

Proposed Capital Improvement Plan (CIP)

FY 2027 – FY 2036

Submission of a 10-Year Plan
for the Department of Parks
and Recreation



Overview

- ❖ Continuation of existing projects and commitments
- ❖ Keeping up with program replacement cycles (State of Good Repair)
- ❖ Adherence to Public Spaces Master Plan
- ❖ Equity of distribution of projects



Major near-term projects in DPR's proposed FY 2027 – 2036 CIP:

- ❖ Arlington Boathouse
- ❖ Crystal City Parks and Public Space
- ❖ Drew Park
- ❖ Gateway Park



Condition of Assets



147 Parks totaling 942 acres;
126 acres of Natural
Resource Conservation areas



82 Playgrounds and 6 Spray
Playgrounds



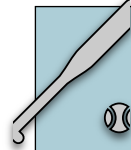
76 Basketball Courts and 12
Half Courts



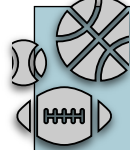
90 Tennis Courts, 25 Pickleball
Courts and 5 Practice Courts



55 Rectangular Athletic
Fields -- 15 Lighted, 16
synthetic



43 Diamond Athletic Fields --
19 Lighted, 2 synthetic



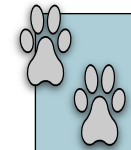
19 Combination Athletic Fields
-- 3 Lighted



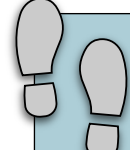
7 Community Gardens



48 Picnic Shelters



9 Dog Parks



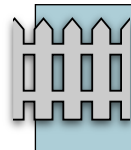
54 Miles of Multi-use Trails
(34.05 paved / 20 natural)



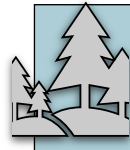
59 Pedestrian Bridges and
11 Low-Water Fords



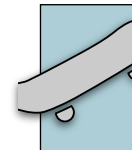
25 Restroom Buildings



Picnic Tables, Benches, Grills,
Kiosks, Drinking Fountains, Park
Signs, Fences

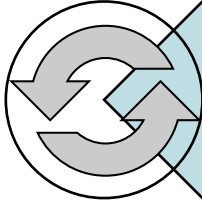


250k+ trees with 65% canopy
cover in parks and an overall
County tree canopy of 35% (as
of 2023 study)

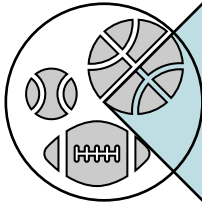


Amphitheater, Skate Park,
Other Amenities

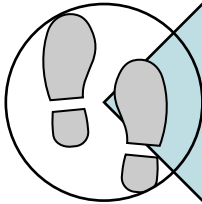
Condition of Assets



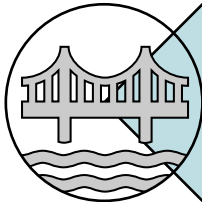
Asset Tool Refresh: Assessment of all parks completed fall 2023.



Synthetic Fields: Field conditions and GMAX impact testing ratings assessed on an on-going basis.

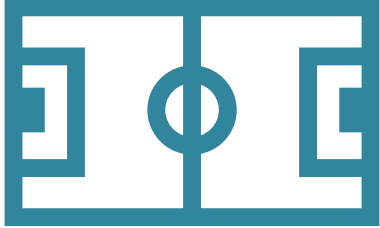


Trails: Pavement Condition Index (PCI) assessment performed every 4-5 years; last completed in 2022.



Bridges: Inventory condition assessment updates completed in 2023.

Condition of Assets

Parks and Playgrounds 	Synthetic Fields 	Multi-Use Trails 	Pedestrian Bridges 
• \$62.9M invested through Maintenance Capital and Parks Master Plan programs from FY 2022 – FY 2026. • 20+ year life cycle. • 38 new or fully renovated parks in the last 10 years. • Implemented an Equity Factor to use in selection of park projects for CIP funding.	• \$18.5M invested in eight synthetic field replacements and two conversion projects from FY 2022 – FY 2026. • Typical life cycle for synthetic fields is 8-years for rectangle and 10-years for diamond.	• \$5.9M invested in new funding for the Trail and Bridge Program from FY 2022 – FY 2026. • 20+ year life cycle. • Trail pavement condition assessment to be completed every 4 to 5 years. Next assessment planned for 2026. • 7.50 miles of trails replaced since 2022 trail pavement condition assessment.	• Incorporated into Trail & Bridge Program in FY 2021. • Three bridges replaced since 2019. • S. Nelson Street bridge repainted and decking boards replaced in 2024. • Four bridges contracted to be replaced in 2026. • Two additional bridges and a low-water ford in design. • 50+ year life cycle.

Achieving Racial Equity

- ❖ Asset Management Study evaluated the condition of every item to create a park/item **Condition Assessment Rating**.
- ❖ An **Equity Factor** used rankings of the following factors for each census tract:
 - Greatest Ethnic Diversity
 - Greatest Household Density
 - Greatest Number of Children
 - Lowest Average Income
- ❖ **Park Condition Rating + Equity Factor = Assessment**
- ❖ Result: Neighborhoods with the combination of Greatest Ethnic Diversity + Greatest Household Density + Greatest Youth Population + Lowest Income Levels that have parks in the poorest condition should be a **priority** for investment.
- ❖ Master Plan and Design processes seek to engage the broadest spectrum of residents by using a variety of feedback tools and engagement opportunities to reach those that might not typically participate.



Listing of All Parks Showing Combined Scores Highest to Lowest

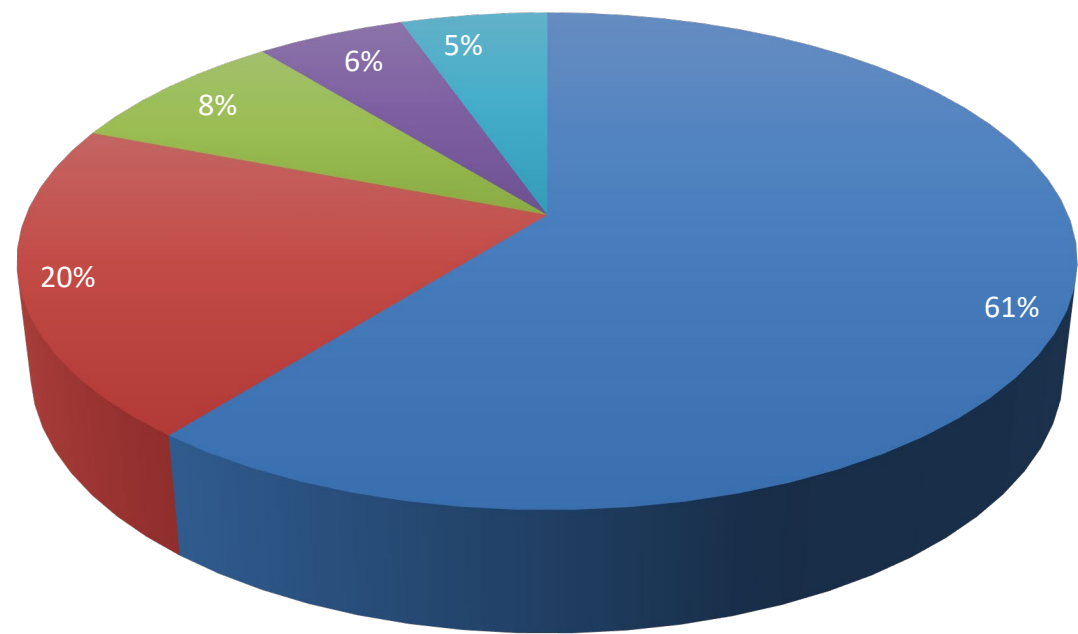
Park Name	Park Condition Score	Equity Score	Total Park Condition + Equity Score	Park Name	Park Condition Score	Equity Score	Total Park Condition + Equity Score	Park Name	Park Condition Score	Equity Score	Total Park Condition + Equity Score
MARCEY ROAD PARK	100	76	176	ARLINGTON FOREST PARK	56	68	124	BELVEDERE PARK	58	47	105
LONG BRIDGE PARK AQUATICS & FITNESS CENTER	100	64	164	CLARENDON-BARTON INTERIM OPEN SPACE	72	50	122	VIRGINIA HIGHLANDS PARK	52	53	105
NELLY CUSTIS PARK	89	72	161	FORT BENNETT PARK AND PALISADES TRAIL	57	65	122	FORT BARNARD PARK	63	41	104
EDISON PARK	92	68	160	GUNSTON PARK	77	44	121	BARCROFT PARK	55	48	103
ZITKALA-SA PARK	100	59	159	SHIRLINGTON DOG PARK	68	53	121	FOUR MILE RUN PARK	47	56	103
BENJAMIN BANNEKER PARK	90	67	157	ROCKY RUN PARK	76	44	120	LACEY WOODS PARK	43	59	102
DAWSON TERRACE COMMUNITY CENTER AND PARK	91	65	156	BIG WALNUT PARK	65	55	120	CHERRYDALE FIRE STATION PARK	42	60	102
MOSAIC PARK	94	56	150	TRIANGLE PARK	56	64	120	GLENCARLYN PARK	64	37	101
JENNIE DEAN PARK	99	50	149	MAYWOOD PARK	54	66	120	BLUEMONT PARK	42	59	101
MADISON MANOR PARK	87	67	148	JOHN MARSHALL GREENWAY	53	67	120	TYROL HILL PARK	83	17	100
STRATFORD PARK	82	66	148	GLEBE ROAD PARK	49	71	120	NORTH MEADE STREET PARK	50	50	100
18TH ST NORTH AND NORTH QUANTICO STREET PARK	80	67	147	EADS PARK	46	74	120	20TH ST SOUTH AND SOUTH IVES ST PARK	28	72	100
21ST STREET N. AND N. POTOMAC STREET PARK	80	67	147	FORT C. F. SMITH PARK	43	76	119	SOUTH IVES STREET PARK	25	75	100
WINDY RUN PARK	70	76	146	HIGH VIEW PARK	86	32	118	RHODESIDE GREEN PARK	50	49	99
ROSSLYN HIGHLANDS PARK	100	45	145	NAUCK PARK	78	40	118	ARLINGTON MILL COMMUNITY CENTER	74	24	98
OAKLAND PARK	97	47	144	FORT MYER HEIGHTS PARK	68	50	118	FORT BARNARD HEIGHTS PARK	58	40	98
CLARENDON CENTRAL PARK	73	70	143	CHERRY VALLEY PARK	58	60	118	PROSPECT HILL PARK	52	46	98
SHORT BRIDGE PARK	92	50	142	ALLIE S. FREED PARK	51	67	118	SWANSON MIDDLE SCHOOL	38	60	98
CHESTNUT HILLS PARK	65	77	142	FORT SCOTT PARK	43	75	118	I-66 PARKING GARAGE	36	62	98
GREENBRIER PARK	65	77	142	McCOY PARK	77	40	117	FOXCROFT HEIGHTS PARK	47	50	97
JAMES HUNTER PARK	77	64	141	HALLS HILL/ HIGH VIEW PARK	70	47	117	PENROSE PARK	50	46	96
JOHN ROBINSON JR. TOWN SQUARE	100	40	140	SHARP PARK	44	73	117	BALLSTON WETLAND PARK	45	51	96
21ST STREET N. AND N. STAFFORD ST. PARK	80	60	140	GULF BRANCH NATURE CENTER	43	74	117	KIRKWOOD ROAD PARK	13	83	96
OAK GROVE PARK	80	60	140	EAST FALLS CHURCH PARK	49	67	116	KIRKWOOD ROAD NEIGHBORHOOD PARK	13	83	96
WOODSTOCK PARK	76	62	138	MAURY PARK	58	57	115	CLEVELAND PARK	59	36	95
LYON VILLAGE PARK	64	74	138	FORT ETHAN ALLEN PARK	41	74	115	BARTON PARK	59	35	94
POWHATAN SPRINGS PARK	77	59	136	DONALDSON RUN PARK	39	76	115	GARFIELD STREET AND ROUTE 50 PARK	53	41	94
HERSELLE MILLIKEN PARK	61	75	136	NORTH LYNN STREET AND LEE HIGHWAY PARK	60	54	114	JAMES W. HALEY PARK	34	60	94
WOODLAWN PARK	73	62	135	AURORA HILLS COMMUNITY CENTER	58	56	114	FRASER PARK	49	44	93
UPPER PIMMIT RUN PARK	64	71	135	BON AIR PARK	46	68	114	CARLIN HALL COMMUNITY CENTER AND PARK	36	57	93
19TH ROAD SOUTH PARK	60	75	135	CLARENFORD STATION PARK	49	64	113	MARY CARLIN WOODS AT BLUEMONT PARK	33	59	92
ROCK SPRING PARK	58	77	135	LEE HEIGHTS PARK	47	66	113	DARK STAR PARK	51	40	91
WOODMONT CENTER PARK	55	76	132	ZACHARY TAYLOR PARK	44	69	113	HENRY WRIGHT PARK	68	22	90
OAKCREST PARK	56	75	131	BUTLER HOLMES PARK	71	41	112	NAUCK GARDEN	50	40	90
FAIRLINGTON COMMUNITY CENTER	76	55	131	UTAH PARK	57	55	112	WALTER REED COMMUNITY CENTER AND PARK	52	36	88
LONG BRIDGE PARK – SITE	67	64	131	JAMESTOWN PARK	41	71	112	11TH STREET PARK	43	45	88
TOWERS PARK	80	50	130	ARLINGTON HEIGHTS PARK	61	50	111	FORT REYNOLDS PARK	38	47	85
GLEBE AND RANDOLPH PARK	76	54	130	ANDREW ELLICOTT PARK AT WEST CORNERSTONE	42	69	111	GATEWAY PARK	31	54	85
THRIFTON HILL PARK	64	66	130	ALCOVA HEIGHTS PARK	74	36	110	SLATER PARK	35	47	82
SHIRLINGTON PARK	76	53	129	HILLSIDE PARK	62	47	109	23RD STREET S. AND S. EADS STREET PARK	50	30	80
CHARLES A. STEWART PARK	61	68	129	LANG STREET COMMUNITY GARDENS	49	60	109	BROYHILL FOREST PARK	9	71	80
TUCKAHOE PARK	61	68	129	FORT BARNARD COMMUNITY GARDEN	67	41	108	FILLMORE PARK	36	42	78
HOLMBERG PARK	58	71	129	WESTOVER PARK	53	55	108	18TH ST NORTH AND NORTH LINCOLN STREET PARK	18	60	78
HAYES PARK	46	83	129	BLUEMONT JUNCTION PARK	48	60	108	PIMMIT RUN FISHING ACCESS	2	71	73
LUBBER RUN PARK	60	68	128	PENROSE SQUARE	64	43	107	OAKLAND STREET PARK	36	36	72
PARKHURST PARK	64	64	128	FIELDS PARK	47	60	107	ARLINGTON VIEW PARK	47	24	71
ISAAC CROSSMAN PARK AT WEST CORNERSTONE	60	67	127	CHERRYDALE PARK	41	66	107	GUMBALL PARK	35	35	70
TROY PARK	82	44	126	DOUGLAS PARK	76	30	106	MONROE PARK	27	42	69
THOMAS JEFFERSON COMMUNITY CENTER	68	58	126	FORT BARNARD DOG PARK	65	41	106	BAILEYS BRANCH PARK	32	31	63
LEE COMMUNITY CENTER	56	70	126	ARLINGTON HALL WEST PARK	46	60	106	DOCTORS RUN PARK	42	14	56
NINA PARK	54	72	126	DREW PARK	65	40	105	BICENTENNIAL GARDEN	n/a	61	n/a
LUCKY RUN PARK	58	67	125	CLARENDON AND NORTH DANVILLE EASEMENT	60	45	105	WAKEFIELD HIGH SCHOOL PARK	n/a	47	n/a
QUINCY PARK	58	66	124								

Achieving Racial Equity

Park Name	Park Condition Rating	Equity Factor	Total Park Condition + Equity Assessment
SHORT BRIDGE PARK	92	50	142
SHIRLINGTON PARK	76	53	129
QUINCY PARK	58	66	124
GUNSTON PARK (RESTROOMS)	77	44	121
GLEBE ROAD PARK	49	71	120
PENROSE SQUARE	64	43	107
DOUGLAS PARK	76	30	106
DREW PARK	65	40	105
VIRGINIA HIGHLANDS PARK	52	53	105
BARCROFT PARK	55	48	103
GATEWAY PARK (ROSSLYN)	31	54	85
26TH & OLD DOMINION	-	67	67
FAIRFAX DRIVE	-	64	64
METRO MARKET SQUARE	-	58	58
ARLINGTON BOATHOUSE	-	57	57
COURTHOUSE SECTOR PLAN	-	49	49
LANGSTON BOULEVARD	-	varies	varies

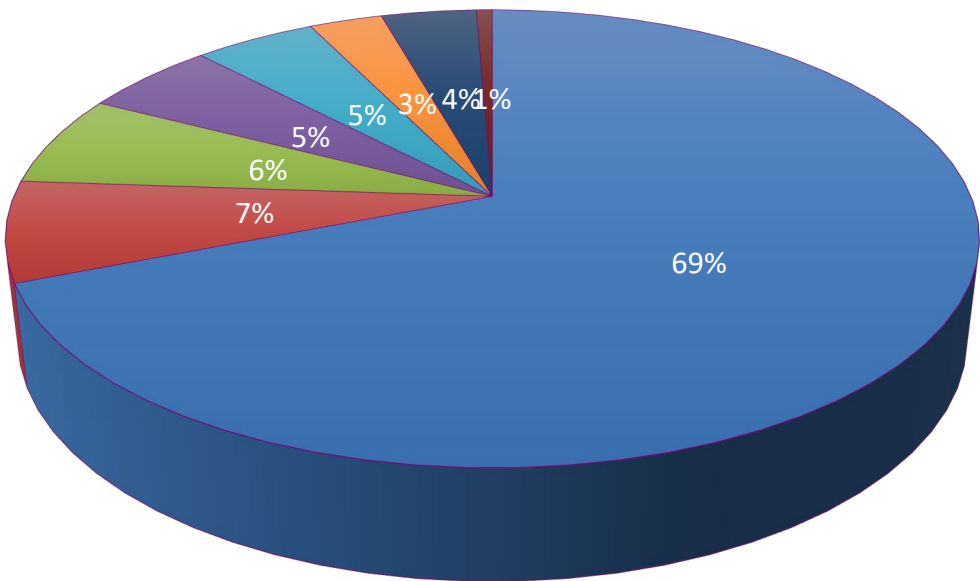
Program Funding Summary

By Program



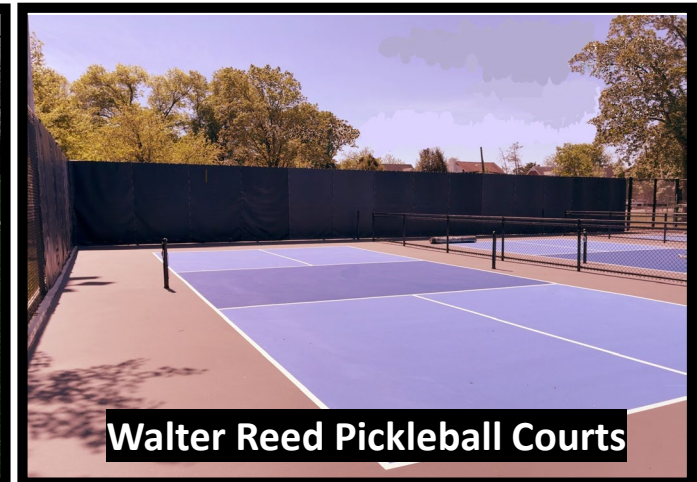
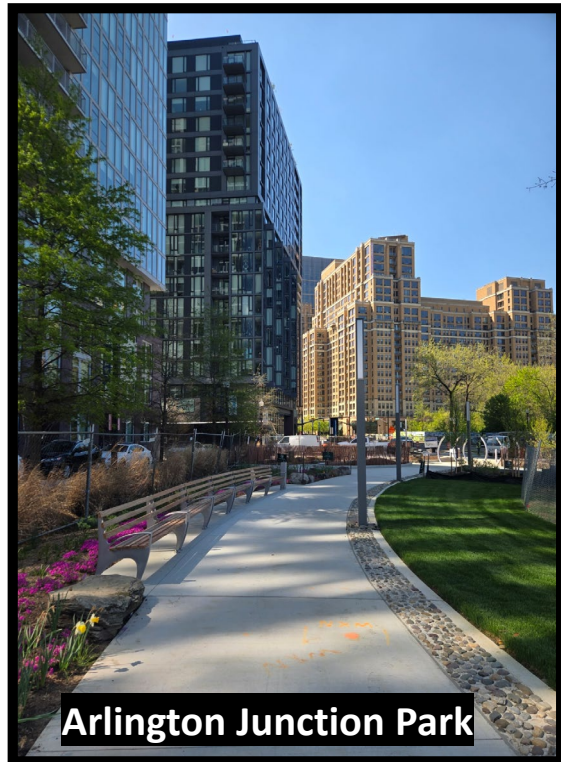
- Parks Master Plans (\$173.485M)
- Parks Maintenance Capital (\$58.022M)
- Synthetic Field Program (\$23.744M)
- Land Acquisition (\$15.525M)
- Trail and Bridge Modernization Program (\$15.3M)

By Source

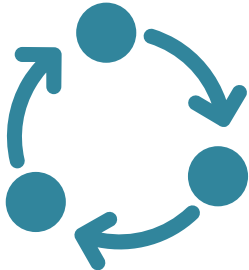
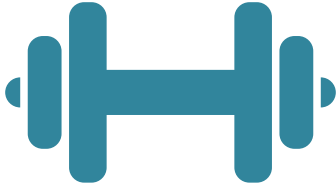


- New Bond Issue (\$197.455M)
- Previously Approved Funding (\$20.254M)
- Short Term Finance (\$18.422M)
- PAYG (\$15.197M)
- Developer Contribution (\$13.843M)
- Other Funding (\$8.285M)
- Tax Increment Financing (TIF) (\$10.82M)
- Federal Funding (\$1.8M)

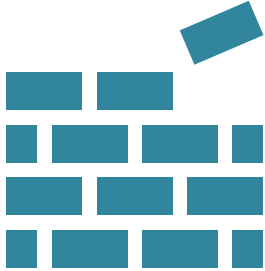
Program Accomplishments



Proposed Projects: Parks Maintenance Capital

Parks Capital Lifecycle Assessment 	Equipment at DPR Facilities 	DPR Feasibility Studies and Implementation 
Total budget: \$350,000 Parks Maintenance Capital (FY27) This funding covers inspection of park assets and provides an update of park life cycle assessment data.	Total budget: \$102,000/\$103,000 Parks Maintenance Capital (FY27/FY28) This funding is for the purchase and proactive replacement of aging equipment at DPR facilities that is at or near the end of its useful life.	Total budget: \$206,000 Parks Maintenance Capital (FY28) This funding will provide the ability to conduct timely and relevant analyses, studies, and subsequent implementation for new planning initiatives that are outside current CIP projects.

Proposed Projects: Parks Maintenance Capital

Pooled Park Projects 	Douglas Park, Phase 2 
Total budget: \$750,000 Parks Maintenance Capital (FY27) Renovating and updating aging restrooms at multiple park locations to replace outdated elements.	Total budget: \$2,485,000 Parks Maintenance Capital (FY28) Construction for the replacement of the playground, one pedestrian bridge, earthwork, site circulation, site furnishings, landscaping and storm water management facilities. <i>(This follows design funded in FY25)</i>

Proposed Projects: Parks Maintenance Capital

Glebe Road Park



Total budget: \$865,000
Parks Maintenance Capital (FY28)

Design funds for the demolition of existing courts, fencing and installation of new courts, play features, athletic lights, walls, accessible paths, shade structures, SWM, parking lot improvements, site furnishings, signage, and landscaping.

Gunston Park Restroom



Total budget: \$1,000,000
Parks Maintenance Capital (FY28)

Design and construction for demolition of existing restroom, installing replacement restroom, and associated utilities, ADA path and landscaping.

Proposed Projects: Parks Master Plans

Gateway Park



Total budget: \$29,685,000
Master Plan (FY27)

The County Board adopted the Gateway Master Plan in 2024. The renovation to this park will create a flexible place to accommodate a variety of park uses that enhance the overall park experience for Rosslyn's growing population.

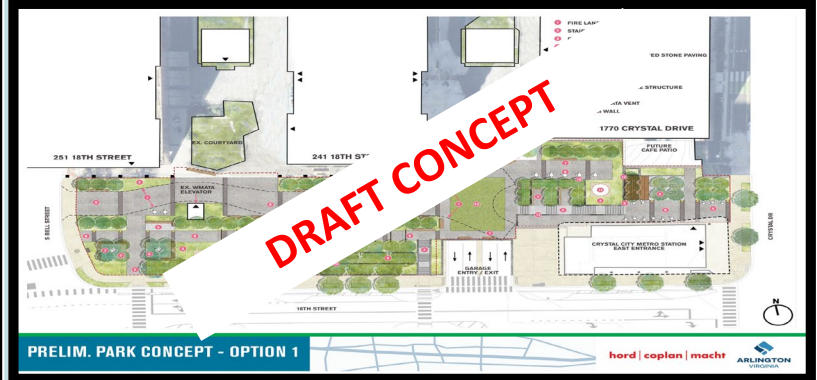
Drew Park



Total budget: \$4,175,000
Master Plan (FY27-FY28)

Over the last 15 years, the County acquired several parcels adjacent to this site. This CIP includes funding for final site design and construction of the new park.

Crystal City - Metro Market Square



Total budget: \$4,820,000
Master Plan (FY28)

Surrounding the new Metro station east entrance, this park is located on 18th Street South and Crystal Drive. The Square will be a flexible urban public space.

Proposed Projects: Parks Master Plans

Penrose Square



Total budget: \$5,060,000
Master Plan (FY28, FY30)

This CIP includes funding for the implementation of Phase 2 of the Penrose Square Park Master Plan, to extend the features from the previous phase into the western portion of the public square.

Arlington Boathouse



Total budget: \$28,080,000
Master Plan (FY28-FY29, FY34)

The CIP includes funding for construction phases of the upper and lower sites to satisfy the terms of the executed Programmatic Agreement signed in 2019.

Proposed Projects: Synthetic Turf Program

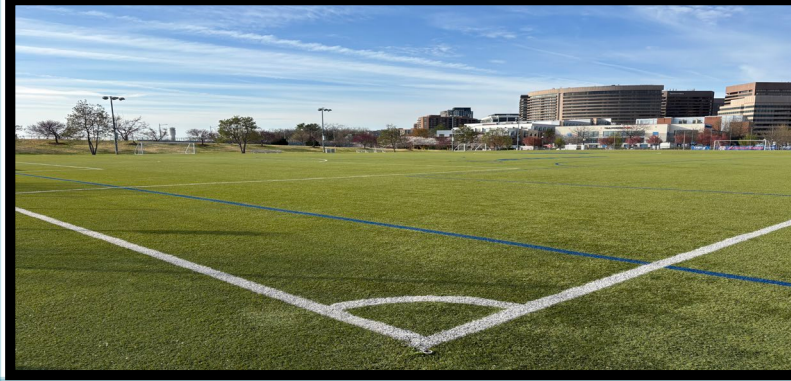
Long Bridge Field #1



Total budget: \$1,270,000
Synthetic Field Program (FY27)

On-cycle replacement of the synthetic turf surfacing on the rectangular field #1 at Long Bridge Park. Rectangular synthetic fields are on an 8-year replacement cycle. This project has a 50/50 cost sharing agreement with Marymount University

Long Bridge Field #4



Total budget: \$1,067,000
Synthetic Field Program (FY27)

On-cycle replacement of the synthetic turf surfacing on the rectangular field #4 at Long Bridge Park. Rectangular synthetic fields are on an 8-year replacement cycle.

Proposed Projects: Synthetic Turf Program

Gunston Rectangular Field



Total budget: \$900,000
Synthetic Turf Program (FY28)

On-cycle replacement of the synthetic turf surfacing on the rectangular field at Gunston Park. Rectangular synthetic fields are on an 8-year replacement cycle. This project has a 70/30 cost sharing agreement with Arlington Public Schools.

Gunston Diamond Field



Total budget: \$850,000
Synthetic Turf Program (FY28)

On-cycle replacement of the synthetic turf surfacing on the diamond field at Gunston Park. Diamond synthetic fields are on a 10-year replacement cycle.

FY 2027-2036 CIP Projects

PARKS & RECREATION – PARKS MASTER PLANS (Out-Year Projects)



Project Name	Total Budget	Comp Plan or Strategic Initiative	Project Description
Quincy Park	\$38,420,000	Master Plan FY30-FY34	Master planning and design for replacement of diamond and rectangular fields, tennis and basketball courts, and picnic shelter. Inclusion of a new parking solution may also be considered.
Short Bridge Park	\$5,690,000	Master Plan FY31	Construction which will include an interpretive plaza, playground, dog run, overlook, casual use lawn area, walkways, public art, site furnishings, and significant landscaping and stormwater management facilities.
Courthouse Sector Plan	\$1,250,000	Master Plan FY32	This developer-funded project is for improvements to the area around the Bozeman Government Center in accordance with the "Courthouse Sector Plan Addendum: Courthouse Square" adopted by the County Board in September 2015.
Shirlington Park	\$6,595,000	Master Plan FY32-FY33	Enhancement of primary park entry points and existing pedestrian bridge, creation of natural pathways along stream edge, plaza areas, storm water improvements, etc.
Fairfax Drive Public Spaces	\$13,985,000	Master Plan FY32-FY34	Create a more flexible, pedestrian-oriented urban park that will enhance the physical character and utility of this area.

FY 2027-2036 CIP Projects

PARKS & RECREATION – PARKS MASTER PLANS (Out-Year Projects)



Project Name	Total Budget	Comp Plan or Strategic Initiative	Project Description
Crystal City Parks and Public Spaces	\$6,000,000	Master Plan FY33, FY35	Future Crystal City Parks and Public Space Improvements may include Center Park or other potential public spaces that are acquired by the County or provided by private development.
Langston Boulevard Public Space	\$2,020,000	Master Plan FY34	Planning, design, and construction of currently unspecified future public space(s) project on Langston Boulevard.
Virginia Highlands & Nearby Public Spaces	\$4,185,000	Master Plan FY34, FY36	Develop park master plans and final design for three sites located in the Pentagon City area, including the existing Virginia Highlands Park, a new park at 20th St. S. and S. Ives St. and a new parcel at the former Dominion Substation site.
New Park at 26 th & Old Dominion	\$4,855,000	Master Plan FY34-FY36	This project includes master plan, design, and construction of an approximately one-acre park. The site has potential for active and passive recreation activities.
Barcroft Park	\$4,155,000	Master Plan FY35-FY36	Design and construction to repair and replace worn and deteriorating amenities within Barcroft Park.

FY 2027-2036 CIP Projects

PARKS & RECREATION – PARKS MASTER PLAN PROGRAMS



Project Name	Total Budget	Comp Plan or Strategic Initiative	Project Description
Emerging Uses Program	\$4,540,000	Master Plan FY27-FY36	- Allows DPR to respond to emerging recreational and casual use activities in parks and recreation. - The need to accommodate new trends in recreation, such as pickleball, mountain biking, skateboarding, and others, is rooted in recommendations within the 2019 Public Spaces Master Plan (PSMP).
Natural Resiliency and Habitat Restoration Program	\$6,950,000	Master Plan FY27-FY36	- Allows DPR to study and implement projects that manage stormwater and preserve and expand Arlington's natural capital. - Includes invasive management and habitat restoration work. - Projects in this program could also provide recreational opportunities and amenities in concert with addressing or creating flood capacity.
Parks Sport Courts and Parking Lot Program	\$3,020,000	Master Plan FY27-FY36	- Allows DPR to maintain existing and expand its sports courts, such as tennis, pickleball, futsal, and others. - This program has been expanded this CIP to also include parking lots at Parks locations.

FY 2027-2036 CIP Projects

PARKS & RECREATION – ADDITIONAL CAPITAL PROGRAMS



Project Name	Total Budget	Comp Plan or Strategic Initiative	Project Description
Trail & Pedestrian Bridge Work	\$15,300,000	Trail & Bridge Modernization Program FY27-FY36	- Annual replacement of trail segments. - Conducting an update to trail pavement condition assessment. - Replaces an average of two pedestrian bridges annually until FY 2031.
Synthetic Turf Replacements	\$19,657,000	Synthetic Turf Program FY29-FY36	- Allows for on-cycle replacement of the County's current inventory of 18 synthetic fields (16 rectangle / 2 diamond) - Two additional fields being converted at Kenmore will be put into service summer 2027. - Typical 8 to 10-year useful life cycle. - Replacements at two fields at Long Bridge Park and two fields at Gunston Park identified in annual capital budget process for FY27 and FY28.
Land Acquisition	\$15,525,000	Land Acquisition Program FY27-FY36	- Allows for strategic acquisition of real property for parks and public spaces as opportunities arise. - PSMP recommends 30 acres of new public space be added by 2029.

FY 2027-2036 CIP Projects

PARKS & RECREATION – TRAIL AND BRIDGE PROGRAM SCHEDULE

TRAIL AND LOW-WATER FORD PROJECTS	FY2027	FY2028
Bridge Design	Douglas Park #1433 Douglas Park #1436	Glencarlyn Park #1434 Upper Pimmit Run Park #1224
Bridge Construction	Alcova Heights Park #1387 Rock Spring Park #1319 Rock Spring Park #1320 Rock Spring Park #1321	Bluemont Park #1178 Bluemont Park #1179 Douglas Park #1200
Low-Water Ford Design	Glencarlyn Park #1384	Glencarlyn Park #1197
Low-Water Ford Construction	Barcroft Park #1206	---
INSPECTIONS AND ASSESSMENTS	FREQUENCY	NEXT UP
Trail Pavement Condition Assessment	Every 4-5 Years	FY 2027
Bridge Inspections	Every 6-8 Years	FY 2030
Low-Water Ford Inspections	Every 6-8 Years	FY 2030
VDOT Bridge Inspections (Gateway Park)	Every 2 Years	FY 2027

ONGOING REPAIR AREAS	APPROACH
Bridges & Low-Water Fords	Based on annual reviews
Trails	The trail paving goal is to repave one to two miles of trail annually until a system-wide average Pavement Condition Index of 86 is reached.



FY 2027-2036 CIP Projects

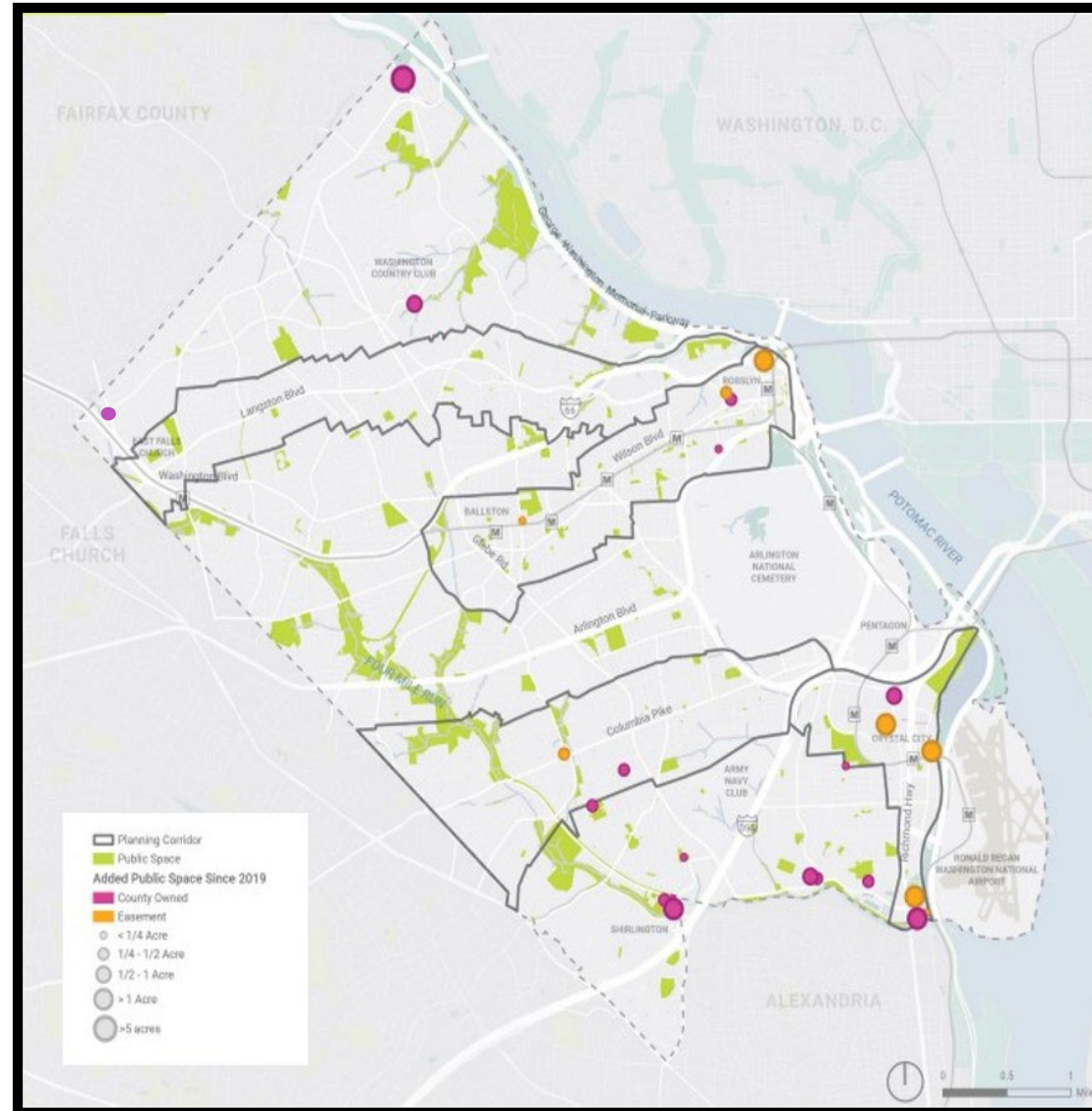
PARKS & RECREATION – SYNTHETIC TURF PROGRAM REPLACEMENT SCHEDULE

SYNTHETIC ATHLETIC FIELDS		Year of Last Replacement	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
1	Long Bridge Park #1	2020	1,270,000								1,672,000	
2	Long Bridge Park #4	2020	1,067,000									1,395,000
3	Gunston Park Field	2021		900,000								1,501,000
4	Gunston Park Diamond Field	2019		850,000								
5	Virginia Highlands Park Field	2022			750,000							
6	Thomas Jefferson Park Upper Field	2022				1,020,000						
7	Barcroft Park Field	2023				520,000						
8	Barcroft Park Baseball Field #6	2020				935,000						
9	Rocky Run Park Field	2023					335,000					
10	Wakefield High School Stadium	2023					1,050,000					
11	Washington-Liberty High School Stadium	2024						1,476,000				
12/13	Williamsburg Middle School #1/#2	2024						1,900,000				
14	Gunston Park Bubble	2023							400,000			
15	Greenbrier Park Stadium	2026								1,308,000		
16	Thomas Jefferson Park Lower Field	2026								1,000,000		
17	Long Bridge Park #3	2027								1,285,000		
18	Rosslyn Highlands Park +	2027									1,100,000	
19/20	Kenmore Middle School #1/#2	2027									2,010,000	
Total Costs			2,337,000	1,750,000	750,000	2,475,000	1,385,000	3,376,000	400,000	3,593,000	4,782,000	2,896,000

Parks Land Acquisition Program Overview

County Owned Land			
Fort Scott Park	Purchase	0.32 acres	August 2019
Arlington Junction Park	Dedicated for Park Use	0.60 acres	October 2019
Jennie Dean Park	Conveyance	1.65 acres	November 2019
Three Oaks Park	Conveyance	0.14 acres	January 2020
27th Street	ROW Abandonment	0.18 acres	December 2020
Chestnut Hills Park	Multiple (Reduces the Park Acreage)	-0.09 acres	May 2020
Greenbrier Park	Multiple (Reduces the Park Acreage)	-0.14 acres	March 2021
Rosslyn Highlands Park	Easement (Reduces the Park Acreage)	-0.49 acres	February 2021
18th Street South	Conveyance	0.23 acres	March 2021
Short Bridge Park	Conveyance	2.32 acres	June 2021
Zachary Taylor Park (Terborgh Estate)	Conveyance	0.92 acres	August 2022
Jennie Dean Park	Purchase	0.15 acres	August 2023
VDOT Purchase	Purchase	7.50 acres	October 2023
Lang Street Garden (1128 28th Street South)	Purchase	0.28 acres	January 2024
Lang Street Garden (1126 28th Street South)	Purchase	0.31 acres	January 2024
Lang Street Garden (2814 S. Arlington Ridge Road)	Purchase	0.29 acres	January 2024
Drew Park	Purchase	0.07 acres	February 2024
Douglas Park (4030 16th Street South)	Purchase	0.31 acres	July 2024
Bluemont Park (Reeves Farm)	Gift (Reduces the Park Acreage)	-0.32 acres	August 2024
Monroe Park (3621 14th Street South)	Purchase	0.25 acres	November 2024
6915 29th Street North	Purchase	0.61 acres	September 2025
		County Owned Total: 15.09 acres	
Public Access Easements or Similar			
Harris Teeter Public Space (950 S George Mason Dr)	Public Plaza and Access Easement	0.43 acres	February 2020
Short Bridge Park	Public Use and Access Easement	0.30 acres	September 2021
Gateway Park	Land Use Permit	3.69 acres	December 2021
Met Park	Public Park, Use and Access Easement	2.47 acres	January 2023
Water Park	Public Use and Access Easement	1.38 acres	November 2023
Center Park	Public Park Easement	1.03 acres	January 2024
3901 Fairfax Drive	Public Use Easement	0.19 acres	July 2024
		Easements Total: 9.49 acres	
TOTAL ACREAGE FOR COUNTY OWNED + EASEMENTS		Total Land Acquisition: 24.58 acres	

Parks Land Acquisition Program Overview



Program Summary

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	10 Year Total
Maintenance Capital	1,637	6,140	5,756	6,816	5,901	6,241	6,043	6,387	6,344	6,757	58,022
Park Master Plans	32,580	17,615	10,125	5,895	12,180	3,740	19,960	52,235	8,300	10,855	173,485
Trail and Bridge Modernization	900	1,800	3,700	3,700	2,850	450	475	500	475	450	15,300
Parks Land Acquisition and Open Space	3,030	0	3,060	0	3,090	0	3,125	0	3,220	0	15,525
Synthetic Turf Program	2,337	1,750	750	2,475	1,385	3,376	400	3,593	4,782	2,896	23,744
Total Recommendation	40,484	27,305	23,391	18,886	25,406	13,807	30,003	62,715	23,121	20,958	286,076

Program Summary

PROGRAM FUNDING SOURCES (in \$1,000s)

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	10 Year Total
New Funding											
Federal Funding	0	1,800	0	0	0	0	0	0	0	0	1,800
Developer Contributions	1,248	3,170	3,175	0	0	1,250	0	5,000	0	0	13,843
New Bond Issue	16,210	13,975	17,870	14,595	22,405	7,340	26,965	50,255	11,680	16,160	197,455
PAYG	435	1,687	1,492	1,711	1,510	1,734	1,530	1,758	1,549	1,791	15,197
Short Term Finance	1,702	1,583	854	2,206	966	2,175	508	2,748	3,123	2,557	18,422
Other Funding	635	270	0	374	525	1,308	0	2,954	1,769	450	8,285
Tax Increment Financing (TIF)	0	4,820	0	0	0	0	1,000	0	5,000	0	10,820
Subtotal New Funding	20,230	27,305	23,391	18,886	25,406	13,807	30,003	62,715	23,121	20,958	265,822
Previously Approved Funding											
Issued but Unspent Bonds	1,000	0	0	0	0	0	0	0	0	0	1,000
Other Previously Approved Funds	19,254	0	0	0	0	0	0	0	0	0	19,254
Subtotal Previously Approved Funding	20,254	0	0	0	0	0	0	0	0	0	20,254
Total Funding Sources	40,484	27,305	23,391	18,886	25,406	13,807	30,003	62,715	23,121	20,958	286,076

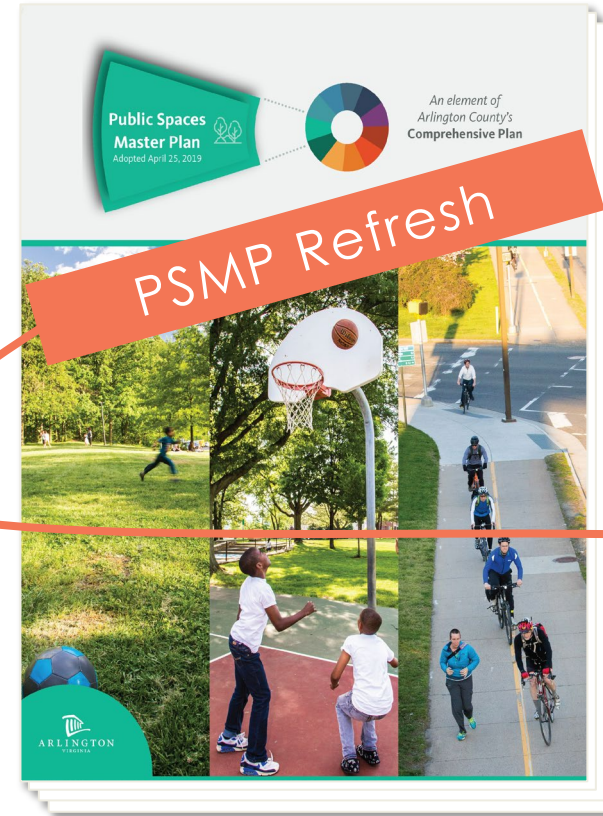
Summary & Conclusion

- ❖ \$286.076M programmed in the next ten years with \$34.946M requested in the 2026 bond referenda.
- ❖ The fluidity of the development market continues to be a challenge in fine-tuning the capital program, particularly in Crystal City. Crystal City Projects continue to shuffle years in CIP.
- ❖ Construction of the Boathouse to meet 2029 deadline established between the County and NPS for the riverfront portion of the project.
- ❖ Execute commitment to updating Drew Park.
- ❖ Meet commitment of private development funds for renovation of Gateway Park.
- ❖ Continuation of programs created last CIP in response to heightened public input to capital requests:
 - ❖ Emerging Uses Program
 - ❖ Natural Resiliency & Habitat Restoration Program
 - ❖ Parks Sport Courts & Parking Lot Program
- ❖ Reinvestment in Land Acquisition Program.
- ❖ Public Spaces Master Plan Refresh Impact.

Public Spaces Master Plan Refresh

REFRESH IN A NUTSHELL:

- ❖ Funding: \$300k (FY25 PAYGO) for consultant support
- ❖ Focused on **updates of the appendices section**
- ❖ Anticipated 12-18 months process



FOCUS ON APPENDICES

GENERAL POLICIES:

- LAND ACQUISITION
- LEVEL OF SERVICE
- +
- Other policies: restrooms, park lighting, design standards, park naming

INVENTORIES:

- EXISTING PUBLIC SPACES
- ADOPTED PARK MASTER PLANS

Public Spaces Master Plan Refresh

COMMUNITY ENGAGEMENT:

- ❖ Completed **1st round of community engagement** in Fall 2025.
- ❖ Results of statistically valid survey posted in May 2026.
- ❖ 2nd Round of engagement kicked-off May 27

NEXT STEPS:

- ❖ 2nd round of engagement continues for approximately 3 weeks.
 - Share Survey Results
 - Review of Level of Service (LOS) & Policies
- ❖ Anticipated completion in Winter 2027

Impact:

- ❖ LOS may guide future CIP investment



Proposed Capital Improvement Plan (CIP)

FY 2027 – FY 2036

Submission of a 10-Year Plan
for the Department of Parks
and Recreation

