Government Facilities and Programs

Program Description

This section includes renovations and expansions of existing facilities and redevelopment plans throughout the County. This section also includes the County's annual capital contribution to the Northern Virginia Community College, payments associated with the purchase of the Salona property, and other planning initiatives.

Program Initiatives

Government Facilities and Programs

Government Facilities and Programs include the County's annual capital contributions to the Northern Virginia Community College, and commitment to the purchase of the Salona conservation easement, as well as planning for several joint venture development projects. Major on-going projects include the Judicial Complex, Laurel Hill, the original Mount Vernon High School, and redevelopment plans in North County and the Southeastern portion of the County.

In addition, the Department of Vehicle Services (DVS) has four maintenance facilities and operates 54 County fuel sites: The Jermantown and West Ox facilities are located in the western part of the County, and the Newington and Alban facilities are in the southeastern part. These facilities provide timely, responsive, and efficient vehicle maintenance, repair, and road-side services at competitive prices. Future projects may include a DVS maintenance facility in the north/northwestern part of the County.

DVS works to support the Fairfax County Operational Energy Strategy and further the objectives of the Board's Environmental Vision by providing goals, targets, and actions in one focus area, electric vehicles (EV). DVS has been designated as one of two lead agencies for EV purchases and deployment and one of five partner agencies for EV infrastructure solutions. In general, the Vehicle Replacement Program replaces vehicles with a like-type of vehicle. However, as more electric vehicles are introduced to the market, a conventional gasoline-fueled County vehicle may be replaced with an electric vehicle to meet the County's desire for cleaner and more energy-efficient vehicles. DVS coordinates with other departments to ensure EV charging infrastructure is available to support the EV purchases. To date, DVS has installed 61 charging stations with 110 charging ports.

Laurel Hill, once the location of the former District of Columbia Department of Corrections Facility, was purchased by the County in 2002, and includes approximately 2,340 acres of land. Although some land north and south of Silverbrook Road is developed with residential use, most of the Laurel Hill area is under public ownership and is planned for or being developed with passive park, active recreation, public safety uses, and adaptive reuse of historic structures and spaces with a mix of uses. In addition, land has been developed with public facilities such as public schools, public infrastructure such as roadway widening and improvements, and a major greenway trail system.

Fairfax County and the Workhouse Arts Foundation continue to work collaboratively to evaluate and implement initiatives to accelerate the adaptive reuse of the historic Workhouse with a mix of uses that complement and enhance the vibrant arts center activities. On January 25, 2020, the Lucy Burns Museum opened to the public marking another milestone in historic structure rehabilitation at the Workhouse Campus. The transformation of the historic former Reformatory and Penitentiary buildings included creating a new residential community on the former prison grounds. Renovation of other prison buildings and construction of neighborhood-serving retail, residential, and office uses are underway at the site.

The Fairfax County Park Authority also continues to work with several interested user groups to plan, develop and utilize some of the large park areas in Laurel Hill as well as provide capital funded improvements in accordance with the publicly adopted Conceptual Development Plan.

Current Project Descriptions

1. **CIP Feasibility Studies (Countywide):** $2,000,000 has been allocated to date to begin to address the need for CIP feasibility studies. This funding will help to better define colocation opportunities, identify CIP project needs and costs and accelerate the pace of construction projects by eliminating the need for conducting studies after voter approval. In general, studies are conducted after voter approval of a bond project and can take an average of 6-8 months to complete. More complex projects and colocation facility studies can take longer. It is anticipated that some level of annual funding will be needed to continue the process in the future. CIP feasibility funding was included in the Final Report and Recommendations developed and approved by the Joint County Board/School Board CIP Committee.

2. **DPWES Snow Removal (Countywide):** This is a continuing project that supports the Maintenance and Stormwater Management Division within DPWES by providing annual funding for emergency response operations and snow removal from all County owned and maintained facilities. These facilities include fire stations, police stations, mass transit facilities, government centers, libraries, health centers, and community centers. The program also provides equipment, labor, and technical support to the Fire and Rescue Department, Police Department, Health Department, and other agencies in response to other emergencies such as hazardous material spills and demolition of unsafe structures. Funding of $1,500,000 has been included for this program in FY 2025.

3. **DPWES Transportation Maintenance (Countywide):** This is a continuing project that supports the Maintenance and Stormwater Management Division within DPWES by providing funding for transportation operations maintenance. This division maintains transportation facilities such as commuter rail stations, park-and-ride lots, bus transit stations, bus shelters, and roadway segments that have not been accepted into the Virginia Department of Transportation (VDOT). Other transportation operations maintenance services include maintaining public street name signs and repairing trails, sidewalks, and pedestrian bridges, which are maintained to Americans with Disabilities Act (ADA) standards. Funding of $1,911,916 has been included for this program in FY 2025.

4. **Facility Space Realignments (Countywide):** $18,424,000 has been approved to date to support space realignment and reconfiguration projects at the Government Center complex and throughout the County. These projects are designed to maximize owned space and eliminate leased space. Funding will provide the investment in the near term to explore opportunities to create a sustainable model balancing service delivery requirements and resources into the future. Resources will be provided to identify long-term solutions for space redesign and reconfiguration of County owned space to increase operational efficiencies and sustainability, including more efficiently utilizing the space in the Government Center, Pennino and Herrity buildings. As part of this utilization effort, leases will be reviewed for elimination or reduction by redesigning/reconfiguring County-owned space to accommodate operational requirements. The allocation of County space will be reviewed to make it more equitable while exploring opportunities for reorganizations and consolidations and short-term investments may be required to provide the flexibility for longer term efficiencies and sustainability. Increased teleworking has also provided an opportunity to reexamine space and realize more efficiencies.

5. **Illegal Sign Removal Program (Countywide):** $450,308 has been approved to date to support contract funding for the removal of signs in the right-of-way. In Virginia, the state-maintained right-of-way includes property along a roadway, on either side and in the median. It must be kept clear for motorist safety and to allow road crews room to work. Signs and advertisements are prohibited within the limits of the highway and the proliferation of signs creates dangerous hazards, as well as a negative effect on the appearance of highways. This removal program was previously supported by the Office of the Sheriff's Community Labor Force (CLF) which was suspended in September 2022.

6. **Joint Venture Development (Countywide):** $710,000 supports negotiations, development agreements, valuation, due diligence work, studies, and staff time associated with projects that are not yet funded, as well as design support, financial consultation, and real estate development for the evaluation of joint venture/public private partnership project proposals. These projects are highly complex and require a significant amount of concept planning prior to the project's acceptance and approval for financing.

7. **Lake Anne Study (Hunter Mill District):** $550,000 has been approved to support studies associated with potential development for Lake Anne. The structural engineer's survey of Lake Anne Village Center is complete. Funding will provide for the visioning and master planning efforts to support the long-term sustainable development planning for Lake Anne.

8. **NOVA Community College Contribution (Countywide):** $2,564,449 is included for Fairfax County's capital contribution to the Northern Virginia Community College (NVCC). FY 2025 funding is based on a rate of $2.25 per capita and represents no change from previous years. This rate is applied to the population figure provided by the Weldon Cooper Center. In FY 2025, the capital contribution will support the Early College and Workforce Education Programs and Workforce Credential Exams. The Early College Program will offer Fairfax County Public School (FCPS) high school seniors the opportunity to enroll in up to two concurrent college-credit courses. Funding for capital construction projects will continue using balances that exist from previous year's jurisdictional contributions.

9. **Original Mount Vernon High School Building Renovation (Mount Vernon District):** $93,650,000 has been approved to fund the renovation of the Original Mount Vernon High School (OMVHS) Building and associated site work. This project includes building studies, redevelopment master planning, design and construction for interim occupancies, and the renovations and adaptive reuse of the historic Original Mount Vernon High School facility. The 140,000 square foot facility, constructed in 1939, was vacated in 2016 at the conclusion of a long-term lease. Immediate occupancy for the use of the gym began in fall 2016. The Teen/Senior Program relocated from the Gerry Hyland Government Center to the renovated space near the gym in spring 2020. As part of the *FY 2021 Third Quarter Review*, the Board of Supervisors approved a transfer of all project balances to a new OMVHS Development LLC project within Fund 81400, FCRHA Asset Management, in order for the project to be eligible for revenues from the sale of Virginia Historic Rehabilitation Tax Credits (VHRTCs) to net down the total cost of the project. Funding of $16.65 million has been approved to date and the County's use of a short-term Line of Credit (LOC) will fund the remaining $77 million. Construction is scheduled to begin in late winter / early spring 2024 and anticipated to be complete in mid-2026. Following final project construction and reconciliation with the resulting VHRTCs, the County will convert the net balance on the LOC to a traditional long-term fixed rate bond through the EDA.

10. **Original Mount Vernon High School Site Development (Mount Vernon District):** This project includes the redevelopment of the Original Mount Vernon High School site, and the adjacent Park Authority site and facilities. The County solicited development proposals in spring 2017, under the PPEA Guidelines, to develop a Master Plan and evaluate a range of development options with a focus on programs serving a wide range of community needs. The initial master planning effort was completed in 2019 and priority was placed on the renovations and adaptive reuse of the historic high school facilities as the first phase of redevelopment. The balance of the site redevelopment will be reviewed in the future in coordination with the Bus Rapid Transit project on Richmond Highway.

11. **Planning Initiatives (Countywide):** $400,000 has been approved to date to support planning initiatives that arise throughout the fiscal year. This funding will provide for consultant studies associated with planning development projects and potential development opportunities.

12. **Public Facilities in Tysons (Dranesville District):** $3,875,520 has been allocated to public facilities in the Tysons area. This funding is associated with the proceeds from the sale of Spring Hill substation land parcels to Dominion Energy, as approved by the Board of Supervisors on September 24, 2019.

13. **Reston Town Center North (RTCN) Library and Community Spaces (Hunter Mill District):** Approximately $58 million is proposed for a replacement Reston Regional Library, community space, and common site infrastructure. This project is part of the overall master plan to reconfigure the properties into a grid of streets and provide integrated redevelopment of approximately 47 acres currently owned by Fairfax County and Inova. The plan addresses the development potential consistent with the needs of the community. Funding of $10 million, approved as part of the 2012 Library Bond Referendum, has been redirected to support shortfalls in other library projects, and EDA bond financing is now anticipated to fund the entire $58 million required to implement the Library, Community Spaces plan and the share of common site infrastructure.

14. **Reston Town Center North (RTCN) Parking Garage (Hunter Mill District):** This project is in the early planning stages and cost estimates will be developed for the design and construction of a shared parking garage to support the facilities planned at the RTCN complex.

15. **Salona Property Payment (Dranesville District):** $679,540 is included to support the annual payment for the Salona property based on the Board of Supervisors' approval of the purchase of the conservation easement on September 26, 2005. The total cost of the property is $18.2 million with payments scheduled through FY 2026.

16. **Workhouse Campus Improvements (Mount Vernon District):** $11,400,000 million has been approved for improvements at the Workhouse Campus. The overarching vision for the 50-acre campus is to establish a widely recognized destination of choice, providing dynamic and engaging arts, cultural, educational, and community experiences with unique economic development opportunities. The County owned campus contains numerous historic buildings formerly used to house and rehabilitate inmates. A number of buildings currently in use on the site have been renovated and are being adaptively reused as an arts center. The master plan study to explore the adaptive reuse potential for the remaining vacant campus buildings and redevelopment opportunities of the overall site was completed in the summer of 2023. Funding was approved and construction is underway for the historic preservation and renovations for adaptive reuse of two buildings, identified as Workhouse-13 and Workhouse-15, and the enhancements of the Ox Road Streetscape.

Project Cost Summaries

Government Facilities and Programs

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total FY 2025 - FY 2029	Total FY 2030 - FY 2034	Total
1	CIP Feasibility Studies	G	***$2,000***		$1,000	$1,000	$1,000	$1,000	$4,000		$6,000
	2G25-125-000										
2	DPWES Snow Removal	G	***C***	***$1,500***	$1,500	$1,500	$1,500	$1,500	$7,500	$10,000	$17,500
	2G25-128-000										
3	DPWES Transportation Maintenance	G	***C***	***$1,912***	$1,912	$1,912	$1,912	$1,912	$9,560	$9,560	$19,120
	2G25-129-000										
4	Facility Space Realignments	G	***$18,424***						$0		$18,424
	IT-000023										
5	Illegal Sign Removal Program	G	***$450***						$0		$450
	2G97-003-000										
6	Joint Venture Development	G	***$710***						$0		$710
	2G25-085-000										
7	Lake Anne Study	G	***$550***						$0		$550
	2G25-118-000, 2G35-010-000										
8	NOVA Community College Contribution	G	***C***	***$2,564***	$2,564	$2,564	$2,564	$2,564	$12,820	$12,820	$25,640
	2G25-013-000										
9	Original Mount Vernon HS Building Renovation	G, X	***$16,650***	***$20,000***	***$27,000***	***$30,000***			$77,000		$93,650
	HF-000178, Fund 81400										
10	Original Mount Vernon HS Site Development	X	***$0***						$0		TBD
	TBD										
11	Planning Initiatives	G	***$400***						$0		$400
	2G02-025-000										
12	Public Facilities in Tysons	X	***$3,876***						$0		$3,876
	GF-000062										
13	RTCN Library and Community Spaces	X	***$0***			$58,000			$58,000		$58,000
	TBD										

Project Cost Summaries

Government Facilities and Programs

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total FY 2025 - FY 2029	Total FY 2030 - FY 2034	Total
14	RTCN Parking Garage	X	***$0***						$0		TBD
	TBD										
15	Salona Property Payment	G	***$17,191***	***$680***	$329				$1,009		$18,200
	2G06-001-000										
16	Workhouse Campus Improvements	G	***$11,400***						$0		$11,400
	GF-000019										
	Total		***$71,651***	**$26,656**	**$34,305**	**$94,976**	**$6,976**	**$6,976**	**$169,889**	**$32,380**	**$273,920**

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
F	Federal
G	General Fund
S	State
U	Undetermined
X	Other