

Capital Improvements Survey - 2025

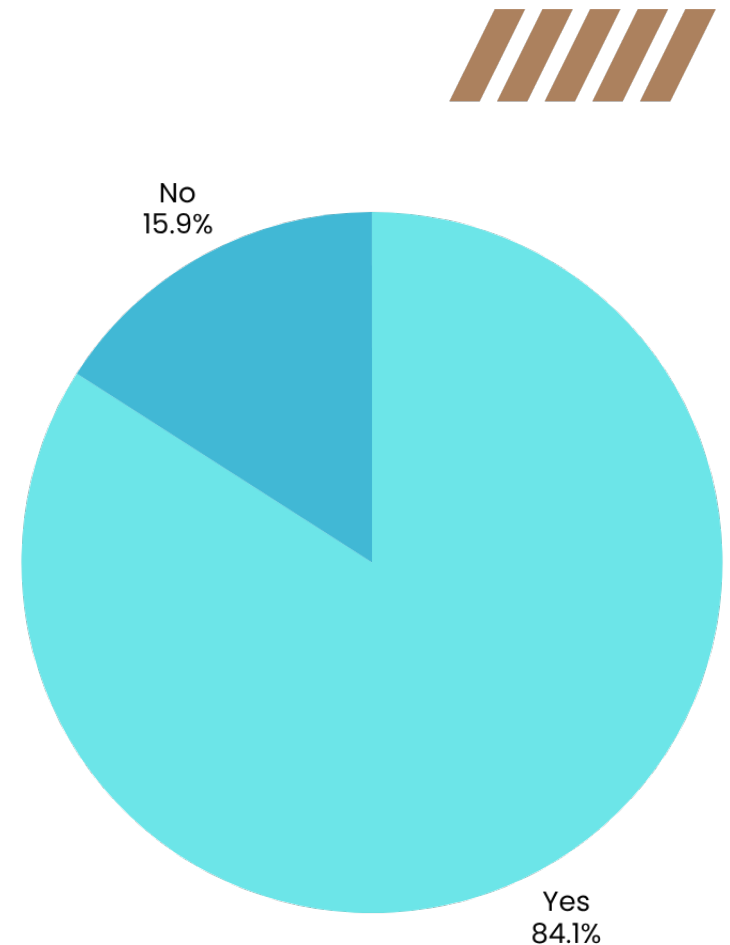
Survey Results



Question 1: Should we undertake capital improvement projects?

784 responses from Parkfairfax owners
and renters

659 answered yes (84.06%)
125 answered no (15.94%)



Question 2: Projects Ranked by Interest

696 out of 784 Residents Responded
258 Comments on this question alone

Ranked highest was the Fitness Center
and far lowest was additional EV
Charging Stations.



Details on Project Ranking

Capital Improvement	Top 3 Choices %/Responses		Bottom 3 Choices %/Responses		Total Responses
1. Update Fitness Center	50.4%	351	25.36%	141	556
2. More Storage Units	48.29%	254	31.75%	167	526
3. Dog Park/Exercise Area	42.93%	225	42.56%	223	524
4. Dog Washing Station	37.65%	215	46.58%	265	571
5. E-Bike/E-Scooter Storage	33.86%	171	43.37%	219	505
6. More EV Charging Stations	30.27%	148	48.91%	239	489



Other Capital Improvement Suggestions



- Community Garden/Greenhouse
- Outdoor Exercise Areas
- Community Workshop or Working Space
- Visitor Guest Room
- More Pickleball Courts
- Stroller Storage
- More Benches in Neighborhood and Along Woodland Trails

- Additional Fitness Centers
- Improve/Upgrade Playgrounds
- Increase Parking Availability
- Improve Outdoor Lighting and Walkways
- Add More Shaded Areas at Pools
- Spruce Up Washington Island



Question 3:

Plans for Decommissioned Laundry Rooms



658 out of 784 respondents answered this question.

01 Additional Storage Space

02 Additional Bike Storage

03 Dog Washing Station

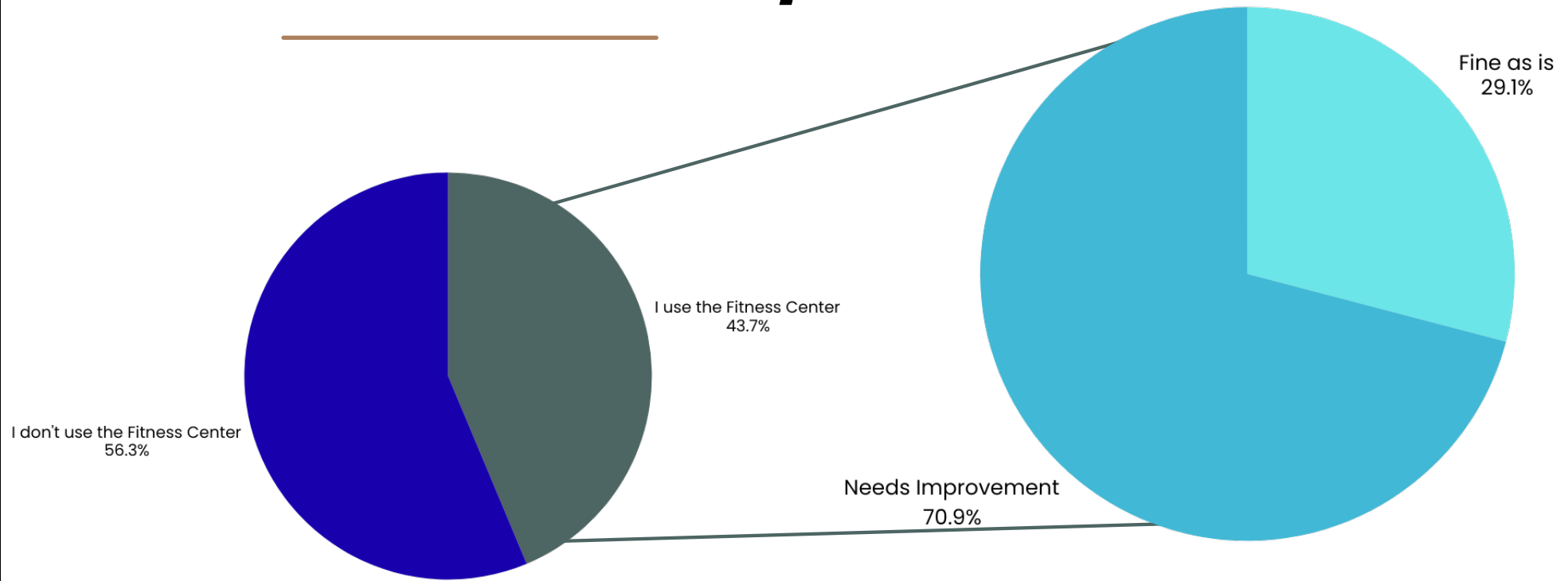
04 E-bike/E-scooter Storage

Plans for Decommissioned Laundry Rooms



Decommissioned Laundry Room Use	Top 2 Choices %/Responses		Bottom 2 Choices %/Responses		Total Responses
1. Additional Storage	61.99%	349	23.8%	134	563
2. Additional Bike Storage	50.28%	268	22.33%	119	533
3. Dog Washing Station	37.48%	196	41.87%	219	523
4. E-Bike/E-Scooter Storage	23.96%	126	44.87%	236	526

Question 4-6: Fitness Center Use/Condition



698 out of 784 respondents answered this question.

Comments on Fitness Center

156 Suggestions, Top Themes:

1. Update equipment
2. Improve space utilization / layout
3. More treadmills & cardio equipment
4. Need for squat rack / bench press / free weights
5. Improve ventilation & air quality
6. Needs a facelift
7. Improve upkeep of equipment and facility



Question 7:

Additional Comments



280 of the 785 Respondents had additional comments. Common themes include:

- Residents love Parkfairfax's green space, location, and community spirit
 - Residents are concerned about condo fees, maintenance responsiveness, communication, and budget transparency
 - Infrastructure maintenance and improvements, including better sidewalks, roof replacement, drainage improvements, parking re-striping, and enhanced bus shelters
 - Landscaping concerns, including trees maintenance, erosion control, and invasive plant removal
-

Questions?



Survey slide presentation, summary document and full data set available at:
<https://parkfairfax.org/services/surveys-and-survey-results/>



Thank you

Parkfairfax 2025 Capital Improvement Survey Summary

Background

A survey was conducted to gather community input and feedback for possible capital improvement projects utilizing the existing Capital Improvement Fund. The survey went live via Survey Monkey at 12:01 am on May 9, 2025, and closed at 11:59 pm on June 2, 2025.

Response Rate

784 responses were received from Parkfairfax owners and renters. Residents had the ability to skip questions as desired, and to add additional suggestions and comments.

Key Findings

- Q1: 84.06% of respondents (659 residents) are interested in seeing the Association undertake one or more capital improvement projects
- Q2: Residents were asked to rank the six (6) proposed Capital Improvement Projects (CIP) in order of importance (1=top choice; 7=lowest choice). 696 residents answered this question, ranking the projects as follows:

Capital Improvement	Top 3 Choices %/Responses		Bottom 3 Choices %/Responses		Total Responses
1. Update Fitness Center	50.4%	351	25.36%	141	556
2. More Storage Units	48.29%	254	31.75%	167	526
3. Dog Park/Exercise Area	42.93%	225	42.56%	223	524
4. Dog Washing Station	37.65%	215	46.58%	265	571
5. E-Bike/E-Scooter Storage	33.86%	171	43.37%	219	505
6. More EV Charging Stations	30.27%	148	48.91%	239	489

285 respondents selected “other” and many added comments. Comments varied significantly, and included other project suggestions, as well as unrelated comments. Projects included:

- Community Garden/Greenhouse
- Outdoor Exercise Areas
- Community Workshop or Working Space
- Visitor Guest Room
- More Pickleball Courts
- Stroller Storage
- More Benches in Shaded Areas Around Neighborhood and Along Woodland Trails
- Additional Fitness Centers
- Improve/Upgrade Playgrounds
- Increase Parking Availability
- Improve Outdoor Lighting and Walkways
- Add More Shaded Areas at Pools
- Spruce Up Washington Island

- Q3: Residents were asked to rank capital improvement projects for the decommissioned laundry rooms (1=top choice; 5=lowest choice). 658 residents answered this question, and ranked the projects as follows:

Decommissioned Laundry Room Use	Top 3 Choice %/Responses		Bottom 3 Choice %/Responses		Total Responses
1. Additional Storage	61.99%	349	23.88%	134	563
2. Additional Bike Storage	50.28%	268	22.33%	119	533
3. Dog Washing Station	37.48	156	41.87%	219	523
4. E-Bike/E-Scooter Storage	23.96%	126	44.87%	236	526

- Q4: 43.7% of survey respondents (305 residents) to this question indicated that they currently use the fitness center. 393 respondents do not use it, and 86 respondents skipped the question.
 - Of those who do use the gym, 89 respondents indicated that it is “fine as-is” (29.08%) and 217 indicated that it is not (70.92%).
 - Of those who believe the fitness center is not fine as-is, 208 respondents (98.6%) indicated that it could use improvement.

Residents who indicated that the gym could use improvement were asked to make suggestions. 156 written suggestions were received. Comments varied significantly, but the most common included:

- Update equipment
 - Improve space utilization / layout
 - More treadmills & cardio equipment
 - Need for squat rack / bench press / free weights
 - Improve ventilation & air quality
 - Needs a facelift
 - Improve upkeep of equipment and facility
- Q5: Residents were asked for any/all additional comments. 280 responses were received, which varied significantly. Below are common themes:
 - Residents love Parkfairfax’s green space, location, and community spirit
 - Residents are concerned about condo fees, maintenance responsiveness, communication, and budget transparency
 - Infrastructure maintenance and improvements including better sidewalks, roof replacement, drainage improvements, parking re-striping, and enhanced bus shelters
 - Landscaping concerns, including trees maintenance, erosion control, and invasive plant

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