

## Government Facilities and Programs

### PROGRAM DESCRIPTION

This section includes renovations and expansions of existing County facilities including vehicle service facilities, the Massey Complex, the original Mount Vernon High School, redevelopment plans in North County and the Southeastern portion of the County. This section also includes the County's Environmental Improvement Plan (EIP) projects and the County's annual capital contribution to the Northern Virginia Community College.

#### LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established objectives and policies in order to:

- ✓ Maintain a high-quality system of public infrastructure.
- ✓ Provide at least one additional vehicle maintenance facility, preferably located in the northwestern County area, and ensure that County vehicle maintenance facilities are located on adequate and appropriate sites.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Area IV, and the Policy Plan Element, Economic Development and Public Facilities Sections, as amended.

### PROGRAM INITIATIVES

#### Vehicle Services

The Department of Vehicle Services (DVS) has four maintenance facilities and operates 53 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.

In 2014, renovation and expansion efforts to transform the existing Newington facility into a more productive structure to support current and future vehicle maintenance needs for County and School vehicles was completed. Based on the favorable construction bid environment, the remaining balance in the project is being used to address infrastructure replacement and upgrades, safety and code compliance upgrades, and operational efficiency improvements at the remaining three DVS maintenance facilities (Jermantown, West Ox, and Alban). Construction for these improvements started in summer 2017.

#### Laurel Hill

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.

Several projects are planned or underway for the Laurel Hill area:

- The continued implementation of previously approved plans for the adaptive reuse of the historic Workhouse as a vibrant arts and cultural center with a mix of support uses through the collaborative efforts of the Workhouse Arts Foundation and Fairfax County.
- Phase I of the transformation of the historic former Reformatory and Penitentiary buildings is complete (now known as “Liberty”), creating a new residential community on the former prison grounds. Phase I opened in spring of 2017. Infrastructure improvements for Phase I are also complete and residential units are occupied. Construction for Phase II began in October 2018 and will include the renovation of prison buildings and construction of neighborhood-serving retail, residential, and office uses for the site.
- The County continues to evaluate and maintain historic structures on the site including the Laurel Hill House and the former Physician’s House. The Comprehensive Plan recommends that the Laurel Hill House and its gardens be designated as a heritage resource area within the Countywide Park. The former Physician’s House is located on Board property identified for public safety use. The ultimate use and responsibility for both houses is still to be determined.
- The Laurel Hill area contains land designated for public safety and public facility uses. Public safety uses identified include a new co-located Police Station and Animal Shelter. Other public facilities could support the needs of solid waste, water, schools, public safety, or other County needs as identified and approved.

The Fairfax County Park Authority 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. These include the following:

- Maintenance of biking trails/equestrian facility, mowing, and invasive plant removal.
- Implementation of Central Green Area Site Plan and Natural Resource Management Plan.
- Building stabilization/repair of historic houses (Including Stempson House, a Resident Curator location) /features in the park; removal of dangerous/collapsing structures.
- Redesign of the championship disc golf facility due to impacts from Lorton Road widening and adapted Re-Use construction Projects.
- Coordination with Adaptive Re-Use construction project and with FCDOT for design of roads to access the park.
- Conversion of building W-35 adjacent to the Workhouse Arts Center for use as the Archeological and Museum Collections storage facility.

#### **Other Government Facilities and Programs**

Other 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 and economic success planning. Current projects include the concept planning and evaluation of future capital projects such as the Massey Complex and the Original Mount Vernon High School complex. Other Programs include the Environmental Initiatives Program and the Energy Strategy Program. Environmental projects are selected based on a project selection process supported by the Environmental Quality Advisory Council (EQAC) which includes the application of specific project criteria, review of proposals from County agencies, and identification of projects for funding. The Energy Strategy Program is designed to promote cost-effective, energy-efficient, innovative technologies, and an energy conscious culture that encourages strategic decisions regarding energy consumption.

## CURRENT PROJECT DESCRIPTIONS

1. **Economic Success Planning** (Countywide): \$80,000 to support the development of performance measurements associated with the Fairfax County Economic Success Plan. The Economic Success Plan provides a vision of an economically strong Fairfax County, as well as goals and actions to achieve and sustain that vision, focusing on people, places, employment, and governance.
2. **Energy Strategy Program** (Countywide): \$7,050,000 has been approved to date to support the countywide Energy Strategy Program. The Energy Strategy Program promotes cost-effective, energy-efficient, innovative technologies, and an energy conscious culture that encourages strategic decisions regarding energy consumption. A reduction in energy use will help mitigate escalating energy costs and promote a “greener” future for the County. Some of the projects identified to date, include: replacing incandescent or fluorescent lighting with LED lighting, reducing water use at County facilities, installing solar panels at County facilities, installing electric vehicle charging stations at major government facilities, and optimizing resource conservation by increasing recycling rates. All of these projects are designed to reduce greenhouse-gas emissions, lower utility bills for county buildings and promote an energy-conscious culture within the county’s workplace. The Board of Supervisors has endorsed the goal of reducing energy use 20 percent in the County by 2029. The 10-year investment for this goal is approximately \$45 million, however, by year 7, savings generated by the investment will essentially pay for the projects. The annual energy savings are 264 million kBtu and the simple Return on Investment is \$82 million over 10 years.
3. **Environmental Agenda Projects** (Countywide): This is a continuing project to fund initiatives that directly support the Board of Supervisors Environmental Agenda. The Environmental Excellence 20-year Vision Plan (Environmental Agenda) includes six topic areas: Growth and Land Use; Air Quality and Transportation; Water Quality; Solid Waste; Parks, Trails and Open Space; and Environmental Stewardship. In FY 2020 an amount of \$916,615 is provided for the Invasive Plant Removal Program, the Watershed Protection and Energy Conservation Grant Program, the Green Purchasing Program, Spring Outreach Programs for youth and adults, nine LED lightbulb exchange events, outreach and education associated with green public areas as part of the Watch the Green Program, installation of water smart web-based irrigation controls at Green Springs Garden Park, bike racks and signage associated with a pilot “Bike to parks” program, energy efficiency and renewable energy systems as Sully Woodlands Stewardship Education Center, and natural landscaping projects.
4. **Joint Venture Development** (Countywide): \$650,000 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.
5. **Laurel Hill Adaptive Reuse** (Mt Vernon District): This project includes the redevelopment of the 80-acre former Lorton maximum security prison and reformatory site acquired from the Federal government in 2002. An Adaptive Reuse Master Plan for the site was adopted by the Board of Supervisors in May 2010. In December 2012, the Board of Supervisors approved a Comprehensive Plan Amendment to incorporate the recommendations of the Laurel Hill Adaptive Reuse Area Master Plan into the Fairfax County Comprehensive Plan. In July 2014, the Board of Supervisors approved a Comprehensive Agreement with the development partner for the full design and construction of the project. Phase I construction of the redevelopment is complete and occupancy of the residential units is underway. Phase 2 construction began in October 2018 and is anticipated to be complete in December 2019. The total County contribution for infrastructure improvements over a four-year period was capped at \$12,765,000 per the Master Development Agreement, and all funding has been approved. An amount of \$4,475,000 was supported by the General Fund and \$8,290,000 was supported by other funds. The entire County contribution has been fulfilled.

6. **Massey Building Demolition** (Providence District): \$20,000,000 has been approved to demolish the Massey Building. The Massey Building was vacated upon completion of the Public Safety Headquarters. The scope of the project includes removal of asbestos/hazardous materials, demolition of the building (Massey Building, Cooperative Computer Center, and Massey Annex), and the restoration of the site to an open grass area. Construction began in late 2018 and is scheduled to be complete in spring 2020.
7. **Massey Complex Master Planning and Redevelopment** (Providence District): \$700,000 has been approved to support a Massey Complex Master Planning effort to evaluate potential land use alternatives for the future of the entire Massey Complex. The County has hired a master planning consultant team and the planning process is underway. The master planning effort includes assessment of priority County uses for the site, including future criminal justice, public safety and human services' needs, as well as collaboration with the City of Fairfax and George Mason University for shared interests interest in the site redevelopment. Major areas of consideration will include the Massey Building site, the Old Courthouse, the Burkholder Administrative Center, and existing surface parking lots. The disposition of other County-owned real estate assets within the City of Fairfax at and near the Massey location, may also be evaluated for opportunities, and the potential for public private partnerships redevelopment will be assessed.

8. **Newington DVS Renovation** (Mt Vernon District): \$51,360,318 to renovate the existing Newington facility into a more productive structure to support current and future vehicle maintenance needs for County and School vehicles. The Newington facility was built in 1968 when the requirements to maintain vehicles were approximately 1/3 of the number of vehicles currently needed to meet local, State and Federal requirements. Over the years maintenance bays, a motorcycle shop and other additions have been made in an effort to keep pace with the increased number of vehicles and demands for repairs, inspections, and services. The maintenance facility renovations and associated site work at Newington was completed in 2014 with roadway access improvements completed in summer 2017. In addition, based on the favorable construction bid environment, the remaining bond balance is being used to address infrastructure replacement and upgrades, safety and code compliance upgrades, and operational efficiency improvements at the remaining three DVS maintenance facilities (Jermantown, West Ox, and Alban). Construction for these improvements started in summer 2017. Work is complete at Jermantown and is scheduled to be completed at West Ox and Alban in the summer of 2019.



***Newington DVS Facility***

9. **NOVA Community College Contribution** (Countywide): \$2,572,715 is included for Fairfax County's contribution to the Northern Virginia Community College (NVCC). Funding provides for the continued construction and maintenance of various capital projects on college campuses within the NVCC system. The County contribution in FY 2020 remains at the \$2.25 per capita rate. The NVCC capital plan continues to be adjusted gradually to avoid a major commitment from supporting jurisdictions in any given year.

10. **Original Mt Vernon High School Building Renovation** (Mt Vernon District): \$5,650,000 has been approved to date to conduct building studies, concept planning, design and construction for immediate occupancy and long term Master Planning efforts associated with the reuse of the Original Mt. Vernon High School facility. The facility was vacated in 2016 at the conclusion of a long-term lease. This building was constructed in 1939 and planning efforts are underway to determine immediate occupancy and long term development potential for the building. Immediate occupancy for the use of the gym by the Department of Neighborhood and Community Services began in fall 2016. In addition, the Fire Marshal and Fairfax County Public Schools have occupied space since July 2017, to improve services delivery in the south county area. Staff continues to conduct surveys, studies and designs for additional uses on the site, including the relocation of the Teen/Senior Center program from the South County Center. Additional funding of approximately \$81 million will be required to renovate and program the building. It is anticipated that this funding will be supported by Economic Development Authority (EDA) bond financing.
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11. **Original Mt Vernon High School Site Development** (Mt Vernon District): This project includes the redevelopment of the 42-acre Original Mount Vernon High School site, including the adjacent FCPA facilities. The planning effort is being coordinated with the Mount Vernon and Lee District communities to serve a wide range of community needs and opportunities that will facilitate the economic success of Fairfax County. The County solicited development proposals in spring 2017, under the PPEA Guidelines, for the development of a Master Plan and the master planning effort is underway.
12. **Reston Town Center North (RTCN) Library and Community Spaces** (Hunter Mill District): Approximately \$38 million is proposed for a replacement Reston Library, community space, and common infrastructure as part of the overall master plan that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at Reston Town Center North. The plan maximizes the development potential consistent with the needs of the community and in conformance with the Comprehensive Plan Amendment approved in February 2014. The County solicited development proposals under the PPEA Guidelines, for the Phase 1 development on the two County-owned parcels, known as Blocks 7 and 8. The proposals received were rejected due to scope and cost beyond the required development scope. Options for procurement and development concepts for the Blocks 7 & 8 are being reviewed. Funding of \$10,000,000 was approved as part of the 2012 Library Bond Referendum for the Library and additional funding of \$28 million will be required for the County share of the Blocks 7 & 8 development and a Comprehensive Real Estate and Infrastructure Development Agreement with Inova. This Agreement will provide for the real estate exchange, and design and construction of the campus site infrastructure. Economic Development Authority (EDA) bond financing is anticipated to fund the remaining \$28 million required to implement the plan.
13. **Salona Property Payment** (Dranesville District): \$814,023 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.
14. **Telecommunication/Network Connections** (Countywide): This is a continuing project which provides funding to support telecommunication and I-net connections at new or renovated facilities.

**PROJECT COST SUMMARIES**  
**GOVERNMENT FACILITIES AND PROGRAMS**  
**(\$000's)**

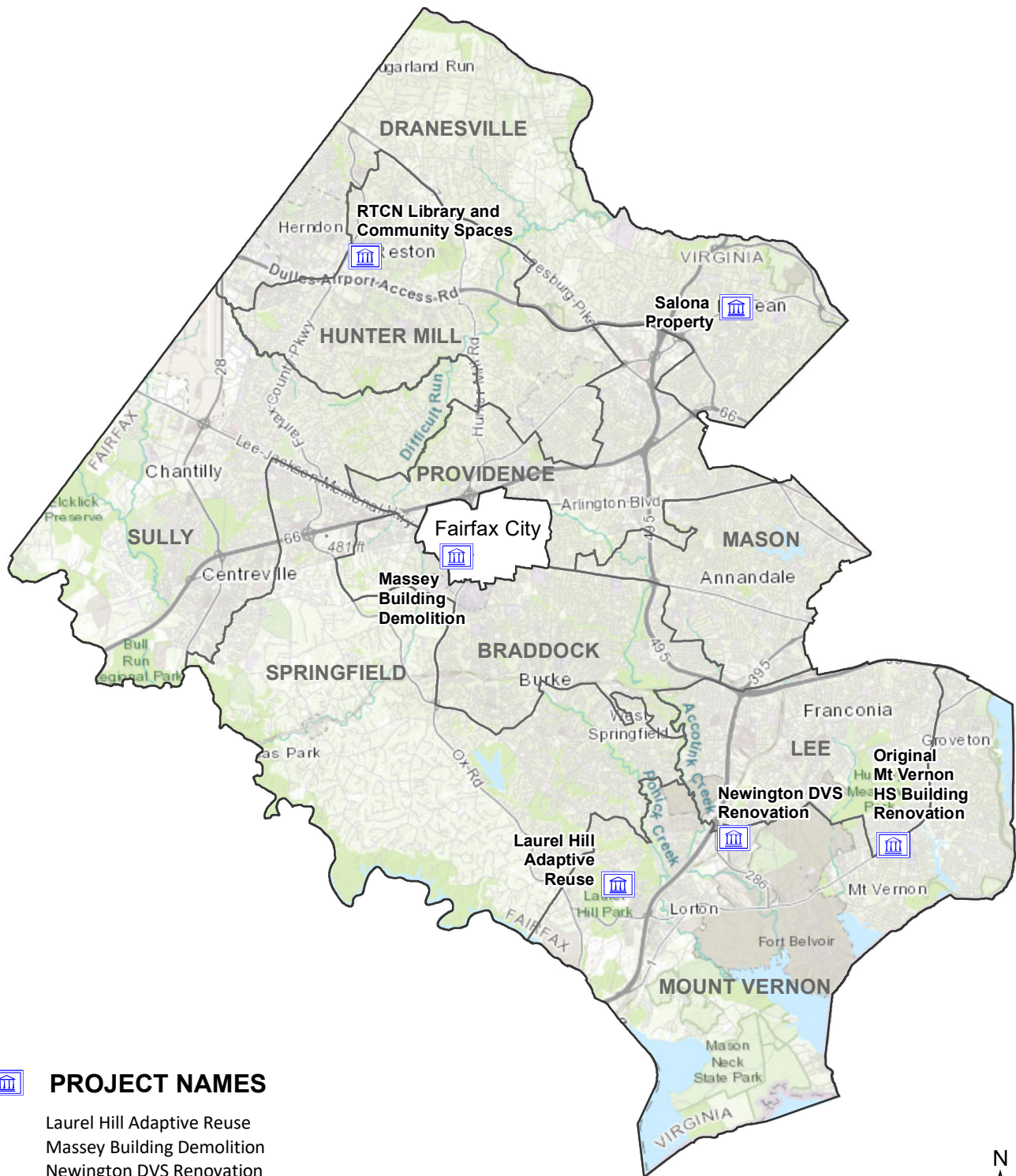
Project Title Project Number		Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
1	Economic Success Planning 2G02-022-000	G	\$80						\$0		\$80
2	Energy Strategy Program 2G08-020-000	G	\$7,050	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$22,500	\$18,000	\$47,550
3	Environmental Agenda Projects Various	G	C	\$917	\$1,000	\$1,000	\$1,000	\$1,000	\$4,917	\$5,000	\$9,917
4	Joint Venture Development 2G25-085-000	G	\$650						\$0		\$650
5	Laurel Hill Adaptive Reuse 2G25-098-000	G, X	\$12,765						\$0		\$12,765
6	Massey Building Demolition GF-000023	G	\$20,000						\$0		\$20,000
7	Massey Complex Master Planning 2G25-104-000	G	\$700						\$0		\$700
8	Newington DVS Renovation TF-000004	B, G	\$51,060	\$300					\$300		\$51,360
9	NOVA Community College Contribution 2G25-013-000	G	C	\$2,573	\$2,573	\$2,573	\$2,573	\$2,573	\$12,865	\$12,865	\$25,730
10	Original Mt Vernon HS Building Renovation 2G25-102-000	G, B	\$5,650	\$7,000	\$26,000	\$48,000			\$81,000		\$86,650
11	Original Mt Vernon HS Site Development TBD	B	\$0						\$0		TBD
12	RTCN Library and Community Spaces TBD	X	\$0	\$4,000	\$12,000	\$12,000			\$28,000		\$28,000
13	Salona Property Payment 2G06-001-000	G	\$13,399	\$814	\$788	\$761	\$734	\$707	\$3,804	\$1,009	\$18,212
14	Telecommunication/Network Connections GF-000004	G	\$122						\$0		\$122
			\$111,476	\$20,104	\$46,861	\$68,834	\$8,807	\$8,780	\$153,386	\$36,874	\$301,736

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  
G General Fund  
S State  
F Federal  
X Other  
U Undetermined



# GOVERNMENT FACILITIES AND PROGRAMS PROJECT LOCATIONS



## PROJECT NAMES

Laurel Hill Adaptive Reuse  
 Massey Building Demolition  
 Newington DVS Renovation  
 Original Mt Vernon HS Building Renovation  
 RTCN Library and Community Spaces  
 Salona Property Conservation Easement



Distance in Miles  
0 1 2 3 4