

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

Executive Summary

The Parklawn Recreation Association, also known as Parklawn Pool, was founded in 1957 when the Parklawn neighborhood was becoming established as one of new outlying Washington DC suburbs. For generations, the Parklawn Pool has been a thriving summer neighborhood gathering place. For more than three decades, the Parklawn Recreation Association was a multi-season park offering swimming from Memorial Day to Labor Day and Tennis year round. But the tennis courts are now in serious disrepair.

Through a variety of factors – changing interest, declining membership, and perhaps most markedly, the frequent flooding of Holmes Run, the tennis courts have fallen into disuse and disrepair and are in fact, now completely beyond repair and pose not only a community eyesore but also a safety liability.

As one of the many Fairfax County community pools that are struggling every year to survive, Parklawn Pool is looking to creative means to not only increase our membership, but also offer something back to our community.

Parklawn Pool is applying for the neighborhood enhancement partnership program grant to request funds to literally recycle our tennis courts into a desirable local park and to enhance our recruitment program. Additionally we propose to rebuild the shelter which is adjacent to the Holmes Run trail that has fallen into ruins. This will be the hub of the park and can serve as a concert venue or just a nice place to have a picnic by the stream.

By appealing to the pool community and to the community at large who already use the adjacent walking path, we propose to literally tear out the tennis courts and recycle them. From this half-acre site, we will give the asphalt to an asphalt recycler, give the concrete block back to a building material reclamation company, and give the metal to a scrap metal dealer: all material will be recycled! And at the same time, save more than 100 truck-loads of debris that might otherwise end up in the dump.

And in its place we will plant a new playing field and perhaps even a community garden that we will open up to the public and we will work with the Fairfax Park Fund to give back to the county as public land.

Parklawn Pool: Park for the People!

Quick summary of how we got here

What has happened with the Parklawn Recreation Association Tennis Courts and Shelter:

1. Having fallen into disrepair due to age and lack of maintenance about 15 years ago, two recent Holmes Run floods have completely destroyed the pools and the chainlink fences that surround them
2. Rebuild the shelter that will become the centerpiece of the Park for the People
3. They have become an eyesore to the community – enough so that Parklawn Pool board members have been approached by several citizens asking us to do something about it
4. The tennis courts as existing, contribute to unwanted rainwater runoff that must be born by Homes Run
5. The Tennis Courts have become a safety and liability hazard
6. The tennis courts have become a magnet for vandalism

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A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

Figure 1: View of tennis courts illustrating how they've become overgrown

Figure 2 - Example of vandalism and graffiti at tennis courts

Figure 3 Ruins of Shelter - The Centerpiece of Parklawn Park for the People

Our Challenges:

1. As a hand-to-mouth pool struggling to maintain operations within our yearly budget, PRA has no budget to demolish these tennis courts correctly.
2. The demographics of the Parklawn neighborhood have evolved:
 - a. From the 1950s to the the 1980s, one family per house with 2 to 3 children
 - b. From the 1980s to the mid 1990s, half of the community with empty-nesters and the remaining half one family with two kids.
 - c. From the mid 1990s to the present, recent immigrants with non-traditional extended family arrangements where as many as six to eight adults are in one home with several children.
3. The pool was financially designed for the first manifestation
4. Without growth, the pool struggles
5. The pool needs creative ways to reach out to the community both for giving to the community and for increasing our exposure. The grant will be a cornerstone of our outreach program by providing a new park for the community as well as establish a program to attract a diverse membership

PRA proposes to:

1. Improve the grounds
 - *Demo courts*
 - *Salvage the metal*
 - *Recycle asphalt material*
 - *Recycle concrete blocks*
 - *Engage local businesses*
 - o *Virginia Paving*
 - o *Percontee Materials Recycling*
 - o *Scrap metal dealer*
 - o *Merrifield*
 - o *Rebuild Warehouse*
 - *Engage not only volunteers from the pool membership but also from the community – from Lincolnia Hills/Heywood Glen and Parklawn neighborhoods*
 - *Work with Fairfax Park Foundation to investigate the possibility of sharing the land with county as park as part of the Open Space Preservation Fund initiative*
 - *Work with Virginia Department of Environmental Quality Water and Waste Divisions to ensure that the project is correctly executed. At the time of the writing of this proposal, we have determined that there are no water or waste issues anticipated.*
2. Reach out to the community
 - *Open up park to neighborhood for soccer, field events, parties, etc.*
 - *Make part of the newly reclaimed area a community garden.*

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

- *Advertise the park throughout the neighborhood with signage*
 - *Rebuild the abandoned shelter which now stands in ruins but will become the centerpiece for the Parklawn Park for the People*
3. Enhance the involvement with the community by opening up our new green space for community events, sporting contests, concerts, etc.



Figure 4 View along the Holmes run trail - collapsed court fence on the left

Parklawn – Park for the People Accomplishments and Goals

The Fairfax County Neighborhood Enhancement Program is an excellent opportunity for the Parklawn Pool to give back to the community. For forty years, Parklawn has operated as a membership-owned pool that has survived by paid memberships. In the past ten years our membership has steadily declined such that we are challenged to mount large marketing campaigns. In the last two years, Parklawn Pool has combined forces with the Parklawn Civic Association and hosted a joint community open house on Memorial Day. This joint party has provided an excellent opportunity to open Parklawn Pool's gates and to reach out the community and also to expose these two different but closely linked community associations. The May 2009 event was so successful that most pool members remarked that they have never seen the pool so full on opening weekend. And both groups saw an increase in membership from the event.

Parklawn Pools goal is to grow membership by better serving our community and sharing part of our park with the community and the county.

This open house not only provides an excellent location to host the entire community

PARKLAWN POOL ACCOMPLISHMENTS:

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

1. Parklawn Pool Members, as stewards of our not-for-profit property along Holmes run, host two clean-ups for not only normal pool maintenance, but for also, maintenance and clean-up along the Holmes run hiking/biking trail which cuts across our property.
2. Pool members are often actively policing the neighboring Holmes Run Trail for litter and vandalism clean up. Most vandalism is paint and markers on the trail signs and trees.
3. Parklawn Pool has opened our pool swimming program to “Nadar por Vivir” a competitive swimming Program for Spanish-speaking swimmers without regular access to a swimming pool. At present we host one family in this program.

PARKLAWN POOL PROPOSAL GOALS:

So, the timing of the grant is perfect for some of our on-going initiatives, initiatives that require cash and volunteers that will allow us to complete them:

1. **Community Outreach:** Reach out creatively to all of our neighbors of all cultures and socio-economic backgrounds through our civic association, neighborhood schools, churches, and service organizations. The grant is seeking funds for not only betterments to the property and thus also to the neighborhood but also for programs to extend and increase our outreach to the newest (recent immigrant) members to the neighborhood. A more diverse and inclusive pool is an invaluable asset to the community.
2. **Environmental Stewardship:** Create a cleaner, more environmentally friendly neighborhood by returning once developed impermeable land into permeable parkland and garden
3. **Economic Security:** Physical improvements will instill pride in the pool and the neighborhood and enhance the value of our neighborhood and generate community spirit. Improvements will begin demolishing the blighted tennis courts and returning them into grass parkland and/or community garden. Because the pool has become so visible due to the Holmes Run Trail and the blight is so blatant, this will give our neighbors a feeling that the neighborhood is improving and help with our neighborhood pride. The rebuilt shelter will be the keystone of the park and will serve as an anchor for future public festivals, neighborhood concerts, etc.

Parklawn – People, Planet, Prosperity Our Targeted Vision Elements

The following bulleted items illustrate how Parklawn Pool’s proposal aligns perfectly with the Neighborhood Enhancement Project’s goals.

Maintaining Safe and Caring Communities: *The needs of a diverse and growing community are met through innovative public safety, health care, housing, educational, recreational, and volunteer opportunities. As a result, residents feel safe and secure, capable of accessing the range of services and opportunities they need, and are willing and able to give back to their community.*

- Parklawn Pool proposes returning the defunct tennis courts to parkland that Parklawn will open to the public for either sporting events or as a community garden.
- This project will replace what is currently a target for vandalism into a source of community pride
- Parklawn Pool proposes to pursue sharing the land with the county as park through the Fairfax County Park Foundation
- We propose to reconstruction the shelter as a centerpiece of the project.

Practicing Environmental Stewardship: *Local government, industry, and residents seek ways to use all resources wisely and to protect and enhance the County’s natural environment and open space. As a result, residents feel good about their quality of life and embrace environmental stewardship as a personal and shared responsibility.*

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

- Having already been approved by the Virginia Department of Environmental Quality, Parklawn Pool's proposal will *IMPROVE* Chesapeake Bay drainage by reducing an impervious area with a pervious area – specifically, we are replacing tennis courts which produce rain run-off with grass which soaks up rain and flood waters.
- Because all of the materials of the pool are recyclable, we will not be adding unnecessary material to landfill nor wasting fuel transporting it to be thrown away.

Building Livable Spaces: *Together, we encourage distinctive “built environments” that create a sense of place, reflect the character, history, and natural environment of the community, and take a variety of forms -- from identifiable neighborhoods, to main streets, to town centers. As a result, people throughout the community feel they have unique and desirable places to live, work, shop, play, and connect with others.*

- Fairfax County is already challenged with providing enough space for pick-up soccer games and similar outdoor athletic endeavors.
- Parklawn Pools “Park for the People” will provide more than half an acre of new green field space for community focused outdoor events.
- The potential for a community garden will fulfill a need that is underserved in the community. If implemented, we propose to make the garden accessible to individuals or families for a nominal fee.
- We propose making the playing field completely accessible to the public in accordance with normal Fairfax County Park rules.

Maintaining Healthy Economies: *Investments in the work force and community support a diverse and thriving economy. As a result, individuals are able to meet their needs and have the opportunity to grow and develop their talent and income according to their potential.*

- Parklawn proposes that part of the new park will be dedicated to a community garden that will promote home-grown vegetables.
- An improvement to the neighborhood as significant as Parklawn Pool is proposing will have a significant and instant impact on improving the feeling of the neighborhood.

Connecting People and Places: *Transportation and technology effectively and efficiently move people and ideas. As a result, people feel connected to their community and have the ability to access places and resources in a timely, safe, and convenient manner.*

- Parklawn Pool proposes engaging the recent immigrant population through adding a park open to the public but also by providing signage throughout the neighborhood guiding people to the park – Parklawn Pool happens to be in a very hard-to-find place. The signage will help us be more findable.
- Considering transportation, our pool is so hidden, that most people find us through as they walk by on the Holmes Run Trail. By making the pool and its adjacent property more attractive, we will become more connected to the community.

Creating a Culture of Engagement: *Individuals enhance community life by participating in and supporting civic groups, discussion groups, public-private partnerships, and other activities that seek to understand and address community needs and opportunities. As a result, residents feel they can make a difference and work in partnership with others to understand and address pressing public issues.*

- By providing a new park and opening it to the public Parklawn Pool is reaching out to the entire neighborhood.

FORM 1: APPLICANT INFORMATION AND SUMMARY

Organization Name: Parklawn Recreation Association

Contact Person: Daren Shumate

Address: c/o Daren Shumate, 3920 Melvern Place

Daytime Telephone: 571-499-8099

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

City, State, Zip: Alexandria, VA 22312

Evening Telephone: same as above

E-mail: dshumate@rtkl.com;dshumate1@cox.net

Alt e-mail: darenshumate@me.com

Federal Tax ID #: EIN# 54-0715491

Date Incorporated: 1957

Provide a brief description of your organization including its primary mission, its geographic boundaries, number of members, and date of last neighborhood-wide meeting.

ARTICLE I – NAME

The name of this association shall be Parklawn Recreation Association.

ARTICLE II – PURPOSE

The purpose of the Association is to provide a full-service neighborhood swimming pool to paying members.

ARTICLE III – MEMBERSHIP

The Pool is located at 6011 Crater Place, Alexandria, VA 22312. The pool property is immediately adjacent to Holmes Run which constitutes the political boundary between The City of Alexandria Fairfax County.

There are currently over 120 paying members out of over approximately 1700 households in the neighborhood. Parklawn Pool directly serves the neighborhoods of Parklawn, Barcroft Terrace, Barcroft Terrace, Lincolnia Hill/Heywood Glen. Indirectly, the pool serves portions of Lake Barcroft and Bailey's Crossroads. The last pool membership-wide meeting was September 2009. Membership-wide meetings are held twice a year: once in March and once during the May to September swim season and are well attended. Potential members are all individuals in all of these households.

Officers: President – Kevin Hogan; Vice President and Treasurer– Max Snell; Treasurer; Jeff Edelson – Member-at-large; Steve Barrett – Member-at-large; Claire Gallagher - Secretary Stephanie Liller – Membership Director; Daren Shumate - Board Member At-large

Funding Request:

Project Title Parklawn Pool: Recycled Park for the People

FY 2009 County Funds Requested: **\$5,000.00**

Vision element(s) that the project will address:

- Maintaining Safe and Caring Communities Practicing Environmental Stewardship Building Livable Spaces Maintaining Healthy Economies Connecting People and Places Creating a Culture of Engagement

Vendor Legally Authorized Signature:  _____

Date: __October 16, 2009

Print Name and Title: _____ Kevin Hogan, President, Parklawn Recreation Association _____

FORM 2: PROJECT DESCRIPTION

A. What neighborhood concern or opportunity will be addressed by this project?

The Parklawn Pool – Recycled Park for the People will address the following vision elements:

1. Foster sense of community – maintain safe and caring community
2. Improve “grounds” – practice environmental stewardship and building livable space
3. Involve community – creating a culture of engagement
4. Educate community – connecting people and place
5. Sustain the effort – maintaining healthy economy

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

B. Please explain how the project will address the chosen vision element(s).

1. Foster sense of community – maintain safe and caring community
The run-down tennis courts are an eyesore and are provide no added value to the Parklawn Recreation Association in their current state. By returning the courts to parkland, the community benefits by having more accessible open space for sports, picnics, etc. By opening up the park to the public, Parklawn Pool gains positive exposure to the neighborhood and become more intimately linked to the community
2. Improve “grounds” – practice environmental stewardship and building livable space
The Parklawn Pool Proposal exemplifies environmental stewardship in two principal methods:
 - a. *By replacing one-half acre of impermeable asphalt with permeable grass and community garden, rainwater run-off is reduced and the quality of the water that returns to the Chesapeake Bay is significantly improved*
 - b. *By aggressively pursuing recycling options – recycling the metal, the asphalt, copper, aluminum etc., the Park for the People proposal will keep at least one hundred truckloads of asphalt and debris out of the Fairfax County landfill*
3. Involve community – creating a culture of engagement
Because of the new Holmes Run walking and biking path, the Parklawn Pool has become very visible to the public. Many people that did not know that the park existed, now walk by it every day as they do their daily walk or jog or as they walk their dogs. By improving the site and by opening it to the public, Parklawn Pool has become one of the cornerstone ambassadors for the community
4. Educate community – connecting people and place
Piggybacking on the already successful anti-littering campaign initiated by the Parklawn Civic Association, Parklawn Pool hopes to post signs urging park-users to become partners in our environmental stewardship. And continuing with an already existing program with Fairfax County Schools, Parklawn Pool will open its gates to the school community as part of their Chesapeake Drainage Education Program.
5. Sustain the effort – maintaining healthy economy
Parklawn Pool proposes to engage the Fairfax County Park Foundation and will look at opportunities to donate the land to the county as part of the Land Preservation Fund initiative.

C. Briefly describe the project to be undertaken. Description should include your plan for sustaining the project and the resulting improvements.

FIRST:

Because we are proposing the demolition of the existing courts, the biggest challenge will be the actual demo of the property. Fortunately, several of our pool members are general contractors and have heavy equipment skills. Therefore, the first major expense for our proposal is for the rental of a backhoe with appropriate attachments. Additionally, we anticipate that we might also need to rent equipment to score the asphalt in order to make it more acceptable for recyclers. We will also be borrowing valuable members and/or neighbors.

In preparing this proposal, we consulted friends and colleagues at Turner Construction, Virginia Paving, Percontee Building Material Recycling, Rebuild Warehouse, and Russell Hawley Scrap Metal.

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

Because the tennis courts are roughly 21,000 sf in area, approximately half an acre, hauling the material to a landfill would not be feasible within our budget with over 100 truckloads required to haul away material. Therefore, the success of our proposal is based on the concept that we can recycle the material.

We have already arranged for a scrap metal recycler to haul away the metal fence that surrounds the tennis court. We are currently looking for a potential customer for the de-energized overhead electrical power lines which are rich in either copper or aluminum which can be recycled. If Mr. Hawley is not interested, we anticipate that we will find another metal recycler who will remove the material at no cost to the proposal.

There is approximately 700 lineal feet of three-high concrete block material to be removed. We have identified three possible sources of recycling of this material: Rebuild Warehouse which recycles old building materials for reuse, Merrifield Nurseries and Greenhouse which has begun to advertise publicly that it recycles concrete block, and onsite for a future access road for an AT&T Cell Tower if ground up and reused as aggregate.

And for the biggest volume of material, the asphalt, we have identified two possible recycling opportunities: Percontee, a local company that recycles building materials such as asphalt as aggregate for fill or for mixing with new concrete or asphalt or as potential use on site, again for a required access road for an AT&T Cell Tower if the asphalt is ground up and reused on site.

Our proposal is based on the concept that we will be able to find willing local businesses that will help us in the spirit of the NEPP grant in helping communities be good environmental stewards as they also try to reach out and include all members of the community.

Because the Parklawn Pool-Park for the People proposal depends upon the ability to actual procure actual recyclers of material that have not yet been contracted or nailed down, we realize that one of the challenges in recycling the tennis court material is that it will probably present a cost risk to our recycling participants.

THEREFORE, we have pursued a contingency plan. If we are unsuccessful in recycling our asphalt and concrete block, we have contacted the Virginia Department of Environmental Quality Waste Division to determine if we can demolish the tennis courts and actually store the waste material on site. At the time of the writing of the grant, we feel that we are in compliance with the applicable Virginia Regulation, Chapter 80, Section 150, Item E,2(a)14. The interpretation that we have received from Catherine Perszyk of the VDEQ is that if we cannot recycle the material, we can store it on site without violating Virginia Regulations.

If this is indeed the case, we would propose stacking the inert asphalt and concrete waste at the far West edge of the clearing where the tennis courts now reside.

This would still allow us to free up more than one-half acre as park land.

SECOND:

Once the site is cleared, we will be trucking in top soil, fill soil, and compost to provide a good foundation for our new playing field. We are anticipating on the order of 200 to 300 cu. yd. of fill soil and top soil to backfill the debris that we will have removed from the tennis court.

THIRD:

We'll design and procure then deploy the neighborhood signage. We'll utilize existing posts that are currently used for Neighborhood Watch signs and Parkawn Civic Association Anti-littering signage.

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

This will be our opportunity to communicate with the neighborhood so they know that the park has been made available to the public.

We've had early discussions with the Fairfax Park Fund for participation in the Land Preservation initiative. The intent of this relationship is to ensure that the park will be maintained into perpetuity. And ultimately, land that is not usable for the Parklawn Pool will be added as a shared asset to the county for all to use.

More information about the preservation fund is found at: <http://www.fxparcs.org/Land-Preservation-Fund-.html>

FOURTH:

We'll rebuild the shelter with grant-supplied material and neighbor supplied design and construction. The shelter will become the center piece. Amongst membership we have builders, plumbers, architects, and engineers. We'll ensure that the structure is designed in accordance with all applicable codes and regulations.

D. What process was used to ensure that members of your neighborhood were involved in the selection of this project? How will they be involved in its implementation?

Parklawn Pool has an excellent record of community involvement. The entire pool survives on volunteerism – from day-to-day operation of the pool for all members to the intricate management of the NVSL swim team, the Parklawn Piranhas, which is entirely managed and executed by volunteers.

Through our relationships with the neighborhood associations, the Parklawn Civic Association and the Lincolnia Hills Civic Association, we have an extensive reach to over 1700 households that have access to the park. Leadership from both civic associations also serve on the Parklawn Pool board.

And the success of the Parklawn Civic Association volunteerism presages our success. We have no concern about finding the required volunteers for this program.

E. What is your plan to obtain a match (cash, labor value, donations) from your neighborhood to support this project?

We have already secured Russell Hawley for the metal recycling. We have reached out to Percontee, an asphalt recycler who has expressed interest, and we are currently pursuing several other recyclers.

We have already been approached by several neighbors who are NOT pool members recommending that we do something with the tennis courts – they do not like their current state! And these people have already volunteered to help with the rebuilding effort.

Based upon past success in raising money for the pool through our relationship with the neighborhood restaurant Dogfish Head Alehouse, in Falls Church (the owner, Marty Ryan is a Parklawn Pool member and neighbor!) we are confident that we can raise the \$1000 of matching funds that we are proposing for this project.

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

F. Provide and explain the project’s overall budget provided on Form 3 and the need for county funding to complete the project.

We have been approached by several neighbors who have appealed to us to clean up the tennis courts. In fact, we have received unsolicited offers to provide volunteer labor to execute the clean up of the tennis courts.

But as a pool that struggles every year to meet our \$80,000 budget with our limited membership, we do not have a single dollar left for “capital improvements” such as cleaning up the tennis courts.

The NEPP is a perfect program for us as it allows us to open up our hard-to-find park to the community at large – not only Parklawn but also Heywood Glen/Lincolnia Hills and frankly, other neighbors who drive to the Holmes Run Trail for exercise or for dogwalking.

FORM 3: PROPOSED BUDGET

Organization Name: Parklawn Civic Assoc. Project Name: Parklawn: People, Planet, Prosperity

Please provide cost estimates for your project. List each budget line item (labor, materials, supplies, etc.), the total cost or value of each item, the amount requested from the County via this application, and the amount needed in advance to complete the project. (Up to 50% of the awarded amount may be provided in advance to an organization with the remainder to be paid upon project completion.)

Project Costs (List budget line items)	Total Project Costs (Value)	County Funds Requeste d	Advance Funds Requested
Heavy Equipment Rental	1750	1750	1750
Top soil and seed	1750	1750	0
Signage	250	250	250
Silt Control	500	500	250
Material for Roof Shelter	750	750	250
-			
Asphalt Recycling (donated)	5000	0	0
Scrap Metal Recycling (donated)	2500	0	0
Concrete block recycling (donated)	2500	0	0
Volunteer labor for Demo-300 hrs at 20.25	6075		
Volunteer labor for Shelter-100 hrs at 20.25	2025		
Vo. labor for misc. Clean-up-200 hrs at 20.25	4050		
Matching Funds from Neighbors	1000		
Borrowing Terry Ash’s Dumptruck	500		
Borrowing Chuck Sims’ Bobcat	500		
Borrowing Jeff Dorton’s Construction Tools	250		

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

TOTAL BUDGET	29,400	5,000	2500
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NEIGHBORHOOD CONTRIBUTION

Please breakdown your total match into dollar amounts according to categories listed below. *Projects must have a minimum 25% match in volunteer hours or "sweat equity" from the neighborhood.*

In-kind donation (Heavy equipment/tool donation in lieu of rental)	1,250
Cash from community	1,000
Recycling Donations (giving away material in exchange for hauling expense)	10,000
<u>Volunteer Labor Value (Currently \$18.76/hr)</u>	<u>11,250</u>

Total Neighborhood Match **23,500**

County Funds Requested **5,000**

TOTAL Project Value **28,500**

Parklawn Pool: Recycled Park for the People

A grant proposal for the

Fairfax County Neighborhood Enhancement Partnership Program

October 16, 2009 – December 9, 2009 – REVISION ONE

FORM 4: WORK PLAN

Provide a detailed work plan for implementing the project. Work plan should include:

1. Description of the major tasks of your work.
2. Indication of the length of time for each task
3. Indication of the number of people responsible for each task

MAJOR TASKS														# in Task
By Month	1/10	2/10	3/10	4/10	5/10	6/10	7/10	8/10	9/10	10/10	11/10	12/10		
Demo Tennis Courts	Obtain official permission	Commence Demo	Demo Completion											10
Manage Recycling		Commence	On-going	Complete	Recycling COMPLETION	Volunteer cleaning								2
New Soil over Old Courts				Commence	Complete Soil and Seeding									10
Rebuild Shelter		Design Shelter	Obtain official permission through AHJ	Build Shelter	Complete Shelter	COMPLETION First Phase - Distribute flyers to kids & parishioners								5
Install Signage			Design Signage	Order Signs	COMPLETION Mailing Complete November 30, 2008									2
Sustain & Communicate Progress		Website update & Send email update to members on status of Grant proposal	Annual Meeting – Report Progress to Members	Share with Parklawn CIVIC association for their Newsletter	Progress Report to County		Final Report to County	Final update to website and PCA website						1

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October 16, 2009 – December 9, 2009 – REVISION ONE*

