open space)	Acres	Trail (miles)	Other							
Ferlazzo Govt Center	n/a	0.00	2 tennis courts							
<b>COUNTY TOTAL</b>	<b>0.00</b>	<b>0.00</b>								
OTHER COUNTY-OWNED (potential parkland)	Acres	Notes								
Ridgefield Road ROW	2.23	connects Lindendale Park site to Saratoga Hunt Park site (linear-resource use)								
Parcels at SBDCRC	17.32	deeded for parks & rec purposes but never conveyed to Park Authority (community use)								
<b>OTHER COUNTY TOTAL</b>	<b>19.55</b>									

Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX C (continued)

OCCOQUAN MAGISTERIAL DISTRICT										
SCHOOL SITES	Open Space Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPl Misc.	B-ball Courts	Tennis Courts	Play- grnds
Antietam ES	11.37	0	0	0	2	0	0	1	0	1
Lake Ridge ES	11.87	0	1	0	1	0	0	0	0	1
Occoquan ES	6.95	0	0	0	1	0	0	0	0	1
Old Bridge ES	15.08	0	1	0	1	0	0	0	0	1
Rockledge ES	14.30	0	0	0	0	0	1	0	0	1
Lake Ridge MS	26.21	1	2	0	2	1	0	0	5	0
<b>SCHOOL TOTAL</b>	<b>85.78</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>5</b>
COUNTY SITES (existing open space)	Acres	Trail (miles)	Other							
None Identified	n/a	0.00								
<b>COUNTY TOTAL</b>	<b>0.00</b>	<b>0.00</b>								
OTHER COUNTY-OWNED (potential parkland)	Acres	Notes								
Lake Ridge Crossing parcel	5.60	proffered for park use or commuter parking (potential neighborhood park use)								
Old Bridge Road parcel	15.11	previous school site; adjoins LRPR lands (linear-resource use)								
Amesbury parcel	15.44	previous school site (possible neighborhood park use)								
<b>OTHER COUNTY TOTAL</b>	<b>36.15</b>									

*Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement*

WOODBRIIDGE MAGISTERIAL DISTRICT										
SCHOOL SITES	Open Space Acres	Baseball Fields	Softball Fields	L.League Fields	Soccer Fields	Football Fields	OpenPl Misc.	B-ball Courts	Tennis Courts	Play- grnds
Belmont ES	10.52	1	1	0	0	0	0	0	0	1
Featherstone ES	6.64	0	0	0	0	0	1	0	0	1
Kilby ES	9.44	0	0	0	1	0	1	0	0	1
Leesylvania ES	10.57	0	1	0	1	0	0	0	0	1
Marumsc Hills ES	4.99	0	0	0	0	1	0	1	0	1
Potomac View ES	8.33	0	0	0	0	0	1	0	0	1
River Oaks ES	11.69	0	0	1	1	0	0	0	0	1
Vaughn ES	8.87	0	0	0	1	0	0	0	0	1
Fred Lynn MS	22.71	1	1	0	1	1	0	0	2	0
Rippon MS	21.08	1	1	0	0	1	1	0	4	0
Woodbridge MS	28.94	1	1	0	0	1	0	0	4	0
<b>SCHOOL TOTAL</b>	<b>143.78</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>10</b>	<b>8</b>
COUNTY SITES (existing open space)	Acres	Trail (miles)	Other							
Rippon Lodge	42.45	0.30	historic buildings & cemetery							
Metz Wetlands Bank	217.00	1.50	small amphitheater							
<b>COUNTY TOTAL</b>	<b>259.45</b>	<b>1.80</b>								
OTHER COUNTY-OWNED (potential parkland)	Acres	Notes								
Colchester Road parcel	5.18	previously used by Park Authority (possible neighborhood park use)								
<b>OTHER COUNTY TOTAL</b>	<b>5.18</b>									

*Highlighted schools are maintained by the Park Authority under the School Cooperative Agreement*

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX D: OPEN SPACE INVENTORY OF PARK AUTHORITY-OWNED PROPERTIES

PARK AUTHORITY-OWNED PROPERTY	DISTRICT	PARK TYPE	TOTAL ACRES	OPEN/PASSIVE ACRES	BUILT/ACTIVE ACRES	EXISTING MASTER PLAN
Andrew Leitch Park/WATERWORKS	Coles/Neab	R	219.06	200.12	18.94	Yes
Anne Moncure Wall Park	Dumfries	C	13.80	13.14	0.66	Yes
Ashland Park (site)	Dumfries	L/R	22.30	22.30	0.00	No
Bell Forest Park (site)	Coles	N	5.49	5.49	0.00	No
Belmont Park	Woodbridge	N	3.61	1.28	2.33	No
Ben Lomond Community Center	Gainesville	C	2.97	0.25	2.72	Yes
Ben Lomond Regional Park/SPLASHDOWN	Gainesville	R	240.61	180.08	60.53	Yes
Birchdale Recreation Center	Neabsco	C	8.66	3.58	5.08	Yes
Braemar Park	Brentsville	N	15.17	9.76	5.41	No
Bridlewood/Rocky Branch Park (site)	Brentsville	L/R	7.56	7.56	0.00	No
Brittany Park	Dumfries	N	5.69	5.68	0.01	Yes
Broad Run Linear Park	Brentsville	L/R	191.66	191.66	0.00	No
Catharpin Recreation Park	Gainesville	C	101.77	21.53	80.24	Yes
C. Lacey Compton Neighborhood Park	Woodbridge	N	6.26	2.40	3.86	Yes
Chinn Aquatics and Fitness Center	Occoquan	R	91.79	62.10	29.69	Yes
Cloverdale Park	Neabsco	C	30.19	10.57	19.62	Yes
Earl M. Cunard Park at Ridgefield Village	Coles	N	4.40	1.48	2.92	Yes
Ellis Barron Park	Gainesville	N	15.26	9.88	5.38	Yes
Fairmont Park	Gainesville	C	20.00	4.78	15.22	Yes
Forest Greens Golf Club	Dumfries	R	350.46	109.60	240.86	Yes
Foxmill Park (site)	Coles	N	8.00	8.00	0.00	No
Fuller Heights Park (site)	Dumfries	C	42.26	42.26	0.00	Yes
George Hellwig Memorial Park	Brentsville	R	132.73	58.35	74.38	Yes
Graham Park Pool	Dumfries	C	0.62	0.00	0.62	No
Greenwood Farms Park (site)	Coles/Neab	L/R	51.38	51.38	0.00	No
Hammill Mill Park	Woodbridge	C	13.33	10.44	2.89	Yes
Harry W. Dawson Park	Neabsco	N	9.63	8.69	0.94	Yes
Howison Homestead Soccer Complex	Coles	C	26.72	5.04	21.68	Yes
Hylbrook Park	Woodbridge	C	4.16	0.66	3.50	Yes
James S. Long Regional Park	Gainesville	R	233.16	149.30	83.86	Yes
Jefferson Park (site)	Woodbridge	N	6.74	6.74	0.00	No
John D. Jenkins Park	Neabsco	N	21.90	19.19	2.71	Yes
Joseph D. Reading Park	Brentsville	N	27.48	19.09	8.39	Yes
Keytone Park	Coles	N	13.93	12.48	1.45	Yes
Lake Ridge Marina & Golf Course	Occoquan	C	73.69	40.15	33.54	Yes
Lancaster Park	Woodbridge	N	21.15	17.56	3.59	Yes
Lehigh Portland Park (site)	Brentsville	C	25.00	25.00	0.00	Yes
Lindendale Neighborhood Park (site)	Neabsco	N	6.73	6.73	0.00	No
Locust Shade Park	Dumfries	R	290.30	271.70	18.60	Yes
Marumsco Acre Lake Park	Woodbridge	N	19.56	17.77	1.79	Yes
Mayhew Sports Complex	Gainesville	C	48.90	39.10	9.80	Yes
Minnieville Manor Park (site)	Coles	L/R	14.57	14.57	0.00	No
Newhope Forest Park (site)	Gainesville	N	0.49	0.49	0.00	No
Nokesville Park	Brentsville	C	97.07	54.78	42.29	Yes
Occoquan Park	Occoquan	N	0.67	0.00	0.67	Yes
Powell's Landing Park (site)	Woodbridge	L/R	104.37	104.37	0.00	No
PWC Indoor Ice Arena	Coles	C	7.16	2.09	5.07	Yes
PWC Stadium Complex (Pfitzner Stadium)	Coles	C	65.57	26.75	38.82	Yes
Prince William Golf Course	Brentsville	R	195.83	42.39	153.44	Yes
Rippon Landing Park	Woodbridge	N	30.04	28.35	1.69	Yes
Riverbend Park	Woodbridge	N	1.73	0.00	1.73	Yes
Rollins Ford Park (site)	Brentsville	C	69.13	69.13	0.00	Yes
Rosemount Lewis Park	Brentsville	N	22.07	19.60	2.47	Yes
Saratoga Hunt Park (site)	Coles/Neab	L/R	57.01	57.01	0.00	No
Sharron Baucom-Dale City Recreation Center	Neabsco	C	30.86	20.33	10.53	Yes
Shenandoah Park (site)	Brentsville	C	17.95	17.95	0.00	Yes
Silver Lake Regional Park	Gainesville	R	230.78	230.78	0.00	Yes
Turley Fields	Neabsco	C	4.15	1.09	3.06	Yes
Valley View Park	Brentsville	C	125.63	50.54	75.09	Yes
VEPCO Fields	Neabsco	C	9.40	0.00	9.40	No
Veterans Memorial Park	Woodbridge	R	107.38	53.20	54.18	Yes
Waterfall Park (site)	Gainesville	N	6.30	6.30	0.00	No
<b>TOTAL</b>			<b>3,632.24</b>	<b>2,472.59</b>	<b>1,159.65</b>	

Key: (site)=undeveloped property; Park Type N=Neighborhood, C=Community, R=Regional, L/R = Linear/Resource

DRAFT (April 7, 2010)

## APPENDICES

### APPENDIX E: ACREAGE AND FACILITY INVENTORIES FROM OTHER GOVERNMENT AGENCIES

FEDERAL, STATE AND REGIONAL AGENCIES				
Land Owner/Agency	Acres	Picnic Pavilions/ Areas	Trail (mi.)	Other
National Park Service				
Manassas National Battlefield	4,225.00	1	40.5	Museum and historic buildings/sites
Prince William Forest Park	15,985.00	2	37.0	Visitor center, historic structures, camping
U.S. Fish & Wildlife Service				
Occoquan Bay NWR	642.07	2	5.7	Overlook
Featherstone NWR	325.82	0	0	
VA Dept of Conservation & Recreation				
Leesylvania State Park	541.34	4	7.0	Visitor center, 2 playgrounds, boat launch
VA Department of Forestry				
Conway-Robinson State Forest	440.00	1	5.3	
VA Department of Game & Inland Fisheries				
Merrimac Farm WMA	301.75	0	2.5	
Virginia Outdoors Foundation				
Bull Run Mountain Preserve	1,366.21	0	8.8	
VA Department of Transportation	n/a	0	TBD	Trail miles currently being inventoried
Northern Virginia Regional Park Authority	81.00	0	0	Vacant Property
<b>TOTAL</b>	<b>23,908.19</b>	<b>10</b>	<b>106.8</b>	

LOCAL JURISDICTIONS										
Agency	Acres	Baseball Flds	Softball Flds	B-ball Cts	Tennis Cts	Play-grnds	Picnic Pav.	Pool	Trail (mi.)	Notes/Other
City of Manassas	104.25	1	5	11	13	9	3	1	1.8	Total of 12 Parks; inc. Skate Park, 1 soccer field
City of Manassas Park	159.00	5	4	2	2	5	3	1	1.0	10 parks/historic sites; inc. RecCntr, Water-park, 4 Multi-use fields
Town of Dumfries	9.78	0	0	0	0	0	0	0	0	2 parks inc. 1 Little League Field, Museum, Gazebo
Town of Occoquan	1.00	0	0	0	0	0	0	0	0	Mamie Davis Park w/Gazebo
Town of Quantico	4.20	0	0	1	0	0	0	0	0	Quantico Municipal Park
Town of Haymarket	0.00	0	0	0	0	0	0	0	0	No known park sites
<b>TOTAL</b>	<b>278.23</b>	<b>6</b>	<b>9</b>	<b>14</b>	<b>15</b>	<b>14</b>	<b>6</b>	<b>2</b>	<b>2.8</b>	



APPENDIX F: PRINCE WILLIAM COUNTY MAGISTERIAL DISTRICTS



DRAFT (April 7, 2010)