FUTURE PROJECT LISTS AND DETAILS

SUMMARY

This section of the CIP provides a list of potential future projects beyond the 5-year CIP period. This list is sorted by both Function (i.e., Parks, Public Safety, Human Services) and Supervisory District. Many of the total project estimates are considered ENSNI (Estimate, No Scope, No Inflation). Some future project costs are still under development or To Be Determined (TBD). A detailed description of each project is also included.

Beyond 5-Year Period: CIP Projects by Function

Project	ENSNI *		District
Government Facilities and Programs - DVS North/Northwest Maintenance Facility		TBD	TBD
Government Facilities and Programs - Judicial Center Redevelopment		TBD	Providence
Government Facilities and Programs - Master Arts Plan Implementation		TBD	Countywide
Government Facilities and Programs - Willston Multi-Cultural Center		TBD	Mason
Health and Human Services - Artemis House		TBD	Hunter Mill
Health and Human Services - Health Department Laboratory	$35	million	City of Fairfax
Health and Human Services - Next Steps Family Program		TBD	Franconia
Health and Human Services - Wakefield Senior Center	$3	million	Braddock
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library - 2032		TBD	Providence
Libraries - Chantilly Regional Library/Technical Operations Renovation - 2032	$28	million	Sully
Libraries - Tysons Library		TBD	TBD
Park Authority - Future Needs Assessment Implementation	$744	million	Countywide
Park Authority - Rec Center System-wide Sustainability Plan	$249	million	Countywide
Park Authority - Reston Town Center North (RTCN) Rec Center		TBD	Hunter Mill
Park Authority - Sports Complex Opportunities		TBD	TBD
Public Safety: Fire and Rescue - Chantilly Fire Station - 2030	$22	million	Sully
Public Safety: Fire and Rescue - Frying Pan Fire Station - 2030	$22	million	Hunter Mill
Public Safety: Fire and Rescue - Pohick Fire Station - 2030	$18	million	Springfield
Public Safety: Fire and Rescue - Volunteer Fire Stations		TBD	TBD
Public Safety: Fire and Rescue - Well-fit Performance Testing Center - 2030	$24	million	TBD
Public Safety: Police - Police Firing Range		TBD	Sully
Public Safety: Police - Police/Fire Large Vehicle Storage Facility		TBD	TBD
Public Safety: Police - Sully Police Station Renovation - 2030	$47	million	Sully
Public Safety: Police - Tysons Police Station	$36	million	Providence
Public Safety: Police - West Springfield Police Station Renovation - 2030	$45	million	Springfield
Revitalization and Neighborhood Improvements - Annandale Cultural Center		TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center		TBD	TBD
Revitalization and Neighborhood Improvements - Façade Improvements		TBD	Countywide
Revitalization and Neighborhood Improvements - Tysons Public Facilities		TBD	TBD
Total : Beyond 5-Year CIP Period	**$1,273**	**million**	

*** ENSNI = Estimate, No Scope, No Inflation (for most projects)**

Cost estimates for long term CIP projects are based on preliminary project descriptions provided by the requesting agency, and include all estimated costs for land acquisition, permits and inspections, project management and project engineering, consultant design, construction, utilities, fixed equipment, and information technology infrastructure.

Beyond 5-Year Period: CIP Projects by Supervisor District

Project	ENSNI *		District
Braddock District			
Health and Human Services - Wakefield Senior Center	$3	million	Braddock
City for Fairfax			
Health and Human Services - Health Department Laboratory	$35	million	City of Fairfax
Countywide			
Government Facilities and Programs - Master Arts Plan Implementation		TBD	Countywide
Park Authority - Future Needs Assessment Implementation	$744	million	Countywide
Park Authority - Rec Center System-wide Sustainability Plan	$249	million	Countywide
Revitalization and Neighborhood Improvements - Façade Improvements		TBD	Countywide
Dranesville District			
None			
Franconia District			
Health and Human Services - Next Steps Family Program		TBD	Franconia
Hunter Mill District			
Health and Human Services - Artemis House		TBD	Hunter Mill
Park Authority - Reston Town Center North (RTCN) Rec Center		TBD	Hunter Mill
Public Safety: Fire and Rescue - Frying Pan Fire Station - 2030	$22	million	Hunter Mill
Mason District			
Government Facilities and Programs - Willston Multi-Cultural Center		TBD	Mason
Mount Vernon District			
None		TBD	Mount Vernon
Providence District			
Government Facilities and Programs - Judicial Center Redevelopment		TBD	Providence
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library - 2032		TBD	Providence
Public Safety: Police - Tysons Police Station	$36	million	Providence
Springfield District			
Public Safety: Fire and Rescue - Pohick Fire Station - 2030	$18	million	Springfield
Public Safety: Police - West Springfield Police Station Renovation - 2030	$45	million	Springfield

Beyond 5-Year Period: CIP Projects by Supervisor District

Project	ENSNI *	District
Sully District		
Libraries - Chantilly Regional Library/Technical Operations Renovation - 2032	$28 million	Sully
Public Safety: Fire and Rescue - Chantilly Fire Station - 2030	$22 million	Sully
Public Safety: Police - Police Firing Range	TBD	Sully
Public Safety: Police - Sully Police Station Renovation - 2030	$47 million	Sully
To Be Determined		
Government Facilities and Programs - DVS North/Northwest Maintenance Facility	TBD	TBD
Libraries - Tysons Library	TBD	TBD
Park Authority - Sports Complex Opportunities	TBD	TBD
Public Safety: Fire and Rescue - Volunteer Fire Stations	TBD	TBD
Public Safety: Fire and Rescue - Well-fit Performance Testing Center - 2030	$24 million	TBD
Public Safety: Police - Police/Fire Large Vehicle Storage Facility	TBD	TBD
Revitalization and Neighborhood Improvements - Annandale Cultural Center	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center	TBD	TBD
Revitalization and Neighborhood Improvements - Tysons Public Facilities	TBD	TBD
Total : Beyond 5-Year CIP Period	**$1,273 million**	

*** ENSNI = Estimate, No Scope, No Inflation (for most projects)**

Cost estimates for long term CIP projects are based on preliminary project descriptions provided by the requesting agency, and include all estimated costs for land acquisition, permits and inspections, project management and project engineering, consultant design, construction, utilities, fixed equipment, and information technology infrastructure.

Government Facilities and Programs

Project Name:	**DVS North/Northwest Maintenance Facility**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
Due to the growth in the Tysons area, a new 12-16 bay Department of Vehicle Services (DVS) facility with a staff of approximately 40 is anticipated to be needed in the future. The site size is estimated at 8-12 acres. The facility could be collocated with another agency.

Operating Impact:
Staff and Operational cost estimates would need to be developed to support a new DVS Facility in the Northern portion of the County.

Project Name:	**Judicial Center Redevelopment**	**Supervisor District:**	**Providence**
New Facility or Renovation:	**New Facilities**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
A Master Plan study was completed in 2020 which evaluated the needs, constraints, and opportunities at the Judicial Complex site following the demolition of the Massey Building. The Master Plan provides a strategic plan and an urban vision for the redevelopment of the Complex. The project is envisioned to be completed in phases to ensure the coordinated long-term implementation of the redevelopment of the 48-acre site. Public facility priorities at the site include future Criminal Justice, Public Safety, and Health and Human Services programs. County programs currently in nearby leased spaces, such as the Health Department and Office for Children, are being evaluated for future inclusion in the redevelopment plans, and opportunities for public private partnerships will be assessed. Several projects are advancing, including Building One and the demolition of the historic courthouse wings. Future phases include development of Workforce Housing at the Burkholder Administrative Center site, a new Diversion and Community Re-Entry Center, removal of the employee parking garage and modifications to the public parking garage, and additional public facilities. Total cost estimates for each phase of the project are still being developed.

Operating Impact:
Staff and Operational cost estimates would need to be developed to support these new future facilities.

Project Name:	Master Arts Plan Implementation	Supervisor District:	Countywide
New Facility or Renovation:	Renovation and/or New Facilities	Total Project Estimate (ENSNI):	TBD
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
The Master Arts Plan was developed to identify existing arts facilities and respond to future growth with facilities that reflect the diversity of Fairfax County. New facilities are intended to activate mixed-use development, support revitalization efforts, activate vacant commercial spaces, and expand access to arts in underserved areas. Approved development projects across the County include arts venues and public gathering locations that are intended to support arts activities, including planned arts projects within the Original Mount Vernon High School redevelopment project and in the Herndon and Reston areas.

Operating Impact:
Staff and Operational cost estimates would need to be developed to support new Arts Centers in the County.

Project Name:	Willston Multi-Cultural Center	Supervisor District:	Mason
New Facility or Renovation:	Redevelopment	Total Project Estimate (ENSNI):	TBD
Year Last Renovated:	N/A	Year Constructed:	1951

Description/Justification:
The Willston Multi-Cultural Center is planned to be redeveloped for educational, governmental, cultural, or human services uses. The Seven Corners area plan envisions redevelopment around a mixed use, walkable community development. This site is currently being evaluated for a master planning/feasibility study effort which is anticipated to begin in the next year.

Operating Impact:
To Be Determined.

Health and Human Services

Project Name:	**Artemis House**	**Supervisor District:**	**Hunter Mill**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:

The Artemis House domestic violence shelter operates in rented apartments in Human Services Region 3 (North County). The program initially operated in a single multi-family building, which enabled the County to control access to the building with electronically operated locks and video cameras. In 2016, Artemis House needed to be re-located due to the property owner's intent to redevelop the apartment complex. The program moved to a publicly owned multi-family affordable housing apartment complex and into multiple buildings that would accommodate the number of shelter units needed. Unfortunately, the physical design of the buildings does not allow for basic access control to the shelter units. As a domestic violence shelter, guests of the program are fleeing abusers who are actively harming or seeking to harm them. Security is an essential part of the program.

Building a dedicated domestic violence shelter facility to replace the leased apartments in Human Services Region 3 will ensure that the County can provide safe shelter to domestic violence victims. A dedicated facility would provide an improved operating environment for a shelter that includes standard features such as electronic locks for only staff and guess access, security camera coverage of all common areas, multi-purpose rooms for classes and other activities, a front desk for residential staff and security, private offices, meeting rooms, and more.

Operating Impact:

To Be Determined.

Project Name:	Health Department Laboratory	Supervisor District:	City of Fairfax
New Facility or Renovation:	Renovation	Total Project Estimate (ENSNI):	35,000,000
Year Last Renovated:	2010	Year Constructed:	1957

Description/Justification:

The current Health Department Laboratory, comprised of Biosafety Level 2 (BSL2) and Biosafety Level 3 (BSL3) laboratory space located in the City of Fairfax, occupies 11,800 square feet in the former Belle Willard School building and has been staffed historically by 23 merit positions. The building, constructed in 1957, was renovated in 2010 to house the Fairfax County Health Department Laboratory (FCHDL). With the surge of the COVID-19 pandemic in early 2020, FCHDL expanded its normal operations in support of the Health Department's broader community-wide testing strategy focused on limiting the spread of COVID-19. Since that time, FCHDL has worked diligently to add and diversify testing methods, procure new equipment, and enhance the testing capacity for current and future infectious disease outbreaks and pandemics.

In 2022, the Health Department partnered with DPWES to conduct a feasibility study focused on expansion of the existing FCHDL. The study concluded that renovation and expansion was possible on the existing site. A renovation with a two-story addition would provide 19,500 additional square feet of space, for a total of 31,300 square feet. The additional space would allow for expansion of existing services in support of growing local and regional public health testing needs. It would ensure adequate space for training, storage and administrative needs, and provide space for new and emergent testing needs, should they arise.

FCHDL is the sole local public health laboratory in the Commonwealth of Virginia, performing over 200,000 analytical tests annually to ensure the health and safety of the citizens of Fairfax County and surrounding jurisdictions. It is recognized as a sentinel laboratory in the nation's Laboratory Response Network (LRN), providing rule-in/rule-out capacity for agents of bioterrorism and surge capacity public health laboratory testing for Virginia's state public health laboratory, the Division of Consolidated Laboratory Services (DCLS). As a local public health laboratory, FCHDL performs many of the core functions as the state public health lab but with a focus on the needs of our community and local health department.

Operating Impact:

To Be Determined.

Project Name:	**Next Steps Family Program**	**Supervisor District:**	**Franconia**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
The Next Steps Family Program was created in 2011 when the former Mondloch II Family Shelter was relocated from a property in Alexandria to leased property in the Colchester Towne Condominium. The relocation allowed for the property to be redeveloped into the Mondloch Place permanent supportive housing facility. The new Next Steps Family Program was intended to offer a less institutional environment compared to traditional shelters for families with children who are experiencing homelessness.

After more than 10 years of operation, the program has had numerous successes, but the physical setting is inadequate for sustained shelter operations. Homeowners' association restrictions and the traditional residential design of the property significantly limits the number of staff on-site to provide support to shelter guests, especially overnight. There is insufficient space for staff workstations, parking, meeting and activity rooms, storage for food and clothing, children's tutoring, and other standard family shelter features. Staff experiences challenges engaging shelter guests with the units located in multiple buildings. Similarly, ensuring guests' safety and security is also challenging without access control or monitoring of the shelter units. In addition, some of the apartments rented by the program are dedicated affordable housing units and are not available for rent by households with low incomes as long-term residents.

Operating Impact:
To Be Determined.

Project Name:	**Wakefield Senior Center**	**Supervisor District:**	**Braddock**
New Facility or Renovation:	**Expansion**	**Total Project Estimate (ENSNI):**	**$2,900,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
Audrey Moore Rec Center, operated by the Fairfax County Park Authority, is in the pre-design phase of a renovation and expansion of the approximately 73,000 square foot facility located in Annandale. The Wakefield Senior Center is collocated with the Audrey Moore Rec Center and is operated by the Department of Neighborhood and Community Services. The total proposed senior area is to be 3,500 square foot total for an addition of 800 square feet.

Operating Impact:
To Be Determined.

Libraries

Project Name:	**Central Providence Area (Merrifield, Dunn Loring, Metro West) Library**	**Supervisor District:**	**Providence**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
As part of the ongoing redevelopment in the Central Providence area, a new library is envisioned to support the rapid growth projected for this new urban area. Opportunities to include a library as part of a new development will be considered.

Operating Impact:
See the Operational Budget Impacts section of the CIP.

Project Name:	**Chantilly Regional Library/Technical Ops**	**Supervisor District:**	**Sully**
New Facility or Renovation:	**Renovation**	**Total Project Estimate (ENSNI):**	**$28,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**1993**

Description/Justification:
The Chantilly Regional Library is one of the busiest locations in the system. Located off a major thoroughfare, this Library is unique in that it serves a large high school population from Chantilly High School which is located across the street. While the population in the service area has not grown significantly, it serves a diverse population and has experienced significant changes in service delivery. This facility has suffered from recurring roofing issues and inadequate electrical wiring supporting device usage by customers. Based on the age and condition of the facility, it is difficult to make significant changes to the overall layout or enhance the infrastructure required to support the technology requested by library customers. Renovations are required to upgrade building systems and infrastructure that are beyond the end of their life cycle and meet current and future operational needs of the Library System. This library currently serves a population of 63,542 and had an FY 2023 circulation of more than 800,000. The population served by this library is expected to increase slightly over the next five years. The facility houses both the Chantilly Regional Library and the Library System's Technical Operations Center which receives, processes, and coordinates all outgoing new library materials.

Operating Impact:
See the Operational Budget Impacts section of the CIP.

Project Name:	**Tysons Library**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:

A proffer has been approved for a new Tysons Library within a multi-use commercial retail/office building to address Library services needs for the rapid growth projected in the Tysons area. Additional funding may be needed to complete the facility. The timing of the facility is dependent on the progress of development in the Tysons area.

Operating Impact:

See the Operational Budget Impacts section of the CIP.

Park Authority

Project Name:	**Future Needs Assessment Implementation**	**Supervisor District:**	**Countywide**
New Facility or Renovation:	**Renovation and/or New Facilities**	**Total Project Estimate (ENSNI):**	**$744,461,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:

The 2016 Parks Count is the Park Authority Needs Assessment which provides recommendations for capital investments in the park system. The Needs Assessment is based on a body of data that the Park Authority will continue using for years. The total projected need for the ten-year period was $939,161,000; that amount has been reduced by $94,700,000 due to the approval of the 2016 Park Bond Referendum and by $100,000,000 due to the approval of the 2020 Park Bond Referendum. The remaining needs of $744,461,000 is broken out into three strategic areas in five-year increments.

- Critical, "Repairing what we have" makes the most of existing resources with the primary goal being for FCPA to maintain services. The plan addresses deferred maintenance at existing parks and facilities. The Critical funding need is $82,691,424 over the next five years.
- Sustainable, "Upgrade Existing" looks at enhancing existing programs, beginning new alternative programs, or making other strategic changes that would require additional operational or capital funding. The Sustainable need for years 1-5 is $102,461,220 and the need for years 6-10 is $164,282,756, for a total of $266,743,976.
- Visionary, "New, Significant Upgrades" includes new and expanded facilities to fully meet needs desired by the community and ensure that the Park Authority remains a preferred provider of park and recreation amenities. The Visionary need is $395,025,600 over the 10-year period, and if funding is made available in 1-5 years, staff would accelerate visionary elements that include expansion and renovation of existing recreation centers and development of new athletic facilities.

Operating Impact:

As the Park Authority evaluates the needs assessment data, projects that have additional financial impacts to the operating budget will be determined and calculated as to the anticipated amount of operational impact.

Project Name:	Rec Center System-Wide Sustainability Plan	Supervisor District:	Countywide
New Facility or Renovation:	Renovation & Potential Expansion	Total Project Estimate (ENSNI):	$249,120,000
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
The Park Authority's Rec Center system has entered an era of aging infrastructure that requires lifecycle redevelopment and modernization to meet the continuing needs of the community and remain fiscally sustainable as an enterprise funded activity. In 2018, the Park Authority completed a System-wide Sustainability Plan for Rec Centers that identified strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the system through a series of capital improvements. As part of the strategic recommendations, each Rec Center was assigned one of six "thematic" recommendations. These recommendations outlined a course of action to maximize the sustainability of the overall system. For instance, if the thematic recommendation is "expand" for a Rec Center, then a series of improvements that are termed as "critical," "core," or "added value" that facilitates that theme were included in the strategic recommendations. The plan also identified the potential for development of a new Rec Center in the Reston area and a countywide sports complex. The plan recommended a three-phased implementation approach for funding the proposed capital improvements starting with those identified as critical first, followed by core improvements, and then improvements identified as added value. The total budget for all improvements estimated in 2017 dollars, including all hard costs and soft costs, is $195,800,000. With escalation included for a seven-year period based on starting the improvements in 2022, the estimated total project budget increases to $249,120,000.

Operating Impact:
To Be Determined.

Project Name:	Reston Town Center North (RTCN) Rec Center	Supervisor District:	Hunter Mill
New Facility or Renovation:	Redevelopment	Total Project Estimate (ENSNI):	TBD
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
As part of the development of the RTCN area, the Fairfax County Park Authority is considering the future development of a new Rec Center to serve the high demand in the Reston area. This Rec Center may include facilities for indoor aquatics, fitness, sports, and other recreation programs to meet the needs of the surrounding community and will be determined by a market-based study prior to development.

Operating Impact:
To Be Determined.

Project Name:	**Sports Complex Opportunities**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**New**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
In June 2017, the Board of Supervisors formed a Sports Tourism Task Force to look at potential ways to support the growing youth and adult sports market and build new sporting facilities for County residents. There may be potential partnerships with sporting leagues and non-profits to expand the capacity to host sports tourism events in Fairfax. This project is in the early planning stages.

Operating Impact:
To Be Determined.

Public Safety

Fire and Rescue

Project Name:	**Chantilly Fire Station #15**	**Supervisor District:**	**Sully**
New Facility or Renovation:	**Renovation/Expansion or Replacement**	**Total Project Estimate (ENSNI):**	**$22,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**1989**

Description/Justification:
A renovation/expansion or replacement of the Chantilly Fire Station will be required to upgrade major building systems and to meet the current and future operational needs of the Fire and Rescue Department. The existing three bay station, constructed in 1989, requires upgrades to major building systems, gender neutral bunkrooms and shower/locker facilities, and an additional apparatus bay for future growth. Other building space deficiencies include a personal protective gear locker area, shop and medical storage, and decontamination area. The Route 28 Corridor is targeted for high density development which will increase the demand for emergency medical and fire suppression services. This project is proposed as part of the 2030 Public Safety Bond Referendum.

Operating Impact:
Chantilly is an existing fire station, and no additional staffing is anticipated at this time. If the station is expanded during renovation, nominal increases in operating costs, such as utilities, may occur.

Project Name:	**Frying Pan Fire Station #36**	**Supervisor District:**	**Hunter Mill**
New Facility or Renovation:	**Renovation/Expansion or Replacement**	**Total Project Estimate (ENSNI):**	**$22,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**1988**

Description/Justification:
A renovation/expansion or replacement of the Frying Pan Fire and Rescue Station will be required to upgrade major building systems and to meet the current and future operational needs of the Fire and Rescue Department. The existing three bay station, constructed in 1988, requires upgrades to major building systems, gender neutral bunkrooms and shower/locker facilities, and an additional apparatus bay for future growth. Other building space deficiencies include personal protective gear locker areas, medical storage, and a decontamination area. The Route 28 Corridor is targeted for high density development which will increase the demand for emergency medical and fire suppression services. This project is proposed as part of the 2030 Public Safety Bond Referendum.

Operating Impact:
Frying Pan is an existing fire station, and no additional staffing is anticipated at this time. If the station is expanded during renovation, nominal increases in operating costs, such as utilities, may occur.

Project Name:	Pohick Fire Station #35	Supervisor District:	Springfield
New Facility or Renovation:	Renovation/Expansion or Replacement	Total Project Estimate (ENSNI):	$18,000,000
Year Last Renovated:	N/A	Year Constructed:	1986

Description/Justification:
A renovation/expansion or replacement of the Pohick Fire and Rescue Station will be required to upgrade major building systems and to meet the current and future operational needs of the Fire and Rescue Department. The existing three bay fire station was built in 1986 and requires upgrades to major building systems, a separate physical fitness area, gender neutral bunkrooms and shower/locker facilities, personal protective gear storage, medical supply storage, and a decontamination area. The Springfield District is planned for population growth which will increase future demand for emergency medical and fire suppression services. This project is proposed as part of the 2030 Public Safety Bond Referendum.

Operating Impact:
Pohick is an existing fire station, and no additional staffing is anticipated at this time. If the station is expanded during renovation, nominal increases in operating costs, such as utilities, may occur.

Project Name:	Volunteer Fire Stations	Supervisor District:	TBD
New Facility or Renovation:	TBD	Total Project Estimate (ENSNI):	TBD
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
Based on transitions of the Bailey's Crossroads Volunteer Fire Station, the Lorton Volunteer Fire Station, and the West Annandale Volunteer Fire Station to Fairfax County, this project is included to plan for any future possible volunteer fire and rescue stations being transferred to Fairfax County. There are seven remaining volunteer fire and rescue stations, which are 40 years old or older. If a transfer were to occur, the building systems and infrastructure are expected to be well beyond the end of their life cycle and the station would require significant upgrades to meet the current fire and rescue operational needs. It is anticipated that four drive-through bay replacement stations with support areas and designated space for the volunteers would be required. The current CIP includes an amount to be determined as part of a future public Safety Bond Referendum. This is provided for planning purposes only and will depend on several factors and future bonding capacity.

Operating Impact:
All Volunteer-owned stations are staffed 24/7 by Fairfax County Fire and Rescue Department personnel. No additional staffing is anticipated at this time. If the station is expanded or replaced, nominal increases in operating costs, such as utilities, may occur.

Project Name:	**Well-fit Performance Testing Center**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**Renovation/Expansion or Replacement**	**Total Project Estimate (ENSNI):**	**$24,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:

A feasibility study has been completed to relocate the Fire and Rescue Department's Wellness-Fitness (Well-fit) Center which is currently in leased warehouse space. The Well-fit Center is used for the Candidate Physical Abilities Test (CPAT) to evaluate and test potential candidates in the recruitment process, for Work Performance evaluations to evaluate physical conditioning of uniform personnel, and to ensure operational readiness through physical performance assessments for personnel returning to full duty after recovering from an injury or illness. The facility would also include administrative offices for program management, peer fitness, physical therapy, as well as strength and conditioning. The facility is being evaluated for possible colocation with the Police Department to share space and provide efficiency. This project is proposed as part of the 2030 Public Safety Bond Referendum.

Operating Impact:

Well-fit is an existing program, and no additional staffing is anticipated at this time. Nominal increases in operating costs such as utilities may occur.

Police

Project Name:	**Police Firing Range**	**Supervisor District:**	**Sully**
New Facility or Renovation:	**Renovation**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**1997**

Description/Justification:
The Firing Range was originally constructed in 1997 and includes an outdoor range that provides training for police officers and incumbents. The facility is in need of structural and acoustical upgrades, including a canopy cover for the outdoor range. It is anticipated that a renovation will be required for these upgrades. A feasibility study will need to be conducted for assessment of the facility. The study will help determine the scope and cost of the upgrades, including building systems and infrastructure such as the mechanical system and roof that will have exceeded their life expectancy. The project will also accommodate changes needed to address current police operational and functional requirements. Additionally, security systems and measures will need to be upgraded or replaced to enable the Police to take advantage of the latest technologies.

Operating Impact:
To be Determined.

Project Name:	**Police/Fire Large Vehicle Storage Facility**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
The police have a need for a vehicle storage facility with ample space for large specialty vehicles equipped with sensitive equipment. These vehicles must be stored indoors to protect the specialty equipment from environmental elements. The vehicles are currently stored in leased warehouse space co-located with the Fire and Rescue Department's storage. The current space is nearing capacity and requires upgrades to meet current police standards and security measures.

Operating Impact:
To be Determined.

Project Name:	**Sully Police Station**	**Supervisor District:**	**Sully**
New Facility or Renovation:	**Renovation**	**Total Project Estimate (ENSNI):**	**$47,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**2002**

Description/Justification:
The Sully Police Station was originally constructed in 2002 and houses the Sully District Supervisor's Office. A renovation/expansion or replacement is required to upgrade/replace outdated building systems and infrastructure that have exceeded their life expectancy. Additional expansion space and reconfiguring of existing space is required to support functional needs of the station due to operational changes since the building was constructed. Security systems and measures need to be upgraded or replaced to enable the Police to take advantage of the latest technologies.

Operating Impact:
Sully is an existing Police Station, and no additional staffing is anticipated at this time. If the station is expanded during renovation, or replaced, nominal increases in operating costs, such as utilities, may occur.

Project Name:	**Tysons Police Station**	**Supervisor District:**	**Providence**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**$36,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
The Tysons Police Station is proposed as a new urban model police station in the Tysons area. A 3-acre stie was evaluated for a potential colocation with a Wastewater Pumping Station, a Department of Transportation facility, and the Police Station, however due to site constraints and lack of access to roadways, this is not a feasible solution. Staff is exploring alternative site locations. The station is estimated to be approximately 27,000 square feet with community engagement rooms. Attributes of the new urban station will include enhanced Neighborhood Patrol Units/Shopping Center Units, Criminal Investigative staff, and Crime Prevention Officer areas, as well as alternatives to patrol vehicles potentially utilizing segways, motorcycles, bicycles, electric carts, or smart cars.

Operating Impact:
To be Determined.

Project Name:	West Springfield Police Station	Supervisor District:	Springfield
New Facility or Renovation:	Renovation	Total Project Estimate (ENSNI):	$45,000,000
Year Last Renovated:	2003	Year Constructed:	1974

Description/Justification:
The West Springfield Police Station was originally constructed in 1974 and last renovated in 2003 and houses the Springfield District Supervisor's Office. It is anticipated that a renovation/expansion or replacement will be required to upgrade/replace outdated building systems and infrastructure including the mechanical system and roof that will have exceeded their life expectancy. The project will also accommodate changes needed to address current police operational and functional requirements. Additionally, security systems and measures will need to be upgraded or replaced to enable the Police to take advantage of the latest technologies.

Operating Impact:
West Springfield is an existing Police Station, and no additional staffing is anticipated at this time. If the station is expanded during renovation, or replaced, nominal increases in operating costs, such as utilities, may occur.

Revitalization and Neighborhood Improvements

Project Name:	**Annandale Cultural Center**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
This project entails establishing a public space in the Annandale Central Business District (CBD) that would serve as a civic gathering place for a wide variety of cultural events, community activities, and professional meetings. The facility would create a sense of place in Annandale where the diverse communities represented by residents, businesses, and property owners could share common ground. The Annandale Cultural Center could be stand-alone or part of a mixed-use project in the CBD. It is envisioned to be up to 50,000 square feet in size and contain large and small multi-purpose rooms, small administrative and professional office spaces, a kitchen, exhibit space, storage/locker facilities, and a lobby with a County presence. There is community interest in having a Cultural Center and currently there is not sufficient public space in Annandale to accommodate this need.

Operating Impact:
Staff and Operational costs estimates would need to be developed.

Project Name:	**County Conference Center**	**Supervisor District:**	**TBD**
New Facility or Renovation:	**New Facility**	**Total Project Estimate (ENSNI):**	**TBD**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
This project would include the establishment of a County Conference Center, most likely in the Tysons area, that would serve as a meeting venue for a wide variety of cultural and social events, community activities, and professional meetings. Such a space would fulfill a need identified in a feasibility analysis by Conventions, Sports & Leisure (CSL) International in 2009. The Conference Center could be stand-alone, be built in conjunction with a hotel, or be part of a mixed-use project. It is envisioned to be up to 100,000 square feet in size and contain approximately 50,000 square feet of meeting space and 50,000 square feet of support space. Construction and operation of the facility would most likely occur through a public/private partnership. Currently, Fairfax County does not have a conference facility sufficient to accommodate projected needs. Hotels, such as the Sheraton Premier, the Hilton in Tysons, and the Westfields Conference Center, accommodate some meeting space demand. Nevertheless, demand exceeds availability and County businesses and residents frequently travel outside of Fairfax County to host their events. The CSL report concluded that such a facility is warranted and that it would provide positive economic benefits to the retail and tourist sectors of the County's economy.

Operating Impact:
Staff and Operational costs estimates would need to be developed.

Project Name:	Façade Improvements	Supervisor District:	Countywide
New Facility or Renovation:	New	Total Project Estimate (ENSNI):	TBD
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
Currently, this program operates in the Richmond Highway Commercial Revitalization District but could be expanded to include some or all of the County's Commercial Revitalization Districts and Commercial Revitalization Areas (CRDs/CRAs). The County's CRDs and CRAs are generally older commercial areas where many of the commercial properties are in need of aesthetic and/or functional improvements in order to remain competitive. Because these areas will redevelop slowly over time, interim improvements and reinvestment in existing commercial establishments help improve the overall investment climate and economic outlook for these CRD/CRA areas. The current program for the Richmond Highway CRD provides a matching grant of between $5,000 and $25,000 for façade and site improvements to commercial properties. The matching grant amount has not increased since the program's inception in 2003. Consideration may need to be given to increasing the matching grant amount to account for inflation and to better incentivize property owners to participate in the program. The program is administered by both the Fairfax County Office of Community Revitalization (OCR) and the Southeast Fairfax Development Corporation (SFDC). The program also provides for reimbursement of some of the cost of design services for the development and illustration of a façade improvement project concept.

Operating Impact:
To Be Determined.

Project Name:	Tysons Public Facilities	Supervisor District:	TBD
New Facility or Renovation:	New	Total Project Estimate (ENSNI):	TBD
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
As part of the redevelopment of the Tysons area, the Department of Planning and Development is working with developers to proffer public facilities. The County has been successful in negotiating public facility proffers from a number of zoning applicants including, but not limited to, a replacement Tysons Fire Station, creation of a new Scotts Run Fire Station (Tysons East), a library, athletic fields, and meeting rooms/office space. Negotiations for additional facilities are on-going. Many of these facilities will be provided by the private sector either as part of their development or as a result of proffered commitments. The construction of these facilities is dependent upon the progression of development in the area.

Operating Impact:
Staff and Operational costs estimates would need to be developed.