

# Advertised Capital Improvement Program

FY 2020-2024 (With Future Fiscal Years to 2029)



# Fairfax County Board of Supervisors

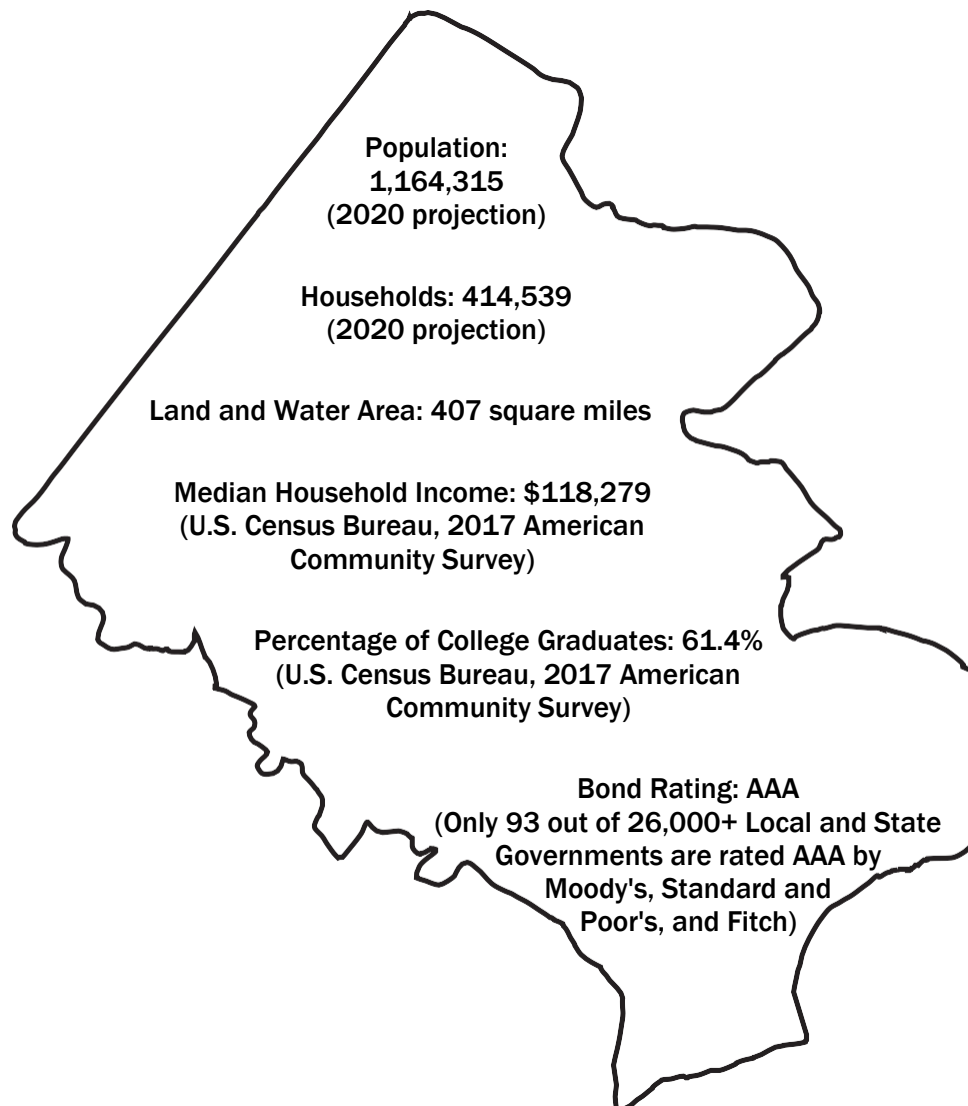
Sharon Bulova, Chairman

John C. Cook	Braddock District
John W. Foust	Dranesville District
Catherine M. Hudgins	Hunter Mill District
Jeffrey C. McKay	Lee District
Penelope A. Gross, Vice Chairman	Mason District
Daniel G. Storck	Mount Vernon District
Linda Q. Smyth	Providence District
Pat Herrity	Springfield District
Kathy L. Smith	Sully District

Bryan Hill, County Executive

Tisha Deeghan	Deputy County Executive
Rachel Flynn	Deputy County Executive
David M. Rohrer	Deputy County Executive
Joseph M. Mondoro	Chief Financial Officer

## Fairfax County, Virginia... At a Glance



**Fairfax County, Virginia**

**Fiscal Years 2020 – 2024**

**Advertised**

**Capital Improvement Program**

**(With Future Fiscal Years To 2029)**



Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request special accommodations, call 703-324-2391 or TTY 711 (Virginia Relay Center). Please allow five working days in advance of events in order to make the necessary arrangements.

*This entire document is available online at:  
<http://www.fairfaxcounty.gov/budget>*

## **Board of Supervisors**

**Sharon Bulova, Chairman**  
**Penelope A. Gross, Vice Chairman**

<b>John W. Foust</b>	<b>Daniel G. Storck</b>
<b>Kathy L. Smith</b>	<b>Jeffrey C. McKay</b>
<b>Patrick Herrity</b>	<b>Linda Q. Smyth</b>
<b>Catherine M. Hudgins</b>	<b>John C. Cook</b>

## **Planning Commission**

**Peter F. Murphy, Chairman**  
**James R. Hart, Vice Chairman**

<b>John A. Carter</b>	<b>James T. Migliaccio</b>
<b>Mary D. Cortina</b>	<b>Timothy J. Sargeant</b>
<b>Phillip A. Niedzielski-Eichner</b>	<b>Julie M. Strandlie</b>
<b>Walter C. Clarke</b>	<b>Donté Tanner</b>
<b>Ellen J. “Nell” Hurley</b>	<b>John C. Ulfelder</b>

**Bryan J. Hill, County Executive**  
**Tisha Deeghan, Deputy County Executive**  
**Rachel Flynn, Deputy County Executive**  
**David M. Rohrer, Deputy County Executive**  
**Joseph Mondoro, CFO/Director, Department of Management and Budget**  
**Fred Selden/Barbara Byron, Director, Department of Planning and Zoning**  
**Martha Reed, Capital Programs Coordinator**  
**Joe LaHait, County Debt Manager**  
**Jill G. Cooper, Planning Commission Executive Director**



# Table of Contents

<b>County Executive's Transmittal Letter .....</b>	<b>i</b>
<b>Capital Improvement Program Summary .....</b>	<b>ii</b>
<b>Capital Improvement Programming.....</b>	<b>1</b>
<b>Fiscal Policies and Summary Charts.....</b>	<b>11</b>
Program Cost Summaries (Table A) .....	20
General Fund Supported and Paydown Program (Table B) .....	21
History of Referenda (Table C) .....	22
General Obligation Bonds Authorized but Unissued Status (Table D) .....	23
Referendum and Debt Capacity Analysis (Table E) .....	24
County Bond Referendum Plan (Table F) .....	25
<b>Current Project Lists.....</b>	<b>27</b>
Current Projects by Function (5 –Year CIP Period) .....	27
Current Projects by Supervisor District (5–Year CIP Period) .....	33
<b>Public Private Partnerships and Joint Ventures.....</b>	<b>39</b>
<b>Countywide Infrastructure Replacement Requirements.....</b>	<b>49</b>
<b>Public Schools .....</b>	<b>69</b>
<b>Parks .....</b>	<b>79</b>
Fairfax County Park Authority .....	80
• Land Acquisition and Park Development	
• Facility Renovations	
• ADA Compliance	
• Events Center	
Northern Virginia Regional Park Authority (NVRPA) .....	92
<b>Community Development.....</b>	<b>97</b>
Revitalization and Neighborhood Improvements .....	98
• Streetscape Projects	
• Town Centers	
• Developer Defaults	
• Neighborhood Improvement Board District Capital Funds	
Athletic Field Program .....	108
• Athletic Field Maintenance and Lighting	
• Synthetic Turf Fields	
<b>Housing, Health and Human Services.....</b>	<b>113</b>
Housing Development .....	114
• Affordable Housing	
• Senior Housing	
• ADA Compliance	
Health and Human Services.....	124
• School Age Child Care (SACC) Centers	
• Human Services Centers	
• Shelters	
• Community Centers	

# Table of Contents

<b>Public Safety and Court Facilities.....</b>	<b>135</b>
Public Safety .....	136
• Fire Stations	
• Police Stations	
Court Facilities .....	146
• Courthouse	
• Adult Detention Center	
<b>Government Facilities.....</b>	<b>151</b>
Libraries .....	152
Infrastructure Replacement and Upgrades.....	157
• Building Repairs and Renewal	
• ADA Compliance	
Government Facilities and Programs .....	166
• Vehicle Services	
• Original Mount Vernon High School Redevelopment	
• Reston Town Center North Redevelopment	
• Environmental Initiatives Program	
<b>Utility Services .....</b>	<b>173</b>
Solid Waste.....	174
• Newington Operations Facility	
• I-66 Transfer Station	
• I-95 Landfill	
Sanitary Sewers.....	180
• Noman Cole Pollution Control Plant	
• Alexandria ARenew Enterprises Plant	
• DC Water Blue Plains Treatment Plant	
• Arlington County Pollution Control Plant	
• Upper Occoquan Sewage Treatment Authority	
Stormwater Management .....	187
Water Supply Program.....	195
<b>Transportation and Pedestrian Initiatives.....</b>	<b>199</b>
• Board of Supervisors Transportation Project Priorities (TPP)	
• Dulles Rail Project	
• Metro	
• County Road Program	
• Pedestrian/Bicycles Initiatives	
<b>Future Project Lists and Details .....</b>	<b>219</b>
Projects by Function (Beyond 5–Year CIP Period) .....	219
Projects by Supervisor District (Beyond 5 –Year CIP Period) .....	220
Future Project Detail Sheets .....	222
<b>Potential Shared Use Opportunities List.....</b>	<b>239</b>
Projects by District (5–10 Year CIP Period) .....	240
Projects by Year (5–10 Year CIP Period) .....	244
<b>Operational Budget Impacts of the CIP .....</b>	<b>247</b>
<b>Glossary.....</b>	<b>251</b>



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Chairman and Members of the Board of Supervisors  
County of Fairfax  
Fairfax, Virginia 22035

February 19, 2019

Chairman and Board Members,

I am pleased to forward for your review and consideration the Fairfax County *Advertised Capital Improvement Program (CIP) for Fiscal Years 2020 – 2024, with Future Fiscal Years to FY 2029*. The CIP is released concurrently with the FY 2020 Advertised Budget Plan. During the development of this year's CIP, the following primary objectives were accomplished:

- Reviewed and revised the Bond Referendum Plan;
- Reviewed the County's debt capacity and conducted an analysis of debt service requirements, sales limitations, and debt ratios in conformance with the County's *Ten Principles of Sound Financial Management*;
- Developed the annual General Fund Supported Capital Program;
- Reviewed the use of the Capital Sinking Funds;
- Reviewed the Stormwater Service District Spending Plan, developing an FY 2020 program with no recommended increase in the service district rate;
- Reviewed the Americans with Disabilities Act (ADA) compliance process;
- Updated and reviewed the Countywide Infrastructure Replacement and Upgrade requirements;
- Continued to identify potential FCPS/County shared-use facility sites and other co-location opportunities; and
- Included estimated operational budget impacts for both current and future CIP projects.

I believe the County's proposed FY 2020 – FY 2024 CIP reflects a program which provides specific project planning and a clear financing plan. Although this plan requires annual evaluation, it does provide a specific facility roadmap for the future.

Respectfully submitted,

Bryan J. Hill  
County Executive

---

**Office of the County Executive**  
12000 Government Center Parkway, Suite 552  
Fairfax, VA 22035-0066  
703-324-2531, TTY 711, Fax 703-324-3956  
[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

# FY 2020 – FY 2024 Capital Improvement Program Summary

## **Reviewed and Revised the Bond Referendum Plan**

As part of the development of the FY 2020 – FY 2024 Capital Improvement Program (CIP), staff continued to meet with County agencies to discuss and re-prioritize future CIP project requirements. Each year current and proposed future projects are reevaluated in terms of projected costs and timing. The CIP Bond Referendum Plan includes County Referenda proposed in fall 2020 (FY 2021) and fall 2022 (FY 2023) and Fairfax County Public Schools (FCPS) Referenda in fall 2019 (FY 2020), fall 2021 (FY 2022) and fall 2023 (FY 2024) within the five-year CIP period.

The County continues to monitor the level of construction cost escalation associated with building projects. Some of the factors that are influencing the construction market include: availability of skilled labor; the supply of general contractors and the level of bidding; competitiveness, particularly at the subcontractor level; and natural disasters such as hurricanes and forest fires which have diverted both building construction materials and labor to the southern and western parts of the country. The effect of these disasters on the availability of construction materials is expected to continue for several years, particularly for steel, aluminum, lumber, diesel and gasoline. This market escalation over the past 2-3 years has resulted in an increase to the projected costs for projects that were recently bid, approved projects that are in the planning and design phases, and future projects in the CIP. The Bond Referendum Plan and the cost estimates for previously approved CIP projects have been adjusted to account for the significant cost escalation that has occurred, and staff will continue to monitor the impact of the regional market on CIP projects.

The Referendum Plan continues the approved level of support for FCPS, with referenda of \$360 million every two years, directly linked to the current approved sales limit of \$180 million per year. Several changes are proposed for future County projects. Staff is proposing a Library Referendum in fall 2020, earlier than the previously planned 2022 Referendum. The timing change for this Referendum will provide opportunities for project partnerships and service co-locations. Staff is currently exploring a joint development project with the Town of Vienna to renovate or replace the Patrick Henry Community Library and provide additional parking in a structured garage for the Library and the Town. Conceptual designs are also being explored to co-locate the expansion and renovation of the existing Lorton Community Library with the Lorton Community Center and to co-locate the new Kingstowne Regional Library with the Franconia Police Station, the Lee District Supervisor's Office, the Franconia Museum and an Active Adult Center.

In addition, the Health and Human Services Referenda have been revised to reflect changes in program delivery and service opportunities. Funding has been approved and work is underway to support the repurposing of the Boys Probation House (BPH). The BPH is a community-based, non-secure, 16-bed residential treatment program for male juvenile offenders. The number of offenders at the BPH has significantly declined in recent years and space has been identified for this Program at the Juvenile Detention Center Transitional Living Center. The movement of the BPH Program will allow for the relocation of the Crisis Care Program. This program is currently housed at the Woodburn facility which provides a 16-bed alternative to psychiatric hospitalization for Northern Virginia residents. The Woodburn facility was scheduled for renovation as part of the 2020 Human Services Bond Referendum; however, the repurposing of the BPH and relocation of the Crisis Care Program will eliminate the need for this bond financing.

During the past year, staff have been working to review options to reduce waiting lists for victims of domestic violence, relocate services for individuals with disabilities and provide for those in need of substance abuse disorder treatment, especially detoxification and opioid treatment. Through strategic, innovative planning, staff have identified options to address these needs in more efficient and cost-effective ways. This year's CIP includes the removal of the Artemis House project from the Bond Referendum Plan based on a new approach to identify opportunities at Fairfax County Redevelopment and Housing Authority (FCRHA) properties to house victims of domestic violence. As a result of the identification of existing space in the southern part of the County, additional housing for victims of domestic violence will be available in February 2019. Other sites are being evaluated throughout the County.

# FY 2020 – FY 2024

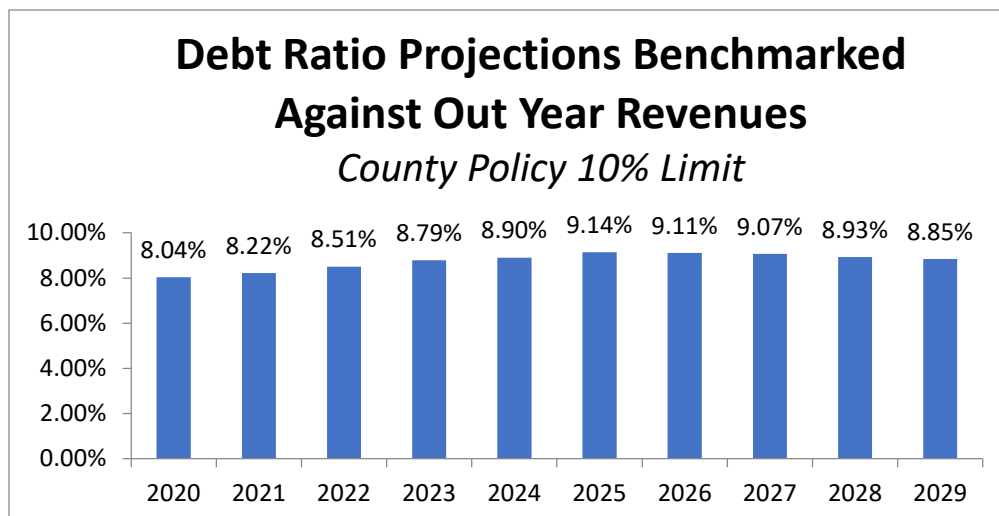
## Capital Improvement Program Summary

In addition, the original proposal to address the increased demand for residential, long-term care needs for individuals with disabilities was to develop several Intermediate Care Facilities, consisting of 5-bedroom homes with 24-hour assistance and skilled nursing services. It has been determined that these needs can be addressed in a more efficient and cost-effective manner through public-private partnerships with access to existing beds and services. This project has also been removed from the Bond Referendum Plan.

Based on the removal of the Woodburn Crisis Care Center, Artemis House, and the Intermediate Care Facilities, the fall 2020 Human Services Referendum can now include the renovation of the Crossroads residential substance abuse treatment program facility. This facility was not previously planned until fall 2024. The Crossroads facility provides substance abuse education, counseling, vocation rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support toward independent living for an average daily census of 74 individuals. Typical program participation is 4–6 months in the primary treatment phase and 3-4 months in the supervised living phase. The facility is in need of updates to address outdated equipment, HVAC, plumbing, electrical and mechanical systems and provide flexible space for admissions, visitors and therapeutic purposes. In FY 2018, there were 150 people served in the residential treatment program and 57 people served in the supervised living component within the Crossroads facility. At any given time, there are between 50-60 individuals on the wait list. As part of the renovation project, staff is reviewing opportunities to more efficiently use the existing space at Crossroads to reduce waiting lists in the future.

### Reviewed the County's Debt Capacity

A review of the County's debt capacity is conducted annually. The CIP is analyzed annually to ensure adherence to the *Ten Principles of Sound Financial Management*, specifically as it relates to debt ratios. As of June 30, 2018, the ratio of debt to taxable property value was 1.15 percent, well below the 3 percent limit and the ratio of debt to General Fund disbursements was 8.20 percent, well below the 10 percent limit. These self-imposed limits are designed to maintain a balance between essential operating program expenditures and those for capital needs while preserving the County's AAA credit rating. The FY 2020 – FY 2024 CIP Bond Referendum Plan maintains these self-imposed debt ratios. The chart below is based on the percentage of anticipated debt requirements to conservatively forecasted revenues at a 2 percent growth rate. This analysis includes an annual sales amount of \$300 million, including \$180 million per year in sales for FCPS and \$120 million for County projects during the 5-10 year CIP period.



# FY 2020 – FY 2024

## Capital Improvement Program Summary

Although the Referendum Plan forecasts cash needs which may exceed the \$300 million limit in some years, staff is confident, based on previous years, that the cash flow analysis and spending projections are conservative and sales can be managed within the annual limit.

In addition, staff continues to actively manage existing debt and regularly reviews refunding opportunities. On January 29, 2019, the County conducted a General Obligation bond sale for the Series 2019A bonds. The County achieved an interest rate of 2.90 percent, representing a differential of 1.33 percent under the Bond Buyer Index (BBI), which stood at 4.23 percent on the day of the sale. In preparation of this bond sale, the County requested a bond rating from Standard and Poor's Corporation, Moody's Investors Service, and Fitch Ratings. The County's triple-A bond rating was affirmed by all three agencies.

### **Developed a General Fund Supported Capital Program**

The proposed FY 2020 General Fund Supported Capital Program is slightly higher than the FY 2019 Adopted Budget Plan level of \$16,761,476. FY 2020 total funding of \$18,143,691 includes an amount of \$12,353,691 or 68 percent for commitments, contributions and facility maintenance and \$5,790,000 or 32 percent for Infrastructure Replacement and Upgrades (Paydown projects). The Paydown program has been redesigned, at the request of the Board of Supervisors, to exclude those projects that are on-going maintenance projects or annual contributions. Paydown now includes infrastructure replacement and upgrades, ADA compliance, athletic field improvements and other capital improvements. The following table provides a summary of both categories within the General Fund Supported Capital Program.

<b>FY 2020 General Fund Supported Capital Program*</b>			
	<b>Commitments, Contributions and Facility Maintenance</b>	<b>Paydown</b>	<b>Total General Fund Support</b>
Athletic Field Maintenance and Sports Programs	\$4,435,338	\$1,700,000	\$6,135,338
Park Authority Maintenance and Infrastructure Upgrades	\$960,000	\$1,740,000	\$2,700,000
Environmental Initiatives	\$916,615	\$0	\$916,615
Revitalization Maintenance	\$1,410,000	\$0	\$1,410,000
Payments and Contributions	\$4,631,738	\$0	\$4,631,738
County Infrastructure Replacement and Upgrades	\$0	\$0	\$0
ADA Improvements	\$0	\$650,000	\$650,000
Reinvestment/Repairs to County Roads and Walkways	\$0	\$1,500,000	\$1,500,000
Developer Defaults	\$0	\$200,000	\$200,000
<b>Total General Fund Support</b>	<b>\$12,353,691</b>	<b>\$5,790,000</b>	<b>\$18,143,691</b>

\* Reflects General Fund support only. Other funding sources such as dedicated revenue and bond funding are not included in these totals.

# FY 2020 – FY 2024

## Capital Improvement Program Summary

The FY 2020 General Fund Capital Program represents an increase of \$1,382,215, primarily associated with increased support for Environmental Improvement Program projects, annual requirements associated with Americans with Disability Act (ADA) compliance, and increased annual funding for walkway and roadway repairs consistent with established multi-year plans. Due to budget constraints, there is no funding included for infrastructure replacement and upgrade projects in FY 2020, however, an amount of \$8,538,000 is anticipated to be funded as part of the *FY 2019 Third Quarter Review* or *FY 2019 Carryover Review*.

In recent years, it has been the Board of Supervisors' practice to fund some or all of the infrastructure replacement and upgrade projects using one-time funding as available as part of quarterly reviews. When considering the allocation of these available one-time funds, the FY 2019 Paydown Program funding totaled \$24,303,791. This trend is expected to continue in FY 2020.

Paydown Project Funding	
FY 2019 Adopted Paydown Program	\$4,890,000
FY 2018 Third Quarter Adjustments	\$8,237,400
FY 2018 Carryover Adjustments	\$11,176,391
<b>Total</b>	<b>\$24,303,791</b>

In addition, to funding approved at quarterly reviews, the Board has allocated available year-end funds to the Capital Sinking Fund. The Capital Sinking Fund is populated each year as part of the Carryover Review based on 20 percent of the available year-end balances. Funding provides for infrastructure replacement and upgrades, such as facility roofs, electrical systems, HVAC and reinvestment in trails, pedestrian bridges and other infrastructure requirements.

### Capital Sinking Funds

In April 2013, the County and School Board formed a joint committee, the Infrastructure Financing Committee (IFC), to collaborate and review both the County and School's Capital Programs and infrastructure upgrade requirements. One of the recommendations contained in the IFC's Final Report was the establishment of a capital sinking fund. The Capital Sinking Fund was first funded as part of the *FY 2014 Carryover Review*. Since then, the Board of Supervisors has approved funding annually at each Carryover Review. In addition, a formula for the allocation of these dollars was approved by the Board and includes: 55 percent for FMD, 20 percent for Parks, 10 percent for Walkways, 10 percent for County-owned Roads and 5 percent for revitalization areas. The allocation percentages are reviewed annually and can be adjusted by the Board to address changes in requirements. A total of \$38,471,743 to date has been dedicated to capital sinking funds and allocated for infrastructure replacement and upgrades in the following areas:

FMD	\$21,119,386
Parks	\$7,752,632
Walkways	\$4,421,463
Roads	\$3,839,890
Revitalization	\$1,338,372
<b>Total to Date</b>	<b>\$38,471,743</b>

The Capital Sinking Fund allocations have enabled agencies to continue much of the important replacement and upgrade work required for infrastructure and facilities throughout the County. Status updates regarding the use of additional sinking funds are provided to the Board of Supervisors periodically.

# FY 2020 – FY 2024

## Capital Improvement Program Summary

### **Reviewed the Stormwater Service District Spending Plan**

In FY 2020, the stormwater service rate is recommended to remain at the FY 2019 approved level of \$0.0325 per \$100 of assessed real estate value. In FY 2015, the Board of Supervisors endorsed a Stormwater Program 5-year Spending Plan which included a rate increase of ¼ penny per year to address regulatory requirements. The ultimate goal of a fully funded program was projected to be \$0.0400 per \$100 of assessed real estate value. FY 2019 represented the final year of the five-year spending plan. Staff has made significant progress in the implementation of watershed master plans, public outreach efforts, stormwater monitoring activities and operational maintenance programs related to stormwater conveyance, water quality improvements, and regulatory requirements. In addition, actual revenue collected in recent years has been higher than projected, and it is anticipated that this amount will continue to increase as property values rise throughout the County. Therefore, the FY 2020 stormwater service rate is recommended to remain at the current rate of \$0.0325 per \$100 of assessed real estate value.

Staff will continue to evaluate the success of the five-year program, analyzing future stormwater rate requirements, and developing the next 5-10 year Stormwater Plan. Although the FY 2020 rate will remain at the current level, the County is scheduled to be issued a new Municipal Separate Storm Sewer System (MS4) permit in 2020 and it is anticipated that State and Federal permit requirements will require future increases in the service district rate.

### **Updated Countywide Infrastructure Replacement and Upgrades Requirements**

As part of the FY 2020 CIP, staff reviewed all infrastructure replacement and upgrades requirements and updated the CIP section to ensure that priority replacement and upgrade project needs are identified by both the County and FCPS. This section provides the Board with a clear and County-wide integrated view of the scale and scope of unmet infrastructure requirements in various program areas. Infrastructure Replacement and Upgrades is the planned replacement of building subsystems such as roofs, electrical systems, and HVAC systems that have reached the end of their useful life. As the County infrastructure ages, more frequent replacement and upgrades are required. Fairfax County's inventory of infrastructure includes not only government buildings and schools, but housing units, park facilities, miles of walkways and sewer pipe and many facilities such as residential facilities and fire stations that operate 24/7, 365 days per year. Infrastructure replacement and upgrades are prioritized based on life safety concerns, repair history and availability of replacement parts. It is anticipated that this section will continue to evolve over time as County and FCPS staff work to identify requirements, refine estimates and conduct facility assessments.

Staff continues to review Best Practices for prioritizing and categorizing infrastructure replacement and upgrade requirements. Currently, County projects are classified as Category F: urgent/safety related, or endangering life and/or property; Category D: critical systems beyond their useful life or in danger of possible failure; Category C: life-cycle repairs/replacements where repairs are no longer cost effective; Category B: repairs needed for improvements if funding is available, and Category A: good condition. FCPS uses a Comprehensive Investment Capital Plan (CICP) which provides an assessment index (AI) to prioritize school renewal projects, based on useful life and criticality. Both the County and FCPS recognize the Best Practice of recommending the investment of 2 percent of replacement value to support renewal programs.



# FY 2020 – FY 2024

## Capital Improvement Program Summary

### **Continued to Explore Shared Use Opportunities with FCPS**

County and School staff have been working together to identify and implement several shared use facility opportunities. A list of future potential shared use facilities has been updated and included in the CIP. This list is sorted by both projected project implementation year (project timeline) and by Supervisory District. There are currently several joint County/School projects underway, including:

#### *Data Center Project:*

As part of a County space utilization evaluation, the use and location of the County's Data Center has been under review. The price for the offsite location of data center functions has dropped in recent months, potentially providing an opportunity for the County and FCPS to explore alternatives and free up significant space at the Government Center and FCPS properties for alternative uses. The County's current operations in office building space, features high environmental maintenance costs such as additional power and cooling requirements. Offsite commercial data center host facilities have at least Tier-3 ratings for industry standard security and utilities. These sites are specifically designed for data center requirements, featuring redundant dual-powered servers, storage, and diverse network links powered with multiple, active, and independent sources of power and cooling resources, and reflect industry best practices. FCPS has expressed interest in the offsite concept being explored by the County, and has requested adjoining space in the identified commercial offsite location.

#### *McNair Elementary School Project:*

FCPS is building a new school, Northwest Elementary, to address the severe overcrowding at McNair Elementary school in Herndon. The three-story structure will be built utilizing adjacent property and existing land at McNair. In the new building, County Human Services agencies will utilize approximately 3,000 square feet of community space through a dedicated access point. Human Services agencies will work with the community and the school to provide and align services in a manner that meets the identified needs of the students, families and residents of Fairfax County.

#### *Original Mount Vernon High School Project:*

A variety of services and functions are being reviewed for possible inclusion in the phased redevelopment of the Original Mount Vernon High School site. A planning effort is underway and is being coordinated with the Mount Vernon and Lee District communities. The facility was constructed in 1939 and efforts are underway to determine requirements for renovation 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 July 2017, the Fire Marshal and FCPS began occupying space at the site in order to improve service 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.

### **Continued to Explore Co-Location Opportunities**

County staff have also been working to identify co-location opportunities for complimentary County programs. There are currently several co-locations being explored, including:

#### *Lorton Library, Community Center, Senior Center Project:*

The expansion and renovation of the existing Lorton Community Library is currently being considered for colocation with the Lorton Community Center which was approved by the voters as part of the 2016 Human Services and Community Development Bond Referendum. The site would also provide for space associated with the Lorton Community Action Center and the Lorton Senior Center. One site could provide a multiple-agency building, which would maximize the use of the space, provide efficiencies, and leverage the synergies among all community services.

# FY 2020 – FY 2024

## Capital Improvement Program Summary

### *Franconia Police Station, Museum, Kingstowne Library and Active Adult Center Project:*

The Kingstowne Regional Library site was previously purchased by the County and is being considered not only for the Library but also as a co-location site with other County facilities. The Kingstowne Library and Active Adult Center is currently occupying leased space. Staff has been exploring conceptual designs associated with the co-location of the Library with the Franconia Police Station, the Lee District Supervisor's Office, the Franconia Museum and the Active Adult Center. The Franconia Police Station and District Supervisor's Office were approved by the voters as part of the fall 2015 Public Safety Bond Referendum. Co-location of these facilities at this site could support a single, multiple-agency building, which would create synergies between agencies, maximize the use of the space, provide efficiencies, and enhance services for the community. The colocation also allows the Police Station and Supervisor's Office to stay in place during construction without the need for temporary space or disruptions to operations.

### *Wastewater and Stormwater Facility:*

Design work is currently underway for a new facility to co-locate stormwater and wastewater operations and support greater efficiency between the shared missions of these programs. The Maintenance and Stormwater Operations Division's current site is restricted by the City of Fairfax zoning ordinances that do not allow expansion of the buildings or any exterior improvements to the property. The facility is inadequate, outdated, and cannot accommodate the current and future staff required to support the increased scope of the stormwater program. A consolidated/co-located facility will combine functions and operations, and maximize efficiencies for both Stormwater and Wastewater. It is anticipated that EDA bonds will finance the facility and Stormwater and Wastewater revenues will proportionately provide for the annual debt service requirements.

### **Estimated Operational Impacts for Current and Future CIP Projects**

Staff has identified rough estimates for operational costs associated with current and future CIP projects. These estimates are based on FY 2020 dollars, with no inflation applied. Facility square footage increases have been estimated using a blended annual operating factor to account for increased utilities, custodial, landscaping, and maintenance costs. Future decisions may be required for several of these facilities, therefore the operational budget impacts have not yet been determined. Agency estimates include potential additional staffing, equipment and furnishings. Further analysis will be required for all of these estimates; however, this year's CIP does provide the identification of not just project design and construction costs, but also the estimated operational impact for many facility projects.

### **Reviewed the ADA Compliance Process**

Since 2007, County staff have been working to make improvements to County facilities and remain compliant with the Americans with Disabilities Act (ADA). The United State Department of Justice (DOJ) conducted a national audit to determine compliance with the ADA and included County government facilities and programs. The Board of Supervisors entered into a Settlement Agreement with the DOJ on January 28, 2011 and has completed all DOJ identified improvements to facilities and programs. As part of the Settlement Agreement, the County was required to perform self-assessments at all facilities not audited by the DOJ. Improvements associated with these self-assessments were not part of the Settlement Agreement, but were intended to be completed over time. Some of the improvements associated with the self-assessments are still underway. The County was successful at fulfilling the terms of the Agreement and was officially released from the Settlement Agreement in August 2018.

# FY 2020 – FY 2024

## Capital Improvement Program Summary

In FY 2020, baseline funding has been included in the budget to strategically address a long-term approach for providing continued annual ADA improvements at County facilities. As buildings and site conditions age, additional annual ADA compliance work is required. For example, over time, sidewalks may settle or erosion occurs changing the slope and creating gaps or obstructions; program usage changes can result in new physical barriers; or pedestrian entrance ramps can deteriorate based on heavy usage. In addition, some work continues on facilities which were identified as part of the required self-assessments.

In addition, all design and construction contracts for new or renovated facilities are required to comply with federal ADA regulations and the 2010 ADA Standards for Accessible Design. Design plans are specifically reviewed for ADA compliance and recurring ADA inspections are implemented during the construction phase of CIP projects. In addition to trained County staff members, the County also regularly utilizes consultant ADA specialists to review plans and inspect construction work to ensure compliance with ADA Standards. Staff continues to meet federal ADA compliance and coordinate with user agencies to address related operational requirements.

### **Identified Future CIP Efforts and Challenges**

In the next year, County and FCPS staff will continue to identify opportunities for shared space/multi-use facilities. In addition, staff will work to strengthen the links between the County-wide strategic planning effort currently underway and its relationship to the CIP. Over the next several years, these strategic efforts will provide for more discussion in relation to long-term capital needs. In addition, staff will monitor the current construction market and its effect on project costs for both current and future projects within the CIP.



1742

# Capital Improvement Programming

## INTRODUCTION

Capital improvement programming is a guide toward the efficient and effective provision of public facilities. Programming capital facilities over time can promote better use of the County's limited financial resources and assist in the coordination of public and private development. In addition, the programming process is valuable as a means of coordinating and taking advantage of joint planning and development of facilities where possible. By looking beyond year-to-year budgeting and projecting what, where, when and how capital investments should be made, capital programming enables public organizations to maintain an effective level of service for both the present and future population.

## THE CAPITAL IMPROVEMENT PROGRAM ("CIP")

The result of this continuing programming process is the Capital Improvement Program - the CIP - which is the County's five-year roadmap for creating, maintaining and funding present and future infrastructure requirements. The Capital Improvement Program addresses the County's needs relating to the acquisition, expansion and rehabilitation of facilities and systems. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public. It provides a planned and programmed approach to utilizing the County's financial resources in the most responsive and efficient manner to meet its service and facility needs. It serves as a "blueprint" for the future of the community and is a dynamic tool, not a static document.

The underlying strategy of the CIP is to plan for land acquisition, construction and maintenance of public facilities necessary for the safe and efficient provision of public services in accordance with broad policies and objectives adopted in the County's Comprehensive Plan. A critical element of a balanced CIP is the provision of funds to both preserve or enhance existing facilities and provide new assets to respond to changing service needs and community growth. While the program serves as a long-range plan, it is reviewed and revised annually based on current circumstances and opportunities. Priorities may be changed due to funding opportunities or circumstances that cause a more rapid deterioration of an asset. Projects may be revised for significant costing variances.

The CIP is primarily a planning document. As such, it is subject to change each year as the needs of the community become more defined and projects move closer to final implementation. The adoption of the Capital Improvement Program is neither a commitment to a particular project nor a limitation to a particular cost. As a basic tool for scheduling anticipated capital projects and capital financing, the CIP is a key element in planning and controlling future debt service requirements. For this reason, the CIP includes some projects where needs have been defined, but specific solutions or funding amounts have not been identified.

When adopted, the CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long term requirements beyond the current 5-year period.

## CIP LINKAGES

The comprehensive capital project planning process has three essential components:

- The Comprehensive Plan (Long-term Element, 20-25 years)
- The Capital Improvement Program (Mid-term Element, 5-10 years)
- The Capital Budget (Short-term Element, 1 year)

The Comprehensive Plan is a component of the planning process, or a generalized model of the future, that expresses policy directions for a 20-25 year period. The Comprehensive Plan and the CIP are mutually supportive - the Plan identifies those areas suitable for development, as well as the public investment they will require, and the CIP translates those requirements into capital projects designed to support the goals and policies of the Comprehensive Plan. This ensures that necessary public facilities are planned in a time frame concurrent with private development. By providing a realistic schedule for the provision of facilities, orderly development in the best interests of the citizens of Fairfax County can be achieved.

Many projects recommended for implementation in the Plan are not included in the five-year CIP period, but may be incorporated into the CIP as existing needs are met and additional growth occurs. The extent to which growth either does or does not occur in a given area will influence both the timing and scope of capital projects. While it is a desired goal to minimize public facility deficiencies, it is equally desirable that only those projects with an identified need be constructed.

The Annual Capital Budget serves to appropriate funds for specific facilities, equipment and improvements. For projects supported by the General Fund, the first year included in the CIP reflects the approved annual capital budget funding level. Funding for subsequent years in the program are included for planning purposes only and do not receive ultimate expenditure authority until they are analyzed and incorporated into the annual Capital Budget. In general, General Obligation Bond funded projects and projects supported by other financing, are reflected in the 5-year program with the cashflow required for spending reflected in each year. The CIP is a "rolling" process and subsequent year items in the CIP are evaluated annually and advanced each fiscal year.

## **THE LEGAL BASIS FOR THE CIP**

The CIP is prepared pursuant to Article 5 of Section 15.2-2239 of the Code of Virginia, as amended, which reads:

"A local planning commission may, and at the direction of the governing body shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years. The commission shall submit the program annually to the governing body, or to the chief administrative officer or other official charged with preparation of the budget for the locality, at such time as it or he shall direct. The capital improvement program shall include the commission's recommendations, and estimates of cost of the facilities and the means of financing them, to be undertaken in the ensuing fiscal year and in a period not to exceed the next four years, as the basis of the capital budget for the locality. In the preparation of its capital budget recommendations, the commission shall consult with the chief administrative officer or other executive head of the government of the locality, the heads of departments and interested citizens and organizations and shall hold such public hearings as it deems necessary."

## **THE CIP PROCESS**

The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair-versus-replacement of facilities. New service demands are also considered as they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the following 10 Principles of Capital Improvement Planning.

## **Principles of Sound Capital Improvement Planning**

1. The Board of Supervisors' goals and the adopted Comprehensive Plan, specifically the Land Use Plan and the Policy Plan, are the basis for capital planning in Fairfax County. The Capital Improvement Program (CIP) shall execute the goals and objectives of the adopted Comprehensive Plan for Fairfax County.
2. Pursuant to Section 15.2-2239 of the Code of Virginia, the Planning Commission shall review and recommend annually the County's Capital Improvement Program based on the adopted Comprehensive Plan for the consideration of the governing body. Public participation in the CIP process is essential and shall continue to be encouraged.
3. Criteria consistent with the Comprehensive Plan, and with the principles stated herein, shall be established to guide the selection and prioritization of CIP projects.
4. The development of the CIP shall be guided by the principles of life cycle planning to ensure that long-term maintenance, renewal and replacement requirements are adequately addressed to protect the County's investment and maximize the useful life of facilities. The County shall allocate an appropriate amount of its general operating, special revenue, enterprise and other funds to finance ongoing infrastructure maintenance, renewal and replacement of facilities. Facilities are defined to include all fixed installations constructed and/or maintained with public funds, including buildings and structures, utilities and related improvements.
5. The CIP shall include the fiscal impact of each project and identify unfunded capital requirements to adequately anticipate resource requirements and capacity to provide services beyond the planning period.
6. The CIP shall support the County's efforts to promote economic vitality and high quality of life. The CIP should recognize the revenue generating and/or cost avoiding value of making public infrastructure improvements to spur private reinvestment and revitalization in support of County land use policy.
7. The CIP shall support the County's efforts to encourage the development of affordable and effective multi-use public facilities as feasible.
8. The CIP shall be developed to provide facilities that are cost effective, consistent with appropriate best practice standards, community standards and expectations of useful life.
9. The County will endeavor to execute the projects as approved and scheduled in the CIP. Value Engineering principles will continue to be applied to appropriate capital projects. Changes in project scope, cost and scheduling will be subject to close scrutiny.
10. The CIP shall be guided by the County's adopted Ten Principles of Sound Financial Management.

## THE CIP REVIEW TEAM

A CIP Review team is responsible annually for reviewing capital project requests and providing recommendations to the County Executive. This team is comprised of technical staff from the Office of the County Executive, the Department of Management and Budget, the Department of Planning and Zoning and the Department of Public Works and Environmental Services. This team also conducts an in-depth analysis of the impact of the Capital Program on cash flow and bonding requirements, as well as the County's ability to finance, process, design and ultimately maintain projects. The team meets regularly throughout the year.

The overall goal of the CIP Review Team is to develop CIP recommendations that:

- ✓ Preserve the past, by investing in the continued upgrade of County assets and infrastructure;
- ✓ Protect the present with improvements to County facilities; and
- ✓ Plan for the future.

Projects most often are forwarded to the team by a sponsoring department, which is responsible for their implementation. In proposing a five-year capital plan, the CIP Team considers the feasibility of all proposed capital projects by evaluating their necessity, priority, location, cost and method of financing, availability of federal and state aid and the necessary investment in the County's infrastructure.

A series of meetings are conducted in the fall to allow County agencies the opportunity to present their program needs and priorities to the CIP Review Team. Agencies present their program requirements, demonstrating clear links to the Comprehensive Plan. Agencies have the opportunity to justify new and long term project requests and discuss operational needs and priorities. Several evaluation questions are discussed throughout this process including:

## Capital Project Evaluation Questions

### Project Urgency

- What are the most urgent projects and why?
- Is the project needed to respond to state or federal mandates?
- Will the project improve unsatisfactory environmental, health and safety conditions?
- What will happen if the project is not built?

### Project Readiness

- Are project-related research and planning completed?
- Are all approvals, permits or similar requirements ready?
- Have affected citizens received notice and briefings?
- Are the appropriate departments ready to move on the project?
- Is the project compatible with the implementation of the other proposed projects?

### Project Phasing

- Is the project suitable for separating into different phases?
- Is the project timing affected because funds are not readily available from outside sources?
- Does the project have a net impact on the operating budget and on which Fiscal Years?
- Does the project preserve previous capital investments or restore a capital facility to adequate operating condition?

### Planning Questions

- Is the project consistent with the Comprehensive Plan?
- Can projects of similar use or purpose be co-located at one location?
- Does the project increase the efficiency of the service delivery?
- What are the number and types of persons likely to benefit from the project?
- Will any groups be adversely affected by the project?
- What geographic areas does the project serve?
- Are there any operational service changes that could affect the development of project cost estimates?



As capital projects are identified, the above evaluation questions are used as an assessment tool in concert with the *Criteria for Recommending Future Capital Projects* regarding the immediate, near term, long term or future timing of project implementation.

## **Criteria for Recommending Future Capital Projects**

The following criteria are intended to guide decision making and may be adjusted as necessary. All capital projects must support the goals established by the Board of Supervisors and the adopted Comprehensive Plan and conform to specified standards mentioned in the Plan. Other County or best practice standards may be cited so long as they are not in conflict with the Comprehensive Plan or Board directives. Projects are categorized based on priority and recommended for appropriate funding sources (i.e., general funds, bonds, special revenue funds) according to their criticality or other standards as recommended by the staff, Board of Supervisors, School Board, Planning Commission or other advisory body. Actual project commencement and completion are subject to identification of resources and annual appropriation by the Board of Supervisors.

**Near Term:** *Projects are anticipated to be moved to the 5 year plan within 1–3 years. Many of these projects are scheduled for funding as part of the County Bond Referendum Plan. Examples of such projects may exhibit the following criteria:*

- Eliminate an immediate threat to personal and public safety.
- Alleviate immediate threats to property or the environment.
- Respond to a court order or comply with approved Federal or State legislation.
- Have significant Federal/State commitment or significant private sector investment.
- Preserve previous capital investment or restore capital facilities to adequate operating condition.
- Respond to Federal or State mandates in compliance with extended implementation schedules.
- Generate significant revenue, are self-supporting or generate cost avoidance (return on investment and/or improved efficiency).
- Alleviate existing overcrowded conditions that directly contribute to the deterioration of quality public services.
- Generate private reinvestment and revitalization.
- Have significant public expectations as demonstrated by development proffers or other Board action.
- Support the County's efforts to encourage development of affordable and effective multi-use public facilities.

**Long Term:** *Projects may be moved to the 5 Year plan within 4–5 years. Some of these projects are scheduled in the County Bond Referendum Plan and some are included in the Future Projects Lists and Details. Examples of such projects may exhibit the following criteria:*

- Accommodate projected increases in demand for public services and facilities.
- Maintain support for public services identified by citizens or appointed Boards and Commissions as a priority in furtherance of the goals and objectives established by the Comprehensive Plan.
- Meet new program goals or respond to new technology.
- Fulfill long term plans to preserve capital investments.

## THE CIP CALENDAR

Recommendations for the appropriate funding and phasing of projects are coordinated with the respective agencies and the County Executive's Office, and an Advertised Program is developed. The Advertised Capital Improvement Program is presented to the Fairfax County Planning Commission in March, at which time a workshop with agencies and public hearings are held. After completing its review of the Advertised Program, the Planning Commission forwards its recommendations to the Board of Supervisors for consideration. The Board of Supervisors holds public hearings on the Advertised CIP, concurrent with the County's Annual Budget hearings, then adjusts and adopts the Program in April.

August/September	Departments prepare CIP requests
October/November	Departmental Meetings with CIP Review Team
December	Recommendations discussed with County Executive
February	Advertised CIP released with Annual Budget
March/April	Presentations and Public Comment to Planning Commission and Board of Supervisors
April/May	CIP Adoption

## COMMON DEFINITIONS

The Infrastructure Financing Committee (IFC), a joint School Board/County Board Committee, established in April 2013, approved the use of common definitions for various capital projects, operational maintenance, and infrastructure replacement and upgrades. These definitions are used in the development of both the County and FCPS Capital Improvement Programs.

### **OPERATIONS AND MAINTENANCE**

The recurring, day-to-day, periodic, or scheduled maintenance/repairs required to preserve, control deterioration and provide for the basic operation of a facility. This type of maintenance is routine, recurring, and is based on frequency schedules, responding to service requests, or through periodic inspection and correction efforts. Operations and Maintenance efforts are an essential part of the on-going care and up-keep of any facility. Operations and Maintenance is typically funded through operational budgets. Examples of Operations and Maintenance include:

- Janitorial - custodial services, trash removal
- Electrical - power malfunctions, replacement light bulbs, elevator/escalator repairs
- Plumbing - dripping faucets, clogged pipes
- Painting - painting walls
- Carpentry - broken doors, ceiling tile replacement, replacement windows
- Mechanical systems - replacing filters, belts on HVAC equipment
- Replacement - gym floors, carpet tiles, roof top HVAC components, field lighting
- Upgrades – some improvements to meet Americans with Disability Act (ADA) standards

## ***INFRASTRUCTURE REPLACEMENT AND UPGRADES***

Infrastructure Replacement and Upgrades refers to the planned replacement of building subsystems that have reached the end of their useful life. These systems, once replaced, will have an average life cycle of 20 years or more. Without significant reinvestment in facility subsystems, older facilities can fall into a state of ever-decreasing condition and functionality, and the maintenance and repair costs necessary to operate the facilities increase. Currently these types of Infrastructure Replacement and Upgrades are funded within operational budgets or financed using municipal bonds. Examples of Infrastructure Replacement and Upgrades include:

- Roof Replacement
- Electrical System Replacement
- HVAC Replacements
- Plumbing Systems Replacements
- Replacement Windows
- Parking Lot Resurfacing
- Fire Alarm System Replacements
  
- Emergency Generator Replacements
- Elevator Replacement

## ***RENOVATIONS***

Renovations are performed on a facility in order to replace all subsystems which have outlived their useful life, as well as, alter, modernize, expand, or remodel the existing space. Renovations also may improve or modernize the operations and functions of the facility and bring it up to current code standards. Renovations are typically financed through municipal bonds.

## ***NEW CONSTRUCTION***

New Construction refers to the construction of a new facility or expansion of an existing facility with no other renovation work performed on the existing building. New Construction is typically financed through municipal bonds.

## **ORGANIZATION OF THE CIP**

The Fairfax County Capital Improvement Program includes several summary and planning charts contained in the Fiscal Policies and Summary Charts section. In addition, the CIP includes a comprehensive listing of all projects as well as information by functional program area. The majority of the CIP is contained in the functional program areas, which provide detailed descriptions of the current capital programs in Fairfax County.

### **Fiscal Policies and Summary Charts**

This section includes: a Summary of the Current Capital Program, the 5-year Paydown and General Fund supported Capital Program, a history chart depicting the last 20 years of bond referenda, a status of the bonds authorized by the voters that support the current program, a Debt Capacity Chart, and a County Bond Referendum Plan with specific projects identified for each Referendum. All of these charts enable the CIP to be a more effective planning tool and help depict the resources both available and required to support the County's project needs.

### **Current Project Lists**

The CIP includes a comprehensive listing of all projects contained in the 5-Year CIP Period. The lists of projects in the 5-Year CIP Period are available by function and by Supervisor District.

### **Public Private Partnerships**

This section of the Capital Improvement Program (CIP) consolidates all projects partially or wholly financed through partnership agreements. Most of these partnerships are with private entities, however, some may include regional, state or federal partners. The capital facilities referred to in this section represent multiple program areas, but may not have been previously included in the CIP, as one of the advantages of the Public Private Partnership (P3) process is to accomplish the construction of needed facilities sooner than the normal process and funding availability would allow. Procurements involving some form of partnership with private or public entities have provided great benefits to the County in education, transportation, public safety and other functions. Projects with these types of partnerships are presented in this section to provide a more comprehensive view of partnership activity in the County. Since the passage of the Public Private Partnership for Educational Facilities and Infrastructure Act (PPEA) in 2002, the County has been engaged in various analyses and negotiations of significant capital projects, both solicited and unsolicited.

### **Countywide Infrastructure Replacement and Upgrades**

This section provides a compilation of the Infrastructure Replacement and Upgrade requirements associated with the various program areas contained in the Capital Improvement Program (CIP). Infrastructure Replacement and Upgrades is the planned replacement of building subsystems such as roofs, electrical systems, HVAC systems and plumbing systems that have reached the end of their useful life. As the County infrastructure ages, more frequent replacement and upgrades are required. Fairfax County's inventory of infrastructure includes not only government buildings, but housing units, miles of walkways and sewer pipe and many facilities such as residential facilities and fire stations that operate 24/7, 365 days per year. Infrastructure replacement and upgrades are prioritized based on life safety concerns, repair history and availability of replacement parts.

### **Functional Program Areas**

Each functional area contains program goals. Within each functional area, separate sections denote current initiatives and issues, links to the Comprehensive Plan and specific project descriptions. Because of the length of time required to plan, design and construct capital projects, the CIP encompasses historic and anticipated future costs for each project. Specifically identified are the costs for the current fiscal year (the Capital Budget), and anticipated costs for each of the four succeeding fiscal years. These five years, the current budgeted or expended amounts, and the anticipated future costs, provide the total estimated cost of each project. Following the project descriptions and justification statements, a cost summary chart has been included which depicts each project's timeline. These funding schedules indicate the total cost of each project and the amounts scheduled over the five-year CIP period. In addition, these tables show the source of funding for each project. Many of the functional program areas also contain a County map that identifies locations for those projects with a selected or fixed site.

### **Future Project Lists and Details**

The CIP also includes a listing of future potential projects "Beyond the 5-Year CIP Period". Lists are also available by function and by Supervisor District. For each potential project beyond the 5-year period, a Project Detail Sheet has been developed which includes the description and justification for the project, and potential operational costs (if known). These Detail Sheets include cost estimates which 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. No preliminary scoping and concept work has been completed for these projects and estimates are often estimated in today's dollars. Therefore, each estimate is considered an "Estimate - No Scope, No Inflation" (ENSNI).

### **Potential Shared-Use Opportunities List**

This list is provided to facilitate the planning of potential shared Fairfax County Public School (FCPS) and Fairfax County Government facilities. Lists are available by Supervisory District and by year.

### **Operational Budget Impacts of the CIP**

This section of the CIP provides rough estimates for operational costs associated with current and future CIP projects. These estimates are in FY 2020 dollars, with no inflation applied. It is anticipated that all of these budget estimates will be reviewed in more detail as facility conceptual designs are completed.

## EVOLUTION OF A CAPITAL PROJECT

The following diagram depicts the evolution of a capital project from inception, to approval in the CIP, to construction completion. Project concepts and facility planning are developed in response to need and identification in the Comprehensive Plan. In addition, projects can be initiated by citizen groups or the Board of Supervisors. Capital project requests are submitted by County agencies and reviewed by the CIP team, the County Executive, the Planning Commission and the Board of Supervisors. Once a project has been included in the CIP and approved in the annual budget the following phases are executed:

Project Development: The County identifies project requirements, and defines a project's work scope by conducting feasibility studies, data collection, preliminary design, cost estimates and assessments of alternatives.

Land Acquisition: Alternative sites are evaluated and acquisition of land occurs. Costs incurred include purchase, easements and right-of-way costs. This can also include surveys, appraisals, environmental audits, permitting, legal costs, maps, charts, aerial photography and other costs.

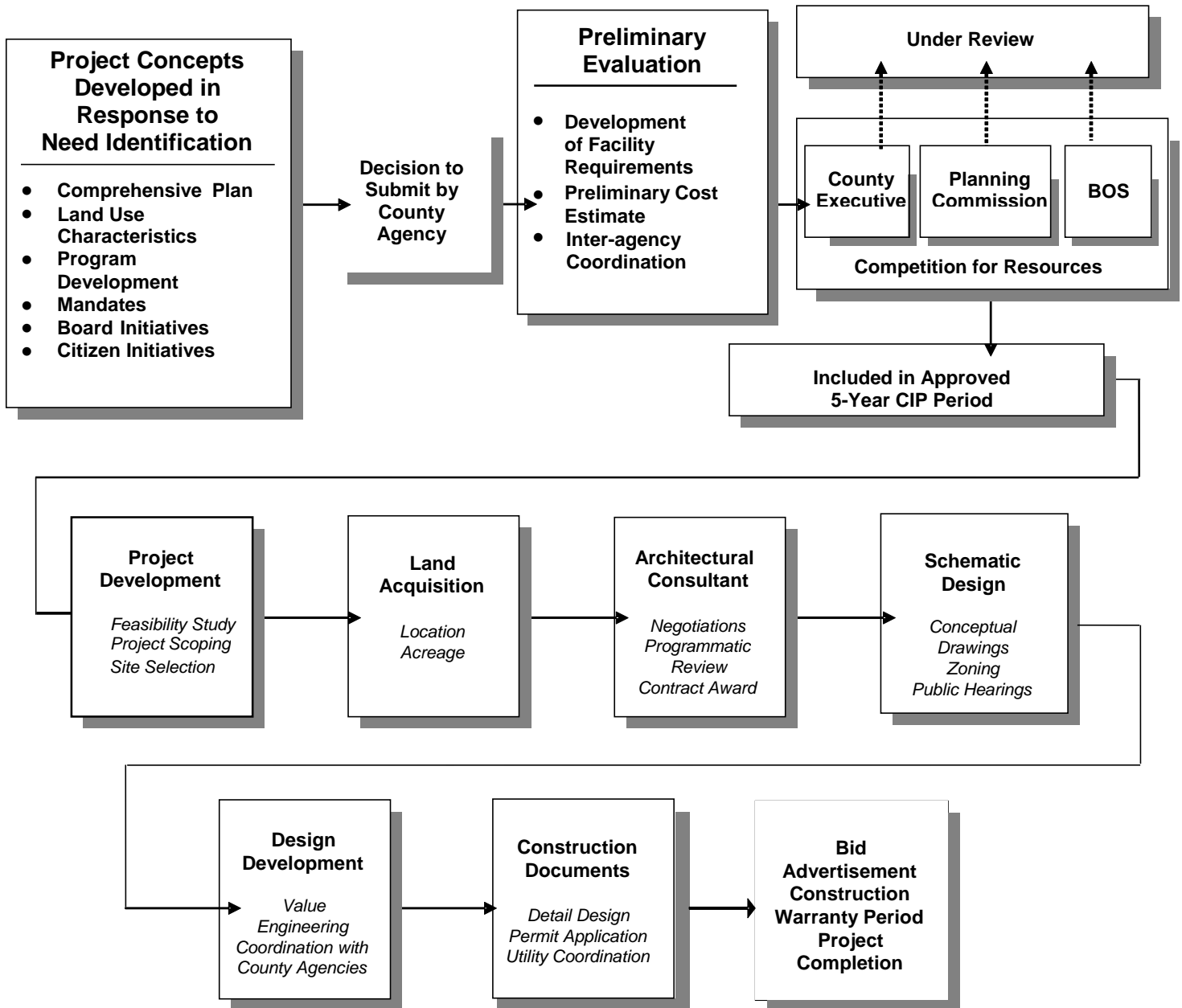
Design Phases – Architectural Consulting, Schematic Design and Design Development: Programmatic review and negotiations are conducted with architectural consultants. The design of the project is initiated in accordance with the scope of work set forth in the project development phase. These phases include professional consultant work, legal and technical documentation, constructability review, data collection, advertising, assessment of alternatives related to project design, construction management services and bid reviews. Before construction can occur, many projects will require review at various County levels to establish the extent and exact location of the facility. This review in some cases involves a public hearing before the County Planning Commission pursuant to Section 15.2-2232 of the Code of Virginia, as amended, to determine whether the project is substantially in accord with the County's adopted Comprehensive Plan. After this review stage the specific requirements and details of each project can be finalized. Also, in order to place heightened awareness on security, an inter-departmental team is identified to provide guidance on security issues at proposed new County facilities. As such, the principals of Crime Prevention through Environmental Design are applied in the design phase of all future County facilities.

Construction Phases: This includes all construction related tasks required to place a project in service. This may include final design, project construction contracts, professional and technical assistance, advertising, legal and technical documentation costs, inspection, testing, permitting and utility coordination. At the conclusion of these phases, the project is complete and ready for operation.

County staff administer all of these project phases including in-house project management, contract supervision, technical reviews, construction management, construction inspection, technical specifications, surveying and mapping.

# Capital Improvement Program

## Evolution of Projects



## Fiscal Policies and Summary Charts

The FY 2020 - 2024 Capital Improvement Program (CIP) represents the best estimate of new and existing project funding required over the next five years. The CIP continues the scheduling of those projects included in the FY 2019 Adopted Program and ensures that the ultimate completion of high priority projects is consistent with the County's fiscal policies and guidelines. A summary table of the entire program showing the five-year costs by each functional CIP area is included in Table A of this section. The entire CIP, including all program areas, totals \$10.533 billion, including \$9.642 billion in County managed projects and \$0.891 billion in Non-County managed projects. Non-County projects include the Northern Virginia Regional Park Authority Program and the Water Supply Program. The entire \$10.533 billion program includes, \$1.397 billion budgeted or anticipated to be expended through FY 2019, \$6.102 billion scheduled over the FY 2020 – FY 2024 period, and \$3.034 billion projected in the FY 2025 – FY 2029 period.

The development of the FY 2020 capital program has been guided by both the need for capital improvements and fiscal conditions. The five-year program is funded from General Obligation Bond sales, pay-as-you-go or current year financing from the General Fund (paydown), as well as other sources of financing such as federal funds, revenue bonds and sewer system revenues.

The project descriptions contained in the CIP reflect current estimates of total project costs, including land acquisition, building specifications and design. As implementation of each project nears the capital budget year, these costs are more specifically defined. In some cases, total project costs cannot be listed or identified in the CIP until certain feasibility or cost studies are completed.

### FISCAL POLICIES

The CIP is governed by the *Ten Principles of Sound Financial Management* adopted by the Board of Supervisors. These principles endorse a set of policies designed to contribute to the County's fiscal management and maintain the County's "triple A" bond rating. The County has maintained its superior rating in large part due to its firm adherence to these policies. The County's exceptional "triple A" bond rating gives its bonds an unusually high level of marketability and results in the

County being able to borrow for needed capital improvements at low interest rates, thus realizing significant savings now and in the future for the citizens of Fairfax County. The County's fiscal policies stress the close relationship between the planning and budgetary process.

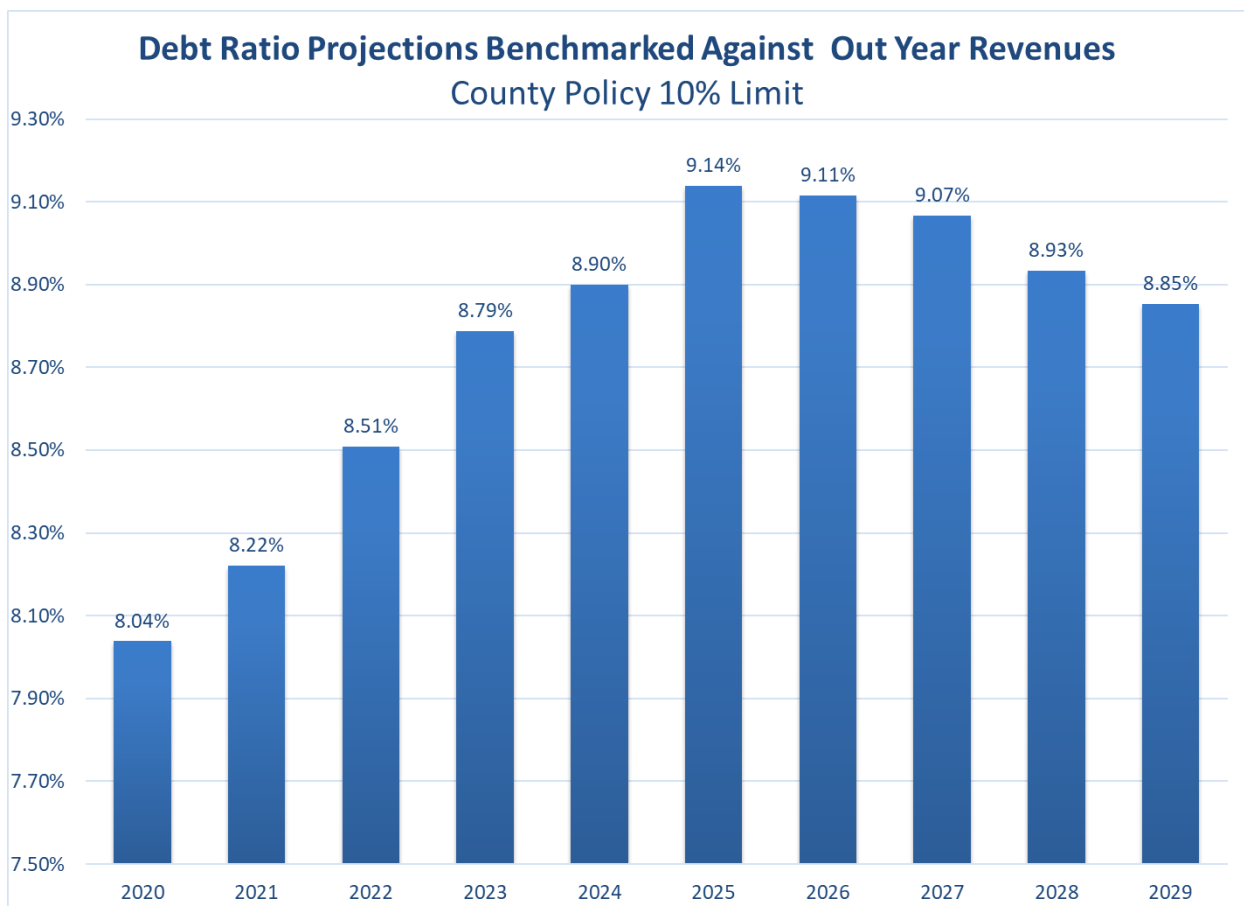
The *Ten Principles of Sound Financial Management* establish, as a financial guideline, a self-imposed limit on the level of the average annual bond sale. Actual bond issues are carefully sized with a realistic assessment of the need for funds, while remaining within the limits established by the Board of Supervisors. In addition, the actual bond sales are timed for the most opportune entry into the financial markets.



The policy guidelines enumerated in the *Ten Principles of Sound Financial Management* also express the intent of the Board of Supervisors to encourage greater industrial development in the County and to minimize the issuance of underlying indebtedness by towns and districts located within the County. It is County policy to balance the need for public facilities, as expressed by the countywide land use plan, with the fiscal capacity of the County to provide for those needs. The CIP, submitted annually to the Board of Supervisors, is the vehicle through which the stated need for public facilities is analyzed against the County's ability to pay and stay within its self-imposed debt guidelines as articulated in the *Ten Principles of Sound Financial Management*. The CIP is supported largely through long-term borrowing that is budgeted annually in debt service or from General Fund revenues on a pay-as-you-go basis.

Several relationships between debt, expenditures, and the tax base have been developed by the municipal finance community. The two which are given particular emphasis are the ratio of expenditures for debt service to total General Fund disbursements and the ratio of net debt to the market value of taxable property. The former indicates the level of present (and future) expenditures necessary to support past borrowing while the latter ratio gives an indication of a municipality's ability to generate sufficient revenue to retire its existing (and projected) debt. These ratios have been incorporated into the *Ten Principles of Sound Financial Management*. Both of these guidelines - net debt to market value to be below 3 percent and debt service to General Fund disbursements to be below 10 percent - are fully recognized by the proposed 5-year CIP.

The following graphic and charts reflect the County's ability to maintain the self-imposed debt ratios outlined in the *Ten Principles of Sound Financial Management*. The ratio of debt service to General Fund disbursements remains below 10 percent and is projected to be maintained at this level. The debt service as a percentage of market value remains well below the 3 percent guideline.





## Net Debt as a Percentage of Market Value of Taxable Property

<u>Fiscal Year Ending</u>	<u>Net Bonded Indebtedness<sup>1</sup></u>	<u>Estimated Market Value<sup>2</sup></u>	<u>Percentage</u>
2016	2,875,166,000	241,306,896,262	1.19%
2017	2,895,516,000	248,802,572,781	1.16%
2018	2,918,416,000	253,512,049,641	1.15%
2019 (est.)	2,922,384,000	262,158,107,097	1.11%
2020 (est.)	3,078,764,000	271,193,369,966	1.14%

<sup>1</sup> The amount includes outstanding General Obligation Bonds and other tax supported debt obligations as of June 30 in the year shown and is from the Fairfax County Department of Management and Budget. Source: FY 2016 to FY 2018 Comprehensive Annual Financial Report and Fairfax County Department of Tax Administration; FY 2019 and FY 2020 Fairfax County Department of Management and Budget and Department of Tax Administration.

<sup>2</sup> Source: Fairfax County Department of Tax Administration and the Department of Management and Budget.

## Debt Service Requirements as a Percentage of Combined General Fund Disbursements

<u>Fiscal Year Ending</u>	<u>Debt Service Requirements<sup>1</sup></u>	<u>General Fund Disbursements<sup>2</sup></u>	<u>Percentage</u>
2016	323,859,385	3,860,655,340	8.39%
2017	313,389,406	4,005,844,810	7.82%
2018	337,076,503	4,112,554,168	8.20%
2019 (est.)	363,265,837	4,359,990,091	8.33%
2020 (est.)	351,862,158	4,437,862,887	7.93%

<sup>1</sup> The amount includes total principal and interest payments on the County's outstanding tax supported debt obligations, including General Obligation Bonds, Economic Development Authority bonds, and other tax supported debt obligations budgeted in other funds. Source: FY 2016 to FY 2018 Comprehensive Annual Financial Report; FY 2019 and FY 2020 Fairfax County Department of Management and Budget.

<sup>2</sup> Source: Fairfax County Department of Management and Budget.

From time to time, the Board of Supervisors has amended the *Ten Principles of Sound Financial Management* in order to address changing economic conditions and management practices. The following includes the most current version of the *Ten Principles of Sound Financial Management* as of April 24, 2018:

## **Ten Principles of Sound Financial Management**

### **April 24, 2018**

1. **Planning Policy.** The planning system in the County will continue as a dynamic process, which is synchronized with the capital improvement program, capital budget and operating budget. The County's land use plans shall not be allowed to become static. There will continue to be periodic reviews of the plans at least every five years. Small area plans shall not be modified without consideration of contiguous plans. The Capital Improvement Program will be structured to implement plans for new and expanded capital facilities as contained in the County's Comprehensive Plan and other facility plans. The Capital Improvement Program will also include support for periodic reinvestment in aging capital and technology infrastructure sufficient to ensure no loss of service and continued safety of operation.
2. **Annual Budget Plans.** Annual budgets shall continue to show fiscal restraint. Annual budgets will be balanced between projected total funds available and total disbursements including established reserves.
  - a. A Managed Reserve shall be maintained in the General Fund at a level sufficient to provide for temporary financing of critical unforeseen disbursements of a catastrophic emergency nature. The reserve will be maintained at a level of not less than four percent of total General Fund disbursements in any given fiscal year.
  - b. A Revenue Stabilization Fund (RSF) shall be maintained in addition to the managed reserve at a level sufficient to permit orderly adjustment to changes resulting from curtailment of revenue. This Fund shall be maintained at five percent of total General Fund disbursements in any given fiscal year. Use of the RSF should only occur in times of severe economic stress. Accordingly, a withdrawal from the RSF will not be made unless the projected revenues reflect a decrease of more than 1.5 percent from the current year estimate and any such withdrawal may not exceed one half of the RSF fund balance in that year. A drawdown of this Fund should be accompanied with expenditure reductions.
  - c. An Economic Opportunity Reserve shall be established in addition to the Managed Reserve and the Revenue Stabilization Fund. This reserve is meant to stimulate economic growth and will provide for strategic investment opportunities that are identified as priorities by the Board of Supervisors. When fully funded, this reserve will equal one percent of total General Fund disbursements in any given fiscal year. Funding for this reserve would only occur after the Managed Reserve and the Revenue Stabilization Fund are fully funded at their new levels of four percent and five percent, respectively. Criteria for funding, utilization, and replenishment of the reserve will be developed and presented to the Board of Supervisors for approval. The criteria for use will include financial modeling analysis (e.g. cost-benefit, etc.) to determine the fiscal impact to the County of the proposed investment opportunity and will require approval from the Board of Supervisors for any use.
  - d. Budgetary adjustments which propose to use available general funds identified at quarterly reviews should be minimized to address only critical issues. The use of non-recurring funds should only be directed to capital expenditures to the extent possible.
  - e. The budget shall include funds for cyclic and scheduled replacement or rehabilitation of equipment and other property in order to minimize disruption of budgetary planning from irregularly scheduled monetary demands.
3. **Cash Balances.** It is imperative that positive cash balances exist in the General Fund at the end of each fiscal year. If an operating deficit appears to be forthcoming in the current fiscal year wherein total disbursements will exceed the total funds available, the Board will take appropriate action to balance revenues and expenditures as necessary so as to end each fiscal year with a positive cash balance.

## **Ten Principles of Sound Financial Management**

### **April 24, 2018**

4. **Debt Ratios.** The County's debt ratios shall be maintained at the following levels:
  - a. Net debt as a percentage of estimated market value shall be less than 3 percent.
  - b. Debt service expenditures as a percentage of General Fund disbursements shall not exceed 10 percent. The County will continue to emphasize pay-as-you-go capital financing. Financing capital projects from current revenues is indicative of the County's intent to use purposeful restraint in incurring long-term debt.
  - c. For planning purposes annual bond sales shall be structured such that the County's debt burden shall not exceed the 3 and 10 percent limits. To that end sales of General Obligation Bonds and general obligation supported debt will be managed so as not to exceed a target of \$300 million per year, or \$1.500 billion over five years, with a technical limit of \$325 million in any given year. Excluded from this cap are refunding bonds, revenue bonds or other non-General Fund supported debt.
  - d. For purposes of this principle, debt of the General Fund incurred subject to annual appropriation shall be treated on a par with general obligation debt and included in the calculation of debt ratio limits. Excluded from the cap are leases secured by equipment, operating leases, and capital leases with no net impact to the General Fund.
  - e. Use of variable rate debt is authorized in order to increase the County's financial flexibility, provide opportunities for interest rate savings, and help the County manage its balance sheet through better matching of assets and liabilities. Debt policies shall stipulate that variable rate debt is appropriate to use when it achieves a specific objective consistent with the County's overall financial strategies; however, the County must determine if the use of any such debt is appropriate and warranted given the potential benefit, risks, and objectives of the County. The County will not use variable rate debt solely for the purpose of earning arbitrage pending the disbursement of bond proceeds.
  - f. For purposes of this principle, payments for equipment or other business property, except real estate, purchased through long-term lease-purchase payment plans secured by the equipment will be considered to be operating expenses of the County. Annual General Fund payments for such leases shall not exceed 3 percent of the annual General Fund disbursements, net of the School transfer. Annual equipment lease-purchase payments by the Schools and other governmental entities of the County should not exceed 3 percent of their respective disbursements.
5. **Cash Management.** The County's cash management policies shall reflect a primary focus of ensuring the safety of public assets while maintaining needed liquidity and achieving a favorable return on investment. These policies have been certified by external professional review as fully conforming to the recognized best practices in the industry. As an essential element of a sound and professional financial management process, the policies and practices of this system shall receive the continued support of all County agencies and component units.
6. **Internal Controls.** A comprehensive system of financial internal controls shall be maintained in order to protect the County's assets and sustain the integrity of the County's financial systems. Managers at all levels shall be responsible for implementing sound controls and for regularly monitoring and measuring their effectiveness.
7. **Performance Measurement.** To ensure Fairfax County remains a high performing organization all efforts shall be made to improve the productivity of the County's programs and its employees through performance measurement. The County is committed to continuous improvement of productivity and service through analysis and measurement of actual performance objectives and customer feedback.
8. **Reducing Duplication.** A continuing effort shall be made to reduce duplicative functions within the County government and its autonomous and semi-autonomous agencies, particularly those that receive appropriations from the General Fund. To that end, business process redesign and reorganization will be encouraged whenever increased efficiency or effectiveness can be demonstrated.

## Ten Principles of Sound Financial Management

April 24, 2018

9. **Underlying Debt and Moral Obligations.** Debt related to but not directly supported by the County's General Fund shall be closely monitored and controlled to the extent possible, including revenue bonds of agencies supported by the General Fund, the use of the County's moral obligation, and underlying debt.
- a. A moral obligation exists when the Board of Supervisors has made a commitment to support the debt of another jurisdiction to prevent a potential default, and the County is not otherwise responsible or obligated to pay the annual debt service. The County's moral obligation will be authorized only under the most controlled circumstances and secured by extremely tight covenants to protect the credit of the County. The County's moral obligation shall only be used to enhance the credit worthiness of an agency of the County or regional partnership for an essential project, and only after the most stringent safeguards have been employed to reduce the risk and protect the financial integrity of the County.
  - b. Underlying debt includes tax-supported debt issued by towns or districts in the County, which debt is not an obligation of the County, but nevertheless adds to the debt burden of the taxpayers within those jurisdictions in the County. The issuance of underlying debt, insofar as it is under the control of the Board of Supervisors, will be carefully analyzed for fiscal soundness, the additional burden placed on taxpayers, and the potential risk to the General Fund for any explicit or implicit moral obligation.
10. **Diversified Economy.** Fairfax County must continue to diversify its economic base by encouraging commercial and, in particular, industrial employment and associated revenues. Such business and industry must be in accord with the plans and ordinances of the County.

### FINANCING THE CIP

There are a number of funding sources available for financing the proposed capital program. These range from direct County contributions such as the General Fund and bond sale proceeds to state and federal grants. In the CIP project tables the following major funding sources are identified:

#### SOURCES OF FUNDING

B	Payments from the proceeds of the sale of General Obligation Bonds. These bonds must be authorized at referendum by County voters and pledge the full faith and credit of the County to their repayment.
G	Direct payment from current County revenues; General Fund.
S/F	Payments from state or federal grants-in-aid for specific projects (Community Development Block Grants) or direct state or federal participation.
TXB	Tax Exempt Bonds
LRB	Lease Revenue Bonds
SR	Sewer Revenues
S	Special Service District
SH	Short Term Borrowing
HTF	Housing Trust Funds
X	Other sources of funding, such as a reimbursable contribution or a gift.
U	Undetermined, funding to be identified

## THE BOND PROGRAM

The County has developed a policy of funding major facility projects through the sale of General Obligation Bonds. This allows the cost of the facility to be spread over a number of years so that each generation of taxpayers contributes a proportionate share for the use of these long-term investments. By selectively utilizing bond financing, the County has also been able to benefit from its preferred borrowing status to minimize the impacts of inflation on construction costs. As shown in Table C, the 20-year History of Referenda, past County referenda have focused primarily on new construction. As the County ages, the focus has shifted to renovation and expansion projects. Table D in this section includes the current bond referenda approved by the voters for specific functional areas.

Table E represents the debt capacity affordable within the constraints of declining revenue projections while maintaining the ratio of debt service to General Fund Disbursements below the 10 percent guideline established by the Board of Supervisors. The bond program will continue to provide a very healthy level of approximately \$2.1 billion (including EDA facility bonds) of capital construction over the next five years. A debt capacity analysis and review of bond sales is conducted every year in conjunction with the CIP. For planning purposes, potential future bond referenda and specific project plans are reflected in Table F. The projected capacity for new referenda is reviewed and updated each year.

## PAYDOWN OR PAY-AS-YOU-GO FINANCING

Although a number of options are available for financing the proposed capital improvement program, including bond proceeds and grants, it is the policy of the County to balance the use of the funding sources against the ability to utilize current revenue or pay-as-you-go financing. While major capital facility projects are funded through the sale of general obligation bonds, the Board of Supervisors, through its *Ten Principles of Sound Financial Management*, continues to emphasize the importance of maintaining a balance between pay-as-you-go financing and bond financing for capital projects. Financing capital projects from current revenues indicates the County's intent to restrain long-term debt. No explicit level or percentage has been adopted for capital projects from current revenues as a portion of either overall capital costs or of the total operating budget. The decision for using current revenues to fund a capital project is based on the merits of the particular project. In FY 2020, an amount of \$18.1 million is supported by the General Fund for capital projects. This includes an amount of \$12.3 million for commitments, contributions and facility maintenance and \$5.8 million for Paydown projects. The Paydown program has been redesigned at the request of the Board of Supervisors to exclude those projects that are on-going maintenance projects or annual contributions. Paydown now includes infrastructure replacement and upgrades, ADA compliance, athletic fields and other capital improvements. In general, the FY 2020 Paydown and General Fund Supported Capital Program includes funding to provide for the most critical projects including, but not limited to, the following:

### *Paydown Capital Improvements:*

- ✓ Park building and structures reinvestment to fund such items as: repairs/replacements to roofs, electrical and lighting systems, security and fire alarms, and HVAC equipment.
- ✓ Reinvestment and repairs to County owned Roads and Walkways.

### *Commitments, Contributions and Facility Maintenance:*

- ✓ Park grounds maintenance; and minor routine preventive maintenance.
- ✓ Athletic field maintenance at both park and school fields.
- ✓ Funding for initiatives that directly support the Board of Supervisors Environmental Agenda.
- ✓ Additional payments and obligations such as the County's annual contribution to the Northern Virginia Community College capital program, the Fairfax County Public Schools SACC program and the payments necessary to purchase the conservation easement at the Salona property.

## **PUBLIC-PRIVATE EDUCATIONAL FACILITIES AND INFRASTRUCTURE ACT (PPEA) PROPOSALS FOR CAPITAL PROJECTS**

In October 2005, Fairfax County adopted revised guidelines for review of unsolicited Public-Private Educational Facilities and Infrastructure Act (PPEA) proposals. The Guidelines state that a “Core Team” will be convened by the Director of Purchasing to:

1. Determine if the unsolicited proposal constitutes a “qualifying project” under the PPEA; and
2. Determine if the proposed project serves the “public purpose” by determining that:
  - a) There is a public need for or benefit derived from the qualifying project of the type the private entity purposes as a qualifying project;
  - b) The estimated cost of the qualifying project is reasonable in relation to similar facilities; and
  - c) The private entities plans will result in a timely acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, or installation of the qualifying project.

Since that time, the County staff has gained experience with the procedures and is now recommending that further guidance be given to the Core Team, the initial reviewers of the unsolicited PPEA proposals. This guidance provides additional project screening criteria and is primarily aimed at assisting the County in determining the desirability of the PPEA project in light of the County’s current CIP, the affordability of the project within debt guidelines and the unique benefits of the project’s financial proposal being provided to the County. In FY 2008, the following criteria were adopted as a management initiative guideline for determining when a PPEA project should be pursued or rejected. It is anticipated that other refinements, including any required legislative updates to the PPEA evaluation and review process will be developed and presented to the Board of Supervisors as needed.

### **Revised PPEA Guidelines**

1. Determine if the project has already been identified as a Board priority and included in the 10-year Capital Improvement Program (CIP) to address current and future needs. If included in the CIP, what is its priority ranking in comparison to other projects requested by the appropriate department?
  - a. Review the proposed land use to assure it is consistent with the Board’s intended use of the property; and
  - b. Review the proposed land use to assure that the land is not needed for another higher priority public use by the County.
2. Determine if the financial proposal involves asset exchange, replacement of operating leases or will require budgetary resources in addition to those currently identified in the budget.
3. Determine if timing is of the essence to take advantage of the opportunity presented in cases where favorable market or developmental conditions are not likely to be repeated or be present again at the project’s current projected start date.
4. Determine if proposals to accelerate projects will interfere or otherwise detract from resources allocated to projects currently identified in the CIP for earlier completion.
5. Determine if any debt created for financing the proposal can be accommodated within the County’s current debt guidelines and ascertain the projected impact on the approved CIP.

Projects that can demonstrate a positive impact response to all five questions will be given preference for further development. It may be necessary to engage outside professional evaluation to assist County staff in performing any aspect of the evaluation of PPEA proposals, particularly those that are complex or to complete an evaluation in a timely manner. Compensation for such professional assistance is expected to be paid first from the review fee accompanying each proposal.

## **COOPERATION BETWEEN THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY SCHOOL BOARD TO COORDINATE PLANNING AND DELIVERY OF SPACE FOR PUBLIC AND SCHOOL SERVICES IN THEIR RESPECTIVE FACILITIES**

On September 24, 2007 the Board of Supervisors adopted a resolution to affirm cooperation between the Fairfax County Board of Supervisors and the Fairfax County School Board to coordinate planning and delivery of space for public and school services in their respective facilities. In order for administrative, maintenance, and educational facilities to provide services in the most cost effective, efficient, and customer friendly manner possible, collocation of services within both County and School buildings offers the potential to reduce administrative, construction, and maintenance costs. The resolution is as follows:

WHEREAS, the Fairfax County Board of Supervisors and the Fairfax County School Board have a history of cooperative agreements concerning use of school facilities for community recreational programs; and

WHEREAS, the Fairfax County Government and the Fairfax County Public Schools each own and construct numerous administrative, maintenance, and educational facilities; and,

WHEREAS, the Fairfax County Government and the Fairfax County Public Schools conduct similar and compatible functions within the respective facilities; and,

WHEREAS, it is the desire of the Fairfax County Board of Supervisors and the Fairfax County School Board to provide services in the most cost effective, efficient, and customer friendly manner possible; and

WHEREAS, collocation of services within buildings offers the potential to reduce administrative, construction, and maintenance costs; and

WHEREAS, the County and the Schools cooperate in the development of the annual Capital Improvement Program, including allocation of resources; now, therefore, be it

RESOLVED, County and School staff will establish processes and procedures to ensure that appropriate information about service delivery requirements, needs, and opportunities are shared between the two organizations, and

RESOLVED FURTHER, Both staffs will give due consideration of such joint and compatible uses during development of the County and Schools Capital Improvement Program; and

RESOLVED FURTHER, the Fairfax County Park Authority will be invited to share such information and give due consideration for joint and compatible uses during the development of its own Capital Improvement Program for the mutual benefit of all three parties.

County, School and Park Authority staff have begun working together during the development of this year's CIP to consider joint and compatible uses for recommendation to both Boards. Staff continues to develop plans to formalize this approach in order to share and consider the mutual benefit of all three parties.

**TABLE A**  
**PROGRAM COST SUMMARIES**  
**(\$000's)**

PROGRAM	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
<b>County Managed Programs</b>									
Fairfax County Public Schools	\$353,891	\$190,964	\$222,354	\$195,439	\$192,569	\$171,249	\$972,575	\$1,201,927	\$2,528,393
Fairfax County Park Authority	132,700	26,327	75,391		26,296	28,544	184,695	109,137	426,532
Revitalization and Neighborhood Improvements	12,590	2,230	3,115	3,115	3,115	3,115	14,690	35,575	62,855
Athletic Field Program	C	7,610	7,610	7,610	7,610	7,610	38,050	38,050	76,100
Housing Development	80,793	13,144	5,525	11,266	24,475	18,570	72,980	0	153,773
Health and Human Services	22,935	24,600	58,500	61,000	106,725	64,100	314,925	53,100	390,960
Public Safety	34,032	43,265	55,490	69,405	75,650	59,300	303,110	76,600	413,742
Court Facilities	12,189	4,800	5,400	15,000	15,300	14,900	55,400	17,000	84,589
Libraries	1,253	2,695	8,305	15,700	21,760	32,975	81,435	18,790	101,478
Infrastructure Replacement and Upgrades	27,939	300	15,300	15,300	15,300	15,300	61,500	76,500	165,939
Government Facilities and Programs	108,926	20,104	46,861	68,834	8,807	8,780	153,386	36,874	299,186
Solid Waste	18,657	500	725	725	726	0	2,676	0	21,333
Sanitary Sewers	C	152,168	183,685	194,974	184,563	166,457	881,847	674,990	1,556,837
Stormwater Management	54,482	100,286	61,062	96,712	67,712	67,712	393,484	338,560	786,526
Transportation and Pedestrian Initiatives	473,926	467,320	403,620	405,020	406,820	408,320	2,091,100	8,500	2,573,526
<b>SUB TOTAL</b>	<b>\$1,334,313</b>	<b>\$1,056,313</b>	<b>\$1,152,943</b>	<b>\$1,188,237</b>	<b>\$1,157,428</b>	<b>\$1,066,932</b>	<b>\$5,621,853</b>	<b>\$2,685,603</b>	<b>\$9,641,769</b>
<b>Non-County Managed Programs</b>									
Northern Virginia Regional Park Authority	C	\$3,000	\$3,040	\$3,095	\$3,151	\$3,246	\$15,532	\$0	\$15,532
Water Supply	62,135	105,383	82,651	98,609	95,095	82,916	464,654	348,350	875,139
<b>SUB TOTAL</b>	<b>\$62,135</b>	<b>\$108,383</b>	<b>\$85,691</b>	<b>\$101,704</b>	<b>\$98,246</b>	<b>\$86,162</b>	<b>\$480,186</b>	<b>\$348,350</b>	<b>\$890,671</b>
<b>TOTAL</b>	<b>\$1,396,448</b>	<b>\$1,164,696</b>	<b>\$1,238,634</b>	<b>\$1,289,941</b>	<b>\$1,255,674</b>	<b>\$1,153,094</b>	<b>\$6,102,039</b>	<b>\$3,033,953</b>	<b>\$10,532,440</b>



**TABLE B**  
**GENERAL FUND SUPPORTED AND PAYDOWN PROGRAM**  
(\$ in millions)

	Five Year CIP Total	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
<b>Paydown (Infrastructure Replacement and Upgrades/ Capital Improvements)</b>						
ADA Compliance - Parks	\$1.500	\$0.300	\$0.300	\$0.300	\$0.300	\$0.300
ADA Compliance - FMD	1.500	0.300	0.300	0.300	0.300	0.300
ADA Compliance - Housing	0.250	0.050	0.050	0.050	0.050	0.050
Parks - Building/Structures Reinvestment	4.816	0.925	0.944	0.963	0.982	1.002
Parks - Infrastructure/Amenities Upgrades	4.241	0.815	0.831	0.848	0.865	0.882
Athletic Fields - FCPS Lighting	1.250	0.250	0.250	0.250	0.250	0.250
Athletic Services Fee - Turf Field Replacement	7.250	1.450	1.450	1.450	1.450	1.450
Developer Defaults	1.000	0.200	0.200	0.200	0.200	0.200
Infrastructure Replacement and Upgrades			15.000	15.000	15.000	15.000
Reinvestment and Repairs to Walkways	3.900	0.700	0.800	0.800	0.800	0.800
Reinvestment and Repairs to County Roads	4.400	0.800	0.900	0.900	0.900	0.900
<b>Subtotal Paydown</b>		<b>\$5.790</b>	<b>\$21.025</b>	<b>\$21.061</b>	<b>\$21.097</b>	<b>\$21.134</b>
<b>Commitments, Contributions and Facility Maintenance</b>						
Parks - Preventative Maintenance and Inspections	\$2.520	\$0.484	\$0.494	\$0.504	\$0.514	\$0.524
Parks - Grounds Maintenance	2.480	0.476	0.486	0.496	0.506	0.516
Athletic Fields - Parks Maintenance at FCPS	4.300	0.860	0.860	0.860	0.860	0.860
Athletic Field Maintenance (Parks)	13.500	2.700	2.700	2.700	2.700	2.700
Athletic Services Fee - Diamond Field Maintenance	3.750	0.750	0.750	0.750	0.750	0.750
Athletic Fields - APRT Amenity Maintenance	0.250	0.050	0.050	0.050	0.050	0.050
Athletic Services Fee - Sports Scholarships	0.375	0.075	0.075	0.075	0.075	0.075
Survey Control Network Monumentation	0.475	0.095	0.095	0.095	0.095	0.095
Salona Property Payment	3.804	0.814	0.788	0.761	0.734	0.707
Revitalization Maintenance- CRP and Tysons	7.050	1.410	1.410	1.410	1.410	1.410
Payment of Interest on Bond Deposits <sup>1</sup>	0.150	0.150				
SACC Contribution	5.000	1.000	1.000	1.000	1.000	1.000
NOVA Community College Contribution	12.865	2.573	2.573	2.573	2.573	2.573
Environmental Agenda Initiatives	4.917	0.917	1.000	1.000	1.000	1.000
<b>Subtotal Commitments</b>		<b>\$12.354</b>	<b>\$12.281</b>	<b>\$12.274</b>	<b>\$12.267</b>	<b>\$12.260</b>
<b>Total</b>		<b>\$18.144</b>	<b>\$33.306</b>	<b>\$33.335</b>	<b>\$33.364</b>	<b>\$33.394</b>

<sup>1</sup> Future funding is to be determined.

**TABLE C**  
**HISTORY OF REFERENDA**  
(\$ in millions)

Date	Schools		Transportation/ Roads	Public Safety	County Parks	Regional Parks	Storm Drainage	Library	Human Services	County Total
2018			\$182.00							\$182.00
2017	\$315.00									
2016			\$120.00		\$107.00				\$85.00	\$312.00
2015	\$310.00		\$151.00							\$151.00
2014			\$100.00							\$100.00
2013	\$250.00									
2012			\$55.00		\$63.00	\$12.00	\$30.00	\$25.00		\$185.00
2011	\$252.75									
2010			\$120.00							\$120.00
2009	\$232.58									
2008					\$65.00	\$12.00				\$77.00
2007 <sup>1</sup>	\$365.20		\$110.00							\$110.00
2006			\$125.00		\$25.00					\$150.00
2005	\$246.33									
2004			\$165.00		\$65.00	\$10.00		\$52.50	\$32.50	\$325.00
2003	\$290.61									
2002			\$60.00		\$20.00					\$80.00
2001	\$377.96									
2000										
1999	\$297.21									
1998			\$99.92		\$75.00	\$12.00				\$186.92
1997	\$232.85									
1996										
	\$204.05									
1994										
1993	\$140.13									
1992			\$130.00							\$130.00
Total	\$3,514.67		\$745.00	\$672.92	\$420.00	\$46.00	\$30.00	\$77.50	\$117.50	\$2,108.92

<sup>1</sup> The 2007 School Referendum totaled \$365,200,000 of which \$315,200,000 was for school improvement needs and \$50,000,000 was for a County vehicle maintenance facility for school buses and other County vehicles. The maintenance facility will be funded from the County's capacity allocation, as approved by the Board of Supervisors on May 7, 2007.

**TABLE D**  
**GENERAL OBLIGATION BONDS**  
**AUTHORIZED BUT UNISSUED STATUS**  
(\$ in millions)

Most Recent Bond Issues Approved by Voters	Year	Amount	Sold in Previous Years	Sold January 2019	Authorized But Unissued
Public Schools	2015	310.000	15.749	156.200	138.051
	2017	315.000	0.000	0.000	315.000
County Parks	2012	63.000	46.390	16.610	0.000
	2016	94.700	0.000	0.280	94.420
No Va Regional Park Authority	2016	12.300	6.300	3.000	3.000
Human Services/Community Development	2016	85.000	4.400	0.000	80.600
Public Safety	2012	55.000	28.240	4.250	22.510
	2015	151.000	0.000	0.000	151.000
	2018	182.000	0.000	0.000	182.000
Road Construction	2014	100.000	17.160	6.800	76.040
Library Facilities	2012	25.000	13.336	0.000	11.664
Transportation (WMATA)	2016	120.000	47.930	20.470	51.600
Stormwater / Flood Control	2012	30.000	22.950	7.050	0.000
<b>TOTAL</b>		<b>\$1,543.000</b>	<b>\$202.455</b>	<b>\$214.660</b>	<b>\$1,125.885</b>

# TABLE E

## REFERENDUM AND DEBT CAPACITY ANALYSIS

### CURRENT BOND PROGRAM

(\$ in millions)

PURPOSE	UNISSUED	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	2020-2024 TOTAL	2025-2029 PROJ.	REMAINING BALANCE
<b>County General Obligation (GO) Bonds</b>										
Libraries (2012)	11.66	-	4.00	4.00	3.66	-	-	11.66	-	-
Roads (2014)	82.84	8.00	20.00	20.00	20.00	14.84	-	74.84	-	-
NVRPA (2016)	6.00	3.00	3.00	-	-	-	-	3.00	-	-
WMATA (2016)	72.07	24.31	30.00	17.76	-	-	-	47.76	-	-
Public Safety Facilities (2012)	26.76	5.00	7.00	7.00	7.76	-	-	21.76	-	-
Public Safety Facilities (2015)	151.00	-	15.10	15.10	22.65	37.75	37.75	128.35	22.65	-
Public Safety (2018)	182.00	-	18.20	18.20	27.30	45.50	36.40	145.60	36.40	-
FCPA (2012)	16.61	16.61	-	-	-	-	-	-	-	-
FCPA (2016)	94.70	3.39	20.00	20.00	20.00	20.00	11.31	91.31	-	-
Human Services (2016)	80.600	-	25.10	30.00	11.60	13.90	-	80.60	(0.00)	-
Flood Control (2012)	7.050	7.05	-	-	-	-	-	-	-	-
<b>Subtotal County General Obligation Bonds</b>	<b>731.294</b>	<b>67.36</b>	<b>142.40</b>	<b>132.06</b>	<b>112.97</b>	<b>131.99</b>	<b>85.46</b>	<b>604.88</b>	<b>59.05</b>	<b>-</b>
<b>Schools General Obligation Bonds</b>										
Schools (2015)	294.25	180.00	114.25	-	-	-	-	114.25	-	-
Schools (2017)	315.00	-	65.75	180.00	69.25	-	-	315.00	-	-
<b>Subtotal Schools General Obligation Bonds</b>	<b>609.25</b>	<b>180.00</b>	<b>180.00</b>	<b>180.00</b>	<b>69.25</b>	<b>-</b>	<b>-</b>	<b>429.25</b>	<b>-</b>	<b>-</b>
<b>Total General Obligation Bonds</b>	<b>1,340.55</b>	<b>247.363</b>	<b>322.40</b>	<b>312.06</b>	<b>182.23</b>	<b>131.99</b>	<b>85.46</b>	<b>1,034.13</b>	<b>59.05</b>	<b>-</b>
<b>Other Financing Support (OFS)</b>										
Reston Town Center Library and Community Space (EDA)			4.00	12.00	12.00	-	-	28.00	-	-
Reston Town Center Shelter and Human Services Center				8.50	10.00	75.00	-	93.50	-	-
Reston Town Center Recreation Center*								-	-	-
Original Mt. Vernon High School Building Renovation (EDA)			7.00	26.00	48.00	-	-	81.00	-	-
Original Mt. Vernon High School Site Development (EDA)*								-	-	-
Stormwater/Wastewater Administration (EDA)			40.00		30.00	-	-	70.00	-	-
Sports Complex Opportunities*								-	-	-
Affordable Housing Development Opportunities*								-	-	-
East County Human Services Center (EDA)			5.00	15.00	20.00	20.00	52.00	112.00	10.00	-
Willston Multi-Cultural Center*								-	-	-
Herndon Station - Transit Oriented Development*								-	-	-
Massey Complex Redevelopment*								-	-	-
Development Opportunities at Workhouse Campus*								-	-	-
Lake Accotink - VRA or EDA				50.00				50.00	-	-
<b>Subtotal Other Financing Support</b>	<b>-</b>	<b>-</b>	<b>56.00</b>	<b>111.50</b>	<b>120.00</b>	<b>95.00</b>	<b>52.00</b>	<b>434.50</b>	<b>10.00</b>	<b>-</b>
<b>Total Current Program (GO + OFS)</b>	<b>1,340.55</b>	<b>247.363</b>	<b>378.40</b>	<b>423.56</b>	<b>302.23</b>	<b>226.99</b>	<b>137.46</b>	<b>1,468.63</b>	<b>69.05</b>	<b>-</b>

### NEW REFERENDA

(\$ in millions)

	AUTH. BUT UNISSUED	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	2020-2024 TOTAL	2025-2029 PROJ.	REMAINING BALANCE
<b>New Schools Referenda</b>										
Schools (2019)	360.00	0.00	0.00	0.00	110.75	180.00	69.25	360.00	0.00	0.00
Schools (2021)	360.00	0.00	0.00	0.00	0.00	0.00	110.75	110.75	249.25	0.00
<b>Subtotal New Schools Referenda</b>	<b>720.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>110.75</b>	<b>180.00</b>	<b>180.00</b>	<b>470.75</b>	<b>249.25</b>	<b>0.00</b>
<b>County New Referenda</b>										
Transportation - WMATA (2020)	120.00	0.00	0.00	12.24	30.00	30.00	30.00	102.24	17.76	0.00
Transportation - WMATA (2024)	120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00
No. Va. Reg. Park Authority (2020)	12.00	0.00	0.00	3.00	3.00	3.00	3.00	12.00	0.00	0.00
No. Va. Reg. Park Authority (2024)	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	0.00
Park Authority (2020)	100.00	0.00	0.00	0.00	0.00	0.00	8.69	8.69	91.31	0.00
Park Authority (2024)	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00
Library (2020)	91.00	0.00	0.00	0.00	9.10	9.10	13.65	31.85	59.15	0.00
Human Services (2020)	74.00	0.00	0.00	0.00	7.40	7.40	11.10	25.90	48.10	0.00
Human Services (2024)	61.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.00	0.00
Public Safety (2022)	80.00	0.00	0.00	0.00	0.00	0.00	8.00	8.00	72.00	0.00
<b>Subtotal County New Referenda</b>	<b>770.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15.24</b>	<b>49.50</b>	<b>49.50</b>	<b>74.44</b>	<b>188.68</b>	<b>581.32</b>	<b>0.00</b>
<b>Total NEW Referenda (Schools &amp; County)</b>	<b>1,490.00</b>	<b>-</b>	<b>-</b>	<b>15.24</b>	<b>160.25</b>	<b>229.50</b>	<b>254.44</b>	<b>659.43</b>	<b>830.57</b>	<b>0.00</b>

<b>GRAND TOTAL: CURRENT + NEW</b>	<b>2,830.55</b>	<b>247.36</b>	<b>378.40</b>	<b>438.80</b>	<b>462.47</b>	<b>456.49</b>	<b>391.90</b>	<b>2,128.06</b>	<b>899.62</b>	<b>-</b>
-----------------------------------	-----------------	---------------	---------------	---------------	---------------	---------------	---------------	-----------------	---------------	----------

<b>Debt Service as % of General Fund**</b>	<b>8.04%</b>	<b>8.22%</b>	<b>8.51%</b>	<b>8.79%</b>	<b>8.90%</b>
--	--------------	--------------	--------------	--------------	--------------

\* The timing of specific bond funding has not been determined.

\*\*County policy is Debt Service Expenditures as a percent of disbursements; above debt ratio projections are benchmarked against projected revenues.

Table F  
County and Schools Bond Referendum Plan (in millions)

	2019 Bond Referendum	Cost	2020 Bond Referendum	Cost	2021 Bond Referendum	Cost	2022 Bond Referendum	Cost	2023 Bond Referendum	Cost	2024 Bond Referendum	Cost	2025 Bond Referendum	Cost	2026 Bond Referendum	Cost	2027 Bond Referendum	Cost	2028 Bond Referendum	Cost	2029 Bond Referendum	Cost	2030 or Beyond	Cost
FIRE AND RESCUE							Pohick FS (1986) Chantilly FS (1989) Frying Pan FS (1988) Fox Mill FS (1979) Oakton FS (1983)	\$14 \$18 \$18 \$14 \$16 \$80							Welfit Performance Testing Center Volunteer Stations (2)	\$20 \$42 \$62								
POLICE							Police Facility Security Upgrades	TBD							Mt Vernon Police Station (1981) West Springfield Police Station (1974) Sully Police Station (2002)	\$36 \$36 \$38 \$110								
HEALTH AND HUMAN SERVICES			Crossroads (1989)  Willard Health Center (1954)	\$55							Tim Harmon Campus: A New Beginning/ Fairfax Detox (1994)/ Cornerstones (1992) Springfield Community Resource Center (new)	\$37 \$24 \$61												
LIBRARIES				\$74								\$61											Central Providence Area Library	TBD
			Kingstowne Community /Senior Center (new) Patrick Henry Community (1971) Lorton Community (1990) Sherwood Regional (1969) George Mason Regional (1967)	\$30 \$22 \$10 \$16 \$13 \$91											Centreville Regional (1991) Kings Park Community (1971) Herndon Fortnightly Community (1995) Chantilly Regional /Technical Ops (1993)	\$14 \$10 \$10 \$23 \$57								
GOVERNMENT FACILITIES															DVS Alternate Fuel Site  DVS North/Northwest Maintenance Facility	TBD  TBD								
PARKS			NVRPA Contribution Parks	\$12 \$100 \$112							NVRPA Contribution Parks	\$12 \$100 \$112							NVRPA Contribution Parks	\$12 \$100 \$112				
TRANSPORTATION			Metro	\$120 \$120							Metro	\$120 \$120			Roads	\$100 \$100			Metro	\$120 \$120				
FCPS	School Construction	\$360			School Construction	\$360			School Construction	\$360			School Construction	\$360			School Construction	\$360			School Construction	\$360	School Construction	\$360
		\$360				\$360				\$360				\$360				\$360				\$360		\$360
TOTAL COUNTY		\$0		\$397		\$0		\$80		\$0		\$293		\$0		\$329		\$0		\$232		\$0		\$0
TOTAL SCHOOLS		\$360		\$0		\$360		\$0		\$360		\$0		\$360		\$0		\$360		\$0		\$360		\$360
TOTAL REFERENDUM		\$360		\$397		\$360		\$80		\$360		\$293		\$360		\$329		\$360		\$232		\$360		\$360

Note: Regional funding discussions continue on a dedicated funding stream to address Metro capital priorities.



1742

# 5-Year CIP Period: Projects by Function

<u>Project</u>	<u>District</u>
Athletic Field Program - Athletic Field Maintenance (Parks)	Countywide
Athletic Field Program - Athletic Fields - APRT Amenity Maintenance	Countywide
Athletic Field Program - Athletic Fields - FCPS Lighting	Countywide
Athletic Field Program - Athletic Fields - Park Maintenance at FCPS	Countywide
Athletic Field Program - Athletic Services Fee - Custodial Support	Countywide
Athletic Field Program - Athletic Services Fee - Diamond Field Maintenance	Countywide
Athletic Field Program - Athletic Services Fee - Sports Scholarships	Countywide
Athletic Field Program - Athletic Services Fee - Turf Field Development	Countywide
Athletic Field Program - Athletic Services Fee - Turf Field Replacement	Countywide
Court Facilities - ADC Security/Renovation - 2018	Providence
Court Facilities - Courtroom Renovations Bond Funded - 2012	Providence
Court Facilities - Courtroom Renovations Equipment/Furniture	Providence
Fairfax County Park Authority - ADA Compliance - Parks	Countywide
Fairfax County Park Authority - Capital Sinking Fund for Parks	Countywide
Fairfax County Park Authority - Community Parks/New Facilities - 2012	Countywide
Fairfax County Park Authority - Events Center - 2016	Mt. Vernon
Fairfax County Park Authority - Existing Facility Renovations - 2012	Countywide
Fairfax County Park Authority - Lake Accotink Dredging	Braddock
Fairfax County Park Authority - Land Acquisition and Open Space - 2016	Countywide
Fairfax County Park Authority - Land Acquisition and Park Development - 2020	Countywide
Fairfax County Park Authority - Land Acquisition and Stewardship - 2012	Countywide
Fairfax County Park Authority - Natural and Cultural Resource Stewardship - 2016	Countywide
Fairfax County Park Authority - New Park Development - 2016	Countywide
Fairfax County Park Authority - Park and Building Renovations - 2008	Countywide
Fairfax County Park Authority - Park Development - 2008	Countywide
Fairfax County Park Authority - Park Improvement Fund	Countywide
Fairfax County Park Authority - Park Renovations and Upgrades - 2016	Countywide
Fairfax County Park Authority - Parks Building/Structures Reinvestment	Countywide
Fairfax County Park Authority - Parks Grounds Maintenance	Countywide
Fairfax County Park Authority - Parks Infrastructure/Amenities Upgrades	Countywide
Fairfax County Park Authority - Parks Preventative Maintenance and Inspections	Countywide
Fairfax County Park Authority - Sportsplex Study	Countywide
Fairfax County Park Authority - Stewardship - 2008	Countywide
Government Facilities and Programs - Economic Success Planning	Countywide
Government Facilities and Programs - Energy Strategy Program	Countywide
Government Facilities and Programs - Environmental Agenda Projects	Countywide
Government Facilities and Programs - Joint Venture Development	Countywide
Government Facilities and Programs - Laurel Hill Adaptive Reuse	Mt. Vernon
Government Facilities and Programs - Massey Building Demolition	Providence
Government Facilities and Programs - Massey Complex Master Planning and Redevelopment	Providence
Government Facilities and Programs - Newington DVS Renovation	Mt. Vernon
Government Facilities and Programs - NOVA Community College Contribution	Countywide
Government Facilities and Programs - Original Mt. Vernon High School Building Renovation	Mt. Vernon
Government Facilities and Programs - Original Mt. Vernon High School Site Development	Mt. Vernon
Government Facilities and Programs - Reston Town Center North (RTCN) Library and Community Space	Hunter Mill
Government Facilities and Programs - Salona Property Payment	Dranesville
Government Facilities and Programs - Telecommunications/Network Connections	Countywide

# 5-Year CIP Period: Projects by Function

<u>Project</u>	<u>District</u>
Health and Human Services - Bailey's Shelter - 2016	Mason
Health and Human Services - Crossroads Renovation - 2020	Lee
Health and Human Services - Early Childhood Education Initiatives	Countywide
Health and Human Services - East County Health and Human Services Center	Mason
Health and Human Services - Eleanor Kennedy Shelter - 2016	Mt. Vernon
Health and Human Services - Embry Rucker Shelter - 2016	Hunter Mill
Health and Human Services - Health and Human Services Facilities Studies	Countywide
Health and Human Services - Lorton Community Center - 2016	Mt. Vernon
Health and Human Services - Patrick Henry Shelter - 2016	Mason
Health and Human Services - RCC Natatorium Projects	Hunter Mill
Health and Human Services - RTCN Shelter and Human Services Center	Hunter Mill
Health and Human Services - SACC Contribution	Countywide
Health and Human Services - Sully Community Center - 2016	Sully
Health and Human Services - Willard Health Center - 2020	Fairfax City
Housing Development - ADA Compliance - Housing	Countywide
Housing Development - Autumn Willow Senior Housing	Springfield
Housing Development - Crescent Redevelopment	Hunter Mill
Housing Development - Housing at Route 50/West Ox Road	Sully
Housing Development - Lewinsville Redevelopment	Dranesville
Housing Development - Lincolnia Residences Renovation	Mason
Housing Development - Little River Glen IV	Braddock
Housing Development - Mount Vernon Garden Apartments	Lee
Housing Development - Murraygate Village Apartments Renovation	Lee
Housing Development - North Hill	Mt. Vernon
Housing Development - Oakwood Senior Housing	Lee
Housing Development - One University	Braddock
Housing Development - Rehabilitation of FCRHA Properties	Countywide
Housing Development - Stonegate Renovation	Hunter Mill
Housing Development - Wedgewood Renovation	Mason
Infrastructure Replacement and Upgrades - ADA Compliance - FMD	Countywide
Infrastructure Replacement and Upgrades - Building Energy Management Systems	Countywide
Infrastructure Replacement and Upgrades - Capital Sinking Fund - FMD	Countywide
Infrastructure Replacement and Upgrades - Carpet Replacement	Countywide
Infrastructure Replacement and Upgrades - Electrical System Upgrades and Replacements	Countywide
Infrastructure Replacement and Upgrades - Elevator/Escalator Replacement	Countywide
Infrastructure Replacement and Upgrades - Emergency Building Repairs	Countywide
Infrastructure Replacement and Upgrades - Emergency Generator Replacement	Countywide
Infrastructure Replacement and Upgrades - Emergency Systems Failures	Countywide
Infrastructure Replacement and Upgrades - Fire Alarm System Replacements	Countywide
Infrastructure Replacement and Upgrades - HVAC System Upgrades and Replacement	Countywide
Infrastructure Replacement and Upgrades - MPSTOC County Support for Renewal	Springfield
Infrastructure Replacement and Upgrades - MPSTOC State Support for Renewal	Springfield
Infrastructure Replacement and Upgrades - Parking Lot and Garage Repairs	Countywide
Infrastructure Replacement and Upgrades - Public Safety Infrastructure Upgrades	Countywide
Infrastructure Replacement and Upgrades - Roof Repairs and Waterproofing	Countywide
Infrastructure Replacement and Upgrades - Window Replacement	Countywide
Libraries - Feasibility Studies - Library Facilities	Countywide
Libraries - George Mason Regional Library - 2020	Mason
Libraries - Kingstowne Regional Library - 2020	Lee
Libraries - Lorton Community Library - 2020	Mt. Vernon
Libraries - Patrick Henry Community Library - 2020	Hunter Mill
Libraries - Reston Regional Library - 2012	Hunter Mill
Libraries - Sherwood Regional Library - 2020	Mt. Vernon



# 5-Year CIP Period: Projects by Function

<u>Project</u>	<u>District</u>
Northern Virginia Regional Park Authority - ADA Improvements	Countywide
Northern Virginia Regional Park Authority - Algonkian Regional Park	Countywide
Northern Virginia Regional Park Authority - Brambleton Regional Park	Countywide
Northern Virginia Regional Park Authority - Bull Run Regional Park	Countywide
Northern Virginia Regional Park Authority - Cameron Run Regional Park	Countywide
Northern Virginia Regional Park Authority - Headquarters	Countywide
Northern Virginia Regional Park Authority - Hemlock Overlook Regional Park	Countywide
Northern Virginia Regional Park Authority - Land Acquisition	Countywide
Northern Virginia Regional Park Authority - Meadowlark Botanical Gardens	Countywide
Northern Virginia Regional Park Authority - Pohick Bay Regional Park	Countywide
Northern Virginia Regional Park Authority - Project Support and Miscellaneous Improvements	Countywide
Northern Virginia Regional Park Authority - Roads and Parking	Countywide
Northern Virginia Regional Park Authority - Temple Hall Farm Regional Park	Countywide
Northern Virginia Regional Park Authority - Upton Hill Regional Park	Countywide
Northern Virginia Regional Park Authority - Vehicles and Equipment	Countywide
Northern Virginia Regional Park Authority - W&OD Railroad Regional Park	Countywide
Public Safety - Feasibility Studies	Countywide
Public Safety - Tysons Redevelopment Facilities Study	Providence/HM/Dranesville
Public Safety Fire - Chantilly Fire Station - 2022	Sully
Public Safety Fire - Edsall Fire Station - 2015	Mason
Public Safety Fire - Fairview Fire Station - 2018	Springfield
Public Safety Fire - Fox Mill Fire Station - 2022	Hunter Mill
Public Safety Fire - Frying Pan Fire Station - 2022	Hunter Mill
Public Safety Fire - Gunston Fire Station -2018	Mt. Vernon
Public Safety Fire - Jefferson Fire Station - 2012	Mason
Public Safety Fire - Lorton Volunteer Fire Station	Mt. Vernon
Public Safety Fire - Merrifield Fire Station - 2015	Providence
Public Safety Fire - Mount Vernon Fire Station - 2018	Mt. Vernon
Public Safety Fire - Oakton Fire Station - 2022	Providence
Public Safety Fire - Penn Daw Fire Station - 2015	Mt. Vernon
Public Safety Fire - Pohick Fire Station - 2022	Springfield
Public Safety Fire - Reston Fire Station - 2015	Hunter Mill
Public Safety Fire - Scotts Run Fire Station	Providence
Public Safety Fire - Seven Corners Fire Station - 2018	Mason
Public Safety Fire - Traffic Light Preemptive Devices	Countywide
Public Safety Fire - Tysons Fire Station	Providence
Public Safety Fire - Volunteer Fire Station - 2018	TBD
Public Safety Fire - Woodlawn Fire Station - 2015	Mt. Vernon
Public Safety Police - Criminal Justice Academy - 2018	Sully
Public Safety Police - Emergency Vehicle Operations and K9 Center - 2015	Sully
Public Safety Police - Franconia Police Station - 2015	Lee
Public Safety Police - Mason Police Station - 2018	Mason
Public Safety Police - Police Evidence Storage Annex - 2018	Providence
Public Safety Police - Police Facility Security Upgrades - 2022	Countywide
Public Safety Police - Police Heliport - 2015	Springfield
Public Safety Police - Police Tactical Operations - 2015	Mason
Public Safety Police - South County Police Station/Animal Shelter - 2015	Mt. Vernon

# 5-Year CIP Period: Projects by Function

## Project

## District

Public Schools - Armstrong Elementary	Hunter Mill
Public Schools - Annandale Terrace Elementary	Mason
Public Schools - Belle View Elementary	Mt. Vernon
Public Schools - Bonnie Brae Elementary	Braddock
Public Schools - Braddock Elementary	Braddock
Public Schools - Bren Mar Park Elementary	Mason
Public Schools - Brookfield Elementary	Sully
Public Schools - Centreville High	Springfield
Public Schools - Clearview Elementary	Dranesville
Public Schools - Cooper Middle	Dranesville
Public Schools - Crossfield Elementary	Hunter Mill
Public Schools - Cub Run Elementary	Sully
Public Schools - Dranesville Elementary	Dranesville
Public Schools - Union Mill Elementary	Springfield
Public Schools - Fairfax/Oakton Area Elementary	Providence
Public Schools - Centre Ridge Elementary	Sully
Public Schools - Poplar Tree Elementary	Sully
Public Schools - Waples Mill Elementary	Providence
Public Schools - Falls Church High	Mason
Public Schools - Five New and/or Repurposed Schools	TBD
Public Schools - Fox Mill Elementary	Hunter Mill
Public Schools - Frost Middle	Braddock
Public Schools - Franklin Middle	Sully
Public Schools - Future High School Site	TBD
Public Schools - Future Western High	TBD
Public Schools - Herndon Elementary	Dranesville
Public Schools - Herndon High	Dranesville
Public Schools - Hollin Meadows Elementary	Mt. Vernon
Public Schools - Hughes Middle	Hunter Mill
Public Schools - Hybla Valley Elementary	Lee
Public Schools - Justice High Addition	Mason
Public Schools - Lees Corner Elementary	Sully
Public Schools - Louise Archer Elementary	Hunter Mill
Public Schools - Madison High Addition	Hunter Mill
Public Schools - Modular Relocations	TBD
Public Schools - Mosby Woods Elementary	Providence
Public Schools - Mt. Vernon Woods Elementary	Lee
Public Schools - North West County Elementary	Sully
Public Schools - Oak Hill Elementary	Sully
Public Schools - Oakton High	Providence
Public Schools - Renovation of 1 Middle School	TBD
Public Schools - Renovation of 3 Elementary Schools	TBD
Public Schools - Rocky Run Middle	Sully
Public Schools - Silver Line Elementary	TBD
Public Schools - Silverbrook Elementary	Springfield
Public Schools - Wakefield Forest Elementary	Braddock
Public Schools - Washington Mill Elementary	Mt. Vernon
Public Schools - Waynewood Elementary	Mt. Vernon
Public Schools - West Potomac High Addition	Mt. Vernon
Public Schools - Willow Springs Elementary	Springfield
Public Schools - West Springfield High	Springfield
Public Schools - White Oaks Elementary	Springfield

# 5-Year CIP Period: Projects by Function

<u>Project</u>	<u>District</u>
Revitalization and Neighborhood Improvements - Capital Sinking Fund for Revitalization	Countywide
Revitalization and Neighborhood Improvements - Developer Defaults	Countywide
Revitalization and Neighborhood Improvements - Developer Streetlight Program	Countywide
Revitalization and Neighborhood Improvements - District Capital Projects	Countywide
Revitalization and Neighborhood Improvements - Emergency Directive/Grass Mowing	Countywide
Revitalization and Neighborhood Improvements - McLean Streetscape	Dranesville
Revitalization and Neighborhood Improvements - Minor Streetlight Upgrades	Countywide
Revitalization and Neighborhood Improvements - OCR - Annandale Projects	Mason
Revitalization and Neighborhood Improvements - OCR - Kings Crossing Redevelopment	Mt. Vernon
Revitalization and Neighborhood Improvements - OCR - Revitalization Initiatives	Countywide
Revitalization and Neighborhood Improvements - OCR - Richmond Highway Façade Improvements	Lee/Mt. Vernon
Revitalization and Neighborhood Improvements - Payments of Interest on Bond Deposits	Countywide
Revitalization and Neighborhood Improvements - Revitalization Maintenance - CRP/Tysons	Countywide
Revitalization and Neighborhood Improvements - Springfield Streetscape Phase I	Lee
Revitalization and Neighborhood Improvements - Strike Force Blight Abatement	Countywide
Revitalization and Neighborhood Improvements - Survey Control Network Monumentation	Countywide
Sanitary Sewers - Alexandria Renew Enterprises Treatment Plant Improvements (County Share)	Countywide
Sanitary Sewers - Arlington Wastewater Treatment Plant Upgrade (County Share)	Countywide
Sanitary Sewers - DC Water Blue Plains Treatment Plant (County Share)	Countywide
Sanitary Sewers - Extension and Improvement Projects	Countywide
Sanitary Sewers - Gravity Sewer Capacity Improvements	Countywide
Sanitary Sewers - Noman M. Cole, Jr. Pollution Control Plant Rehabilitation and Replacement	Mt. Vernon
Sanitary Sewers - Noman M. Cole, Jr. Pollution Control Plant Upgrades	Mt. Vernon
Sanitary Sewers - Pumping Station Improvements	Countywide
Sanitary Sewers - Sanitary Sewer Replacement, Rehabilitation and Reinvestment Program	Countywide
Sanitary Sewers - Sewer Metering Projects	Countywide
Sanitary Sewers - Sewer System Capital Renewal (McMath Facility)	Countywide
Sanitary Sewers - Upper Occoquan Service Authority Plant Upgrade	Countywide
Solid Waste - I-66 Basement Drainage Renovation	Springfield
Solid Waste - I-66 Environmental Compliance	Springfield
Solid Waste - I-66 Permit and Receiving Center Renovations	Springfield
Solid Waste - I-66 Transport Study/Site Redevelopment	Springfield
Solid Waste - I-95 Landfill Closure	Mt. Vernon
Solid Waste - I-95 Landfill Environmental Compliance	Mt. Vernon
Solid Waste - I-95 Landfill Leachate Facility	Mt. Vernon
Solid Waste - I-95 Landfill Lot B Redesign	Mt. Vernon
Solid Waste - I-95 Landfill Methane Gas Recovery	Mt. Vernon
Solid Waste - I-95 Landfill New Service Road	Mt. Vernon
Solid Waste - I-95 Transfer/Materials Recovery Facility	Mt. Vernon
Solid Waste - Newington Refuse Facility Enhancements	Mt. Vernon
Stormwater Management Program - Conveyance System Inspection and Development	Countywide
Stormwater Management Program - Conveyance System Rehabilitation	Countywide
Stormwater Management Program - Dam and Facility Maintenance	Countywide
Stormwater Management Program - Dam Safety and Facility Rehabilitation	Countywide
Stormwater Management Program - Emergency and Flood Response Projects	Countywide
Stormwater Management Program - Flood Prevention - Huntington Area - 2012	Mt. Vernon
Stormwater Management Program - Pro Rata Share Drainage Improvements	Countywide
Stormwater Management Program - Stormwater Allocation to Towns	Countywide
Stormwater Management Program - Stormwater Regulatory Program	Countywide
Stormwater Management Program - Stormwater Related Contributors	Countywide
Stormwater Management Program - Stormwater/Wastewater Facility	Braddock
Stormwater Management Program - Stream and Water Quality Improvements	Countywide
Stormwater Management Program - Tree Preservation and Plantings	Countywide

# 5-Year CIP Period: Projects by Function

## Project

## District

Transportation/Pedestrian Initiatives - Board of Supervisors Transportation Projects Priorities (TPP)	Countywide
Transportation/Pedestrian Initiatives - Capital Sinking Fund for County Roads	Countywide
Transportation/Pedestrian Initiatives - Capital Sinking Fund for Walkways	Countywide
Transportation/Pedestrian Initiatives - Contributed Roadway Improvements	Countywide
Transportation/Pedestrian Initiatives - District Walkway Projects	Countywide
Transportation/Pedestrian Initiatives - Dulles Rail Phase 2	Providence/HM/Dranesville
Transportation/Pedestrian Initiatives - Herndon Monroe Area Development Study	Hunter Mill
Transportation/Pedestrian Initiatives - Metro CIP	Countywide
Transportation/Pedestrian Initiatives - Reinvestment and Repairs to County Roads	Countywide
Transportation/Pedestrian Initiatives - Reinvestment and Repairs to Walkways	Countywide
Transportation/Pedestrian Initiatives - Reston Funding Plan	Hunter Mill
Transportation/Pedestrian Initiatives - Richmond Highway Public Transit Initiatives (RHPTI)	Lee/Mt. Vernon
Transportation/Pedestrian Initiatives - Third Four-Year Transportation Plan 2012	Countywide
Transportation/Pedestrian Initiatives - Transportation Planning Studies	Countywide
Transportation/Pedestrian Initiatives - Tysons Transportation Funding Plan	Providence/HM/Dranesville
Transportation/Pedestrian Initiatives - Tysons Transportation Planning Studies	Providence/HM/Dranesville
Water Supply - Additions, Extensions, and Betterments	Countywide
Water Supply - Extraordinary Maintenance and Repairs	Countywide
Water Supply - General and Administrative	Countywide
Water Supply - General Studies and Programs	Countywide
Water Supply - Potomac Stage III General Plant Facilities	Countywide
Water Supply - Potomac Stage III Transmission Facilities	Countywide
Water Supply - Potomac Stage IV General Plant Facilities	Countywide
Water Supply - Potomac Stage IV Transmission Facilities	Countywide
Water Supply - Subdivision and Other Development Projects	Countywide
Water Supply - System Integration - City of Falls Church & City of Fairfax	Countywide

## 5-Year CIP Period: Projects by Supervisor District

<u>Project</u>	<u>District</u>
<b><u>Braddock District</u></b>	
Fairfax County Park Authority - Lake Accotink Dredging	Braddock
Housing Development - Little River Glen IV	Braddock
Housing Development - One University	Braddock
Public Schools - Bonnie Brae Elementary	Braddock
Public Schools - Braddock Elementary	Braddock
Public Schools - Frost Middle	Braddock
Public Schools - Wakefield Forest Elementary	Braddock
Stormwater Management Program - Stormwater/Wastewater Facility	Braddock
<b><u>Countywide</u></b>	
Athletic Field Program - Athletic Field Maintenance (Parks)	Countywide
Athletic Field Program - Athletic Fields - APRT Amenity Maintenance	Countywide
Athletic Field Program - Athletic Fields - FCPS Lighting	Countywide
Athletic Field Program - Athletic Fields - Park Maintenance at FCPS	Countywide
Athletic Field Program - Athletic Services Fee - Custodial Support	Countywide
Athletic Field Program - Athletic Services Fee - Diamond Field Maintenance	Countywide
Athletic Field Program - Athletic Services Fee - Sports Scholarships	Countywide
Athletic Field Program - Athletic Services Fee - Turf Field Development	Countywide
Athletic Field Program - Athletic Services Fee - Turf Field Replacement	Countywide
Fairfax County Park Authority - ADA Compliance - Parks	Countywide
Fairfax County Park Authority - Capital Sinking Fund for Parks	Countywide
Fairfax County Park Authority - Community Parks/New Facilities - 2012	Countywide
Fairfax County Park Authority - Existing Facility Renovations - 2012	Countywide
Fairfax County Park Authority - Land Acquisition and Open Space - 2016	Countywide
Fairfax County Park Authority - Land Acquisition and Park Development - 2020	Countywide
Fairfax County Park Authority - Land Acquisition and Stewardship - 2012	Countywide
Fairfax County Park Authority - Natural and Cultural Resource Stewardship - 2016	Countywide
Fairfax County Park Authority - New Park Development - 2016	Countywide
Fairfax County Park Authority - Park and Building Renovations - 2008	Countywide
Fairfax County Park Authority - Park Development - 2008	Countywide
Fairfax County Park Authority - Park Improvement Fund	Countywide
Fairfax County Park Authority - Park Renovations and Upgrades - 2016	Countywide
Fairfax County Park Authority - Parks Building/Structures Reinvestment	Countywide
Fairfax County Park Authority - Parks Grounds Maintenance	Countywide
Fairfax County Park Authority - Parks Infrastructure/Amenities Upgrades	Countywide
Fairfax County Park Authority - Parks Preventative Maintenance and Inspections	Countywide
Fairfax County Park Authority - Sportsplex Study	Countywide
Fairfax County Park Authority - Stewardship - 2008	Countywide
Government Facilities and Programs - Economic Success Planning	Countywide
Government Facilities and Programs - Energy Strategy Program	Countywide
Government Facilities and Programs - Environmental Agenda Projects	Countywide
Government Facilities and Programs - Joint Venture Development	Countywide
Government Facilities and Programs - NOVA Community College Contribution	Countywide
Government Facilities and Programs - Telecommunications/Network Connections	Countywide
Health and Human Services - Early Childhood Education Initiatives	Countywide
Health and Human Services - Health and Human Services Facilities Studies	Countywide
Health and Human Services - SACC Contribution	Countywide
Housing Development - ADA Compliance - Housing	Countywide
Housing Development - Rehabilitation of FCRHA Properties	Countywide
Infrastructure Replacement and Upgrades - ADA Compliance - FMD	Countywide
Infrastructure Replacement and Upgrades - Building Energy Management Systems	Countywide
Infrastructure Replacement and Upgrades - Capital Sinking Fund - FMD	Countywide
Infrastructure Replacement and Upgrades - Carpet Replacement	Countywide
Infrastructure Replacement and Upgrades - Electrical System Upgrades and Replacements	Countywide
Infrastructure Replacement and Upgrades - Elevator/Escalator Replacement	Countywide
Infrastructure Replacement and Upgrades - Emergency Building Repairs	Countywide
Infrastructure Replacement and Upgrades - Emergency Generator Replacement	Countywide
Infrastructure Replacement and Upgrades - Emergency Systems Failures	Countywide
Infrastructure Replacement and Upgrades - Fire Alarm System Replacements	Countywide
Infrastructure Replacement and Upgrades - HVAC System Upgrades and Replacement	Countywide
Infrastructure Replacement and Upgrades - Parking Lot and Garage Repairs	Countywide
Infrastructure Replacement and Upgrades - Public Safety Infrastructure Upgrades	Countywide
Infrastructure Replacement and Upgrades - Roof Repairs and Waterproofing	Countywide
Infrastructure Replacement and Upgrades - Window Replacement	Countywide

# 5-Year CIP Period: Projects by Supervisor District

## Project

## District

### Countywide (continued)

Libraries - Feasibility Studies - Library Facilities	Countywide
Northern Virginia Regional Park Authority - ADA Improvements	Countywide
Northern Virginia Regional Park Authority - Algonkian Regional Park	Countywide
Northern Virginia Regional Park Authority - Brambleton Regional Park	Countywide
Northern Virginia Regional Park Authority - Bull Run Regional Park	Countywide
Northern Virginia Regional Park Authority - Cameron Run Regional Park	Countywide
Northern Virginia Regional Park Authority - Headquarters	Countywide
Northern Virginia Regional Park Authority - Hemlock Overlook Regional Park	Countywide
Northern Virginia Regional Park Authority - Land Acquisition	Countywide
Northern Virginia Regional Park Authority - Meadowlark Botanical Gardens	Countywide
Northern Virginia Regional Park Authority - Pohick Bay Regional Park	Countywide
Northern Virginia Regional Park Authority - Project Support and Miscellaneous Improvements	Countywide
Northern Virginia Regional Park Authority - Roads and Parking	Countywide
Northern Virginia Regional Park Authority - Temple Hall Farm Regional Park	Countywide
Northern Virginia Regional Park Authority - Upton Hill Regional Park	Countywide
Northern Virginia Regional Park Authority - Vehicles and Equipment	Countywide
Northern Virginia Regional Park Authority - W&OD Railroad Regional Park	Countywide
Public Safety - Feasibility Studies	Countywide
Public Safety - Tysons Redevelopment Facilities Study	Countywide
Public Safety Fire - Traffic Light Preemptive Devices	Countywide
Public Safety Police - Police Facility Security Upgrades - 2022	Countywide
Revitalization and Neighborhood Improvements - Capital Sinking Fund for Revitalization	Countywide
Revitalization and Neighborhood Improvements - Developer Defaults	Countywide
Revitalization and Neighborhood Improvements - Developer Streetlight Program	Countywide
Revitalization and Neighborhood Improvements - District Capital Projects	Countywide
Revitalization and Neighborhood Improvements - Emergency Directive/Grass Mowing	Countywide
Revitalization and Neighborhood Improvements - Minor Streetlight Upgrades	Countywide
Revitalization and Neighborhood Improvements - OCR - Revitalization Initiatives CRP/Tysons	Countywide
Revitalization and Neighborhood Improvements - Payments of Interest on Bond Deposits	Countywide
Revitalization and Neighborhood Improvements - Revitalization Maintenance - CRP/Tysons	Countywide
Revitalization and Neighborhood Improvements - Strike Force Blight Abatement	Countywide
Revitalization and Neighborhood Improvements - Survey Control Network Monumentation	Countywide
Sanitary Sewers - Alexandria Renew Enterprises Treatment Plant Improvements (County Share)	Countywide
Sanitary Sewers - Arlington Wastewater Treatment Plant Upgrade (County Share)	Countywide
Sanitary Sewers - DC Water Blue Plains Treatment Plant (County Share)	Countywide
Sanitary Sewers - Extension and Improvement Projects	Countywide
Sanitary Sewers - Gravity Sewer Capacity Improvements	Countywide
Sanitary Sewers - Pumping Station Improvements	Countywide
Sanitary Sewers - Sanitary Sewer Replacement, Rehabilitation and Reinvestment Program	Countywide
Sanitary Sewers - Sewer Metering Projects	Countywide
Sanitary Sewers - Sewer System Capital Renewal (McMath Facility)	Countywide
Sanitary Sewers - Upper Occoquan Service Authority Plant Upgrade	Countywide
Stormwater Management Program - Conveyance System Inspection and Development	Countywide
Stormwater Management Program - Conveyance System Rehabilitation	Countywide
Stormwater Management Program - Dam and Facility Maintenance	Countywide
Stormwater Management Program - Dam Safety and Facility Rehabilitation	Countywide
Stormwater Management Program - Emergency and Flood Response Projects	Countywide
Stormwater Management Program - Pro Rata Share Drainage Improvements	Countywide
Stormwater Management Program - Stormwater Allocation to Towns	Countywide
Stormwater Management Program - Stormwater Regulatory Program	Countywide
Stormwater Management Program - Stormwater Related Contributories	Countywide
Stormwater Management Program - Stream and Water Quality Improvements	Countywide
Stormwater Management Program - Tree Preservation and Plantings	Countywide
Transportation/Pedestrian Initiatives - Board of Supervisors Transportation Projects Priorities (TPP)	Countywide
Transportation/Pedestrian Initiatives - Capital Sinking Fund for County Roads	Countywide
Transportation/Pedestrian Initiatives - Capital Sinking Fund for Walkways	Countywide
Transportation/Pedestrian Initiatives - Contributed Roadway Improvements	Countywide
Transportation/Pedestrian Initiatives - District Walkway Projects	Countywide
Transportation/Pedestrian Initiatives - Metro CIP	Countywide
Transportation/Pedestrian Initiatives - Reinvestment and Repairs to County Roads	Countywide
Transportation/Pedestrian Initiatives - Reinvestment and Repairs to Walkways	Countywide
Transportation/Pedestrian Initiatives - Third Four-Year Transportation Plan 2012	Countywide
Transportation/Pedestrian Initiatives - Transportation Planning Studies	Countywide
Water Supply - Additions, Extensions, and Betterments	Countywide

# 5-Year CIP Period: Projects by Supervisor District

<u>Project</u>	<u>District</u>
<b><u>Countywide (continued)</u></b>	
Water Supply - Extraordinary Maintenance and Repairs	Countywide
Water Supply - General and Administrative	Countywide
Water Supply - General Studies and Programs	Countywide
Water Supply - Potomac Stage III General Plant Facilities	Countywide
Water Supply - Potomac Stage III Transmission Facilities	Countywide
Water Supply - Potomac Stage IV General Plant Facilities	Countywide
Water Supply - Potomac Stage IV Transmission Facilities	Countywide
Water Supply - Subdivision and Other Development Projects	Countywide
Water Supply - System Integration - City of Falls Church & City of Fairfax	Countywide
<b><u>Dranesville District</u></b>	
Government Facilities and Programs - Salona Property Payment	Dranesville
Housing Development - Lewinsville Redevelopment	Dranesville
Public Schools - Clearview Elementary	Dranesville
Public Schools - Cooper Middle	Dranesville
Public Schools - Dranesville Elementary	Dranesville
Public Schools - Herndon Elementary	Dranesville
Public Schools - Herndon High	Dranesville
Revitalization and Neighborhood Improvements - McLean Streetscape	Dranesville
<b><u>Fairfax City</u></b>	
Health and Human Services - Willard Health Center - 2020	Fairfax City
<b><u>Hunter Mill District</u></b>	
Government Facilities and Programs - Reston Town Center North (RTCN) Library and Community Spa	Hunter Mill
Health and Human Services - Embry Rucker Shelter - 2016	Hunter Mill
Health and Human Services - RCC Natatorium Projects	Hunter Mill
Health and Human Services - RTCN Shelter and Human Services Center	Hunter Mill
Housing Development - Crescent Redevelopment	Hunter Mill
Housing Development - Stonegate Renovation	Hunter Mill
Libraries - Patrick Henry Community Library - 2020	Hunter Mill
Libraries - Reston Regional Library - 2012	Hunter Mill
Public Safety Fire - Fox Mill Fire Station - 2022	Hunter Mill
Public Safety Fire - Frying Pan Fire Station - 2022	Hunter Mill
Public Safety Fire - Reston Fire Station - 2015	Hunter Mill
Public Schools - Armstrong Elementary	Hunter Mill
Public Schools - Crossfield Elementary	Hunter Mill
Public Schools - Fox Mill Elementary	Hunter Mill
Public Schools - Hughes Middle	Hunter Mill
Public Schools - Louise Archer Elementary	Hunter Mill
Public Schools - Madison High Addition	Hunter Mill
Transportation/Pedestrian Initiatives - Herndon Monroe Area Development Study	Hunter Mill
Transportation/Pedestrian Initiatives - Reston Funding Plan	Hunter Mill
<b><u>Lee District</u></b>	
Health and Human Services - Crossroads Renovation - 2020	Lee
Housing Development - Mount Vernon Garden Apartments	Lee
Housing Development - Murraygate Village Apartments Renovation	Lee
Housing Development - Oakwood Senior Housing	Lee
Libraries - Kingstowne Regional Library - 2020	Lee
Public Safety Police - Franconia Police Station - 2015	Lee
Public Schools - Hybla Valley Elementary	Lee
Public Schools - Mt. Vernon Woods Elementary	Lee
Revitalization and Neighborhood Improvements - Springfield Streetscape Phase I	Lee
Revitalization and Neighborhood Improvements - OCR - Richmond Highway Façade Improvements	Lee/Mt. Vernon
Transportation/Pedestrian Initiatives - Richmond Highway Public Transit Initiatives (RHPTI)	Lee/Mt. Vernon

# 5-Year CIP Period: Projects by Supervisor District

<u>Project</u>	<u>District</u>
<b><u>Mason District</u></b>	
Health and Human Services - Bailey's Shelter - 2016	Mason
Health and Human Services - East County Health and Human Services Center	Mason
Health and Human Services - Patrick Henry Shelter - 2016	Mason
Housing Development - Lincolnia Residences Renovation	Mason
Housing Development - Wedgewood Renovation	Mason
Libraries - George Mason Regional Library - 2020	Mason
Public Safety Fire - Edsall Fire Station - 2015	Mason
Public Safety Fire - Jefferson Fire Station - 2012	Mason
Public Safety Fire - Seven Corners Fire Station - 2018	Mason
Public Safety Police - Mason Police Station - 2018	Mason
Public Safety Police - Police Tactical Operations - 2015	Mason
Public Schools - Annandale Terrace Elementary	Mason
Public Schools - Bren Mar Park Elementary	Mason
Public Schools - Falls Church High	Mason
Public Schools - Justice High Addition	Mason
Revitalization and Neighborhood Improvements - OCR - Annandale Projects	Mason
<b><u>Mt. Vernon District</u></b>	
Libraries - Lorton Community Library - 2020	Mt Vernon
Libraries - Sherwood Regional Library - 2020	Mt Vernon
Fairfax County Park Authority - Events Center - 2016	Mt. Vernon
Government Facilities and Programs - Laurel Hill Adaptive Reuse	Mt. Vernon
Government Facilities and Programs - Newington DVS Renovation	Mt. Vernon
Government Facilities and Programs - Original Mt. Vernon High School Building Renovation	Mt. Vernon
Government Facilities and Programs - Original Mt. Vernon High School Site Development	Mt. Vernon
Health and Human Services - Eleanor Kennedy Shelter - 2016	Mt. Vernon
Health and Human Services - Lorton Community Center - 2016	Mt. Vernon
Housing Development - North Hill	Mt. Vernon
Public Safety Fire - Gunston Fire Station -2018	Mt. Vernon
Public Safety Fire - Lorton Volunteer Fire Station	Mt. Vernon
Public Safety Fire - Mount Vernon Fire Station - 2018	Mt. Vernon
Public Safety Fire - Penn Daw Fire Station - 2015	Mt. Vernon
Public Safety Fire - Woodlawn Fire Station - 2015	Mt. Vernon
Public Safety Police - South County Police Station/Animal Shelter - 2015	Mt. Vernon
Public Schools - Belle View Elementary	Mt. Vernon
Public Schools - Hollin Meadows Elementary	Mt. Vernon
Public Schools - Washington Mill Elementary	Mt. Vernon
Public Schools - Waynewood Elementary	Mt. Vernon
Public Schools - West Potomac High Addition	Mt. Vernon
Revitalization and Neighborhood Improvements - OCR - Kings Crossing Redevelopment	Mt. Vernon
Sanitary Sewers - Noman M. Cole, Jr. Pollution Control Plant Rehabilitation and Replacement	Mt. Vernon
Sanitary Sewers - Noman M. Cole, Jr. Pollution Control Plant Upgrades	Mt. Vernon
Solid Waste - I-95 Landfill Closure	Mt. Vernon
Solid Waste - I-95 Landfill Environmental Compliance	Mt. Vernon
Solid Waste - I-95 Landfill Leachate Facility	Mt. Vernon
Solid Waste - I-95 Landfill Lot B Redesign	Mt. Vernon
Solid Waste - I-95 Landfill Methane Gas Recovery	Mt. Vernon
Solid Waste - I-95 Landfill New Service Road	Mt. Vernon
Solid Waste - I-95 Transfer/Materials Recovery Facility	Mt. Vernon
Solid Waste - Newington Refuse Facility Enhancements	Mt. Vernon
Stormwater Management Program - Flood Prevention - Huntington Area - 2012	Mt. Vernon



# 5-Year CIP Period: Projects by Supervisor District

## Project

## District

### Providence District

Court Facilities - ADC Security/Renovation - 2018	Providence
Court Facilities - Courtroom Renovations Bond Funded - 2012	Providence
Court Facilities - Courtroom Renovations Equipment/Furniture	Providence
Government Facilities and Programs - Massey Building Demolition	Providence
Government Facilities and Programs - Massey Complex Master Planning and Redevelopment	Providence
Public Safety Fire - Merrifield Fire Station - 2015	Providence
Public Safety Fire - Oakton Fire Station - 2022	Providence
Public Safety Fire - Scotts Run Fire Station	Providence
Public Safety Fire - Tysons Fire Station	Providence
Public Safety Police - Police Evidence Storage Annex - 2018	Providence
Public Schools - Fairfax/Oakton Area Elementary	Providence
Public Schools - Mosby Woods Elementary	Providence
Public Schools - Oakton High	Providence
Public Schools - Waples Mill Elementary	Providence
Transportation/Pedestrian Initiatives - Dulles Rail Phase 2	Providence/HM/Dranesville
Transportation/Pedestrian Initiatives - Tysons Transportation Funding Plan	Providence/HM/Dranesville
Transportation/Pedestrian Initiatives - Tysons Transportation Planning Studies	Providence/HM/Dranesville

### Springfield District

Housing Development - Autumn Willow Senior Housing	Springfield
Infrastructure Replacement and Upgrades - MPSTOC County Support for Renewal	Springfield
Infrastructure Replacement and Upgrades - MPSTOC State Support for Renewal	Springfield
Public Safety Fire - Fairview Fire Station - 2018	Springfield
Public Safety Fire - Pohick Fire Station - 2022	Springfield
Public Safety Police - Police Heliport - 2015	Springfield
Public Schools - Centreville High	Springfield
Public Schools - Silverbrook Elementary	Springfield
Public Schools - Union Mill Elementary	Springfield
Public Schools - West Springfield High	Springfield
Public Schools - White Oaks Elementary	Springfield
Public Schools - Willow Springs Elementary	Springfield
Solid Waste - I-66 Basement Drainage Renovation	Springfield
Solid Waste - I-66 Environmental Compliance	Springfield
Solid Waste - I-66 Permit and Receiving Center Renovations	Springfield
Solid Waste - I-66 Transport Study/Site Redevelopment	Springfield

### Sully District

Health and Human Services - Sully Community Center - 2016	Sully
Housing Development - Housing at Route 50/West Ox Road	Sully
Public Safety Fire - Chantilly Fire Station - 2022	Sully
Public Safety Police - Criminal Justice Academy - 2018	Sully
Public Safety Police - Emergency Vehicle Operations and K9 Center - 2015	Sully
Public Schools - Brookfield Elementary	Sully
Public Schools - Centre Ridge Elementary	Sully
Public Schools - Cub Run Elementary	Sully
Public Schools - Franklin Middle	Sully
Public Schools - Lees Corner Elementary	Sully
Public Schools - North West County Elementary	Sully
Public Schools - Oak Hill Elementary	Sully
Public Schools - Poplar Tree Elementary	Sully
Public Schools - Rocky Run Middle	Sully

### To Be Determined

Public Safety Fire - Volunteer Fire Station - 2018	TBD
Public Schools - Five New and/or Repurposed Schools	TBD
Public Schools - Future High School Site	TBD
Public Schools - Future Western High	TBD
Public Schools - Modular Relocations	TBD
Public Schools - Renovation of 1 Middle School	TBD
Public Schools - Renovation of 3 Elementary Schools	TBD
Public Schools - Silver Line Elementary	TBD



1742

## Public Private Partnerships & Joint Ventures

### PROGRAM DESCRIPTION

This section of the Capital Improvement Program (CIP) identifies projects partially or fully financed through partnership agreements. Most of these partnerships are with private entities, however, some include regional, state or federal partners.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Provide new public facilities taking into account financial limitations.
- ✓ Provide affordable housing wherever possible to all who live or work in Fairfax County.
- ✓ Provide a high level and quality of public facilities, within financial limitations, to enable all residents to sustain a secure and productive lifestyle.
- ✓ Maintain the County's prosperous economic climate and varied employment opportunities by continuing to develop and pursue a broad range of actions, including public/private partnerships, designed to enhance the County's long-term competitive position in regional, national and international economic development.
- ✓ Coordinate with local, regional, state and federal governments to provide a balanced regional transportation system that is adequately funded, and encourage and facilitate private sector initiatives to finance new construction, new transportation services and improvements to existing facilities and services.
- ✓ Extend public investments in parkland acquisition and park development through public/private mechanisms and other appropriate means.
- ✓ Participate in leadership roles in cooperative regional activities.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Preface and Introduction (amended through 10-24-2017), Economic Development (amended through 3-4-2014), Transportation (amended through 3-14-2017), and Parks and Recreation Sections, as amended.

### PROGRAM INITIATIVES

The facilities referred to in this section represent multiple program areas, but may not have been originally included in the CIP, as one of the advantages of the Public Private Partnership (P3) process is to accomplish the construction of needed facilities sooner than normal processes and funding availability would allow. Marshalling resources and circumstances unique to each project allow them to move forward without affecting or detracting from resources available for other projects. P3's are one of the tools used to implement policies and goals in the Board of Supervisor's Strategic Plan to Facilitate the Economic Success of Fairfax County. The focus of P3 projects is to create value, build community, and improve service delivery, three important elements to facilitate future economic success.

Procurements involving some form of partnership with private or public entities have provided benefits to the County in education, transportation, public safety, human services and other functions. Projects that are being significantly funded through such partnerships are presented in this section to provide a more comprehensive view of partnership activity in the County.

In 1987, the County established a new governmental complex on 100 acres of land in the Fairfax Center area by exchanging land and lease commitments for a new building. The Government Center, with the associated Pennino and Herrity buildings, was the first major capital project to be funded and completed through a public private partnership. Since then the County has used this method of financing significant projects to provide for needed facilities that could not be funded through the normal CIP process. In 1999, the County completed the South County Government Center and in 2005 completed the construction of South County Secondary School and the Laurel Hill Golf Course through partnership agreements.

The County also completed a Contract of Sale with Inova Health Systems for the transfer of approximately 15 acres of land including the Woodburn Mental Health Center and Woodburn Place in exchange for an approximate 5-acre parcel/pad site at Willow Oaks II, a cash payment, and a ten-year lease of 20,000 square feet within the new Merrifield Human Services Center. The Merrifield Center is a 200,000-square foot replacement facility for the former Woodburn Mental Health Center and a consolidation of Community Service Board programs that were located in leased facilities.

In addition, the Wiehle-Reston East Metrorail station was completed to support the Silver Line Phase I portion of the Rail to Dulles Airport. This station includes an underground 2,300 space parking garage for Metro riders and includes lease rights to privately develop additional buildings and supplemental parking directly above the underground County garage. The project remains an active public-private partnership development site and County staff will continue to provide coordination support into the future. The first office building was delivered in 2017, furthering County objectives of creating Transit Oriented Development and stimulating economic development.

Finally, the County completed an innovative, high quality, mixed income, 270-unit apartment complex on its Government Center campus. The complex, situated in a wooded setting and incorporating green building, low impact and sustainable design features, includes amenities such as garage parking, fitness and children's play areas, a swimming pool, conference room and outdoor courtyards, and is connected to the Government Center through a trail system. Located across the street from Fairfax Corner's restaurants, shopping and movie theaters, the residential complex is close to transportation networks and the Fairfax Connector bus system. This project was awarded the 2017 Outstanding Project Innovation Award by the National Council for Public-Private Partnerships.

Other projects completed through the use of public-private partnerships, or partnerships with regional or state entities, include the Public Safety and Transportation Operations Center (PSTOC), the Fairfax City Library, West Ox Bus Operations Center, VDOT Administration Building, the Mosaic District, Clemmyjontri Park, the Braddock Glen Assisted Living and Adult Day Care facility, and the Providence Community Center.

Since the passage of the Public-Private Educational Facilities and Infrastructure Act (PPEA) of 2002, the County has been engaged in various analyses and negotiations for significant capital projects, both solicited and unsolicited. The County continues to review and negotiate a number of projects and proposals that are expected to provide significant benefits when complete. Some of these projects are detailed below:

## CURRENT PROJECT DESCRIPTIONS

1. **Rail to Dulles** (Providence, Hunter Mill, Dranesville Districts): The Rail to Dulles project includes the completion of a 23-mile extension of the Metro rail line, beginning between the East and West Falls Church Stations located along I-66, extending along the Dulles Connector Road (DCR) to Route 123, then through Tyson's Corner to Route 7, turning west to reconnect with the Dulles International Airport Access Highway (DIAAH) and then to Dulles Airport and into Loudoun County. When complete, the new line will have eleven stations, including eight in Fairfax County. There will be four in Tysons, and stations at Wiehle Avenue, Reston Town Center, Herndon, and Innovation Center.

In late 2008, the Commonwealth of Virginia completed the transfer of the Dulles Toll Road from state control to the Metropolitan Washington Airports Authority (MWAA), which will manage construction of the rail line. The primary source of funding to complete the rail line will be toll road revenues (approximately 49 percent), with \$900 million, or 15.8 percent, expected from the Federal government, 16.1 percent of the total from Fairfax County, 4.8 percent from Loudoun County, 4.1 percent from MWAA airport revenues, and 10.1 percent from the Commonwealth of Virginia. A design build contract for Phase 1 was approved with Dulles Transit Partners under the state's PPTA authority. The official project start for final design and construction activities began in March 2009 upon approval and issuance of a Full Funding Grant Agreement (FFGA) by the Federal Transit Administration. The Washington Metropolitan Area Transit Authority (WMATA) began revenue operations for Phase 1 on July 26, 2014. Landowners petitioned the Board of Supervisors to establish a special district for the express purpose of providing funds for the construction of rail to Wiehle Avenue, assuming another tax district would be established to fund the portion of the rail line beyond Wiehle Avenue. In the fall of 2013, the County completed its \$400 million payment for Phase 1 construction costs from the Phase 1 tax district through a combination of tax collections and bond proceeds. The current tax rate for the Phase 1 district is \$0.13 cents per \$100 of assessed value and will remain in effect until all debt service payments have been paid in full.

The Washington Metropolitan Airports Authority (MWAA) has completed the preliminary engineering and awarded the Phase 2 construction contract in May 2014. The Phase 2 is estimated to cost \$2.8 billion. Fairfax County and Loudoun County are funding the parking garages (\$315 million) separately from the project. The County, in addition to the other local funding partners, approved the Memorandum of Agreement (MOA) in late 2011 to proceed with Phase 2 of the Project. The MOA explicitly recognizes that Fairfax will pay no more than 16.1 percent of the total project cost as previously agreed in the Funding Agreement. For Phase 2, landowners in the western part of the line petitioned the County to form a special district to provide up to \$330 million of the County's Phase 2 costs to take the project from Wiehle Avenue to Loudoun County. A special tax rate has been assessed to provide financing for construction at an initial tax rate of \$0.05 per \$100 of assessed value beginning in FY 2011, with annual increases of \$0.05 up to a maximum of \$0.20 per \$100 of assessed valuation as incorporated in the FY 2014 through FY 2019 Adopted Budget Plans. Per the petition, the tax rate in FY 2020 will remain at \$0.20 per \$100 of assessed value until full revenue operations commence on Phase 2, which is tentatively expected in early 2020. At that time, the rate may be set at the level necessary to support the District's debt obligations.

The balance of the total project funds owed by the County net of the two tax districts and regional transportation funding is approximately \$187 million for both phases of the project. These funds are expected to be paid from future special Commercial and Industrial (C&I) tax revenues along with \$10 million in 70 percent regional funding from the Northern Virginia Transportation Authority (NVTa). In addition, the Funding Partners closed on a United States Department of Transportation Infrastructure Finance and Innovation Act (TIFIA) loan. This loan offers competitive interest rates, unique financing provisions and will fund a majority of the funding partners remaining project costs. Fairfax County closed on its \$403.3 million TIFIA loan in December 2014. This project is further referenced in the Transportation and Pedestrian Initiatives section of the CIP.

2. **Route 28 Spot Widening** (Sully District): In March 2011, the Route 28 District Advisory Board recommended to approve \$6.0 million in Project Completion Funds (PCF) for final design plans for four priority sections of Route 28 widening from six to eight lanes. These design areas include the following: Priority 1 – Route 28 southbound between Sterling Boulevard and the Dulles Toll Road; Priority 2 – the Route 28 southbound bridge over the Dulles Toll Road; Priority 3 – Route 28 northbound between McLearen Road and the Dulles Toll Road; and Priority 4 – Route 28 southbound between the Dulles Toll Road and Route 50. In October 2012, the Commission considered the next steps for completion of the Hot Spot Improvements. County staff recommended the use of a portion of the Route 28 District PCF to construct the Route 28 Southbound Bridge over Dulles Toll Road, as has been designed. The estimated cost of this project is \$4,339,500. The Commission discussed the importance of constructing the northbound bridge over the Dulles Toll Road. This project was not originally included in the four spot widening projects that had recently been designed. However, discussions between the Route 28 Corridor Improvements contractor and the Metropolitan Washington Airports Authority (MWAA) have highlighted the importance of construction of the bridges over the Dulles Toll Road in a timely manner. MWAA began construction of Phase 2 of the Dulles Corridor Metrorail Project in spring 2014, which will involve construction of facilities in the vicinity of the Route 28/Dulles Toll Road Interchange. MWAA cautioned that construction of these bridge projects would be severely restricted during the Silver Line construction and after it is completed. Route 28 contractors estimate that substantial additional costs to the District would be incurred as a result of the delay and the restrictions. The Commission members then voted to recommend approval to fund the construction of the southbound bridge and design of the northbound bridge from the Route 28 PCF, in the amount of \$5.0 million. The Commission applied for a Transportation Partnership Opportunity Fund (TPOF) grant in the amount of \$5.0 million (the maximum allowed under TPOF guidelines) and was formally awarded this request in February 2013 for the construction of the northbound bridge. As a result of the State Transportation funding plan approved during the 2013 Session by the General Assembly (HB 2313), additional revenues will be available to Northern Virginia jurisdictions pending annual review and approval from the Northern Virginia Transportation Authority (NVTa) for regional transportation projects and transit needs. In July 2013, NVTa approved the FY 2014 total project list of \$209.793 million that consisted of funding via Pay-As-You-Go (\$116.058 million) and bond financing (\$93.735 million). The balance of the District's Hot Spot Widening Projects (excluding the bridge widening over the Dulles Toll Road) were included to receive NVTa funds for construction as follows: \$12.4 million for Southbound between Sterling Boulevard and Dulles Toll Road (NVTa bond financing); \$20 million for Southbound between the Dulles Toll Road to Route 50 (NVTa Paygo); and \$11.1 million for Northbound between McLearen Road and the Dulles Toll Road (NVTa Paygo). Construction began in January 2015, with completion in August 2017. This project is further referenced in the Transportation and Pedestrian Initiatives section of the CIP.
3. **Herndon Metrorail Station Parking Garage** (Hunter Mill District): The existing Herndon Park and Ride facility has been designated as the site for the Herndon Station as part of the Phase 2 Rail to Dulles project. The Herndon Station Garage is required to accommodate the anticipated parking requirements for the new Metrorail station and is in addition to the existing garage at this site. Fairfax County is responsible for the design, construction, operations and maintenance of the garage which is required to be operational by the WMATA announced start date of revenue service for Phase 2. The new garage will have approximately 2,007 parking spaces, bicycle amenities, pedestrian and vehicular bridges connecting to the existing garage, associated stormwater management, roadwork and transportation improvements. The project is in the construction phase, with construction anticipated to be complete in summer 2019. The total cost is \$44.9 million and is supported by Commercial and Industrial Tax revenues and parking revenue bond proceeds. This project is further referenced in the Transportation and Pedestrian Initiatives section of the CIP.

4. **Innovation Center Metrorail Station Parking Garage** (Dranesville District): The Innovation Center Station Garage is part of the Phase 2 Rail to Dulles project and is required to be operational by the WMATA announced start date of revenue service for Phase 2. Fairfax County is responsible for the design, construction, operations and maintenance of the garage. The garage will have approximately 2,100 parking spaces, bicycle amenities, and associated stormwater management, roadwork and transportation improvements. The garage is required to accommodate the anticipated parking requirements for the Metrorail station and is being planned and coordinated in partnership with adjacent property owners as part of a Transit Oriented Development. The project includes a real estate exchange, joint rezoning, and shared public-private site infrastructure. The garage project is in the construction phase, with construction anticipated to be complete in fall 2019. The total cost is \$52.0 million and is supported by Commercial and Industrial Tax revenues and parking revenue bond proceeds. This project is further referenced in the Transportation and Pedestrian Initiatives section of the CIP.
5. **Herndon Monroe Area Development Study** (Hunter Mill District): Funding in the amount of \$550,000 is currently available to support the master planning effort associated with County owned property at the west side of the Herndon Monroe Park and Ride facility/Herndon Monroe Garage site. The goal of the study is to determine the development potential for the approximately 10-acre portion of the site and define possible conceptual development options for its use. The study will include land planners, civil and traffic engineers, wetland and environmental consultants, evaluating opportunities for a Transit Oriented Development consistent with the Comprehensive Plan goals on this site. This project is further referenced in the Transportation and Pedestrian Initiatives section of the CIP.
6. **Lewinsville Redevelopment** (Dranesville District): This project includes the redevelopment of the Lewinsville Center. The project includes the demolition of the existing facility and construction of two buildings. The first building will provide 82 units of affordable independent senior housing units, which will be constructed and operated at no cost to the County using Low Income Housing Tax Credits (LIHTC) under a long-term ground lease agreement. The second building is funded by the County and will include the Health Department's adult day care facility, two child day care centers, and the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. In January 2015, the Board approved a Comprehensive Agreement with Wesley Hamel. Wesley Hamel was awarded LIHTC for the affordable independent senior units in June 2015. Construction of the residential facility was completed in October 2018, the day care/senior facility is currently in construction and is planned for occupancy in the summer 2019, and completion of the full project is scheduled for fall 2019. This project is further referenced in the Housing Development section of the CIP.
7. **Crescent Redevelopment** (Hunter Mill District): This project would facilitate the redevelopment of the county-owned Crescent Apartments site and the properties within the Lake Anne Village Center. The Crescent Apartments, a 181-unit apartment complex acquired by the County in FY 2006, is located adjacent to Lake Anne in Reston, near the new Metro Silver Line and the Reston Town Center. The property is managed by the FCRHA on behalf of the Board of Supervisors. A physical needs assessment study was completed to identify improvements that are needed to ensure the property's continued sustainability in its current form. Funding of \$1,299,000 is available to facilitate the redevelopment of the county-owned Crescent Apartments site and the properties within the Lake Anne Village Center. This project is further referenced in the Housing Development section of the CIP.
8. **North Hill** (Mt Vernon District): This project supports the development of the North Hill property, a 33-acre site owned by FCRHA located at the intersection of Richmond Highway and Dart Drive. The project is being developed through the PPEA process. The FCRHA entered into an Interim Agreement with CHPPENN, a partnership of Community Housing Partners (CHP) and Pennrose. CHPPENN was awarded Low Income Housing Tax Credits (LIHTC) in June 2017. Approximately one third of the property will be sold to a developer to create 175 for-sale market rate townhomes. The rest of the property will be developed to create 219 multi-family affordable and workforce units, and 60 affordable independent senior housing units, and a 12-acre public park. The townhouse land sale proceeds will be used to fund the infrastructure needed for the affordable rental development. Closing is anticipated for the fall 2019 with construction starting shortly after. This project is further referenced in the Housing Development section of the CIP.

9. **Oakwood Senior Housing** (Lee District): This project scope is to develop a 6.2-acre site owned by the FCRHA located at the intersection of Oakwood Road and Van Dorn Street. The site has the potential for the development of up to 150 units of affordable independent senior housing via the PPEA process. An unsolicited proposal has been received to develop the property. The proposal calls for constructing 150 units of affordable senior housing. Two competing proposals were received August 2018. Developer selection is underway. This project is further referenced in the Housing Development section of the CIP.
10. **One University** (Braddock District): This project is being developed through the PPEA process and is located at the intersection of Route 123 and University Drive. An unsolicited proposal was received to redevelop the FCRHA property. The proposal calls for replacing the existing affordable housing (Robinson Square) and the existing FCRHA facilities. The proposed development will include up to 240 units of affordable housing and 363 units (720 beds) of student housing. Two competing proposals were received. Developer selection is complete and the land use process is underway. Funding of \$600,000 has been identified for predevelopment activities. This project is further referenced in the Housing Development section of the CIP.
11. **Autumn Willow Senior Housing** (Springfield District): The project is being developed through the PPEA process. The project scope is to develop 150 units of affordable independent senior housing on the 10.88 acres County-owned site located at the intersection of Stringfellow Road and Autumn Willow Drive. No funding has been identified for this project. This project is further referenced in the Housing Development section of the CIP.
12. **Affordable Housing Development Opportunities** (Countywide): The County and Redevelopment and Housing Authority are actively pursuing additional opportunities throughout Fairfax County to expand the affordable and workforce housing stock to better serve low- and middle-income residents. Possible projects include opportunities to create additional rental units and for-sale units to address the growing shortage of affordable living units for County residents, families, and seniors. This project is further referenced in the Future Project Lists and Details section of the CIP.
13. **East County Human Services Center** (Mason District): \$117,375,000 is proposed for a new East County Human Services Center to be located in the Bailey's Crossroads area. This facility will provide enhanced service delivery to the residents of the eastern part of the County through consolidation of existing leased facility spaces in the service area to an integrated Health and Human Services site with the goal of addressing the residents' needs in an effective and efficient manner. Funding in the amount of \$5,375,000 has previously been approved from 2004 Human Services Bonds remaining from completed projects to support initial studies, pre-design, design phase activities, rezoning and developer negotiations on the site of the existing Bailey's Community Shelter, also known as Southeast Quadrant Redevelopment site. This site was rezoned in 2017 and real estate was exchanged with the adjacent private property for needed road connections, joint infrastructure development, coordinated private residential development and a County office site. Site location options for East County Human Services Center are being evaluated including, the Southeast Quadrant Redevelopment site, and repurposing of existing office building options in the service area. It is anticipated that EDA bonds will finance the County's share of project. This project is further referenced in the Health and Human Services portion of the CIP.
14. **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 RTCN. The plan addresses 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 & 8, where the existing Reston Library and Embry Rucker Shelter are located. The proposals received were rejected due to scope and cost. 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 bond financing is anticipated to fund the remaining \$28 million required to implement the plan. This project is further referenced in the Government Facilities and Programs section of the CIP.

15. **Reston Town Center North (RTCN) Shelter and Human Services Center** (Hunter Mill District): Approximately \$105,500,000 is proposed to fund an emergency shelter with transitional housing and a replacement facility for the existing North County Health and Human Services Center 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 County will solicit development proposals at a future time for the development blocks that will include the Embry Rucker Shelter and the Health and Human Services Center. Funding of \$12,000,000 was approved as part of the fall 2016 Human Services/Community Development Bond Referendum for the Embry Rucker Shelter. The proposed Human Services facility will support a consolidation of existing leased facility spaces in the service area into one Health and Human Services site to provide enhanced and integrated multi-disciplinary services to residents in the western part of the County. The North County Human Services Center replacement will be part of a future phase PPEA solicitation to develop the balance of the property within the overall RTCN master plan, which is anticipated to be in a 5 to 10-year timeframe. It is anticipated that EDA bonds will finance the remaining requirement of \$93.5 million to implement the project. This project is further referenced in the Health and Human Services section of the CIP.
16. **Reston Town Center North (RTCN) RECenter** (Hunter Mill District): As part of the development of the Reston Town Center North area, the Fairfax County Park Authority is considering the future development of a new RECenter to serve the high demand in the Reston area. This RECenter may include facilities for indoor aquatics, fitness, sports and other recreation programs to meet the need of the surrounding community as determined by a market based study prior to development. This project is further referenced in the Future Project Lists and Details section of the CIP.
17. **Original Mt Vernon High School Building Renovation** (Mt Vernon District): This project includes 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 reuse 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 service 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. This project is further referenced in the Government Facilities and Programs section of the CIP.
18. **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. This project is further referenced in the Government Facilities and Programs section of the CIP.
19. **Massey Complex Master Planning and Redevelopment** (Providence District): Funding of \$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 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. This project is further referenced in the Government Facilities and Programs section of the CIP.

20. **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. This project is further referenced in the Government Facilities and Programs section of the CIP.
21. **Events Center** (Mt Vernon District): \$10,000,000 to support renovations for an Events Center at the Workhouse Arts Center. The Workhouse campus is a 56-acre, historically important County landmark, situated on the site of the former Lorton prison. Originally constructed in the early 1900's, the former workhouse and reformatory is on the National Park Service's Register of Historic Places, and included the imprisonment of early suffragettes. A planned Event Center is a key element of the educational, visual and performing arts campus run by the Workhouse Arts Foundation (WAF). Funding for this project is supported by the General Fund in the amount of \$3,000,000 and by the 2016 Park Bond referendum in the amount of \$7,000,000. This project is further referenced in the Park Authority section of the CIP.
22. **Tysons Public Facilities** (Hunter Mill and Providence Districts): As part of the redevelopment of the Tysons area, the Department of Planning and Zoning 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 (#29), 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 proffers are anticipated to primarily fund these projects. The construction of these facilities is dependent upon the progression of development in the area. The Scotts Run Fire Station is currently in design and scheduled to start construction in the Summer 2019 to meet the proffer condition of completion by December 2020. This project is further referenced in the Future Project Lists and Details section of the CIP.
23. **Willston Multi-Cultural Center** (Mason District): 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. In addition, there is interest in locating a school on the site. This project is in the early planning stages. This project is further referenced in the Future Project Lists and Details section of the CIP.
24. **Sports Complex Opportunities** (Countywide): 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 sport tourism events in Fairfax. These opportunities are in the early planning stages. This project is further referenced in the Future Project Lists and Details section of the CIP.
25. **Willard Health Center Campus Redevelopment** (Fairfax City): The County entered into an agreement with the City of Fairfax in August 2017 for a shared feasibility study of a joint redevelopment project. The goal of the agreement is to develop a master plan that maximizes the use of the County-owned Joseph Willard Health Center and JoAnne Jorgenson Laboratory, with the City-owned Sherwood Center and City of Fairfax Police Department sites. The City is seeking ways to address the recreational needs of the community, as identified in their Green Acres Center Feasibility Study. The Willard Health Center is undergoing a feasibility study for renovation/expansion to accommodate current and future human service needs in preparation for the 2020 Human Services Bond Referendum. This project is further referenced in the Health and Human Services section of the CIP.

26. **Patrick Henry Library Partnership** (Hunter Mill District): A study is currently underway to review options for a proposed joint development project between Fairfax County and the Town of Vienna to renovate or replace the Patrick Henry Library and provide additional parking in a structured garage for the Library and the Town. Patrick Henry Community Library is one of the busiest community libraries, operating at a level of a small regional library. Renovation or replacement is required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and to meet current and future operational needs of the Library System. This project is further referenced in the Libraries section of the CIP.



1742

# Countywide Infrastructure Replacement Requirements

## PROGRAM DESCRIPTION

This section provides a compilation of the Infrastructure Replacement and Upgrade requirements associated with the various program areas contained in the Capital Improvement Program (CIP). Infrastructure Replacement and Upgrades is the planned replacement of building subsystems such as roofs, electrical systems, HVAC systems, plumbing systems and other infrastructure that has reached the end of its useful life. Without significant reinvestment in building subsystems, older facilities can fall into a state of deterioration and the maintenance and repair costs necessary to keep them functional will increase. One of the primary roles in facility management is to maximize the life of facilities, avoid their obsolescence and provide for a planned program of repairs, improvements and restorations. Infrastructure Replacement and Upgrades projects also include the reinvestment required for stormwater facilities and conveyance pipes, sewer lines, parks, trails, and bus shelters. It is important to support the reinvestment and maintenance of spaces, structures and infrastructure in a routine, scheduled, or anticipated fashion to prevent failure and/or degradation. More importantly, this type of infrastructure replacement and upgrade work can reduce the potential for the exorbitant cost and inconvenience associated with unanticipated failures and safety concerns.

## LINK TO THE COMPREHENSIVE PLAN

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

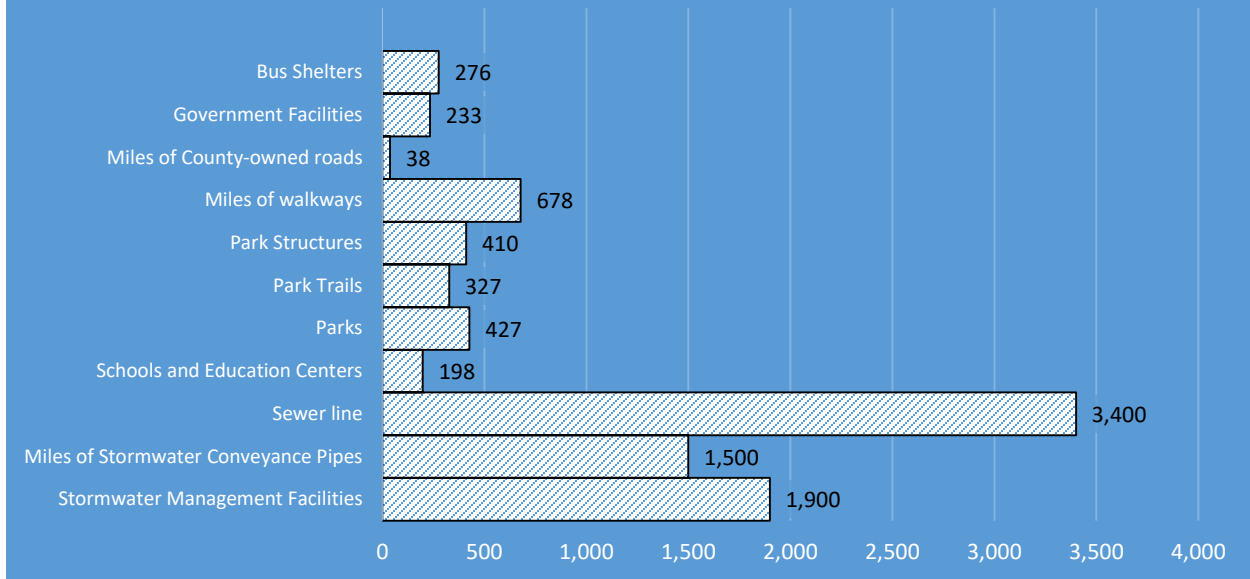
- ✓ Maintain a high-quality system of public infrastructure.
- ✓ Ensure adequate infrastructure replacement and upgrades of existing facilities, and provide urgently needed repairs to meet public health or safety needs.

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

## CURRENT INFRASTRUCTURE REPLACEMENT PROGRAM

As the County infrastructure ages, more frequent replacement and upgrades are required. Fairfax County's inventory of infrastructure includes not only government buildings, but housing units, miles of walkways and sewer pipe and many facilities such as residential facilities and fire stations that operate 24/7, 365 days per year. Infrastructure replacement and upgrades are prioritized based on life safety concerns, repair history and availability of replacement parts. The following chart displays some of the types of infrastructure that the County is responsible for maintaining.

## INVENTORY OF MAJOR COUNTY FACILITIES



### **Infrastructure Replacement and Upgrades**

In the Spring of 2014, the Board of Supervisors and the School Board approved the Infrastructure Financing Committee's Final Report and Recommendations regarding long-term maintenance plans for both the County and Schools. The Report contained many recommendations, one of which was to develop standard definitions. The Joint Board definition approved for Infrastructure Replacements and Upgrades is stated below:

### ***INFRASTRUCTURE REPLACEMENT AND UPGRADES***

Infrastructure Replacement and Upgrades refers to the planned replacement of building subsystems that have reached the end of their useful life. These systems, once replaced, will have an average life cycle of 20 years or more. Without significant reinvestment in facility subsystems, older facilities can fall into a state of ever-decreasing condition and functionality, and the maintenance and repair costs necessary to operate the facilities increase. Currently these types of Infrastructure Replacement and Upgrades are funded within operational budgets or financed using municipal bonds. Examples of Infrastructure Replacement and Upgrades include:

- Roof Replacement
- Electrical System Replacement
- HVAC Replacements
- Plumbing Systems Replacements
- Replacement Windows
- Parking Lot Resurfacing
- Fire Alarm System Replacements
- Sprinkler Systems
- Emergency Generator Replacements
- Elevator Replacement

### **Infrastructure Life Cycles**

For planning purposes, the County uses the following life cycle guidelines when projecting future replacement requirements. Some of the major work completed annually at County facilities includes the replacement of building subsystems: HVAC and electrical system repairs and replacement, roof repairs and waterproofing, carpet replacement, parking lot and garage repairs, window repairs/replacement, elevator/escalator repairs/replacement, fire alarm replacement and emergency generator replacement. Replacement of these building subsystems is based on not only age and lifecycle, but on repair history, safety concerns, and availability of replacement parts. The following chart includes the expected lifecycle of building infrastructure.

<b>GENERAL GUIDELINES FOR EXPECTED SERVICE LIFE OF BUILDING SUBSYSTEMS</b>	
<b>ELECTRICAL</b>	
Service/Power	25 years
Generators	25 years
Lighting	20 years
Fire Alarms	15 years
<b>HVAC</b>	
Equipment	20 years
Boilers	15 to 30 years
Building Control Systems	10 years
<b>PLUMBING</b>	
Pipes and fittings	30 years
Fixtures	30 years
Pumps	15 years
<b>OTHER</b>	
Elevator	25 years
Escalator	25 years
Systems Furniture	20 to 25 years
Roofs	20 years
Paving	15 years
Carpet Tiles	15 years
Broadloom Carpet	7 years

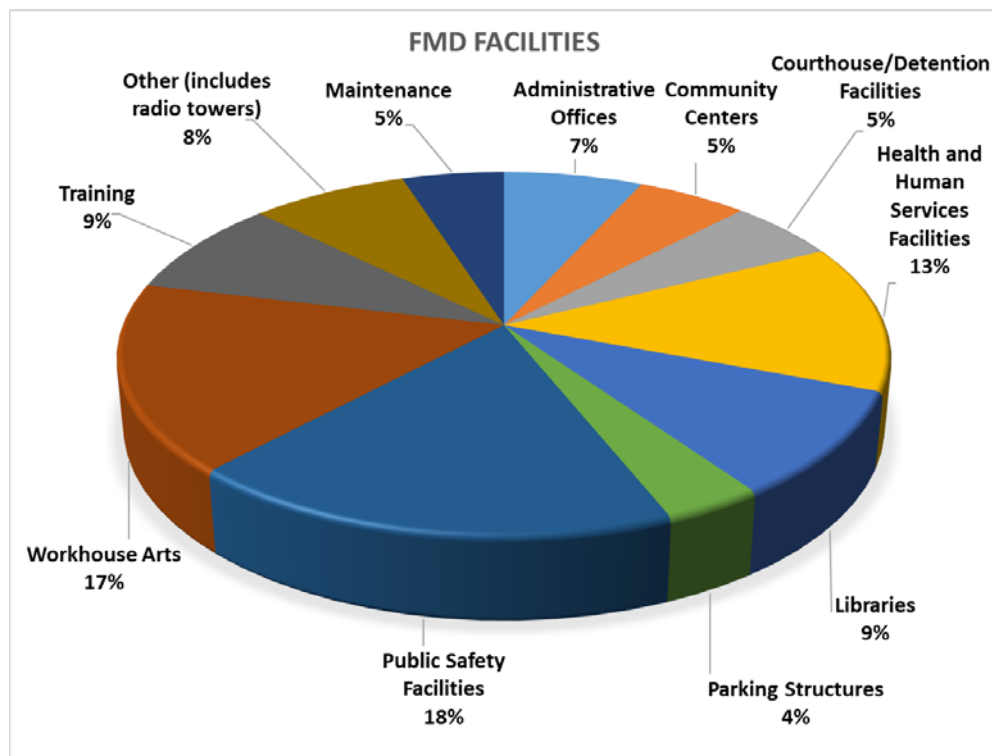
### **Program Area Requirements**

The sections that follow are grouped by specific capital program areas. Each program area has identified slightly different methodologies for categorizing projects, measuring the facility conditions and identifying funding sources. Many program areas are assessed on an annual basis and some have developed multi-year plans for maintaining infrastructure.

Each year, many County agencies prioritize and classify infrastructure replacement and upgrades projects into five categories. Projects are classified as Category F: urgent/safety related, or endangering life and/or property; Category D: critical systems beyond their useful life or in danger of possible failure; Category C: life-cycle repairs/replacements where repairs are no longer cost effective; Category B: repairs needed for improvements if funding is available, and Category A: good condition. Other County organizations have other methodologies for prioritization of projects, including the Fairfax County Public Schools (FCPS). FCPS uses a Comprehensive Investment Capital Plan (CICP) which provides an assessment index (AI) to prioritize capital asset renewal projects, based on the capital asset's useful life and criticality.

## County Facility Infrastructure Replacement and Upgrades - FMD

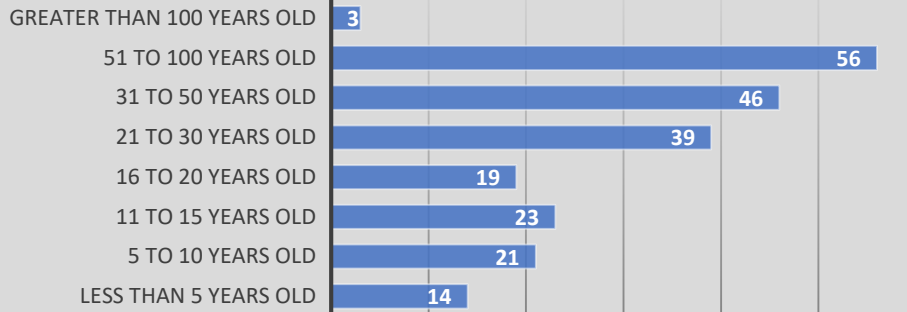
The Facilities Management Department (FMD) currently provides support for evaluating facilities, identifying problems, developing costs estimates, establishing priorities and performing the upgrades required to county-owned buildings. Fairfax County will have a projected FY 2020 facility inventory of over 11 million square feet of space throughout the County (excluding schools, parks, and housing facilities). This inventory is expanding both with the addition of newly constructed facilities and with the acquisition of additional property. With such a large inventory, it is critical that a planned program of repairs and restorations be maintained. In addition, the age of a major portion of this inventory of facilities is reaching a point where major reinvestments are required in the building subsystems. The chart below includes the types of facilities managed by FMD.



FMD is currently responsible for an inventory of 233 buildings. Of this amount, 12 facilities are maintained by FMD, but Infrastructure Replacement and Upgrade work is performed by another entity, such as the Department of Housing and Community Development. As the inventory of County facilities age, reinvestment in buildings and building equipment becomes critical. Currently, 65 percent of the buildings for which FMD has responsibility for infrastructure replacement and upgrades are over 20 years old. Per industry standards, most building systems require replacement at 20 to 25 years of age. Infrastructure replacement and upgrades extend the serviceability and life of a building and provide for the continued effective, efficient and safe operation of a building. These needs vary by building size and type, the extent of facility use, and maintenance management.



## Age of Facilities Total 221



Many County facilities have outdated HVAC and electrical systems which are susceptible to failure or are highly inefficient energy users. Sites are identified and each individual project involves a two-step process normally requiring two years to complete design and construction. Roof repairs and waterproofing are conducted in priority order after an annual evaluation of the maintenance history. Based upon the results of that evaluation, critical requirements are prioritized and a plan is established. Repairs and replacement of facility roofs are considered critical to avoid serious structural deterioration caused by water leaks. By addressing this problem in a comprehensive manner, a major backlog of roof problems can be avoided. Carpet replacement and parking lot resurfacing are evaluated annually and prioritized, based on the most critical requirements for high traffic areas. In addition, emergency generators and fire alarm systems are replaced based on equipment age, coupled with maintenance and performance history. Minor repairs and renovations are also conducted in priority order. These projects, usually generated by customer requests, are small projects which abate building obsolescence, improve facility efficiency and effectiveness and address major structural repairs.

Each year, FMD prioritizes and classifies infrastructure replacement and upgrades projects into five categories. Projects are classified as Category F: urgent/safety related, or endangering life and/or property; Category D: critical systems beyond their useful life or in danger of possible failure; Category C: life-cycle repairs/replacements where repairs are no longer cost effective; Category B: repairs needed for improvements if funding is available, and Category A: good condition.

**Acceptable levels of Infrastructure Replacement and Upgrades:** For many years, the requirement for County infrastructure replacement and upgrades has been estimated at \$26 million per year. This estimate is based on collected assessment data, as well as industry standards (2 percent of the current replacement value). Based on current staffing levels, the complexity of many of the projects, and the timeline for completing replacement and upgrade projects, it is estimated that approximately \$15 million per year would be a good funding goal.

The following chart includes both funded and unfunded infrastructure replacement and upgrade requirements identified to date at County owned facilities. This list totals approximately \$130.7 million, of which \$8.5 million is proposed to be funded as part of the *FY 2019 Third Quarter or Carryover Review*. In addition, approximately \$67 million is associated with projects that are scheduled for renovation as part of the 5-10 year CIP period. As a result, the total requirement could be reduced to approximate \$55.2 million. However, this number is a moving target, as building systems and components can fail without notice and many buildings in the portfolio have not been assessed in over 15 years. In addition, many of facilities with category “F” and “D” upgrade projects identified may not be remediated for several years. The backlog requirements will continue to increase as capital components pass the end of their useful life.

Category	Proposed		
	FY 2019 Third Quarter/Carryover	Unfunded	Total
Asphalt and Paving	\$0	\$6,985,113	\$6,985,113
Building Envelope	\$0	\$9,746,982	\$9,746,982
Electrical	\$708,000	\$18,554,329	\$19,262,329
Elevators and Escalators	\$460,000	\$5,160,298	\$5,620,298
Fire Alarms and Fire Suppression	\$415,000	\$9,633,586	\$10,048,586
Generators	\$0	\$1,266,132	\$1,266,132
HVAC & Building Automation	\$5,080,000	\$49,873,358	\$54,953,358
Interior & Exterior Repairs	\$345,000	\$6,932,127	\$7,277,127
Plumbing	\$0	\$7,634,409	\$7,634,409
Roof	\$1,530,000	\$4,407,994	\$5,937,994
Parking Garage	\$0	\$1,939,000	\$1,939,000
<b>Total</b>	<b>\$8,538,000</b>	<b>\$122,133,328</b>	<b>\$130,671,328</b>

**Emergency System Failures Project:** In addition to the planned replacement of building systems, unplanned emergencies often occur. As part of the *FY 2013 Carryover Review*, the Board of Supervisors approved an amount of \$5.0 million to support unexpected emergency system failures that occur at aging County facilities throughout the year. This project provides a source of funding for unforeseen emergency repairs and allows FMD to address projects not currently funded for which repairs are becoming more imminent. The Board makes every effort to replenish this fund annually as part of the Carryover Review in order to maintain this level of funding and address emergency repairs at facilities in the event of a major systems failure. Some examples of Emergency System Failure projects include: the replacement of a failed Uninterruptable Power Supply at the Jennings Courthouse, replacement of a failed booster pump at the Government Center, replacement of failed grease piping and traps in the Pennino Building child care center kitchen, replacement of electrical service at West Ox Department of Vehicle Services Garage to correct safety issues, structural repairs to the Government Center cooling towers and platforms, replacement of a failed roof top unit at the Kings Park Library, remediation of tunnels at the Workhouse Arts Center, replacement of the failed/leaking roof at the Jennings Courthouse, drainage corrections at the Clifton Fire Station and Town Hall, and replacement of the chiller at Reston Library to correct a noise ordinance violation.

## ***Fairfax County Public Schools (FCPS)***

Fairfax County Public School (FCPS) is the largest educational system in the Commonwealth of Virginia and the tenth largest school system nationwide, ranked by enrollment. FCPS is currently responsible for 191 schools and 7 special education centers. There are currently 141 Elementary Schools, 23 Middle Schools, 22 High Schools, 3 Secondary Schools (Grades 7 through 12), 2 Alternative Schools and 7 Special Education Centers. FCPS maintains more than 27 million square feet of school buildings and office space, including 173 Energy Star certified schools (more than any other school system in the country). FCPS has a robust capital program including renovations, new schools and capacity enhancements. In addition, approximately \$10 million is allocated annually for infrastructure replacement and upgrades at schools, centers, and administrative facilities. In addition, since FY 2016 the County has transferred \$13.1 million annually (a total of \$39.3 million through FY 2018) to the FCPS Capital Program to offset expenses previously funded by school bonds for facility infrastructure replacement and upgrades. This \$13.1 million transfer supports infrastructure repairs, replacement, and upgrades in school system facilities such as HVAC, ADA, security, roof replacement, athletic infrastructure, life safety systems, and asphalt paving.

The following chart includes both funded and unfunded infrastructure replacement and upgrade requirements throughout the FCPS system. Any renovation project that has been bid for construction has not been included below; however, infrastructure replacements and upgrades associated with renovation projects planned over the 5-10 year period are included here as many of these building components will require replacement prior to scheduled renovations. In FCPS' 10-year Comprehensive Investment Capital Plan (CICP), the backlog of requirements will continue to increase by 12 percent or \$15 million annually as capital components pass the end of their useful life. This chart provides a point in time snapshot and does not include all projected requirements.

### **SUMMARY-FCPS FY 2020 REPLACEMENT AND UPGRADE REQUIREMENTS**

<b>Fund</b>	<b>Funded FY 2020</b>	<b>Unfunded</b>	<b>Total</b>
<b>ADA-Facilities</b>	\$1,250,000	\$0	<b>\$1,250,000</b>
<b>Asphalt Capital</b>	\$750,000	\$7,614,984	<b>\$8,364,984</b>
<b>Athletic Capital</b>	\$1,250,000	\$3,407,476	<b>\$4,657,476</b>
<b>Electrical Systems</b>	\$0	\$17,019,357	<b>\$17,019,357</b>
<b>Health-Safety-ADA Equipment</b>	\$0	\$16,316,188	<b>\$16,316,188</b>
<b>HVAC Capital</b>	\$3,625,000	\$110,468,769	<b>\$114,093,769</b>
<b>Information Technology</b>	\$2,000,000	\$0	<b>\$2,000,000</b>
<b>Plumbing Systems</b>	\$0	\$4,805,216	<b>\$4,805,216</b>
<b>Roofing</b>	\$3,625,400	\$0	<b>\$3,625,400</b>
<b>Safety and Security</b>	\$600,000	\$0	<b>\$600,000</b>
<b>Total</b>	<b>\$13,100,400</b>	<b>\$159,631,990</b>	<b>\$172,732,390</b>

FCPS' CICP provides an assessment index (AI) to prioritize capital asset renewal projects, based on the capital asset's useful life and criticality. Nationally, 21st Century Schools recommends a best business practice of investing 2 percent of an organizations current replacement value (CRV) to support its capital renewal program. FCPS' CRV is estimated at \$6.2 billion, but only receives funding from internal and County sources totaling 0.4 percent of the CRV. This significantly under-funded requirement created a deferred backlog which continues to grow; FY 2016 - \$110 million, FY 2017 - \$128 million, FY 2018 - \$142 million and FY 2019 - \$157 million. This snow ball effect will continue with the current investment amount. A review of FCPS CICP 10-year cash flow of \$446,639,593 in End of Useful Life (EOUL) requirements, in addition to \$74,750,000 in Roofing, Security, Facility ADA, and DIT EOUL requirements, over this same 10-year period, total \$521,389,593. FCPS will need an increase in the Infrastructure Replacement Funding and FCPS Major Maintenance allocation to keep pace and become good stewards of the capital asset program prior to renovations. Total funding for FCPS at the goal of 1 percent of CRV would be \$62 million, of which \$23.1 million is currently funded. These improvements will positively impact health and safety, indoor air quality, and result in an educationally inspiring environment for our students and staff.

## ***Park Authority Infrastructure***

The Park Authority has been working to address the backlog of reinvestment requirements at deteriorating facilities, athletic courts, pedestrian bridges, parking lots, and trails located throughout the County. The Park Authority is responsible for 410 structures at 427 Parks with 58 percent of this total inventory over 30 years old. In addition, the Park Authority owns a total of 23,512 park acres which equates to over 9.3 percent of the land mass of Fairfax County. In 2016, Parks Count, which is the Park Authority Needs Assessment was completed and provides recommendations for capital investments in the park system 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 \$87,700,000 due to the approval of the 2016 Park Bond Referendum for a future need of \$851,461,000. The remaining needs of \$851,461,000 are 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 \$98,892,000 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 \$107,945,000, the need for years 6-10 is \$172,350,000, for a total of \$280,295,000.
- 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 \$472,274,000 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.

Based on continual facility condition assessments, growing and shifting community needs and expectations, an ever-increasing amount of funding will be needed for capital maintenance of aging park assets in order to maximize the life of the existing facilities and to develop new facilities. The following table includes a total of \$4.0 million in estimated Park Authority Category “F” projects which are estimated to be funded between FY 2020 and FY 2021. In addition, to this list, the Park Authority has identified \$34.3 million in unfunded Category “D” projects. These category “D” projects can often become Category “F” projects if left unattended. The Category “D” list includes infrastructure replacement and upgrades such as: fire alarm systems, electrical panels, playgrounds, HVAC systems, trail renovations, athletic courts, irrigation systems parking lots, historic houses, shelters, restrooms, picnic areas and other small mixed-use buildings.

To further safeguard and align with County practices, the Park Authority established a Capital Sinking Fund within their Park Improvement Fund. Annual Net Revenue is designed to be transferred to this capital sinking fund to contribute to the funding of ongoing needs at revenue-generating sites. Recent analysis identified an unfunded annual need for lifecycle/capital renewal maintenance at revenue supported facilities. To date, the Park Authority has identified approximately \$21.1 million in category D and F projects associated with 9 RECenters. This critical funding element of sustainability cannot be realized through charging of fees. It is anticipated that this sinking fund will assist with funding for lifecycle/capital renewal maintenance of the revenue facilities.

INFRASTRUCTURE REPLACEMENT AND UPGRADE REQUIREMENTS: PARKS						
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE	FUNDING STATUS
1	Shelters/ Shade Structures/ Restrooms/ Picnic Areas	Park Authority properties throughout the County	F	Maintenance and repair no longer feasible. Disruption to building operations/end-users Increased utilities cost.	\$2,800,000	FY 2020 - FY 2021
2	Playgrounds	Park Authority facilities throughout the County	F	Maintenance and repair no longer feasible. Disruption to operations/end-users.	\$720,000	FY 2020 - FY 2021
3	Athletic Court Surfaces	Park Authority facilities throughout the County	F	Complete renovations are required due to maintenance and repairs no longer feasible	\$281,150	FY 2020 - FY 2021
4	Demolish or Repair Houses/ Garages/ Barns	Park Authority facilities throughout the County	F	Safety hazard.	\$200,000	FY 2020
5	Greenhouse/ Garden Plots	Park Authority facilities throughout the County	F	Demolish and rebuilt.	\$35,000	FY 2020 - FY 2021
Total Category F					\$4,036,150	
6	Replace and Upgrade Fire Alarm Systems	Park Authority facilities throughout the County	D	Safety hazard.	\$10,000	FY 2020
7	Replace and Upgrade Electrical Panels	Park Authority facilities throughout the County	D	Does not meet current code requirements.	\$20,000	FY 2020-FY 2021
8	Replace Playgrounds	Park Authority facilities throughout the County	D	Repairs/replacement required.	\$4,880,000	FY 2021- FY 2923
9	HVAC Systems	Park Authority facilities throughout the County	D	Increased equipment failure. Old technology. Disruption to building operations/users. Increased Utility Costs.	\$30,000	FY 2021- FY 2022
10	Renovate Trails	Park Authority properties throughout the County	D	Address Safety Concerns. Heavy usage.	\$939,225	FY 2021 - FY 2022
11	Replace and Renovate Failing Parking Lots, roadways and stormwater	Park Authority properties throughout the County	D	Increased failures. Maintenance and repair no longer feasible.	\$1,695,129	FY 2020-FY 2022
12	Maintenance/ Storage	Park Authority facilities throughout the County	D	Renovation required.	\$18,000,000	FY 2022 - FY 2024
13	Irrigation Systems	Park Authority properties throughout the County	D	Replacement required.	\$596,000	FY 2020-FY 2021
14	Athletic Court Surface	Park Authority properties throughout the County	D	Repairs or Replacement required.	\$1,701,992	FY 2020 - FY 2023
15	Athletic Fields	Complete renovation of six ball diamond fields at Braddock Park	D	Complete renovation to include new fencing, foul poles, benches, metal dugout covers, grading of field surfaces, sodding, road and trail improvements.	\$2,700,000	FY 2020 - FY 2021
16	Shelters/ Shade Structures/ Restrooms/ Picnic Areas	Park Authority properties throughout the County	D	Replacement or renovation required.	\$3,401,000	FY 2021- FY 2023
17	Historic Houses	Park Authority properties throughout the County	D	Maintain or Remove.	\$85,000	FY 2020- FY 2021
18	Houses/ Garages/ Barns	Park Authority properties throughout the County	D	Repairs/replacement required.	\$185,000	FY 2020- FY 2021
19	Small Buildings with Mixed Use	Park Authority properties throughout the County	D	Repairs/replacement required.	\$15,000	FY 2022
Subtotal Category D					\$34,258,346	
Total					\$38,294,496	

## ***Athletic Field Infrastructure***

The Athletic Field Program facilitates the development, maintenance, and replacement of athletic fields, including synthetic turf fields, throughout the County. The maintenance of athletic fields includes: field lighting, fencing, irrigation, dugout covers, infield dirt, aeration and seeding. These maintenance efforts improve safety standards, enhance playing conditions and increase user satisfaction. Athletic field maintenance is funded by the General Fund and is supplemented by an Athletic Services Fee. Annual funding of \$7.6 million is included for the athletic field maintenance and sports program in FY 2020. This level of funding is supported by a General Fund transfer of \$6,135,338 and revenue generated from the Athletic Services Fee in the amount of \$1,475,000. Of the Athletic Services Fee total, \$800,000 will be dedicated to the turf field replacement program, \$275,000 will be dedicated to custodial support for indoor sports organizations, \$250,000 will be dedicated to maintenance of school athletic fields, \$75,000 will be dedicated to synthetic turf field development, and \$75,000 will partially fund the Youth Sports Scholarship Program. The Athletic Service Fee revenue is based a rate of \$5.50 per participant per season and \$15 for tournament team fees for diamond field users and indoor gym users and a rate of \$8.00 per participant per season and \$50 tournament team fees for rectangular fields users. The rate for rectangular field users is specifically to support the turf field replacement fund.

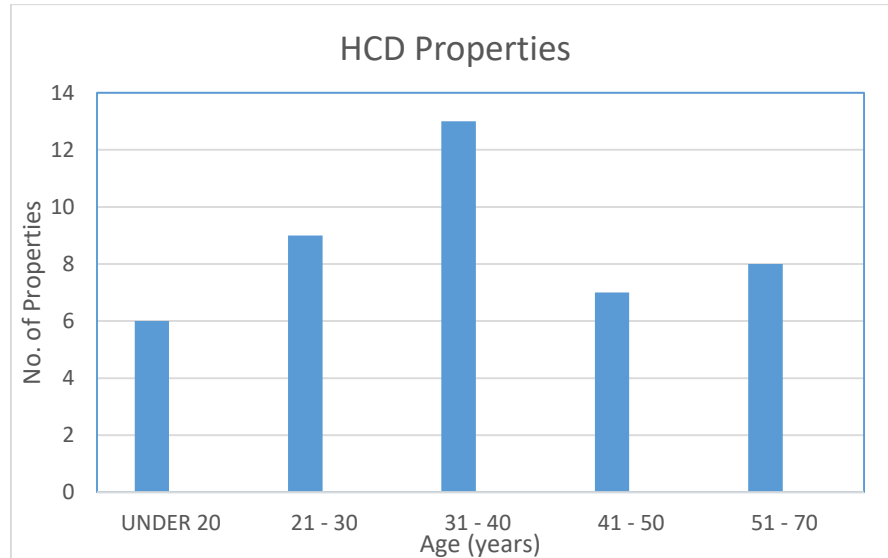
Maintenance efforts include: contracted services to improve the condition of 408 non-Park Authority athletic fields scheduled for community use at FCPS elementary schools, middle schools and centers; upgrades to athletic field lighting systems at middle and high schools; and the development and replacement of synthetic turf fields. A large portion of the program supports synthetic turf fields which allow for year-round use in most weather increasing playable hours, provide playing surfaces and conditions that are similar to grass fields, and eliminate the need for watering, mowing, and fertilizing. There are a total of 92 synthetic turf fields throughout the County, of which 24 are FCPS stadium fields and 68 are County park/FCPS non-stadium fields. Increased annual funding has been provide to begin to address the growing need for field replacement and to establish a 10-year replacement schedule. The first turf field replacement efforts began in 2013 for the first two fields developed. Most manufacturers provide an eight-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of the synthetic turf field of no more than 10 years. The current projected replacement cost per field is approximately \$450,000.

The following chart outlines the 10-year Plan for turf field replacement at the current levels of both Athletic Service Fee revenue and General Fund support. The program includes the number of fields anticipated to be replaced per year and is fully funded through FY 2024. The level of funding support will need to be re-evaluated prior to FY 2025.

<b>NCS - Turf Field Replacement Plan (Current Funding)</b>										
10 year Replacement cycle	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
<b>Fund - Beginning Balance</b>	\$300,156	\$891,745	\$1,516,745	\$2,691,745	\$3,066,745	\$2,491,745	\$1,216,745	-\$2,308,255	-\$1,533,255	-\$3,958,255
Replacement Fund Contribution	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
Partner/Matching Funds	\$0	\$100,000	\$200,000	\$300,000	\$700,000	\$0	\$0	\$250,000	\$200,000	\$100,000
One-time Agency Contribution (from Application Fee)	\$141,589	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
<b>Total Available Funds</b>	<b>\$2,691,745</b>	<b>\$3,316,745</b>	<b>\$4,041,745</b>	<b>\$5,316,745</b>	<b>\$6,091,745</b>	<b>\$4,816,745</b>	<b>\$3,541,745</b>	<b>\$266,745</b>	<b>\$991,745</b>	<b>-\$1,533,255</b>
Estimated # of Turf Field Replacements Required	4	4	3	5	8	8	13	4	11	8
Estimated Cost	\$1,800,000	\$1,800,000	\$1,350,000	\$2,250,000	\$3,600,000	\$3,600,000	\$5,850,000	\$1,800,000	\$4,950,000	\$3,600,000
<b>Year End Fund Balance</b>	<b>\$891,745</b>	<b>\$1,516,745</b>	<b>\$2,691,745</b>	<b>\$3,066,745</b>	<b>\$2,491,745</b>	<b>\$1,216,745</b>	<b>-\$2,308,255</b>	<b>-\$1,533,255</b>	<b>-\$3,958,255</b>	<b>-\$5,133,255</b>

## ***Housing and Community Development (HCD) Facilities***

HCD's housing inventory includes thirty-two residential properties, ten group homes, one mobile home park and two office buildings. The inventory is significant, housing approximately 21,948 residents in 2,238 apartments, 551 townhouses, 10 group homes and 115 mobile homes. As evidenced in the graph below 65 percent of the properties are 31 years or older. Many infrastructure replacement and upgrade projects have been deferred due to increasingly less funding from HUD. Some of the major items that have been deferred include replacement of central boilers, HVAC systems, roofs, electrical systems, flooring, windows, and resurfacing of parking lots. Deferral of these items results in inefficient utility usage as well as higher future maintenance costs.



The following table identifies the top 10 Housing facility priorities totaling \$3.3 million which are scheduled to be funded between in FY 2020. In addition, Housing and Community Development staff have identified an additional \$4.5 million category "D" projects that will require funding during the same time-period. The total requirement identified between beyond FY 2020 is an additional \$4.5 million, totaling \$7.8 million.

INFRASTRUCTURE REPLACEMENT AND UPGRADE REQUIREMENTS: HOUSING						
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE	Funding Status
1	Replace doors, water heaters, appliances & electrical panels	The Atrium Apartments	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$266,000	FY 2020
2	Replace doors, water heaters, HVAC, flooring & appliances	Audubon Apartments	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$164,834	FY 2020
3	Replace roofs, water heaters, HVAC, kitchen cabinets, appliances & flooring	Barkley Square Townhomes	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$33,840	FY 2020
4	Replace playground equipment, kitchen cabinets & appliances	Barros Circle Townhomes	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$297,694	FY 2020

INFRASTRUCTURE REPLACEMENT AND UPGRADE REQUIREMENTS: HOUSING						
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE	Funding Status
5	Replace playground equipment, windows, doors, water heaters, HVAC, flooring & appliances	Briarcliff Townhomes	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$118,706	FY 2020
6	Replace HVAC, kitchen cabinets, flooring & electrical panels	Colchester Condominiums	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$103,826	FY 2020
7	Replace fencing, water heaters, kitchen cabinets, flooring, appliances & sump pumps	Greenwood II Townhomes	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$31,499	FY 2020
8	Seal & stripe parking lots, repair/replace walkways, paint exterior, replace roofs, HVAC, kitchen cabinets, flooring & appliances	Greenwood Apartments	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$1,618,229	FY 2020
9	Seal & stripe parking lots, repair/replace walkways, replace playground equipment, entrance doors, water heaters, flooring & appliances	Kingsley Park Townhomes	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$335,315	FY 2020
10	Replace water heaters, HVAC, kitchen cabinets, flooring, appliances & tub surrounds	Newington Station Townhomes	F	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$299,363	FY 2020
<b>Total</b>					<b>\$3,269,306</b>	
11	Seal & stripe parking lot, point & tuck brick veneer, replace siding, paint exterior, replace HVAC, kitchen cabinets, appliances, flooring & vanities	Old Mill Gardens Apartments	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$852,303	FY 2021
12	Seal & stripe parking lots, replace sliding glass doors, vinyl siding, HVAC, kitchen cabinets, appliances, flooring & tub surrounds	Ragan Oaks Apartments	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$692,452	FY 2021
13	Seal & stripe parking lots, replace playground equipment, windows, siding, paint exterior, replace water heaters, HVAC, kitchen cabinets, appliances, flooring & vanities	Reston Town Center Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$456,779	FY 2021
14	Seal & stripe parking lots, replace sliding glass doors, water heaters, HVAC, appliances, vanities & flooring	Robinson Square Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$432,364	FY 2021



INFRASTRUCTURE REPLACEMENT AND UPGRADE REQUIREMENTS: HOUSING						
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE	Funding Status
15	Seal & stripe parking lots, point brick veneer, replace fencing & flooring	Rosedale Manor Apartments	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$314,194	FY 2021
16	Replace bathroom exhaust fans, kitchen cabinets, flooring, appliances & vanities	Shadowood Condominiums	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$111,203	FY 2021
17	Replace fencing, retaining walls, water heaters, HVAC, flooring, appliances & sump pumps	Sheffield Village Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$39,757	FY 2021
18	Replace kitchen cabinets, flooring, appliances, vanities & electrical panels	Springfield Green Condominiums	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$29,215	FY 2021
19	Seal & stripe parking lot, replace fencing, playground equipment, siding, roofs, water heaters, HVAC, appliances & flooring. Paint exterior	Tavener Lane Apartments	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$162,138	FY 2021
20	Seal & stripe parking lots, replace fencing, roofs, water heaters, HVAC, flooring, kitchen cabinets, appliances & vanities	The Green Apartments and Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$530,245	FY 2021
21	Seal & stripe parking lot, repair/replace walkways & replace siding	The Park Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$73,341	FY 2021
22	Replace HVAC, flooring, appliances & vanities	Villages of Falls Church Condominiums	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$186,057	FY 2021
23	Replace gutters, sliding glass doors, entrance doors, water heaters, roofs, HVAC, kitchen cabinets, flooring, appliances, vanities & tub surrounds	Waters Edge Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$104,277	FY 2021
24	Seal & stripe parking lots, repair/replace walkways, replace water heaters, HVAC, kitchen counter tops, flooring, appliances & vanities	Westford Townhomes	D	- Increased equipment breakdowns - Disruption to building operations/users - Unreliable equipment; potential failure - Maintenance and repairs no longer feasible - Safety Hazard	\$513,309	FY 2021
	<b>Total</b>				<b>\$4,497,634</b>	
	<b>Grand Total</b>				<b>\$7,766,940</b>	

## **Wastewater Infrastructure**

There are 3 major infrastructure systems, within the Wastewater System: Pump Stations, the Noman Cole Pollution Control Treatment Plant, and Collections System. In any given year, the amount programed for infrastructure replacement and upgrades in each area may vary based on specific project schedules, however; staff is attempting to manage the system on a programmatic basis over a ten-year period. There are 63 wastewater pump stations. Each station typically has multiple pumps for peak flows and emergency backup, motors associated with the pumps, a backup generator, a force main, electrical control equipment, communication equipment for monitoring and remote operation, and a building or other housing structure. County staff monitor the condition of each asset at each pump station and attempt to schedule rehabilitation or replacement before failure. Each pump station is also monitored as a unit, and prior to replacing a major component, an in-depth review is completed to determine if rehabilitation or replacement of other component systems are required at the same time. The current 10-year financial plan (FY 2020-FY 2029) includes an average \$15.3 million per year for reinvestment and rehabilitation of these facilities. This component of the system is currently fully funded.

At the Noman Cole Treatment Plant, there are over 4,000 assets monitored making up 32 major operating systems such as Odor Control, Primary Treatment and others. Each operating system consists of many components such as pumps and concrete tanks. Redundancy is built into all critical systems to allow for maintenance. The condition of each component is monitored during routine maintenance checks as well as by the age of system. Based on age and condition, reinvestment schedules are determined. Currently in the 10-year plan there is an average of \$73.6 million per year programmed for treatment plant capital improvements, the majority is for replacement and rehabilitation. Based on current information, the appropriate reinvestment amounts are being funded.

The Collection system consists of approximately 3,400 miles of pipe and 94,000 manholes. Approximately 70 percent of the system is 30 years or older. In the late 1990s the County began a significant reinvestment program by relining existing pipes utilizing trenchless technology. Over 15 percent of the system has been rehabilitated utilizing this technology, primarily on the smaller, 8" to 15" lines. In recent years, the program has been expanded to include inspection and rehabilitation of the larger trunk lines. The 10-year financial plan includes a continual increase in funding for collection system rehabilitation with an average of \$30 million per year. With this gradual ramp up and based on current information, the appropriate reinvestment amounts are being funded. Failures in either the collection system, pump stations or treatment plant will likely result in discharges of untreated raw sewage into basements or streams, therefore, all three of these systems are considered critical. As a result, the wastewater rates are reviewed each year and the 10-year financial plan is reviewed and updated to insure adequate funds are programed to safely maintain and operate the systems.

At this time, based on current information, there is not a funding gap to safely operate the wastewater systems. Annual infrastructure replacement and upgrades throughout the Wastewater system are reflected below:

<b>INFRASTRUCTURE REPLACEMENT AND UPGRADE REQUIREMENTS: WASTEWATER FACILITIES</b>						
<b>PRIORITY</b>	<b>PROJECT TYPE</b>	<b>FACILITY</b>	<b>CATEGORY</b>	<b>EXISTING CONDITIONS/DEFFICIENCIES</b>	<b>ESTIMATE</b>	<b>Funding Status</b>
1	Pump Stations	Countywide	C	Projected lifecycle is 30 years	\$15,300,000	Annual Requirement
2	Treatment Plan Improvements	Noman Cole Pollution Control Plant (NCPCP)	C	Projected lifecycle is 30 years	\$73,600,000	Annual Requirement
3	Gravity Sewer Lines	Countywide	C	Projected lifecycle is 50 to 75 years	\$30,000,000	Annual Requirement
	<b>Total</b>				<b>\$118,900,000</b>	

It should be noted that the Sanitary Sewer System also has an established Capital Reinvestment Reserve which is intended to address both anticipated and unanticipated increases within the Capital Improvement Program. This reserve provides for significant rehabilitation and replacement of emergency infrastructure repairs. A reserve of 3.0 percent of the five-year capital plan is consistent with other utilities and is recommended by rating agencies. Based on the total five-year capital plan, an amount of \$27 million would be required to reach 3.0 percent. The Sanitary Sewer System is currently maintaining a reserve of approximately \$13 million.

## **Stormwater Infrastructure**

There are two major infrastructure systems associated with the stormwater program, the conveyance system including pipes, manhole inlets and open channels; and the management facilities including bio retention, infiltration, wet and dry ponds, porous pavements, manufactured devices and other items used to improve water quality or manage water quantity. There are currently 1,500 miles of pipes and paved channels, and approximately 69,000 manholes and inlets. The pipes range in size from 12 to 78 inches and are made from concrete, various metals, or plastic. The life of the system varies with the material type and the original construction practices, but the general estimated lifecycle is 50-75 years. A recent study indicated the County should invest an estimated \$16 million per year in rehabilitating or replacing the existing system on about a 70-year cycle. In FY 2020, this program is funded in the amount of \$8.5 million.

The County currently also maintains approximately 1,900 stormwater management facilities ranging from small rain gardens to large flood control dams. Reinvestment projects vary in scope and include replacement of plant materials as part of the treatment process for dredging the larger lakes and ponds. Because many of these facilities are newer and the routine and life cycle operating procedures are still being developed, a good life cycle cost model does not exist. The county has prepared estimates based on recent dredging experiences as well experiences with “green” infrastructure facilities and estimates an annual program expense of \$16.6 million. Because the plant material is an active component of the “Green” infrastructure and because routine maintenance relates directly to the life and function of the facility the \$16.6 million estimate includes both annual operating expenses as well as traditional capital expenses such as dredging and dam repair. In FY 2020, this program is funded in the amount of \$9.0 million.

Staff is currently evaluating the success of the five-year spending plan, analyzing future stormwater rate requirements, and developing the next 5-10 year Stormwater plan. Actual revenue collected in recent years has been higher than projected, and it is anticipated that this amount will continue to increase as property values rise throughout the County. Therefore, staff is recommending that the FY 2020 stormwater service rate remain at the current rate of \$0.0325 per \$100 of assessed real estate value. The county is scheduled to be issued a new Municipal Separate Storm Sewer System (MS4) permit in 2020 and it is anticipated that State and Federal permit requirements will require future increases in the service district rate.

Annual infrastructure replacement and upgrades for the County’s Stormwater Facilities are reflected below:

<b>INFRASTRUCTURE REPLACEMENT AND UPGRADE REQUIREMENTS: STORMWATER FACILITIES</b>						
<b>PRIORITY</b>	<b>PROJECT TYPE</b>	<b>FACILITY</b>	<b>CATEGORY</b>	<b>EXISTING CONDITIONS/DEFFICIENCIES</b>	<b>ESTIMATE</b>	<b>Funding Status</b>
1	Conveyance System	69,000 structures and 1,500 miles of pipes	D	Projected lifecycle is 50 to 75 years	\$16,000,000	Annual Requirement
2	Stormwater Management Facilities	1,900 county facilities and 4,200 private facilities including 20 state regulated dams	C	Projected lifecycle is 50 to 75 years	\$16,600,000	Annual Requirement
	<b>Total</b>				<b>\$32,600,000</b>	

## ***Revitalization Infrastructure***

The five geographical areas in the County that are defined as Commercial Revitalization Districts (CRDs) include: Annandale, Baileys/Seven Corners, McLean, Route 1 and Springfield. These five CRDs total 821,521 square feet. Both routine maintenance (trash removal, quality control inspections, grass mowing, edging, pruning, mulching, bus shelter glass cleaning, pest control, leaf removal) and non-routine capital improvement projects are conducted annually. The non-routine improvements in the CRDs include: under grounding utilities; roadway design and construction; and, streetscape improvements that consist of new paver sidewalks, street furnishings, signage, and bus shelters. Several of these non-routine improvement projects have been initiated in the CRDs with the sinking fund allocation and have been focused on sidewalk and bus shelter repairs. The Bailey's Sidewalk rehabilitation and Bland Street Public Private Partnership projects are currently underway and include infrastructure repairs such as retaining walls, brick paver repairs, stairway repairs and sidewalk redesigns.

Routine maintenance efforts include street and sidewalk sweeping, landscaping, and trip hazard mitigation with annual funding of \$950,000. In addition, FY 2020 funding of \$460,000 will support the Tysons Silver Line area. Routine and non-routine repairs and recurring landscape maintenance are also required in the Tyson's Corner Silver Line area along the Route 7 corridor, from Route 123 to the Dulles Toll Road. Routine maintenance includes landscape maintenance along the median and both sides of the road, trash removal, snow removal, and stormwater facility maintenance. This area is different from other Metro stations due to the County's responsibility to maintain 27 water quality swales under the raised tracks of the Silver Line located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal and vegetation care. These two maintenance initiatives were previously budgeted in separate projects, however in FY 2020 the funding has been combined into one project to provide maximum flexibility and efficiency. The FY 2020 funding level is consistent with the FY 2019 Adopted Budget Plan.

Staff is working to develop a more sustainable maintenance and reinvestment approach by reviewing the current inventory, reviewing urban streetscape standards, researching best management practices, and developing a more rigorous review and implementation process for new projects. The goal of the program is to enhance the appearance, functionality and sustainability of the pedestrian environment in CRDs and to prevent CRD infrastructure and aesthetic improvements from falling into a state of disrepair. The Plan includes expanding the areas eligible for enhanced levels of service for landscaping, litter control and streetlight inspections. In addition, the plan includes routine street sweeping and the repair and replacement of sidewalks and curbs for areas within the CRD.

## ***Transportation Infrastructure***

The County maintains an assortment of transportation infrastructure that is beyond the service levels provided by VDOT. Some of these include bus shelters, street name signs, trails and sidewalks that provide pedestrian connections, and roads and service drives not maintained by VDOT.

### ***Bus Shelters:***

The County maintains 276 bus shelters. The infrastructure replacement and upgrade program focuses on repairs to damaged shelters. A fully funded program would include cleaning, trash collection and reinvestment. Some of the cleaning and trash collection is provided by the Office of the Sheriff's Community Labor Force. Annual funding is used to replace damaged panels and replace shelters destroyed by vandalism or accidents. If there is not adequate funding to perform these tasks, damaged shelters are removed until funding is identified. Some shelters are in need of replacement and a sustainable program to replace shelters on a 20-year cycle estimating \$10,000 per shelter, is \$140,000. This level of funding would replace 14 shelters per year.

### ***Street Signs:***

As part of the 911 emergency system all roads are required to have a name and street sign to assist emergency response personnel. These signs are not maintained by VDOT and are the responsibility of the County. There are approximately 40,000 signs at 20,000 intersections in the current inventory. The county currently replaces street signs only when they are damaged beyond repair. Over time signs lose their reflectivity and become more difficult to read at night. It is estimated that if the signs are replaced on a 20 year cycle the average annual capital cost would be \$665,000.

**Walkways:**

The County manages the infrastructure replacement and upgrades of 678 miles of walkways and 76 pedestrian bridges valued at an estimated \$220 million. This inventory includes 63 percent of walkways that are over 20 years old. Projects are prioritized based on condition as well as pedestrian usage. On-going repairs provide for upgrades required for public standards, address safety and hazardous conditions, and rehabilitation of pedestrian bridges. Damaged trail surfaces, retaining wall failures, and handrail repairs are just a few of the common issues. A 2013 Rinker Study was conducted in order to build an accurate inventory and condition assessment of County walkways and revealed that there are approximately 10 miles of trails in extremely poor condition requiring \$3 million in initial reinvestment. The \$3 million reinvestment program was supported by funding from the allocation of the Capital Sinking Fund and work continues on reinvestment associated with additional deteriorating trails throughout the County. In addition, the Rinker Study did not include an assessment of pedestrian bridges, but sinking fund allocations have enabled some progress in this area. Assuming an average service life of 50 years for concrete sidewalks and 25 years for asphalt and bridges, a fully funded reinvestment program is estimated at \$5.4 million annually. In the last several years the sinking fund program has more than doubled the amount being invested in walkways and bridges.

**County-Owned Roads:**

The County is responsible for emergency safety and road repairs to 38 miles of County-owned service drives and County-owned stub streets which are currently not accepted in the Virginia Department of Transportation (VDOT) highway system for maintenance. This infrastructure is valued at over \$230 million. On-going road repairs often include: pothole repair, pavement rehabilitation, sidewalk and curb repairs, traffic and pedestrian signage, hazardous tree removal, grading, patching, and stabilization of shoulders. In 2015 a Rinker Study was conducted in order to build an accurate inventory and condition assessment of County-owned roads and service drives and identified an amount of \$4 million in reinvestment funding required for the roadways with the most hazardous conditions. It is anticipated that funding for the \$4 million reinvestment program will be supported by funding from the allocation of the Capital Sinking Fund. Annual investment funding was also identified and is recommended to increase each year. Annual funding supports pothole repair, drive surface overlays, subgrade repairs, curb and gutter repairs, traffic and pedestrian signage repairs, hazardous tree removal, grading, snow and ice control, patching of existing travelways, repairing drainage swales and stabilization of shoulders, and drainage facilities. The Sinking Fund allocation has provided \$3.8 million of the 5-Year Plan, leaving approximately \$0.2 million remaining to be funded. Once the initial backlogged reinvestment has been completed, it is anticipated that funding for annual reinvestments will continue to address those roads not yet considered hazardous and to sustain the Program in the future. Assuming a 20-year life, the estimated annual reinvestment funding required is \$6.2 million. In the last several years the sinking fund program has more than doubled the amount being invested in these roads and staff continues to work to implement this program.

<b>Summary of Transportation Infrastructure</b>	
<b>Program Area</b>	<b>Annual Amount</b>
Bus Shelters	\$140,000
Street Signs	\$665,000
Walkways	\$5,400,000
County-owned Roads	\$6,200,000
<b>Total</b>	<b>\$12,405,000</b>

## Capital Sinking Fund

In April 2013, the County and School Board formed a joint committee, the Infrastructure Financing Committee (IFC), to collaborate and review both the County and School's Capital Improvement Program (CIP) and infrastructure upgrade requirements. One of the goals of the Committee was to develop long-term maintenance plans for both the County and Schools, including annual requirements and reserves. The committee conducted a comprehensive review of critical needs and approved recommendations to support the development of a sustainable financing plan to begin to address current and future capital requirements. One of the components of the Final IFC Report included support for a capital sinking fund which would be populated each year as part of the Carryover Review based on 20 percent of the available year end balances. Funding was to provide for infrastructure replacement and upgrades, such as replacement roofs, electrical systems, HVAC and other facility requirements. The Board of Supervisors first approved the establishment of the IFC recommended Capital Sinking Fund as part of the *FY 2014 Carryover Review*. The Board of Supervisors also approved the allocation of the total sinking fund based on specific percentages for each infrastructure area, including: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County roads and service drives, and 5 percent for revitalization. As part of the *FY 2018 Carryover Review*, the Board approved a one-time change to the allocation based on expenditures to date and work in progress. This change allocated additional funds to walkway reinvestment in FY 2018 to address this growing need. These funds support prioritized critical infrastructure replacement and upgrades projects throughout the County. The following table includes the allocation of Capital Sinking funds to date.

Program Area	Total Allocated to Date
FMD	\$21,119,386
Parks	\$7,752,632
Walkways	\$4,421,463
County Roads	\$3,839,890
Revitalization	\$1,338,372
<b>Total</b>	<b>\$38,471,743</b>

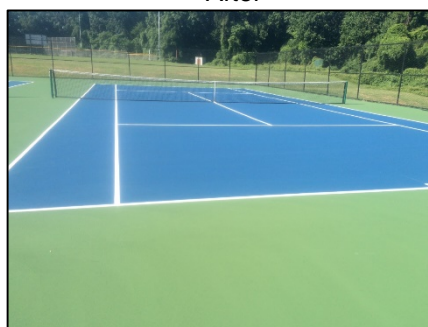
The breadth of the infrastructure upgrades and benefits of the sinking fund allocations can be seen in significant accomplishments throughout the County. Many projects have been initiated or completed in all of the program areas. Some examples of Capital Sinking Fund projects follow:

### Athletic Court Repairs

Before



After





## Trail Repairs

Before



After



## Window Replacement

Before



After





1742



# Public Schools

---

## Public Schools Goals

- ✓ To provide adequate and appropriate educational facilities that will accommodate the instructional programs for all Fairfax County students.
- ✓ To provide appropriate support facilities that will permit the school system to operate efficiently and cost effectively.

# Fairfax County Public Schools

## PROGRAM DESCRIPTION

Fairfax County Public Schools (FCPS) determines the need for new facilities and additions to existing schools by comparing available capacity with projected membership. Capacity is an estimate of the number of student spaces available within an educational facility, taking into account: (1) educational specifications for elementary, middle and high schools; (2) program requirements; and (3) appropriate pupil-teacher ratios. Variations in the educational programs offered within a school may cause its capacity to vary from year to year.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Provide an environment for the highest quality system of education from pre-school through 12<sup>th</sup> grade.
- ✓ Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.
- ✓ Distribute administration and maintenance facilities to conveniently serve the areas they support where feasible.
- ✓ Locate schools on sites which meet or exceed minimum state size guidelines where feasible.
- ✓ Design schools and educational facilities to allow for optimal site utilization while providing optimal service to, and compatibility with, the local community.
- ✓ Consider adaptive reuse of buildings for public schools and educational purposes.
- ✓ Encourage optimization of existing schools and other facilities, whenever possible and reasonable, to support educational and community objectives.

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

## CURRENT PROGRAM INITIATIVES

In September 2018, total FCPS membership was 188,018 students, a decrease of 1,011 students from School Year 2017-2018. Projections indicate membership will continue to increase over the next five years. Membership is projected to grow to 189,243 by School Year 2019-2020. Five-year projections indicate total membership will increase to 189,278 students by School Year 2023-2024.

FCPS has continued its implementation of capital projects authorized to date. Over the past five years, construction was completed on two new elementary schools, two elementary school additions, sixteen elementary school renovations with additions, three middle school renovations with additions, one high school addition, two high school renovations with additions, and one middle school and one high school capacity enhancements. Currently FCPS is constructing eight elementary school renovations with additions, two middle school renovations with additions, three high school renovations with additions, and one elementary school capacity enhancement. Through this capital work, FCPS added more than 1.5 million square feet of space resulting in the removal of nearly 200 temporary classroom trailers. In addition, these projects have renovated nearly 2 million square feet of existing space. Renovations are aimed at ensuring that all schools, countywide, are safe, functional, and provide the facilities necessary to support current educational programs regardless of the age of the buildings, in addition to protecting the capital investment.

A School Bond Referendum was approved by County residents in November 2017 containing 22 projects. Continuing growth and renovation needs require approval of new School Bond referendums in the future. Additional information can be found at: <https://www.fcps.edu/about-fcps/facilities-planning-future/capital-improvement-program>.

On January 24, 2019, the School Board approved the CIP with the following amendment: *I move to amend the main motion by increasing the cash-flow request by an additional \$25 million, thereby increasing the yearly sale on school bonds to \$205 million. This will allow FCPS to continue to accelerate planning for the following 20 elementary school, two middle schools, two high schools, and one central office repurpose renovation projects, with an estimated reduction of 158 temporary classrooms upon completion of the projects: Wakefield Forest ES, Louise Archer ES, Crossfield ES, Mosby Woods ES, Bonnie Brae ES, Bren Mar Park ES, Brookfield ES, Lees Corner ES, Armstrong ES, Willow Springs ES, Herndon ES, Dranesville ES, Cub Run ES, Union Mill ES, Centre Ridge ES, Poplar Tree ES, Waples Mill ES, Sangster ES, Saratoga ES, Virginia Run ES, Franklin MS, Twain MS, Falls Church HS, Centreville HS, Dunn Loring – repurpose. In addition to these renovations, this infusion will include the funding for 23 capacity enhancements and the reduction of 184 temporary classrooms, for a total reduction of 342 temporary classrooms. Furthermore, this will allow completion of the 2009 Renovation Queue by FY 2028, which is 4 years earlier than projected. As currently constructed, the CIP cash flow assumes that 2009 Renovation Queue projects would be completed in FY 2032. The current additional 25M infusion will result in 19 of 30 unfunded schools in the renovation queue being completed 3 years earlier in FY2029. With the increased funding, the renovation cycle will remain as 37 years, but will help us make greater strides toward the elimination of temporary classrooms.*

## CURRENT PROJECT DESCRIPTIONS

### New Construction

1. **North West County Elementary School** (Sully District): \$34,993,355. Funded. Proposed to be completed in FY 2022.
2. **Fairfax/Oakton Area Elementary School** (Providence District): \$35,099,356. Partially Funded. Proposed to be completed in FY 2023.
3. **Silver Line Elementary School** (TBD): \$36,500,000. Unfunded. Proposed to be completed in FY 2026.
4. **Future Western High School** (TBD): \$157,087,000. Unfunded.
5. **5 New and/or Repurposed Schools** (TBD): \$160,506,047. Unfunded.

### Capacity Enhancement

6. **Modular Relocations** (TBD): \$6,000,000. Funded. Proposed to be completed in FY 2020.
7. **West Potomac High School Addition** (Mount Vernon District): \$16,406,906. Partially Funded. Proposed to be completed in FY 2023.

8. **Justice High School Addition** (Mason District): \$14,880,763. Partially Funded. Proposed to be completed in FY 2024.
9. **Madison High School Addition** (Hunter Mill District): \$13,847,130. Partially Funded. Proposed to be completed in FY 2023.

#### **Renovation Program – Elementary Schools**

10. **Waynewood Elementary School** (Mount Vernon District): \$22,539,962. Funded. Proposed to be completed in FY 2019.
11. **Hollin Meadows Elementary School** (Mount Vernon District): \$22,972,957. Funded. Proposed to be completed in FY 2019.
12. **White Oaks Elementary School** (Springfield District): \$22,271,268. Funded. Proposed to be completed in FY 2019.
13. **Mount Vernon Woods Elementary School** (Lee District): \$23,244,249. Funded. Proposed to be completed in FY 2020.
14. **Belle View Elementary School** (Mount Vernon District): \$27,011,199. Funded. Proposed to be completed in FY 2021.
15. **Annandale Terrace Elementary School** (Mason District): \$27,735,481. Funded. Proposed to be completed in FY 2021.
16. **Clearview Elementary School** (Dranesville District): \$24,513,041. Funded. Proposed to be completed in FY 2021.
17. **Silverbrook Elementary School** (Springfield District): \$28,017,401. Funded. Proposed to be completed in FY 2021.
18. **Hybla Valley Elementary School** (Lee District): \$36,595,929. Partially Funded. Proposed to be completed in FY 2022.
19. **Washington Mill Elementary School** (Mount Vernon District): \$29,151,551. Partially Funded. Proposed to be completed in FY 2023.
20. **Braddock Elementary School** (Braddock District): \$31,750,138. Partially Funded. Proposed to be completed in FY 2023.
21. **Fox Mill Elementary School** (Hunter Mill District): \$26,406,459. Partially Funded. Proposed to be completed in FY 2023.
22. **Oak Hill Elementary School** (Sully District): \$30,387,541. Partially Funded. Proposed to be completed in FY 2023.
23. **Wakefield Forest Elementary School** (Braddock District): \$29,381,949. Unfunded.
24. **Louise Archer Elementary School** (Hunter Mill District): \$28,872,026. Unfunded.
25. **Crossfield Elementary School** (Hunter Mill District): \$30,731,069. Unfunded.
26. **Mosby Woods Elementary School** (Providence District): \$37,428,926. Unfunded.
27. **Bonnie Brae Elementary School** (Braddock District): \$35,276,514. Unfunded.
28. **Bren Mar Park Elementary School** (Mason District): \$31,507,497. Unfunded.
29. **Brookfield Elementary School** (Sully District): \$38,575,558. Unfunded.
30. **Lees Corner Elementary School** (Sully District): \$35,862,738. Unfunded.

- 31. **Armstrong Elementary School** (Hunter Mill District): \$31,708,643. Unfunded.
- 32. **Willow Springs Elementary School** (Springfield District): \$39,176,970. Unfunded.
- 33. **Herndon Elementary School** (Dranesville District): \$42,051,218. Unfunded.
- 34. **Dranesville Elementary School** (Dranesville District): \$39,212,262. Unfunded.
- 35. **Cub Run Elementary School** (Sully District): \$36,377,726. Unfunded.
- 36. **Union Mill Elementary School** (Springfield District): \$44,762,054. Unfunded.
- 37. **Centre Ridge Elementary School** (Sully District): \$43,309,469. Unfunded.
- 38. **Poplar Tree Elementary School** (Sully District): \$40,354,257. Unfunded.
- 39. **Waples Mill Elementary School** (Providence District): \$44,662,174. Unfunded.
- 40. **Renovation of 3 Elementary Schools** (TBD): \$134,448,560. Unfunded.

#### **Middle School Renovation Program**

- 41. **Rocky Run Middle School** (Sully District): \$48,859,188. Funded. Proposed to be completed in FY 2021.
- 42. **Hughes Middle School** (Hunter Mill District): \$50,088,400. Funded. Proposed to be completed in FY 2022.
- 43. **Cooper Middle School** (Dranesville District): \$52,310,190. Partially Funded. Proposed to be completed in FY 2023.
- 44. **Frost Middle School** (Braddock District): \$51,650,203. Partially Funded. Proposed to be completed in FY 2025.
- 45. **Franklin Middle School** (Sully District): \$70,410,665. Unfunded.
- 46. **Renovation of 1 Middle School** (TBD): \$69,123,830. Unfunded.

#### **High School Renovation Program**

- 47. **West Springfield High School** (Springfield District): \$93,357,000. Funded. Proposed to be completed in FY 2020.
- 48. **Herndon High School** (Dranesville District): \$106,307,648. Funded. Proposed to be completed in FY 2021.
- 49. **Oakton High School** (Providence District): \$112,229,271. Funded. Proposed to be completed in FY 2022.
- 50. **Falls Church High School** (Mason District): \$123,953,007. Partially Funded. Proposed to be completed in FY 2025.
- 51. **Centreville High School** (Springfield District): \$148,487,200. Unfunded.

#### **Site Acquisition**

- 52. **Future High School Site** (TBD): \$10,000,000. Funded.

**PROJECT COST SUMMARIES  
PUBLIC SCHOOLS  
(\$000's)**

Project Title			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
<b><i>New Construction</i></b>											
1	Northwest County ES	B	\$5,989	\$19,681	\$8,215	\$1,108			\$29,004		\$34,993
2	Fairfax/Oakton Area ES	B	\$500	\$500	\$18,987	\$13,026	\$2,086		\$34,599		\$35,099
3	Silver Line ES	U			\$669	\$669	\$669	\$8,624	\$10,631	\$25,869	\$36,500
4	Future Western HS	U								\$157,087	\$157,087
5	5 New and/or Repurposed Schools	U								\$160,506	\$160,506
<b><i>Capacity Enhancement</i></b>											
6	Modular Relocations	B	\$2,000	\$2,000				\$2,000	\$4,000		\$6,000
7	West Potomac HS Addition	B	\$147	\$442	\$511	\$7,066	\$8,241		\$16,260		\$16,407
8	Justice HS Addition	B		\$498	\$830	\$8,029	\$5,036	\$488	\$14,881		\$14,881
9	Madison HS Addition	B	\$221	\$797	\$4,807	\$7,534	\$488		\$13,626		\$13,847
<b><i>Elementary School Renovation Program</i></b>											
10	Waynewood	B	\$22,540						\$0		\$22,540
11	Hollin Meadows	B	\$22,973						\$0		\$22,973
12	White Oaks	B	\$22,271						\$0		\$22,271
13	Mount Vernon Woods	B	\$14,846	\$8,399					\$8,399		\$23,245
14	Belle View	B	\$15,971	\$5,480	\$5,560				\$11,040		\$27,011
15	Annandale Terrace	B	\$5,928	\$15,675	\$6,132				\$21,807		\$27,735
16	Clearview	B	\$8,241	\$8,188	\$8,084				\$16,272		\$24,513
17	Silverbrook	B	\$7,137	\$10,469	\$10,411				\$20,880		\$28,017
18	Hybla Valley	B	\$1,555	\$3,474	\$23,558	\$8,009			\$35,041		\$36,596
19	Washington Mill	B	\$1,160	\$1,126	\$9,150	\$15,886	\$1,829		\$27,991		\$29,151
20	Braddock	B	\$1,006	\$1,006	\$10,277	\$17,346	\$2,115		\$30,744		\$31,750
21	Fox Mill	B	\$686	\$1,076	\$5,630	\$14,988	\$4,026		\$25,720		\$26,406
22	Oak Hill	B	\$1,134	\$858	\$14,854	\$12,701	\$841		\$29,254		\$30,388
23	Wakefield Forest	U		\$606	\$1,101	\$5,855	\$18,011	\$3,776	\$29,349	\$33	\$29,382

**PROJECT COST SUMMARIES  
PUBLIC SCHOOLS  
(\$000's)**

Project Title	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020-FY2024		Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024			
24 Louise Archer	U		\$595	\$1,081	\$5,754	\$17,696	\$3,743	\$28,869	\$3	\$28,872
25 Crossfield	U		\$703	\$703	\$14,911	\$12,842	\$1,430	\$30,589	\$142	\$30,731
26 Mosby Woods	U			\$859	\$859	\$18,099	\$15,542	\$35,359	\$2,070	\$37,429
27 Bonnie Brae	U			\$808	\$808	\$6,490	\$21,547	\$29,653	\$5,624	\$35,277
28 Bren Mar Park	U				\$702	\$1,204	\$10,114	\$12,020	\$19,487	\$31,507
29 Brookfield	U				\$857	\$1,469	\$6,645	\$8,971	\$29,605	\$38,576
30 Lees Corner	U				\$799	\$1,371	\$11,513	\$13,683	\$22,180	\$35,863
31 Armstrong	U				\$703	\$1,205	\$4,142	\$6,050	\$25,659	\$31,709
32 Willow Springs	U				\$875	\$1,500	\$12,577	\$14,952	\$24,225	\$39,177
33 Herndon	U					\$1,616	\$1,616	\$3,232	\$38,819	\$42,051
34 Dranesville	U					\$1,502	\$1,502	\$3,004	\$36,209	\$39,213
35 Cub Run	U						\$1,389	\$1,389	\$34,989	\$36,378
36 Union Mill	U						\$1,004	\$1,004	\$43,758	\$44,762
37 Centre Ridge	U						\$1,663	\$1,663	\$41,646	\$43,309
38 Poplar Tree	U						\$1,545	\$1,545	\$38,809	\$40,354
39 Waples Mill	U						\$1,718	\$1,718	\$42,944	\$44,662
40 Renovation of 3 Schools	U								\$134,449	\$134,449
<b>Middle School Renovation Program</b>										
41 Rocky Run	B	\$27,972	\$17,868	\$3,019				\$20,887		\$48,859
42 Hughes	B	\$3,153	\$15,113	\$18,736	\$13,086			\$46,935		\$50,088
43 Cooper	B	\$3,507	\$1,092	\$12,577	\$18,488	\$16,646		\$48,803		\$52,310
44 Frost	B	\$657	\$1,598	\$1,598	\$7,423	\$19,495	\$19,381	\$49,495	\$1,498	\$51,650
45 Franklin	U						\$1,199	\$1,199	\$69,212	\$70,411
46 Renovation of 1 Middle School	U							\$0	\$69,124	\$69,124
<b>High School Renovation Program</b>										
47 West Springfield	B	\$88,114	\$5,243					\$5,243		\$93,357

# PROJECT COST SUMMARIES

(\$000's)

Project Title	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
48 Herndon	B	\$55,718	\$31,667	\$18,923				\$50,590		\$106,308
49 Oakton	B	\$39,712	\$33,481	\$31,643	\$7,393			\$72,517		\$112,229
50 Falls Church	B	\$753	\$3,329	\$3,631	\$8,154	\$34,057	\$34,056	\$83,227	\$39,973	\$123,953
51 Centreville	U				\$2,410	\$4,035	\$4,035	\$10,480	\$138,007	\$148,487
<b>Site Acquisition</b>										
52 Future High School Site	B					\$10,000		\$10,000		\$10,000
<b>GRAND TOTAL</b>		\$353,891	\$190,964	\$222,354	\$195,439	\$192,569	\$171,249	\$972,575	\$1,201,927	\$2,528,393
<b>Funded Project Costs</b>		\$353,891	\$182,362	\$115,952	\$21,587	\$10,000	\$0	\$329,901	\$21,169	\$704,961
<b>Unfunded Project Costs</b>			\$8,602	\$106,402	\$173,852	\$182,569	\$171,249	\$642,674	\$1,180,758	\$1,823,432

Notes:

Requirements are reviewed annually.

Due to rounding, school totals may not exactly match amounts in the Schools CIP.

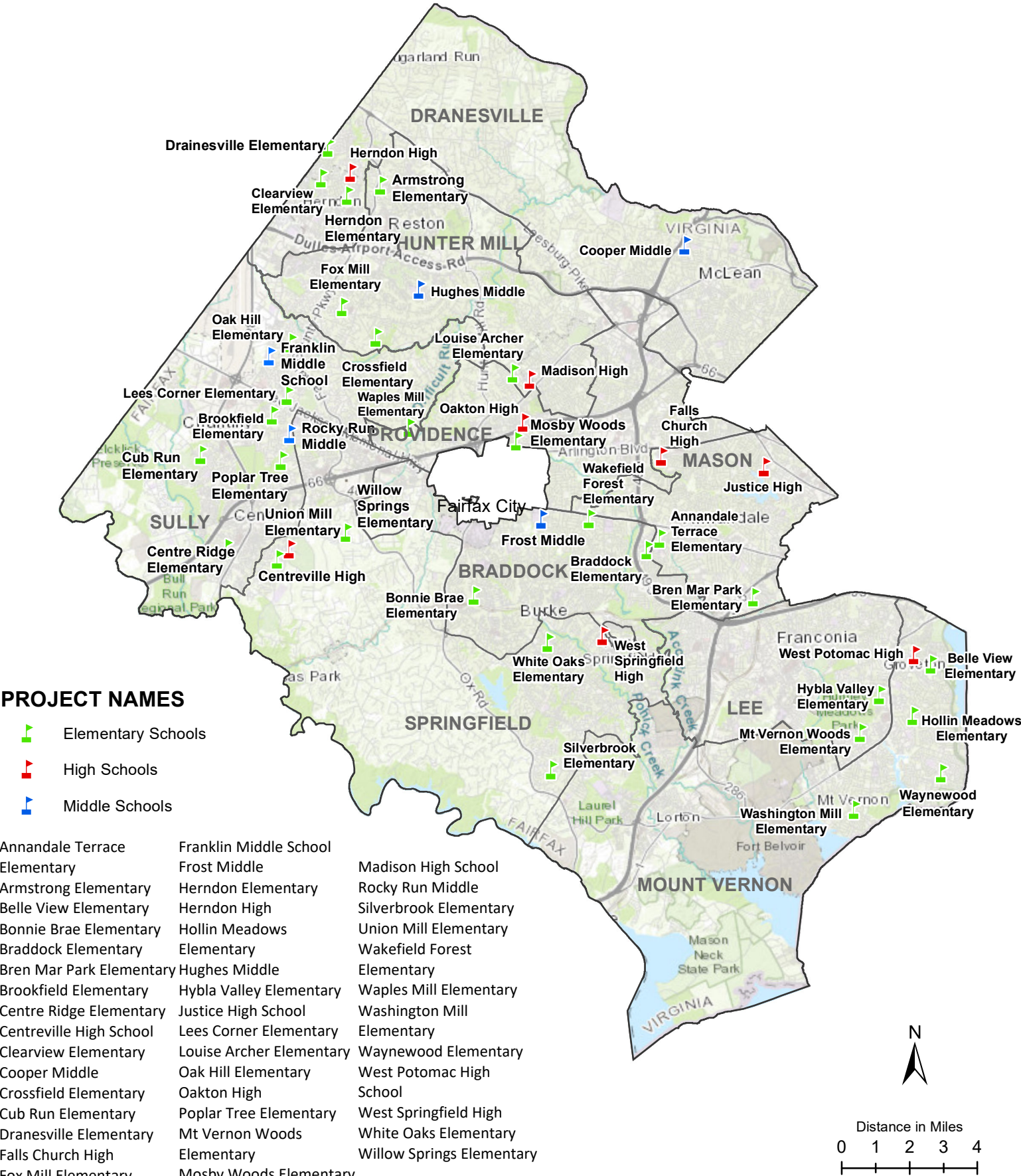
Numbers in **bold italics** represent funded amounts.

Key: Source of Funds

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



# PUBLIC SCHOOLS PROJECT LOCATIONS





1742

# Parks

---

## **Fairfax County Park Authority Goals**

- ✓ To provide residents with a park system that will meet their needs for a variety of recreational activities.
- ✓ To establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible, and enjoyable parks.
- ✓ To serve as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance.
- ✓ To preserve, restore and exhibit the County's historical heritage.
- ✓ To systematically provide for the long-range planning, acquisition and orderly development of a quality park system that keeps pace with the needs of an expanding population.

## **(NOVA Parks) Goals**

- ✓ To provide a diverse system of regional park lands and recreational facilities that meet the needs of a dynamic and growing population and enhance leisure time opportunities for Northern Virginians.
- ✓ To protect and balance development of regionally significant resources through acquisition and protection of exceptional natural, scenic, environmental, historic, cultural, recreational or aesthetic areas.
- ✓ To provide high quality park and recreation facilities by maintaining their integrity and quality with careful development, operation and maintenance practices.
- ✓ To provide leadership in the planning and coordination of regional park and recreation projects.
- ✓ To maintain sound fiscal management and long-term financial stability and solvency.

# Fairfax County Park Authority

## PROGRAM DESCRIPTION

The Fairfax County Park Authority (FCPA) is directed by a twelve-member board appointed by the County Board of Supervisors. One member is appointed from each of the County's nine supervisory districts, and three are appointed at-large. Since its establishment in 1950, the Authority has acquired 23,512 acres of parkland, including 427 individual parks. In the past, most of the funds to carry out capital acquisition and improvements were provided through bond referenda. Currently, more than half of the Park Authority operating funds are raised by revenue-producing facilities in the system; additional funding for the operations and maintenance of parks is appropriated annually by the Board of Supervisors. Grants from the state and federal government supplement funds on a limited basis; however, gifts and donations from individuals, community organizations, corporations and foundations are an increasingly important source of funding for community improvements.

## LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Identify and serve park and recreation needs through an integrated park system that provides open space, recreational services and facilities and stewardship of natural and cultural resources.
- ✓ Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources, and protect and preserve significant cultural resources on parklands.
- ✓ Provide for current and future parks and recreational needs through development of new and existing sites and the optimal use of all existing facilities, including Fairfax County Public Schools.
- ✓ Ensure the long-term protection, preservation and sustainability of park resources.
- ✓ Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development.
- ✓ Utilize the Urban Parks Framework to encourage developers to cooperatively develop and maintain publicly accessible urban parks, connective trails, park amenities and active recreation facilities in Tysons and other designated mixed-use centers.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Parks and Recreation Section, as amended through 3-4-2014.

## PROGRAM INITIATIVES

In FY 2018, the cumulative level of parkland in the County held by the Fairfax County Park Authority increased by 94 acres or 0.42 percent for a total of 23,512 acres primarily due to a large addition via fee simple purchase of 57.8 acres to Confederate Fortification Park in Springfield District. Additional parkland via Board of Supervisors land transfers included the 7.3 acre Chantilly Library site in the Sully District, the 12.8 acre Rolling Wood Park site in the Mt. Vernon District, the 6.4-acre addition to Loftridge Park and the 1.2-acre addition to Dogue Creek Stream Valley Park in the Lee District. An 8.5-acre addition to Loisdale Community Park in the Lee District was acquired via donation. The agency has been challenged to acquire an additional 1,768 acres of land, which would ensure that 10 percent of the total County landmass, or a

total of 25,280 acres, are held as county parks. The current Land Acquisition Work Plan programs the expenditure of funds authorized by the 2016 Park Bond Referendum.

In addition to continuing land acquisition to work toward meeting the acreage standard established for acquisition of developable parkland, another one of the Park Authority's primary objectives over the CIP period is to complete construction already begun in County parks and to upgrade the various athletic fields and courts maintained by the Park Authority. An objective is also to sustain existing parks, facilities and natural resources. In addition, many park facilities are 20-30+ years old. Without a significant reinvestment in building and park infrastructure many of these older parks will fall into a state of deteriorating condition and functionality and repair/operating costs will increase.

Recently completed improvements include:

- Playground Improvements include replacements at Griffith, Lisle, Bucknell Manor, and Stuart Park. In addition, the Park Authority partnered with DPWES to replace the playground at Huntington Park that was removed as part of the Huntington Levee project with a new playground at Farrington Park.
- Athletic Field improvements include: In a partnership with Great Falls Soccer Club, converted an existing natural turf field to synthetic turf at Field #7. Lifecycle replacement of synthetic turf using the County's Synthetic Turf Replacement Fund at South Run District Park Fields #5 and 6, Franconia Park Field #4, Lake Fairfax Park Fields #1 and #4, Braddock Park Field #7, Poplar Tree Park Fields #2 and #3, and Patriot Park Field #1. Additional Athletic Field Improvements include the Partnership with the Washington Nationals Dream Foundation and Mason District Little League at Mason District Park Field #1 to replace existing lights with new LED lights. Field renovations included new outfield fencing, sod, irrigation, grading, dugouts, shade structures and new scoreboard. The Washington Nationals Dream Foundation also partnered with the Park Authority at Fred Crabtree Park for improvements to Field #1 and #2 including grading, sod, fencing, scoreboards and other improvements. In addition, Park bond funds were used to replace the existing irrigation on Fields #1 and #2.
- Lighting Project Improvements includes Wolf Trails Park tennis courts, replacing existing poles and fixtures with new energy efficient LED lights, Nottoway Park athletic field #4 lighting replaced, Greenbriar Park, all pathway lights and fixtures were replaced with LED lighting, South Run Park basketball court lighting, all poles and fixtures replaced with LED court lighting, Frying Pan Farm Park Visitors Center replaced existing pendent fixtures and lights with LED energy efficient fixtures, and Cub Run RECenter competition and leisure pool lighting and controls upgraded to provide savings on energy consumption and maintenance costs.
- RECenter improvements include Oak Marr Natatorium (pool) filter replacement with a modern high rate sand filtration system, Lee District and Audrey Moore RECenter elevator modernization. Also at Audrey Moore, portions of the RECenter parking area were repaved along with ADA spaces, the Area 2 Maintenance Shop was milled and repaved.
- Trail Improvements: Chessie's Trail at Lee District Park includes a new nature themed trail in the Family Recreation Area of Lee District Park. The trail includes approximately ½ mile of ADA compliant concrete trail, 3,000 square feet of elevated boardwalk area, 20 animal sculptures and interactive play features and one 20 foot steel pedestrian bridge allowing for persons of all abilities to take a walk in the woods. To compliment all the features at the Family Recreation Area is the construction of two rentable, ADA accessible picnic shelters. Additional trail improvements include paving at the Gerry Connolly Cross County Trail in Wakefield Park, Rocky Run Stream Valley, Frog Branch Stream Valley, Great Falls Grange, and installation of improved trail signage for various stream valley trails.
- Bridge Replacement projects include trail bridges at Chalet Woods Park and Foxstone/Waverly Park.
- Resource Improvements include the Colvin Run Mill Millers House. The project included the renovation of the upstairs office, upgrade of infrastructure IT, and design/construction of interpretive exhibits. Frying Pan Farm Park had drainage improvements done that included the removal and replacement of approximately 800 linear feet of existing culverts with larger size culverts and other miscellaneous improvements. At Lake Fairfax Park, Parks partnered with DPWES to provide restoration for 2,200 feet of the Colvin Run Branch of the Difficult Run Stream through a natural channel design.



- Completion of the new Clubhouse at Burke Lake Golf Course. The new 4,000 square foot golf clubhouse includes a snack bar/kitchen with a dining area for 40 people and an exterior patio area that seats another 40 people, a modern golf pro shop/check-in area, restrooms, golf pro office, administrative office suite, and related support spaces. The new facility was designed to a LEEDS Silver Standard and is completely accessible.

The Park Authority Board approved four master plans/master plan revisions during the past fiscal year, including Ellanor C. Lawrence, Turner Farm Park Master Plan Revision, Franconia District Park, and the Great Parks, Great Communities Parks and Recreation System Master Plan. The Planning Commission approved seven 2232 applications including Mount Vernon Woods Park, Ruckstuhl, and Riverbend Park.

The continuing urbanization of the County requires that the existing suburban park system be supplemented by parks that are more suitable for the urban context and provide appropriate functions, uses, amenities, visual form, ownership, and accessibility to various users of the urban environment. In 2013, the Board of Supervisors adopted a policy in the Comprehensive Plan that incorporates the Park Authority's Urban Park Framework as official guidance to define urban park metrics, elements and types. The Urban Park Framework policy clarifies expectations for community decision makers and developers who seek to implement changes to existing development patterns and provide for park and recreation needs in these areas. Prior to 2010, there were almost 90 acres of publicly owned parkland in Tysons Corner. In addition, approximately eight and a half acres of privately owned land that will either be dedicated to the Park Authority or accessible for public use was committed in major zoning applications approved prior to that time. Combined, the major applications approved since 2010 provide commitments to create an additional 65 acres of new publicly-accessible urban park space in Tysons Corner. The eight-acre Ken Lawrence Park, which includes a restored stream valley and two lighted synthetic turf athletic fields, was dedicated to Fairfax County in 2015. Collectively, the major rezoning applications approved since 2010 generate a need for eight and a half new athletic fields under their maximum development levels. Applicants have proffered to provide for this need through dedication of land areas, construction of facilities, and/or contribution of funds to Fairfax County to be used towards land acquisition and facility development. A new 2.3-acre park, the Park at Tysons II was dedicated through a developer proffer in March 2016. A 1.5-acre common green park that includes a fenced dog park and children's playground was opened to the public in 2017 in the Tysons North District and is privately owned and maintained but open to the public. Major development applications approved since 2015 in Reston have included commitments to add approximately 30 acres of publicly accessible urban parks in the Reston Transit Station Area (TSA). Collectively, the major rezoning applications approved in Reston since 2015 generate a need for the equivalent of three new athletic fields under the maximum approved development levels. A total of approximately \$11,000,000 has been committed in proffers to the Fairfax County Park Authority for the purchase of land, construction of new facilities, and/or improvements to existing athletic fields in the greater Reston area. In addition, one rezoning applicant has proffered to acquire and dedicate a seven-acre parcel in the Reston area to the Park Authority for the creation of a new public park with athletic facilities.

The implementation of the Laurel Hill Master Plan is proceeding. Funding is earmarked for infrastructure development at this project. Development of Phase I of the equestrian area in Laurel Hill is complete. An area-wide signage and way finding plan is nearly complete and a cultural resource study for the Laurel Hill House was completed as well as an historic landscape study of its gardens. Further archeological work at the site is anticipated. Improvements to the Laurel Hill Greenway portion of the Cross-County Trail continue to be made. Construction of a lighted synthetic turf diamond and rectangular athletic fields were completed at the South County Middle School in partnership with Fairfax County Public Schools to provide additional athletic fields to the surrounding communities. Maintenance and land management activities including demolition and removal of existing non-historic structures at the former Nike site continue to be provided. In addition, there continues to be some informal interest from proposers for options for the Sportsplex. Design of a large gathering space with picnic facilities at the Central Green has been completed.



A large portion of Fairfax County Park Authority projects are supported by General Obligation Bonds. The completion of the 2016 Parks Count, which is the Park Authority Needs Assessment was completed and provides recommendations for capital investments in the park system 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 \$87,700,000 due to the approval of the 2016 Park Bond Referendum for a future need of \$851,461,000. The remaining needs of \$851,461,000 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 \$98,892,000 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 \$107,945,000, the need for years 6-10 is \$172,350,000, for a total of \$280,295,000.
- 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 \$472,274,000 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.

The Park Authority’s RECenter system is now entering a new era due to the aging of existing facilities that require lifecycle redevelopment along with potential expansion to continue to meet the needs of the community and remain fiscally sustainable as an enterprise funded activity. The Park Authority recently completed a System-wide Sustainability Plan for RECenters that identifies strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the RECenter system through a series of capital improvements. As part of the strategic recommendations each RECenter was assigned one of six “thematic” decisions. These recommendations outline a course of action for capital improvements at each RECenter to maximize the sustainability of the overall system. For instance, if the thematic recommendation is “expand” for a RECenter, then a series of improvements that are termed as “critical,” “core,” or “added value” that facilitate that theme are included in the strategic recommendations. The plan also identifies the potential for development of a new RECenter in the Reston area and a potential countywide sports complex. The plan recommends a three-phased implementation approach for funding the proposed capital improvements starting with improvements identified as critical first, followed by core improvements and then improvements identified as added value in the last phase. 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 five-year period based on starting the improvements in 2020 the estimated total project budget increases to \$232,500,000.

The Park Authority is currently revising the Master Plan for Lake Accotink Park. As part of the master planning process the Park Authority initiated a lake sustainability study for Lake Accotink. The preliminary results of the study indicate that by 2025 the lake will have silted in unless remedial actions such as dredging of the lake occurs. As part of the public input process members of the community have indicated a desire to see the lake continue to operate as a recreational water feature in the future. The Park Authority is currently studying dredging options including the potential to construct a forebay to extend future dredging cycles. The order of magnitude estimate for dredging and construction of the forebay is \$50 million.

The Great Parks, Great Communities, Plan is a comprehensive long-range park system land use plan adopted in 2011 that examines needs within 14 planning districts. This plan uses data from the 2004 Needs Assessment and serves as a decision-making guide for future park land use, service delivery and resource protection to better address changing needs and growth forecasts through 2020. The Park Authority completed a new Needs Assessment in 2016 and is developing a new agency-wide park system master plan in 2017 that addresses not only land use and resource stewardship but programming and operations as well.

Based on continual facility condition assessments, growing and shifting community needs and expectations, an ever-increasing amount of funding will be needed for capital maintenance of aging park assets in order to maximize the life of the existing facilities and to develop new facilities.

In addition, to fund additional facilities and land acquisition, funding will be necessary to operate, support, sustain and protect future years of county investment in existing facilities. As the county's largest landowner, the Park Authority's stewardship responsibility is documented in its Natural Resource Management Plan (NRMP) and Cultural Resource Management Plan (CRMP). These plans identify issues, strategies and projects to protect County parkland and valuable natural and cultural resources. This effort meets the County's Vision of Practicing Environmental Stewardship and is supported in the Board of Supervisors' Environmental Agenda. In addition, the Park Authority is charged with stewardship of all County cultural resources. These plans contain critical strategies for preventing the degradation of resources that cannot be reclaimed once lost.

The Park Authority also recently automated its asset tracking and maintenance scheduling system that relates to a Park Facility Condition Assessment and Lifecycle Replacement Schedule. This system is utilized to efficiently manage facility repairs and develop long-range facility life cycle plans, as well as aid in the forecasting of future capital renovations.

On June 27, 2018, the Park Authority Board approved the FY 2019 – FY 2023 Strategic Plan, the plan serves as a road map that will take the Park Authority into the future. The strategic plan includes 12 objectives that are measurable and results-focused, and are supported by specific, achievable, and time-bound action steps for implementation. The 12 Strategic Objectives are:

- Increase the Park Authority's land holdings based on a proactive and informed decision-making strategy
- Balance natural resources, cultural resources, recreational needs and equity in planning and developing a sustainable park system
- Position the Park Authority as the model organization for increasing physical activity and wellness in Fairfax County
- Increase walkable access (1/4-mile or 5-minute-walk (urban) and 1/2-mile or 10-minute walk (countywide)) by County residents to park or facility entrances, or trailheads to connect people to nature and recreational experiences
- Implement an asset management program to guide reinvestment, maintenance, and upgrades to infrastructure and capital equipment
- Develop an IT structure that coordinates data management, analysis, technology and business needs to support the operations and goals of the Park Authority and enables sound decision making and transparency
- Provide training and leadership development for employees at all levels to ensure a high-performing organization
- Reinforce and sustain a culture of accountability to advance the mission and vision
- Develop and implement an advocacy strategy to increase dedicated funding and resources from the County
- Collaborate with the Park Foundation to increase annual donations and provide greater support to the Park Authority
- Develop and adopt a comprehensive and cross-divisional approach to business planning to improve financial performance
- Establish a sponsorship program to secure, sustain and continually increase alternative funding available for agency priorities



## CURRENT PROJECT DESCRIPTIONS

### General Fund Projects

1. **ADA Compliance-Parks** (Countywide): This is a continuing project to address Americans with Disabilities Act (ADA) Compliance measures throughout County parks. On January 28, 2011, the Board of Supervisors signed a Settlement Agreement and committed to remediation of the DOJ identified ADA improvements as well as the required self-assessments at the remaining unaudited facilities. Remediation of the DOJ identified violations was required by July 2018 and this work is complete. Remediation of the violations identified in the self-assessments had no specific deadline, and the Park Authority continues to complete remediation work at several facilities. Effective August 6, 2018, Fairfax County was released from the ADA Settlement Agreement with the DOJ. Funding for annual ADA projects to support the continuation of improvements is required, as buildings and site conditions age. It should be noted that mitigation of violations associated with FMD facilities is detailed in the Infrastructure Replacement and Upgrades section of this document. Funding in the amount of \$300,000 has been included in FY 2020 for this project.
2. **Capital Sinking Fund for Parks** (Countywide): \$7,752,632 has been allocated to date for the capital sinking fund for parks. The Capital Sinking Reserve Fund was established as a direct result of the Infrastructure Financing Committee (IFC). The Board of Supervisors has approved the allocation of the Sinking Fund balances identified as part of each Carryover Review, based on the following percentage allocation: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization. To date, the Park Authority has initiated projects to begin to address the backlog of reinvestment requirements including: trail, bridge and tennis court repairs throughout the County, parking lot and roadway repairs at Burke Lake Park, Lake Accotink Park, and at Annandale Community courts and fields, and many other capital improvements such as repairs to the Nottoway fit stations and the Martin Luther King pool. In addition to General Fund support, an amount of \$190,366 was received in revenue to support the culvert replacement project at Lake Accotink, therefore, the total funding approved for the sinking fund project is \$7,942,998.
3. **Parks - Building/Structures Reinvestment** (Countywide): This is a continuing project to address Park Authority infrastructure replacement and upgrades at non-revenue producing parks, including roof, plumbing, electrical, lighting, security/fire systems, sprinklers and HVAC replacement. In addition, this project funds structural preservation of park historic sites. The facilities maintained include, but are not limited to rental properties, historic properties, nature centers, maintenance facilities, sheds, shelters and office buildings. Park priorities are based on the assessment of current repair needs including safety and health issues, facility protection, facility renewal and improved services. This program also provides for the stabilization of newly acquired structures and emergency repairs as needed at these facilities. In FY 2020, an amount of \$925,000 is included for building/structures reinvestment, including: various roof replacements and/or repairs to outdoor public restrooms and picnic shelters (\$200,000); replacement of Fire and Security systems at historic sites, nature centers, and maintenance facilities including the addition of freeze and water monitoring sensors to several historic sites (\$125,000); replacement of windows, doors, and siding at picnic shelters, outdoor restrooms, and historic sites (\$150,000); replacement of HVAC equipment at Nature Centers, Visitor Centers, and Maintenance Shops (\$250,000) and the stabilization, structural or building asset repairs at properties conferred to the Park Authority (\$200,000).



*The Historic Huntley House*

4. **Parks - Grounds Maintenance** (Countywide): This is a continuing project to provide for routine mowing and other grounds maintenance, as well as arboreal services. Arboreal services are provided in response to Park staff and citizens' requests and include pruning, removal and inspections of tree health within the parks. There has been a rise in staff responses to requests for the inspection and removal of hazardous or fallen trees within the parks and those that may pose a threat to private properties. In FY 2020, an amount of \$476,000 is provided to fund annual requirements for grounds maintenance at non-revenue supported parks.
5. **Parks - Infrastructure/Amenities Upgrades** (Countywide): This is a continuing project to provide improvements and repairs to park facilities and amenities including tennis courts, picnic shelters, bridges and parking lots. In addition, funding provides for annual maintenance and storm related repairs to 327 miles of trails. In FY 2020 an amount of \$815,000 is included for trail maintenance, infrastructure and amenities upgrades.
6. **Parks - Preventative Maintenance and Inspections** (Countywide): This is a continuing project to address routine repairs in non-revenue producing Park Authority buildings, structures and equipment. This maintenance includes the scheduled inspection and operational maintenance of HVAC, plumbing, electrical, security and fire alarm systems. Funding is critical in order to prevent the costly deterioration of facilities due to lack of preventative maintenance. Equipment maintenance includes routine and preventative maintenance on operating equipment such as mowers, tractors, utility vehicles and heavy construction equipment. In FY 2020, an amount of \$484,000 is included for preventive maintenance and inspections for over 551,091 square feet at non-revenue supported Park Authority structures and buildings.
7. **Sportsplex Study** (Countywide): \$300,000 has been approved to support a comprehensive analysis and feasibility study associated with a County Sportsplex Facility. The Sportsplex study will include the potential for both indoor and outdoor sports facilities at multiple locations within the County. The feasibility study will be conducted working with the Sports Tourism Task Force. The tasks which will be performed as part of the study include: strategic objectives analysis, market analysis, national and regional benchmarking, facility programming and site selection recommendations, and the development of an Organizational Plan, Operations Plan, and Financial Plan, including, economic impact models.

#### **General Obligation Bonds and Other Financed Projects**

8. **Community Parks/New Facilities - 2012** (Countywide): \$7,285,000 has been approved for planning, design and construction of new parks or park facilities to implement approved master plans, meet community needs, or provide additional functionality. Projects include: development of Phase 1 of the park planned improvements per the master plan at Monticello Park, building the internal trail network and shelter at the John C. and Margaret K. White Gardens, providing Signage and Branding to develop a branding approach to identify Park Authority facilities, and improvements to continue the phased development of the Park at Laurel Hill.
9. **Events Center - 2016** (Mt Vernon District): \$10,000,000 has been approved to support the renovations for an Events Center at the Workhouse Arts Center. The Workhouse campus is a 56-acre, historically important County landmark, situated on the site of the former Lorton prison. Originally constructed in the early 1900's, the former workhouse and reformatory is on the National Park Service's Register of Historic Places, and included the imprisonment of early suffragettes. A planned Event Center is a key element of the educational, visual and performing arts campus run by the Workhouse Arts Foundation (WAF). Funding for this project is supported by the General Fund in the amount of \$3,000,000 and by the 2016 Park Bond referendum in the amount of \$7,000,000.
10. **Existing Facility Renovations - 2012** (Countywide): \$37,284,868 has been approved to improve existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Projects include renovation and upgrading infrastructure and other amenities at Lake Accotink, countywide playground equipment upgrades, and countywide trails.

11. **Lake Accotink Dredging** (Braddock District): \$50,000,000 is estimated to support the dredging of Lake Accotink. The Park Authority is currently revising the Master Plan for Lake Accotink Park and as part of the master planning process, initiated a lake sustainability study for Lake Accotink. The preliminary results of the study indicate that by 2025 the lake will have silted in, unless remedial actions such as dredging occur. As part of the public input process members of the community have indicated a desire to see the lake continue to operate as a recreational water feature in the future. The Park Authority is currently studying dredging options including the potential to construct a forebay to extend future dredging cycles. The order of magnitude estimate for dredging and construction of the forebay is \$50 million. It is anticipated that EDA bonds or another source of financing will finance the project.
12. **Land Acquisition and Open Space – 2016** (Countywide): \$7,000,000 has been approved for acquisition of parkland and/or parkland rights and preservation of open space including easements, that are obtained through a variety of methods including fee simple purchase of real property, acquisition of trail easements and other types of easements, cost related to acceptance of dedications and donated properties, and structure demolition cost.
13. **Land Acquisition and Park Development – 2020** (Countywide): \$100,000,000 would fund deferred projects and adequately fund long-term projects identified in the Park Authority 10-Year Capital Plan. Projects will include land acquisition to ensure adequate parkland for future generations, new park facilities, and continued renovation and replacement of aging and well-used facilities. Increasingly, citizens recognize that parks contribute highly to their quality of life in Fairfax County. Shifting and expanding leisure interests increase the demand for parks and park facilities. In addition to land acquisition and park development projects, the Park Authority adopted Natural Resource and Cultural Resource Management Plans that identify initiatives needed to provide essential stewardship efforts of environmental resources on parkland and cultural resources throughout the county.
14. **Land Acquisition and Stewardship - 2012** (Countywide): \$12,915,000 has been approved for acquisition of parkland and/or parkland rights, including easements. Stewardship includes projects that support the approved Natural and Cultural Resource Management Plans and/or county's environmental or cultural resource initiatives, Hidden Pond Nature Center for shelter and parking, and the Sully Woodlands Environmental Education Center. Additional projects include land acquisition, energy management, and Natural and Cultural Resources.
15. **Natural and Cultural Resource Stewardship – 2016** (Countywide): \$7,692,000 has been approved for planning, design and/or construction of capital projects which carry out the Park Authority's stewardship mission, support the approved Natural and Cultural Resource Management Plans and/or County's environmental or cultural resource initiatives. Projects include repairs and restoration to Colvin Run Mill Miller's House and Millrace, funding to support Historic Structures Curator Program, a History and Archaeology Collections Facility to properly curate and store history, and Sully Historic Site restoration projects.
16. **New Park Development – 2016** (Countywide): \$19,820,000 has been approved for construction of new park facilities where none existed before to meet new demand or to provide additional functionality or enhance planned capacity to an existing facility or space. Projects include developing a local park in Baileys, an area of park service level deficiency, picnic shelters at Lee District Family Recreation Area, new Baseball Diamond Complex to support countywide use/tournaments, and Park Development at Laurel Hill Park.
17. **Park and Building Renovations - 2008** (Countywide): \$30,711,192 has been approved for replacement of aging roofs, HVAC, and pool systems for RECenters built in the 1980s and 1990s. These RECenters include Spring Hill, Lee District, Oak Marr, and Providence. An engineering study to assess renewal requirements for Mount Vernon RECenter and Ice Rink which opened in 1981 is complete. Recent improvements include: replacement of the 41-year-old train track at Burke Lake Park, parking and entrance improvements at Spring Hill, irrigation system at Jefferson Golf Course, and renovation at Ossian Hall Park and Kings Park. These improvements will renew these facilities and extend their service life.

18. **Park Development - 2008** (Countywide): \$18,832,103 has been approved to develop new park facilities and infrastructure. This includes funding for the conversion of four natural-turf rectangular fields to synthetic turf and upgrading the lighting systems on eight fields. Funding is also included to continue the planning, design and site preparation of a countywide Sportsplex at Laurel Hill Park. Another goal is to add 75 miles of trails and trail connections that will increase citizen access to this highly used resource. Additional development includes the construction of the new concrete “streetscape” style urban skate park and bowl at Lake Fairfax and the expansion of the skate park at Wakefield. Future projects include the clubhouse replacement and driving range expansion at Burke Lake Golf Course and a small roll-top observatory at Observatory Park in Great Falls.
19. **Park Improvement Fund** (Countywide): The Park Improvement Fund was established under the provisions of the Park Authority Act for improvements to the agency’s revenue-generating facilities and parks, as well as to various park sites. Through a combination of grants, proffers, easement fees, telecommunications leases, transfers from the Revenue and Operating Fund, and donations, this fund provides for park improvements. These funds are managed by projects that the Park Authority Board approves. Project funding is appropriated at the fiscal year-end, consistent with the level of revenue received during that fiscal year. The current Revised Budget for this Fund is \$18,691,230.
20. **Park Renovations and Upgrades – 2016** (Countywide): \$53,266,663 has been approved to fund repair and replacement/improvements to existing park facilities to maintain designed capacity or retrofit obsolete facilities and bring them up to contemporary standards and codes. Renovations can extend the design life of facilities and can include infrastructure additions and modifications. Projects include critical system-wide renovation and lifecycle needs such as playground replacements, lighting and irrigation systems, picnic shelters, roof replacements, parking, roads, entrances, RECenters – System-wide lifecycle replacements, the Mount Vernon RECenter renewal/replacement, Area 1 Maintenance Facility Replacement, and Energy Management Enhancements.
21. **Stewardship - 2008** (Countywide): \$11,541,881 has been approved for projects that promote the protection, enhancement, interpretation and education of natural and cultural park resources. Projects include Phase II Huntley Meadows wetlands restoration and boardwalk replacement, Historic Huntley restoration to allow public accessibility, mandatory dam repairs, Colvin Run Mill Visitors Center design, concept design for the Stewardship Education Center, and other natural resource protection projects in Sully Woodlands and Laurel Hill. Cultural resource and archaeology projects are also included to protect various cultural resource sites associated with capital projects.

**PROJECT COST SUMMARIES  
FAIRFAX COUNTY PARK AUTHORITY  
(\$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 ADA Compliance - Parks PR-000083	G	C	\$300	\$300	\$300	\$300	\$300	\$1,500	\$1,500	\$3,000
2 Capital Sinking Fund for Parks PR-000108	G, X	\$7,943						\$0		\$7,943
3 Parks - Building/Structures Reinvestment PR-000109	G	C	\$925	\$944	\$963	\$982	\$1,002	\$4,816	\$5,010	\$9,826
4 Parks - Grounds Maintenance 2G51-006-000	G	C	\$476	\$486	\$496	\$506	\$516	\$2,480	\$2,580	\$5,060
5 Parks - Infrastructure/Amenities Upgrades PR-000110	G	C	\$815	\$831	\$848	\$865	\$882	\$4,241	\$4,410	\$8,651
6 Parks - Prevent. Maint. and Inspections 2G51-007-000	G	C	\$484	\$494	\$504	\$514	\$524	\$2,520	\$4,192	\$6,712
7 Sportsplex Study 2G51-044-000	G	\$300						\$0		\$300
Total General Fund		\$8,243	\$3,000	\$3,055	\$3,111	\$3,167	\$3,224	\$15,557	\$17,692	\$41,492
8 Community Parks/New Facilities - 2012 PR-000009	B	\$1,785	\$1,500	\$2,500	\$1,500			\$5,500		\$7,285
9 Events Center - 2016 GF-000019	G, B	\$130	\$500	\$1,500	\$5,500	\$1,800	\$570	\$9,870		\$10,000
10 Existing Facility Renovations - 2012 PR-000091	B	\$27,600	\$4,000	\$3,250	\$1,676	\$759		\$9,685		\$37,285
11 Lake Accotink Dredging TBD	X	\$0		\$50,000				\$50,000		\$50,000
12 Land Acquisition and Open Space - 2016 PR-000077	B	\$4,900	\$1,000	\$1,000	\$100			\$2,100		\$7,000
13 Land Acquisition/Park Development - 2020 TBD	B	\$0			\$2,000	\$5,000	\$8,000	\$15,000	\$85,000	\$100,000
14 Land Acquisition and Stewardship - 2012 PR-000093	B	\$6,800	\$2,795	\$2,000	\$1,000	\$320		\$6,115		\$12,915
15 Natural/Cultural Resource Stewardship. - 2016 PR-000076	B	\$450	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$6,250	\$992	\$7,692
16 New Park Development - 2016 PR-000079	B	\$1,134	\$2,000	\$4,000	\$4,000	\$4,000	\$3,500	\$17,500	\$1,186	\$19,820

**PROJECT COST SUMMARIES  
FAIRFAX COUNTY PARK AUTHORITY  
(\$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
17 Park and Building Renovations - 2008 PR-000005	B	<b>\$27,825</b>	<b>\$2,300</b>	<b>\$586</b>				\$2,886		\$30,711
18 Park Development -2008 PR-000016	B	<b>\$17,100</b>	<b>\$1,732</b>					\$1,732		\$18,832
19 Park Improvement Fund 800-C80300	X	<b>\$18,691</b>						\$0		\$18,691
20 Park Renovations and Upgrades - 2016 PR-000078	B	<b>\$7,500</b>	<b>\$5,500</b>	<b>\$6,000</b>	<b>\$8,000</b>	<b>\$10,000</b>	<b>\$12,000</b>	\$41,500	<b>\$4,267</b>	\$53,267
21 Stewardship - 2008 PR-000012	B	<b>\$10,542</b>	<b>\$750</b>	<b>\$250</b>				\$1,000		\$11,542
<b>Total</b>		\$132,700	\$26,327	\$75,391	\$28,137	\$26,296	\$28,544	\$184,695	\$109,137	\$426,532

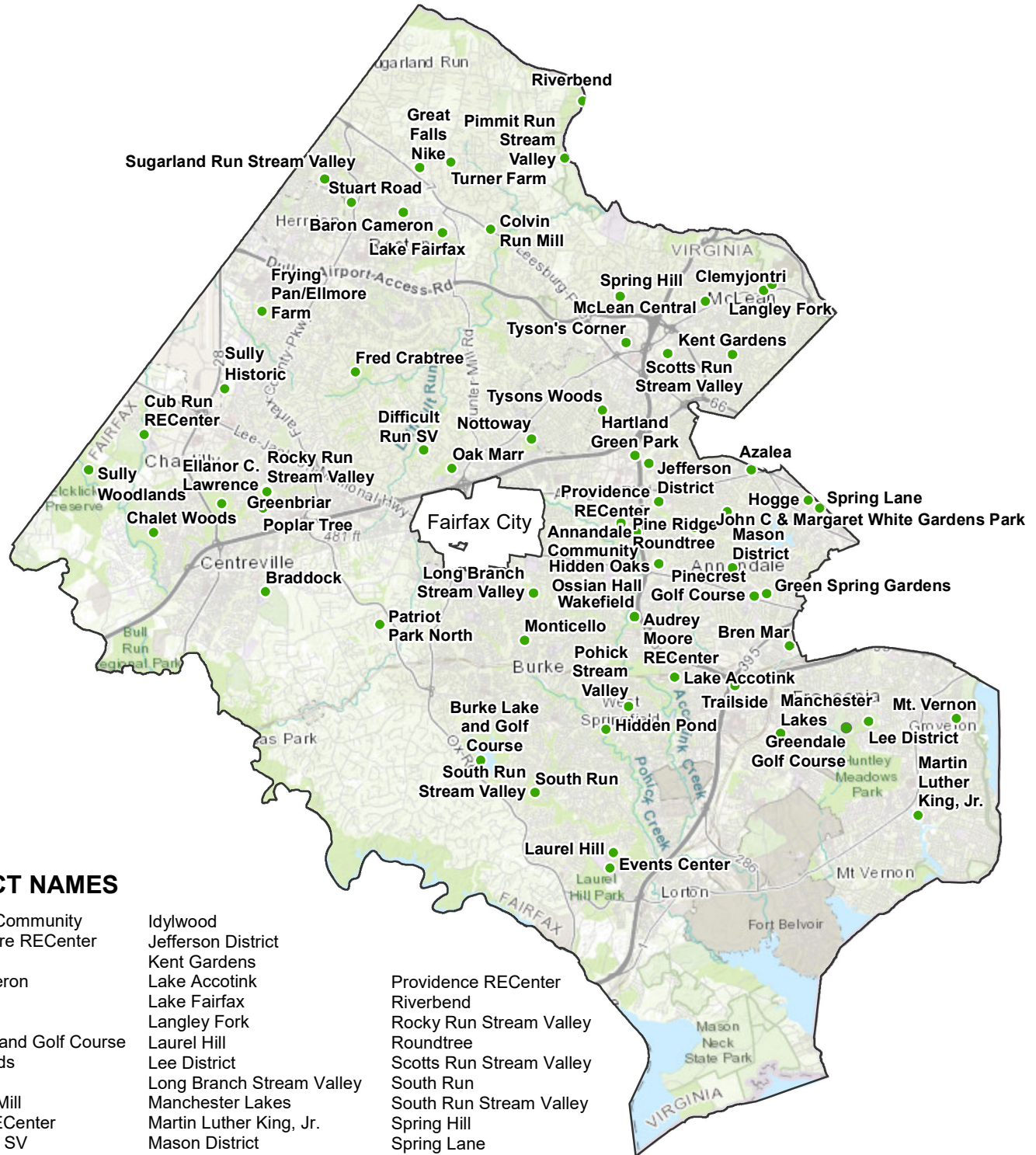
Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds  
B Bonds  
G General Fund  
S State  
F Federal  
X Other  
U Undetermined



# FAIRFAX COUNTY PARK AUTHORITY

## PROJECT LOCATIONS



### PROJECT NAMES

Annandale Community  
 Audrey Moore RECenter  
 Azalea  
 Baron Cameron  
 Braddock  
 Bren Mar  
 Burke Lake and Golf Course  
 Chalet Woods  
 Clemmyjontri  
 Colvin Run Mill  
 Cub Run RECenter  
 Difficult Run SV  
 Events Center  
 Ellanor C. Lawrence  
 Fred Crabtree  
 Frying Pan/Ellmore Farm  
 Great Falls Nike  
 Greenbriar  
 Greendale Golf Course  
 Green Spring Gardens  
 Hartland Green Park  
 Hidden Oaks  
 Hidden Pond  
 Hogge  
 Idylwood  
 Jefferson District  
 Kent Gardens  
 Lake Accotink  
 Lake Fairfax  
 Langley Fork  
 Laurel Hill  
 Lee District  
 Long Branch Stream Valley  
 Manchester Lakes  
 Martin Luther King, Jr.  
 Mason District  
 McLean Central  
 Monticello  
 Mt. Vernon  
 Nottoway  
 Oak Marr  
 Ossian Hall  
 Patriot Park North  
 Pimmit Run Stream Valley  
 Pinecrest Golf Course  
 Pine Ridge  
 Pohick Stream Valley  
 Poplar Tree

Providence RECenter  
 Riverbend  
 Rocky Run Stream Valley  
 Roundtree  
 Scotts Run Stream Valley  
 South Run  
 South Run Stream Valley  
 Spring Hill  
 Spring Lane  
 Stuart Road  
 Sugarland Run Stream Valley  
 Sully Historic  
 Sully Woodlands  
 Trailside  
 Turner Farm  
 Tyson's Corner  
 Tysons Woods  
 Wakefield  
 John C and Margaret White  
 Gardens Park



Distance in Miles  
0 1 2 3 4

## Northern Virginia Regional Park Authority (NOVA Parks)

### PROGRAM DESCRIPTION

The Northern Virginia Regional Park Authority (NOVA Parks) was founded in 1959 under the Virginia Park Authorities Act. Currently there are six jurisdictional members: the counties of Arlington, Fairfax and Loudoun and the cities of Alexandria, Fairfax and Falls Church. NOVA Parks enhances the communities of Northern Virginia and enriches the lives of their citizens through the conservation of regional natural and cultural resources. It provides diverse regional recreational and educational opportunities, and fosters an understanding of the relationships between people and their environment. Regional parks supplement local facilities, and are distinguished from county and local parks in that they are designed to appeal to and serve the broad-based population of the entire Northern Virginia region, or may be of a size or scope that a single jurisdiction could not undertake alone. The Washington and Old Dominion (W&OD) Railroad Regional Park, which extends from Alexandria through Arlington, Falls Church, Fairfax and Loudoun, is just one example of many NOVA Parks facilities that have region-wide characteristics.

NOVA Parks now owns, leases, and holds easements on 12,884 acres of land, of which 8,557 acres are in Fairfax County. The Regional Park system serves a population of 1.9 million people. Parklands within the system include: Aldie Mill, Battle of Upperville/Goose Creek Bridge, Carlyle House, Mount Defiance, Mount Zion and Tinner Hill Historic Parks, Meadowlark Botanical Gardens, the W&OD Trail, Blue Ridge, Bull Run, Bull Run Marina, Fountainhead, Sandy Run, Springdale, Pohick Bay, Gilbert's Corner, Potomac Overlook, Upton Hill, Algonkian, Red Rock, Occoquan, Hemlock Overlook, Cameron Run, Gateway, Ball's Bluff Battlefield, Temple Hall Farm, White's Ford, and Brambleton Regional Parks, the Upper Potomac properties, the Rust Sanctuary and Webb Sanctuary.

In its conservation role, NOVA Parks is involved in implementing portions of the Environmental Quality Corridors concept, which defines an open space land system designated for long-term protection in the County. In this role, NOVA Parks places emphasis on acquisition of the shoreline properties along the Potomac, Bull Run and Occoquan Rivers, while the Fairfax County Park Authority (FCPA) concentrates on acquiring land along the County's interior stream valleys.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Plan, acquire, develop and maintain regional parks in conjunction with other public providers to provide a balance of quality recreation opportunities with the protection and preservation of natural and cultural resources.
- ✓ Endorse the efforts of the multi-jurisdictional Northern Virginia Regional Park Authority to carry out a long-range open space plan for Northern Virginia, through a cooperative system of regional parks, to supplement and enhance local park systems in Northern Virginia.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Parks and Recreation Section, as amended through 3-4-2014.



## PROGRAM INITIATIVES

Since FY 2014, NOVA Parks has received \$24,760,144 in support from its regional membership jurisdictions, plus an additional \$25,070,071 in grants, donations and miscellaneous revenue, representing an actual program level of \$49,830,215. Accomplishments during recent years include: the construction of the Jean R. Packard Center at Occoquan Regional Park and replacement of the seawall; acquisition of a shoreline inholding at Pohick Bay Regional Park; acquisition of 150 acres for Springdale Regional Park and 147 acres to expand Brambleton Regional Park; acquisition of Mount Defiance Historic Park, Rust Sanctuary, Webb Sanctuary, Tinner Hill, Goose Creek Bridge and additional land at Gilbert's Corner and Ball's Bluff; development of Tinner Hill Historic Site; Meadowlark Botanical Gardens trail connection to the W&OD Trail and park entrance renovations; improvements to rowing facilities at Sandy Run and Bull Run Marina; upgrades to the campgrounds and water park at Bull Run Regional Park; the addition of camping cabins at Pohick Bay Regional Park and improvements to the Bull Run Festival of Lights; renovation and expansion of the mountain bike trails and building improvements at Fountainhead Regional Park; trail improvements on the Washington & Old Dominion Railroad Regional Park; construction of a new shelter at Hemlock Overlook Regional Park; a new trail underpass at Pickett Road linking Accotink Trail with the City of Fairfax trail system; and on-going renovations and upgrades to existing roads, parking and restroom facilities.

A portion of the capital improvement program includes the repair and renovation of existing and aging facilities, such as roof replacements, road repairs, replacement of mechanical systems and similar work to preserve and repair existing facilities. Additional elements of the CIP include land acquisition, Americans with Disabilities Act and energy improvements, expansion of existing facilities and new features to meet the needs of the region.

Funds from Fairfax County to support NOVA Parks' capital improvement program have historically been supported by General Obligation Bonds. Fairfax County voters approved a bond program in the fall of 2016, which will fund Fairfax County's share of NOVA Parks' capital request for park acquisition and development for four years. NOVA Parks' Capital Fund revenues consist primarily of capital appropriations received from the six member jurisdictions. Fairfax County's contribution for FY 2020 is \$3.0 million. Funds for FY 2021 and beyond have not been formally allocated to specific projects and the following schedule lists only projects planned for FY 2020.

## CURRENT PROJECT DESCRIPTIONS

1. **ADA Improvements** (Region-wide): \$400,000 for accessibility improvements throughout the park system.
2. **Algonkian Regional Park** (Loudoun County): \$148,000 for golf course, and cottage improvements.
3. **Brambleton Regional Park** (Loudoun County): \$308,000 for Beaverdam Reservoir facilities design, permitting, and development.
4. **Bull Run Regional Park** (Fairfax County): \$585,000 for campground renovations, park road widening, and seasonal event facility improvements.
5. **Cameron Run Regional Park** (City of Alexandria): \$60,000 for waterpark renovations.
6. **Headquarters** (Fairfax County): \$80,000 for automated systems and building renovations.
7. **Hemlock Overlook Regional Park** (Fairfax County): \$65,000 for restroom and shower facility renovations.
8. **Land Acquisition** (Region-wide): \$400,000 for land and easement purchases.
9. **Meadowlark Botanical Gardens** (Fairfax County): \$100,000 for garden development and seasonal event facility improvements.

10. **Pohick Bay Regional Park** (Fairfax County): \$143,000 for miscellaneous golf course, waterpark and campground improvements.
11. **Project Support and Miscellaneous Improvements** (Region-wide): \$959,000 for new facilities, renovations, and energy enhancements. This category includes project management, development and capital maintenance not specifically assigned to a particular public use facility or park location.
12. **Roads and Parking** (Region-wide): \$300,000 for improving and renovating roadways and parking areas throughout the park system.
13. **Temple Hall Farm Regional Park** (Loudoun County): \$20,000 for seasonal event facility improvements.
14. **Upton Hill Regional Park** (Fairfax and Arlington Counties): \$60,000 for waterpark renovations.
15. **Vehicles and Equipment** (Region-wide): \$900,000 for vehicles and capital equipment at all parks, central maintenance and headquarters.
16. **W&OD Railroad Regional Park** (Fairfax, Arlington, Loudoun Counties, Cities of Fairfax and Falls Church): \$4,648,000 for construction of separate trails for pedestrians and bicyclists through Falls Church, and other trail enhancements.

**PROJECT COST SUMMARIES**  
**NORTHERN VIRGINIA REGIONAL PARK AUTHORITY**  
**(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029
			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024		
1 ADA Improvements (Region-wide)	B	C	<b>\$400</b>					\$400	\$400
2 Algonkian Regional Park (Loudoun County)	B	C	<b>\$148</b>					\$148	\$148
3 Brambleton Regional Park (Loudoun County)	B	C	<b>\$308</b>					\$308	\$308
4 Bull Run Regional Park (Fairfax County)	B	C	<b>\$585</b>					\$585	\$585
5 Cameron Run Reg. Park (City of Alexandria)	B	C	<b>\$60</b>					\$60	\$60
6 Headquarters (Fairfax County)	B	C	<b>\$80</b>					\$80	\$80
7 Hemlock Overlook Reg. Park (Fairfax County)	B	C	<b>\$65</b>					\$65	\$65
8 Land Acquisition (Region-wide)	B	C	<b>\$400</b>					\$400	\$400
9 Meadowlark Bot. Gardens (Fairfax County)	B	C	<b>\$100</b>					\$100	\$100
10 Pohick Bay Reg. Park (Fairfax County)	B	C	<b>\$143</b>					\$143	\$143
11 Project Support & Misc Imprv (Region-wide)	B	C	<b>\$959</b>					\$959	\$959
12 Roads and Parking (Region-wide)	B	C	<b>\$300</b>					\$300	\$300
13 Temple Hall Farm Reg Park (Loudoun Co.)	B	C	<b>\$20</b>					\$20	\$20
14 Upton Hill Reg. Park (Fairfax and Arlington)	B	C	<b>\$60</b>					\$60	\$60
15 Vehicles and Equipment (Region-wide)	B	C	<b>\$900</b>					\$900	\$900
16 W&OD Railroad Regional Park (Region-wide)	B	C	<b>\$4,648</b>					\$4,648	\$4,648
<b>TOTAL PROJECT COST</b>			<b>\$8,776</b>	\$5,430	\$5,627	\$5,878	\$5,854	\$31,565	\$31,565
<b>TOTAL FAIRFAX COUNTY CONTRIBUTION</b>			<b>\$3,000</b>	\$3,040	\$3,095	\$3,151	\$3,246	\$15,532	\$15,532

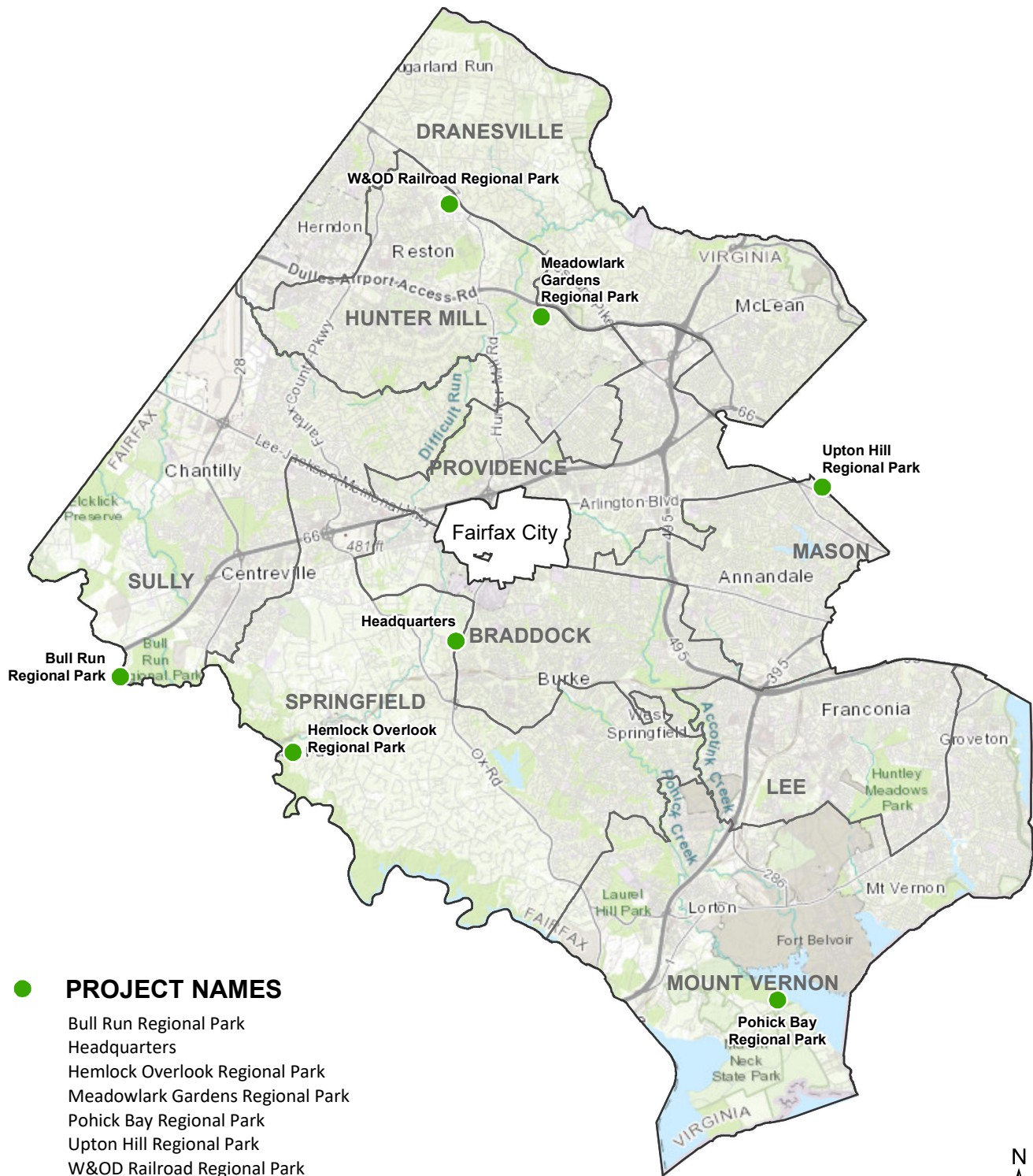
Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

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

# NORTHERN VIRGINIA REGIONAL PARK AUTHORITY

## PROJECT LOCATIONS



Distance in Miles  
0 1 2 3 4

# Community Development

---

## **Revitalization and Neighborhood Improvements Goals**

- ✓ To preserve and improve older commercial areas of the County and their respective residential communities.
- ✓ To create public/private partnerships which contribute to the economic vitality and viability of selected older commercial areas.
- ✓ To provide healthier and more competitive commercial establishments, more attractive and stabilized commercial centers, better services and improved shopping opportunities for the respective communities.
- ✓ To prevent the deterioration of older, stable neighborhoods.

## **Athletic Field Program Goals**

- ✓ Develop and maintain athletic fields at both Fairfax County Public Schools (FCPS) and Fairfax County Park Authority sites throughout the County.

## Revitalization and Neighborhood Improvements

### PROGRAM DESCRIPTION

Revitalization is a major component of an overall strategy to strengthen the economic viability of the County's older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, these areas will become more commercially competitive; offer better services and improved living, working and shopping opportunities; and, become attractive locations for private reinvestment. In 1986, the Board of Supervisors established a Commercial Revitalization Program to improve the economic health of mature commercial areas in the County. Three revitalization areas were designated: Annandale, Bailey's Crossroads/Seven Corners and Springfield. In 1995, the Richmond Highway Corridor was added to the revitalization program, followed by McLean, the Lake Anne Village Center (LAVC) and Merrifield in 1998. Also in 1998, as part of the County's continuing revitalization efforts, the Board adopted zoning overlay Commercial Revitalization Districts (CRDs) for five of the seven areas, retaining the LAVC and Merrifield as Commercial Revitalization Areas (CRAs). In the spring of 2018, the Board designated the Lincolnia Community Business Center (CBC). Each of the Revitalization Districts/Areas, as well as the major activity centers of Tysons and Reston, have been the subject of one or more planning studies. Implementation of recommendations in the studies is in different stages for each of the various areas. Among other things, the studies identify actions including capital projects that would support the revitalization of these areas.

This section also includes other neighborhood improvements including: the developer default program, streetlight improvements, emergency directives and the Neighborhood Improvement Capital Project Program. The Neighborhood Improvement Capital Project Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Board members can fund or leverage grant funding to support capital projects within their District.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Establish or expand community reinvestment programs to sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods, improve the economic climate, and encourage private and public investment and reinvestment in these areas.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts in Annandale, Bailey's Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well-being of the community and the County.
- ✓ Implement programs to improve older commercial areas of the County to enhance their ability to provide necessary community services, including streetscape improvements.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

Source: 2017 Edition of the Comprehensive Plan, Policy Plan Element, Revitalization (amended through 3-4-2014), Housing (amended through 3-4-2017), and Land Use Sections (amended through 3-4-2017), as amended.

## PROGRAM INITIATIVES

### REVITALIZATION

A Commercial Revitalization Bond Referendum was approved in 1988 and included \$22.3 million for commercial revitalization projects in six areas of the County - Annandale, Bailey's Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor and Vienna. The bonds have funded public improvement projects that have been completed, or are nearing completion. Projects were determined by the County and the local communities, and included improvements such as under grounding utilities; roadway design and construction; and, streetscape improvements that consist of new paver sidewalks, street trees and plantings, street furnishings, signage, bus shelters, and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funds are required to implement the public improvement projects identified by the planning studies and to maintain existing improvements.

A variety of current revitalization program initiatives exist in addition to the specific capital projects described below. Among these are continuing efforts to identify creative financing mechanisms to support Fairfax County revitalization initiatives, programs and projects. In April 2009, the Board created the Mosaic District Community Development Authority (CDA), the county's first CDA that used Tax Increment Financing (TIF) to help fund the public infrastructure. Staff is also involved in public/private partnerships for projects such as the Original Mt. Vernon High School, the North Hill redevelopment site on Richmond Highway, the Reston Town Center North master plan and Block 7 & 8, and the East County Center in the "Southeast Quadrant" of Bailey's Crossroads, among others.

Staff continues to employ, monitor and devise innovative strategies to implement a Board endorsed multi-year enhanced maintenance program for the Commercial Revitalization Districts (CRDs), pending available funding. The goal of the program is to prevent CRD infrastructure and aesthetic improvements from falling into a state of disrepair. The enhanced maintenance program was developed to provide higher levels of service for grass cutting, landscaping, litter control, weed control, bus shelter maintenance and street light inspections, and street sweeping, as well as services such as repair and replacement of sidewalks and curbs throughout the CRDs. During FY 2018, a detailed inventory and conditions assessment was conducted for the five CRDs. This inventory along with annual walk-throughs and on-going inspections within the areas is being used to identify and prioritize needed capital improvement projects. Funding from the Capital Sinking Fund for Revitalization, created as a result of the Infrastructure Financing Committee, will be used to support these capital improvements. In addition in FY 2018, the Board approved the funding for two full-time positions to plan, manage and implement an enhanced level of inspections and services within the CRDs, and to oversee the capital improvement projects in the CRDs.

### Recent Program Accomplishments

- ◆ **Annandale:** In July 2016, a group of industry experts under the auspices of the Urban Land Institute (ULI) conducted a Technical Assistance Panel (TAP) (a brief intensive study of an area) of the core area of the Annandale Commercial Revitalization District (CRD) to provide short- to medium-term revitalization strategies to enhance the appearance, economic vitality, awareness, and promotion of Annandale. The Office of Revitalization (OCR) is currently exploring implementation of the short-term recommendations. In particular, OCR, in partnership with the County's Park Authority, is proposing the creation of an innovative park space in downtown Annandale on County-owned property located at 7200 Columbia Pike to begin to address the lack of community spaces in the commercial district. Utilizing input provided by participants at a temporary "Demonstration Park" event and online survey, design concepts were created at a community workshop, and then presented for further community input at a second "Demonstration Park" event. The County will assess community preferences and work to refine and finalize a concept, with a goal of installation as early as summer 2019, pending available funding and approvals. OCR, in partnership with the County's Department of Transportation, has also been exploring the potential for a future "Open Streets" event in Annandale. Open Streets are unique events designed to enliven and enhance a community's sense of place and connection. During such events, streets are temporarily closed to vehicles and opened for people to walk, bike, dance, play, socialize, and experience and envision the street in a different way.



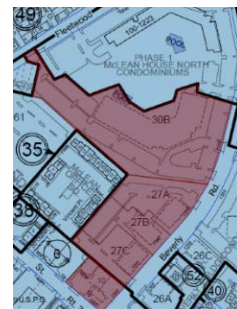
- ◆ **Bailey's Crossroads and Seven Corners:** In early 2016, the Board of the Bailey's Crossroads Seven Corners Revitalization Corporation (BC7RC) requested OCR's assistance in conducting a strategic planning exercise. In response, OCR sponsored an organizational assessment of BC7RC by Artemel & Associates, Inc., to help assess BC7RC's mission, goals, and objectives, and to prepare a work plan and supporting budget. The assessment recommended several actions to strengthen BC7RC's capacity to further revitalize in the CRD, and laid out short- and mid-term steps for the organization to undertake. OCR staff has aided the effort by offering visioning services and general restructuring support since 2016; today, BC7RC's leadership continues to strive toward the goals outlined in the plan including expanding organizational leadership, membership and experimenting with different programming activities that highlight the area and revitalization efforts. Following adoption of the Comprehensive Plan for Seven Corners, OCR engaged in the preparation of urban design guidelines for Baileys Crossroads and Seven Corners. The effort resulted in design guidelines consisting of two volumes. Volume I is a general document that includes urban design methods and best practices applicable to all the County's CRDs and CRAs. Volume II provides design solutions and treatments individually tailored to the community's preferences in Baileys Crossroads and Seven Corners. Together the two volumes provide more detailed urban design and streetscape information to augment the area's Comprehensive Plan. Both volumes were endorsed by the Board of Supervisors in November 2018, following review by the community.

- ◆ **Lake Anne Village Center:** In June 2017, the Lake Anne Village Center (LAVC) was added to the National Park Service's National Register of Historic Places in recognition of its revolutionary design and historic value. This latest recognition followed the action by the Commonwealth of Virginia, which listed the LAVC in the Virginia Landmarks Register in March 2017. The ongoing implementation of the 2011 LAVC Commercial Reinvestment Plan's short-and long-term revitalization strategies, as well as the June 2015 Washington Plaza Design Charrette recommendations, have assisted Lake Anne Plaza in becoming a vibrant destination.



New activities, special events, festivals, and 'look and feel' improvements have successfully introduced attendees to the unique Lake Anne merchants, and revitalization efforts have been bolstered by new business investment in LAVC, and reinvestment in existing businesses. The Village Center will also be home to a new affordable senior housing and market-rate town house project known as The New Lake Anne House. The project will replace the outdated Fellowship House buildings with a single 8-story, 240-unit affordable multi-family senior residential building and add 36 market-rate townhomes on the west side of Village Road at its intersection with North Shore Drive.

- ◆ **Lincolnia:** A multi-phase Lincolnia Planning District Study (Plan Amendment 2013-I-L1) has been underway since 2014. Phase I, which concluded in October 2015, resulted in editorial updates to Lincolnia's Comprehensive Plan guidance. The second phase concluded in March 2018, with the Board designating the area surrounding the intersection of Little River Turnpike (Route 236) and North Beauregard Street as a Community Business Center (CBC) centered around North Beauregard Street and Little River Turnpike (Route 236), along the shared eastern boundary of Fairfax County and the City of Alexandria. The Plan Amendment simultaneously designated the entire boundary of the Lincolnia CBC as a Commercial Revitalization Area (CRA). The CBC is envisioned to create a vibrant and diverse focal point for the larger community, providing a variety of neighborhood commercial and retail services. Phase III of the study began in early Spring 2018 to review substantive changes to Comprehensive Plan guidance for the CBC and for the wider Lincolnia Planning District including land use and transportation recommendations within the newly designated CBC/CRA.





- ◆ **McLean:** In November 2016, the Board adopted a Plan Amendment that established a new high density residential node in the McLean CRD. The adopted Plan is intended to further the county's economic success strategy and the continued revitalization of the McLean CRD by increasing the intensity of properties along Beverly Road to a 3.0 Floor Area Ratio (FAR). In April 2018, the Board of Supervisors authorized a Comprehensive Plan Amendment to review the recommendations for the McLean Community Business Center (CBC) (Plan Amendment 2018-II-MI). In June 2018, a multi-faceted land use planning study commenced with the goal of developing implementable recommendations that reflect the vision of the McLean community and support the revitalization of downtown McLean. In addition to community input, the study will also be informed by an extensive transportation analysis that will capture existing conditions; test and establish a baseline of future conditions based on the current Plan land uses; and, ultimately forecast the community's preferred scenario(s) traffic impacts, and determine the transportation network's ability to accommodate changes. New redevelopment projects are contributing to the revitalization of the McLean CRD such as the mixed-use project known as The Signet, which includes a 263,806 square feet of multifamily residential building, retail, and ancillary space. An existing 109,600 square foot office building has been retained, with a portion converted to ground floor retail.
- ◆ **Merrifield:** Redevelopment activity in Merrifield continues to progress and diversify in both the Town Center and the Transit Station areas. The final phase of the Mosaic District with apartments and retail is now complete. The Town Center has become an important gathering place for area residents and a destination location for others with daily activities, restaurants, a farmer's market and weekend festivals. At the Dunn-Loring/Merrifield Metro Station, the final phase of Avenir Place, a mixed-use development, is complete including a Harris Teeter Grocery Store, new retail, and apartments. The new Merrifield Human Services building opened within the Inova Fairfax campus at the southern end of the district. In addition, the transformation of the former Exxon-Mobil campus into Inova's personalized medicine and research campus is underway, with 1.2 million square feet of adaptive reuse construction to be completed by the end of 2019. In July 2018, the Board of Supervisors authorized three new Plan amendments for the Merrifield Suburban Center (SSPA-I-1MS). The three sites include the Inova site, (former Exxon Mobil campus), and Fairview Park, North and South. Staff will consider mixed-use office, hotel, residential, and other uses with an intensity range of 0.80 FAR to 1.0 FAR for Land Units I and J, and K in the Merrifield Suburban Center. The task force for the plan amendment process is expected to complete the study by fall 2019.
- ◆ **Richmond Highway:** The Board of Supervisors approved an amendment to the Comprehensive Plan in March 2018 known as Embark Richmond Highway. The amendment (2015-IV-MV1) focused on a 7.5 mile section of the Richmond Highway Corridor. Embark is a multi-departmental, multi-faceted project that includes the widening of Richmond Highway from Napper Road to Jeff Todd Way; the incorporation of a multimodal future that includes a Bus Rapid Transit system from the Huntington Metro to the Village at Accotink in Fort Belvoir, and then to Prince William County, and an eventual extension of Metro's Yellow line from Huntington to Hybla Valley; and the re-planning of the land uses along the corridor in a manner that is consistent with the principles of transit-oriented development. Embark Transit, the County's planning initiative for the transit-oriented revitalization of the Richmond Highway Corridor, continues to make progress. Finally, the OCR is working on preparing district urban design guidelines for the Richmond Highway Corridor, and expects to complete them by late 2019.
- ◆ **Springfield:** The Town Center, which reopened in 2014, is a catalyst for the redevelopment within the greater Springfield area. The Town Center is nearly one hundred percent leased. The announcement of a new Transportation Security Administration (TSA) headquarters in Springfield is anticipated to further accelerate development surrounding the Town Center. District-wide branding efforts are underway for the greater Springfield area. A new logo and identity system has been developed to foster a more cohesive image for the area, and planning for new gateway signs, banners and other fixtures is expected to be completed in 2019. Within the CBC, the design of the Springfield Multi-Use Parking Garage is currently in progress, with construction of the facility expected to commence in mid-2019 and open to users in late 2021. A consultant-led study to develop detailed, complete street cross-sections and cost-estimates for the CRD and the Transit Station Area has been finalized. The OCR continues to provide support to the Greater Springfield Chamber of Commerce, which is working to resolve bicycle, signage, and pedestrian safety issues in the CRD. Lastly, the installation of new, modern and well-lit bus shelters within the CRD is complete.

## **OTHER NEIGHBORHOOD IMPROVEMENTS**

Other neighborhood improvement projects include streetlights and the implementation of sidewalks, curbs, gutters, curb ramps, pedestrian safety improvements and storm sewers in older neighborhoods. The County Streetlight Program is designed to respond to the need for additional community and roadway lighting. Currently, new streetlights are primarily installed as part of the County's development process requirements. Depending on funding availability, streetlights may be installed at the County's expense based on citizens' requests. Lighting is also being provided on a limited number of trails/walkways, typically near Metro Stations/mass transit. Operating costs for streetlights are funded by the General Fund.

The County along with other Municipalities across Virginia have recently negotiated with Dominion Energy to modify the VEPGA (Virginia Energy Purchasing Governmental Association) Agreement to provide more efficient LED (light-emitting diode) cost rates, more LED fixture options and more environmentally compliant streetlights. The negotiations have been recently finalized and efforts by Dominion and the County will be ongoing to transition to LED streetlights. The County is currently working to establish a 5-year LED conversion plan with an estimated total cost of \$9 million for the inventory of 59,000 streetlights, consisting of older mercury vapor, high pressure sodium vapor and metal halide fixtures. The 5-year LED Streetlight conversion plan, would require \$1.8 million per year. It is anticipated that the first installment of funding will be included in the *FY 2018 Third Quarter Review*.

In addition, as part of the *FY 2016 Third Quarter Review*, the Board of Supervisors approved a Neighborhood Improvement Capital Project Program. This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. This program allows the Board of Supervisors to fund or leverage grant funding to support capital projects within their District.

## **CURRENT PROJECT DESCRIPTIONS**

1. **Capital Sinking Fund for Revitalization** (Countywide): This is an on-going project established as a direct result of the Infrastructure Financing Committee (IFC). The Sinking Fund was approved as a new budgetary mechanism for funding infrastructure replacement and upgrade requirements. Principal funding for these projects comes from the Board's commitment to devote 20 percent of the unencumbered, year-end carryover balances not needed for critical requirements to this Sinking Fund. The Board of Supervisors approved an annual percentage allocation of the total sinking fund to specific program areas, as follows: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization maintenance. To date, an amount of \$1,338,372 has been dedicated for revitalization. It is anticipated that these funds will be dedicated to sidewalk and bus shelter repairs and other required capital improvements in the CRDs. As part of the *FY 2018 Carryover Review*, a one-time shift in the sinking fund allocation was approved by the Board based on expenditures to date and work in progress. In order to address a growing need for walkway reinvestment funds, the Board approved a redirection of the revitalization 5 percent. The specific allocation for FY 2018 included: 55 percent for FMD, 20 percent for Parks, 10 percent for County-Owned Roads, and 15 percent for Walkways.
2. **Developer Defaults** (Countywide): The Developer Default project is a continuing program for the purpose of completing private development projects on which developers have defaulted. There has been an increased level of activity for this program in recent years, and current projections suggest this trend will continue. FY 2020 funding is supported by \$200,000 in General Fund monies and \$100,000 in anticipated developer default revenue.
3. **Developer Streetlight Program** (Countywide): This is a continuing program to support the installation of streetlights throughout the County. The County coordinates with Dominion Virginia Power and NOVEC for the installation of the streetlights. Developers then make direct payments to the County. Upon completion of the installation, the streetlights are incorporated into the Fairfax County Streetlight Program inventory. This program is offset entirely by anticipated payments from developers.
4. **District Capital Projects** (Countywide): This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Funding of \$1,000,000 was approved for this Program as part of the *FY 2016 Third Quarter Review* and an amount of \$100,000 was provided for each District and the Chairman. Board members can fund or leverage grant funding to support capital projects within their District. It is anticipated that this funding mechanism for capital projects will be considered annually.

5. **Emergency Directives/Grass Mowing** (Countywide): This is a continuing project to support emergency property maintenance issues associated with increases in foreclosed properties in the County. Funding provides for abatement services of both emergency and non-emergency directives related to health and safety violations, grass mowing violations and graffiti removal. The Department of Code Compliance supports the community through programs pertaining to grass ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. Funding for this program varies from year to year.
6. **McLean Streetscape** (Dranesville District): \$3,392,898 has been approved for streetscape improvements within the McLean CBC along Chain Bridge Road to Laughlin Avenue, along Old Dominion Drive to Center Street, and along the Listrani peninsula between Old Dominion Drive and Elm Street. The project will provide for the installation of brick pavers, lights and landscaping along Chain Bridge Road from Redmond Street to Curran Street. In 2014, the project scope was expanded to include the design and installation of landscaping, pavers, a seat wall and an area for the future installation of public art at the Listrani Peninsula. Total project funding includes bond funds, enhancement grants, proffer funds, and McLean Revitalization Corporation (MRC) funds remaining after completion of the McLean Utilities project. This project is substantially complete, with only some streetlights remaining to be installed by Dominion Power.
7. **Minor Streetlight Upgrades** (Countywide): This program is for the upgrading of existing streetlights that do not meet current illumination standards for roadways, based on citizens' requests.
8. **OCR-Annandale Projects** (Mason District): A feasibility study for an Annandale Cultural Center was completed in 2009, using a \$90,000 federal EDI Special Project Grant. Estimated funding of \$20 million to purchase a site, and to design and construct the project, will be required.
9. **OCR-Kings Crossing Redevelopment** (Mount Vernon District): \$575,000 has been approved to facilitate the future consolidation and redevelopment of land by a private developer in this area of Richmond Highway. In July 2017, the County used this funding to acquire 2.32 acres of land located at 6318 Quander Road. This land, along with adjacent county-owned properties, are undergoing county-funded stream restoration, and once completed, will serve to provide a green network of new public parks, green spaces and recreation facilities connected to natural resources.
10. **OCR-Revitalization Initiatives** (Countywide): This is an on-going project which provides for the continuation of revitalization activities, including consultant services to foster commercial revitalization and address program needs to implement recommendations of the Comprehensive Plan for the seven Revitalization Districts/Areas: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, Richmond Highway, and Springfield, as well as for other areas of strategic importance in the County.
11. **OCR-Richmond Highway Façade Improvements** (Lee/Mount Vernon Districts): \$1,642,160 has been approved for streetscape improvements and signage in the Richmond Highway Corridor revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project in order to improve signage, orient motorists along the Richmond Highway Corridor and help bolster community identity. Construction of Phase I of this project was completed in the summer of 2013. Phase II, consisting of three additional wayfinding signs for the southern end of the corridor as well as modifications to one existing sign, was completed in August 2017. Remaining funds may be retained for future repairs or to assist with future relocations of these signs as a result of road widening and/or Bus Rapid Transit projects.
12. **Payments of Interest on Bond Deposits** (Countywide): This project provides for payments to developers for interest earned on conservation bond deposits. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of the project, the developer is refunded the deposit with interest. Funding varies from year to year and is based on prior year actual expenditures and current interest rates. Funding of \$150,000 is included to support the interest payment requirements in FY 2020.

13. **Revitalization Maintenance CRP/Tysons** (Countywide): This is an on-going project which provides for maintenance of commercial revitalization areas (Annandale, Route 1, Springfield, McLean and Baileys Crossroads) and recurring landscape maintenance associated with the Tyson's Corner Silver Line. Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, fertilization, mulching of plant beds, weed control and plant pruning. Routine maintenance is performed primarily by the Office of the Sheriff's Community Labor Force. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelter, drinking fountains) to sustain the overall visual characteristics of the districts. Routine and non-routine repairs and recurring landscape maintenance are also required in the Tyson's Corner Silver Line area along the Route 7 corridor, from Route 123 to the Dulles Toll Road. Routine maintenance includes landscape maintenance along the median and both sides of the road, trash removal, snow removal, and stormwater facility maintenance. The primary difference between maintenance requirements related to the Silver Line Metro system stations and other existing Metro stations is the County's requirement associated with maintaining 27 water quality swales under the raised tracks of the Silver Line located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal, vegetation care, and structural maintenance. Total funding of \$1,410,000 will support these efforts.
14. **Springfield Streetscape Phase I** (Lee District): \$3,169,236 for streetscape improvements in the Springfield District. The Lee District Supervisor's office, along with community members and OCR, has identified several streetscape and pedestrian safety enhancements for the final phase of this project. A trail connection and a crosswalk project were completed in the past year. Still to be completed is a pedestrian refuge project on Commerce Street.
15. **Strike Force Blight Abatement** (Countywide): This is a continuing project supported by the Department of Code Compliance which assists the community through programs pertaining to zoning, building, property maintenance, health, and fire codes as well as blight ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. As part of the FY 2009 Adopted Budget Plan budget guidelines, the Board of Supervisors directed that any revenue generated from zoning violation fines in excess of the baseline total of \$122,215 be made available to support the activities of the Department of Code Compliance. Any revenues over this baseline are appropriated to this project at year-end.
16. **Survey Control Network Monumentation** (Countywide): This is a continuing project that supports the establishment, maintenance and publication of survey control monuments. These monuments, used by the private and public sector, are the terrestrial framework for geospatial control of surveying, mapping and land development projects. The survey control monuments provide the spatial control for the County GIS system. This monumentation work is necessary to assist Surveyors and Engineers in developing site plans in accordance with the requirements of the Fairfax County Public Facilities Manual. An amount of \$95,000 is included in FY 2020 to support this program.

**PROJECT COST SUMMARIES**  
**REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS**  
**(\$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 Capital Sinking Fund for Revitalization CR-000007	G	<b>\$1,338</b>						\$0		\$1,338
2 Developer Defaults 2G25-020-000	G, X	<b>C</b>	<b>\$300</b>	\$300	\$300	\$300	\$300	\$1,500	\$1,500	\$3,000
3 Developer Streetlight Program 2G25-024-000	X	<b>C</b>		\$1,000	\$1,000	\$1,000	\$1,000	\$4,000	\$5,000	\$9,000
4 District Capital Projects ST-000004 - ST-000013	G	<b>\$1,627</b>						\$0		\$1,627
5 Emergency Directives/Grass Mowing 2G25-018-000, 2G97-002-000	G, X	<b>C</b>		\$100	\$100	\$100	\$100	\$400	\$500	\$900
6 McLean Streetscape CR-000004	B, X	<b>\$3,118</b>	<b>\$275</b>					\$275		\$3,393
7 Minor Streetlight Upgrades 2G25-026-000	G	<b>C</b>		\$20	\$20	\$20	\$20	\$80	\$100	\$180
8 OCR - Annandale Projects 2G02-016-000	F, U	<b>\$90</b>						\$0	\$20,000	\$20,090
9 OCR - Kings Crossing Redevelopment 2G02-018-000	G	<b>\$575</b>						\$0		\$575
10 OCR - Revitalization Initiatives 2G02-002-000	G	<b>C</b>		\$190	\$190	\$190	\$190	\$760	\$950	\$1,710
11 OCR - Richmond Hwy Façade Impr. 2G02-020-000	B	<b>\$1,642</b>						\$0		\$1,642
12 Payments of Interest on Bond Deposits 2G06-002-000	G	<b>C</b>	<b>\$150</b>					\$150		\$150
13 Revitalization Maintenance - CRP/Tyson's 2G25-014-000	G	<b>C</b>	<b>\$1,410</b>	\$1,410	\$1,410	\$1,410	\$1,410	\$7,050	\$7,050	\$14,100

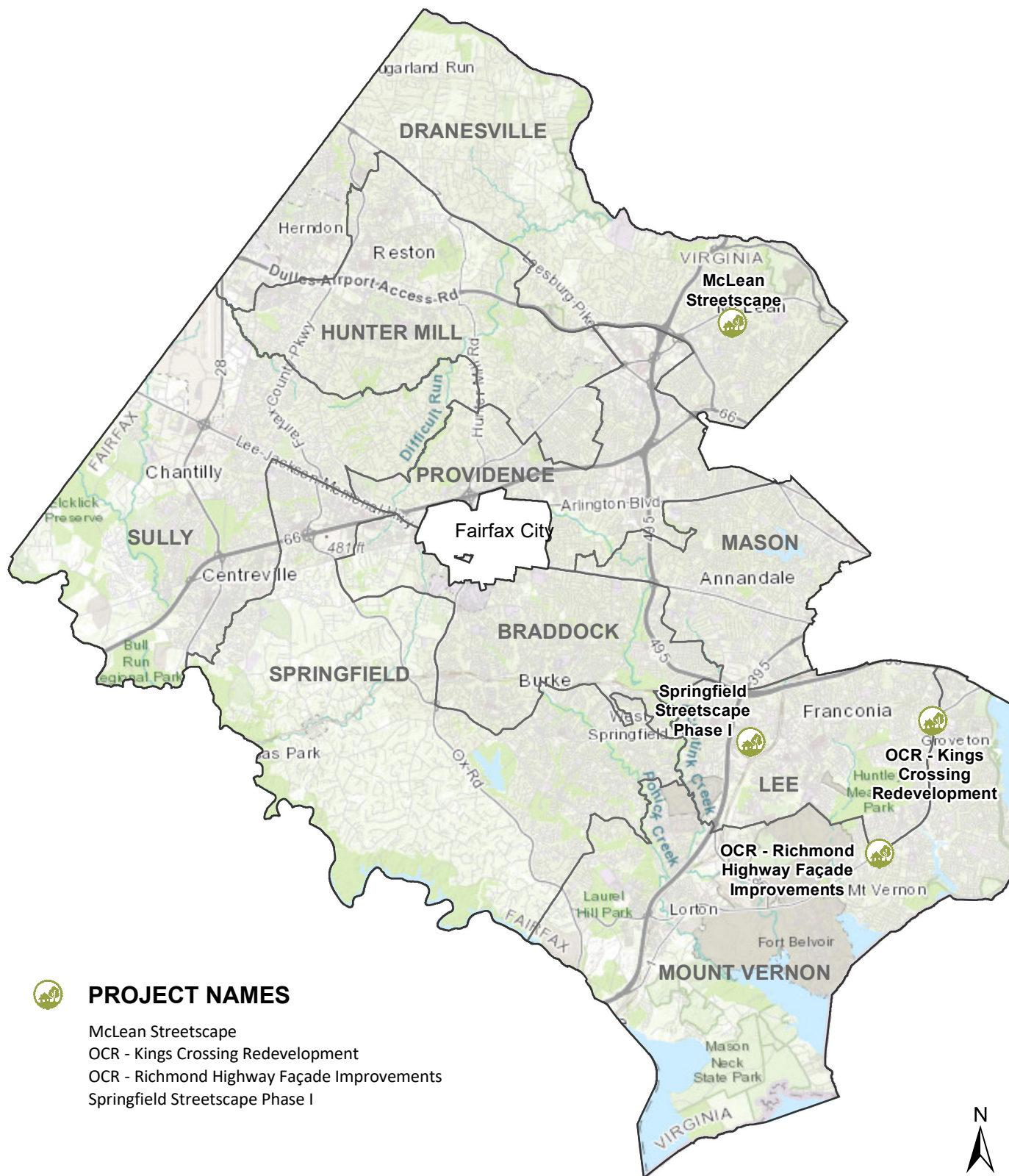
**PROJECT COST SUMMARIES**  
**REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS**  
**(\$000's)**

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
14 Springfield Streetscape Phase I CR-000001	B	<b>\$3,169</b>						\$0		\$3,169
15 Strike Force Blight Abatement 2G97-001-000	X	<b>\$1,031</b>						\$0		\$1,031
16 Survey Control Network Monumentation 2G25-019-000	G	<b>C</b>	<b>\$95</b>	\$95	\$95	\$95	\$95	\$475	\$475	\$950
<b>Total</b>		\$12,590	\$2,230	\$3,115	\$3,115	\$3,115	\$3,115	\$14,690	\$35,575	\$62,855

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

# REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS PROJECT LOCATIONS





# Athletic Field Program

## PROGRAM DESCRIPTION

The Athletic Field Program facilitates the development, maintenance, and replacement of athletic fields throughout the County. This program also includes synthetic turf fields, field lighting replacement and other sports programs. The Program represents a coordinated effort between the Park Authority, the Department of Neighborhood and Community Services (DNCS) and Fairfax County Public Schools (FCPS).

## LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Develop and maintain athletic fields at both Fairfax County Public Schools (FCPS) and Fairfax County Park Authority sites throughout the County.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Area IV (amended through 10-24-2017) and the Policy Plan Element, Parks and Recreation (amended through 3-4-2014), as amended.

## PROGRAM INITIATIVES

In recent years, the Board of Supervisors has identified the maintenance and development of athletic fields at Fairfax County Public Schools and Park Authority properties as a critical requirement. In FY 2006, the Board approved the implementation of an Athletic Services Fee, dedicated primarily for the enhancement of maintenance of school athletic fields, the implementation of synthetic turf fields and custodial support for indoor sports organizations. A significant General Fund contribution to athletic field maintenance is approved annually as well.

The maintenance of athletic fields generally includes: trash removal, provision of portable toilets, field lighting, fencing, irrigation, dugout covers, bleachers and player benches, mowing, infield prepping and renovations, full service turf grass programs (fertilizer, soil amendments, soil samples, weed and insect control) for parks and high schools, and aeration and seeding for all other schools. Maintenance efforts also include a schedule for recently completed irrigation and lighting replacement projects at schools. Athletic field maintenance is funded by the General Fund and is supplemented by an Athletic Services Fee. Revenue from this fee is dedicated primarily for enhanced maintenance of school athletic fields, the replacement of synthetic turf fields, and custodial support for indoor sports organizations. These maintenance efforts improve safety standards, enhance playing conditions and increase user satisfaction. Funding in the amount of \$7,610,338 has been included for the athletic field maintenance and sports program in FY 2020. This level of funding is supported by a General Fund transfer of \$6,135,338 and revenue generated from the Athletic Services Fee in the amount of \$1,475,000. Of the Athletic Services Fee total, \$800,000 will be dedicated to the turf field replacement program, \$275,000 will be dedicated to custodial support for indoor sports organizations, \$250,000 will be dedicated to maintenance of school athletic fields, \$75,000 will be dedicated to synthetic turf field development, and \$75,000 will partially fund the Youth Sports Scholarship Program. The Athletic Service Fee revenue is based on a rate of \$5.50 per participant per season and \$15 for tournament team fees for diamond field users and indoor gym users,





and a rate of \$8.00 per participant per season and \$50 tournament team fees for rectangular field users. The increase for rectangular field users is specifically to support the turf field replacement fund.



There are a total of 92 synthetic turf fields throughout the County, of which 24 are FCPS stadium fields and 68 are County Park/FCPS non-stadium fields. There are over 130,000 youth and adult participants (duplicated number) annually on rectangular fields that benefit from synthetic turf fields. Synthetic turf fields allow for year-round use in most weather which increases playable hours, provides playing surfaces and conditions that are similar to grass fields, and eliminates the need for watering, mowing, and fertilizing. Increased annual funding has been provided to begin to address the growing need for field replacement and to establish a 10-year replacement schedule. The first synthetic turf field replacement

efforts began in 2013 for the first two fields developed. Most manufacturers provide an eight-year warranty for a properly maintained synthetic turf field; however, it is a generally accepted practice to assume a life expectancy of the synthetic turf field of no more than 10 years. The current projected replacement cost per field is approximately \$450,000.

## CURRENT PROJECT DESCRIPTIONS

1. **Athletic Field Maintenance (Parks)** (Countywide): This is a continuing project to provide maintenance to athletic fields managed by FCPA. Funding is included for continued personnel and operating costs associated with the program including: electricity for lighted facilities, maintenance of lighting systems, water for irrigated facilities, irrigation system maintenance, minor ball field repairs and capital equipment. This program is designed to improve playing conditions and to achieve safety standards. Funding of \$2,700,000 for this project has been included in FY 2020. This project is supported entirely by the General Fund.
2. **Athletic Fields - APRT Amenity Maintenance** (Countywide): This project provides \$50,000 annually to support routine maintenance of girls' softball field amenities on selected Fairfax County Public School sites. These amenities, such as dugouts, fencing and irrigation systems, were added or constructed by the County based on recommendations by the citizen-led Action Plan Review Team (APRT) in order to reduce disparities in the quality of fields assigned to boys' baseball and girls' softball organizations. Routine maintenance is necessary both to maintain equity and to ensure safety. This project is supported entirely by the General Fund.
3. **Athletic Fields - FCPS Lighting** (Countywide): This project provides for the continuous upgrades associated with athletic field lighting at Fairfax County Public Schools middle and high schools. Funding supports the replacement and repair schedule for existing lighting systems. The school system's Office of Design and Construction Services ensures lighting standards are maintained. Funding supports ongoing installation, replacement and repair projects, and is coordinated by the DNCS. Funding of \$250,000 for this project has been included in FY 2020. This project is supported entirely by the General Fund.
4. **Athletic Fields - Park Maintenance at FCPS** (Countywide): This is a continuing project to provide for the mowing of athletic fields at FCPS elementary and middle schools. This project is designed to improve the quality of the school fields playing condition, improve safety standards and increase user satisfaction. The program provides for mowing of the fields, as well as the aeration and over-seeding of the fields. These services are provided by the FCPA, through established service contracts. Funding of \$860,338 for this project has been included in FY 2020. This project is supported entirely by the General Fund.

5. **Athletic Services Fee - Custodial Support** (Countywide): This is a continuing project to provide custodial support for indoor gyms used by community-based indoor athletic organizations during their assigned primary scheduling season. Funding of \$275,000 for this project has been included in FY 2020. This project is supported entirely by the Athletic Services Fee.
6. **Athletic Services Fee - Diamond Field Maintenance** (Countywide): This is a continuing project to supplement the level of maintenance by FCPA on athletic fields at FCPS sites, by providing a consistent mowing frequency schedule for high school diamond fields, as well as diamond field infield preparation twice a week for elementary, middle and high school fields. This project also provides funding for post-season field treatment standards and a maintenance schedule for recently completed irrigation and lighting projects on FCPS fields. Funding of \$1,000,000 for this project has been included in FY 2020. This project is supported by \$250,000 in the Athletic Services Fee revenue and \$750,000 from the General Fund.
7. **Athletic Services Fee - Sports Scholarships** (Countywide): The Youth Sports Scholarship Program provides support for youth from low-income families who want to participate in community-based sports programs. Funding of \$150,000 for this project is included in FY 2020, including \$75,000 based on revenue generated from the Athletic Services Fee, and \$75,000 supported by the General Fund.
8. **Athletic Services Fee - Turf Field Development** (Countywide): This is a continuing project to facilitate the development of synthetic turf fields at Park and FCPS sites. Funding of \$75,000 for this project has been included in FY 2020. This project, supported entirely by the Athletic Services Fee, was previously funded in the amount of \$200,000; however, funding of \$125,000 was redirected to the Turf Field Replacement Program beginning FY 2017.
9. **Athletic Services Fee - Turf Field Replacement** (Countywide): This project provides for the establishment of a synthetic turf field replacement program. There are a total of 92 synthetic turf fields throughout the County, of which 24 are FCPS fields and 68 are County fields. Funding is required to begin to address the growing need for field replacement and to establish a replacement schedule over the next 10 years. The current projected replacement cost per field is approximately \$450,000. Staff has developed a 10-year replacement plan for the current inventory; however, additional funding may be required in the future to continue the gradual replacement of turf fields as they reach the end of their useful life. An amount of \$2,250,000 is included for the turf field replacement program in FY 2020, including \$800,000 from the Athletic Services Fee revenue and \$1,450,000 from the General Fund.

**PROJECT COST SUMMARIES  
ATHLETIC FIELD PROGRAM  
(\$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 Athletic Field Maintenance (Parks) 2G51-002-000	G	C	<b>\$2,700</b>	\$2,700	\$2,700	\$2,700	\$2,700	\$13,500	\$13,500	\$27,000
2 Athletic Fields - APRT Amenity Maint. 2G79-220-000	G	C	<b>\$50</b>	\$50	\$50	\$50	\$50	\$250	\$250	\$500
3 Athletic Fields - FCPS Lighting PR-000082	G	C	<b>\$250</b>	\$250	\$250	\$250	\$250	\$1,250	\$1,250	\$2,500
4 Athletic Field - Park Maintenance at FCPS 2G51-001-000	G	C	<b>\$860</b>	\$860	\$860	\$860	\$860	\$4,300	\$4,300	\$8,600
5 Athletic Services Fee - Custodial Support 2G79-219-000	X	C	<b>\$275</b>	\$275	\$275	\$275	\$275	\$1,375	\$1,375	\$2,750
6 Athletic Services Fee-Diamond Field Mnt. 2G51-003-000	G, X	C	<b>\$1,000</b>	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000	\$5,000	\$10,000
7 Athletic Services Fee - Sports Scholarsh. 2G79-221-000	G, X	C	<b>\$150</b>	\$150	\$150	\$150	\$150	\$750	\$750	\$1,500
8 Athletic Services Fee - Turf Field Develop. PR-000080	X	C	<b>\$75</b>	\$75	\$75	\$75	\$75	\$375	\$375	\$750
9 Athletic Services Fee - Turf Field Replace. PR-000097	G, X	C	<b>\$2,250</b>	\$2,250	\$2,250	\$2,250	\$2,250	\$11,250	\$11,250	\$22,500
<b>Total</b>		\$0	\$7,610	\$7,610	\$7,610	\$7,610	\$7,610	\$38,050	\$38,050	\$76,100

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



1742

# Housing, Health and Human Services

---

## Housing Development Goals

- ✓ To develop, maintain, and preserve affordable housing and promote equal housing opportunity through the acquisition, renovation, and/or construction of affordable housing units.
- ✓ To develop affordable housing programs for persons with disabilities, homeless, and elderly which provide or have access to supportive services to facilitate independent living.
- ✓ To locate affordable housing as close as possible to employment opportunities, public transportation and community services.
- ✓ To promote economically balanced communities by developing affordable housing in all parts of the County.
- ✓ To maintain the quality of existing units in the Fairfax County Rental Program as they age in order to promote the stability of the neighborhoods in which they are located.
- ✓ To maximize the use of federal, state, non-profit and private sector housing development programs and funding.

## Health and Human Services Goals

- ✓ To provide community services as an alternative to institutional placements.
- ✓ To provide facilities and services which will enhance the physical health, mental health and social well-being of County citizens.
- ✓ To establish additional group homes which promote integration within the community for persons who have developmental disabilities.
- ✓ To provide facilities and services that will assist in the rehabilitation of individuals recovering from alcohol and drug abuse.
- ✓ To establish additional treatment facilities in new growth areas to accommodate the human services needs for local residents.
- ✓ To continue partnerships with Virginia Department of Medical Assistance Services for maximizing Medicaid revenues to fund clinical residential supports.
- ✓ To continue a commitment to privatization by working collaboratively with private service provider agencies for the delivery of residential support services.
- ✓ To support, promote and provide quality child care and early childhood education services in Fairfax County.

# Housing Development

## PROGRAM DESCRIPTION

The primary mission of the Department of Housing and Community Development (HCD) is to act as the development and administrative agency for the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors in meeting the housing and community development needs of the County's low and moderate income residents.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Encourage the provision and promote the availability of affordable housing in all parts of the County.
- ✓ Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs.
- ✓ Increase the supply of affordable housing units each year to serve the full range of incomes of households and special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.
- ✓ Ensure workforce housing is provided in the county's mixed-use centers, including Tysons Urban Center, suburban centers, community business centers and transit stations areas.
- ✓ Promote the development of multi-family housing in both mixed-use Centers and existing residential use areas, and develop adequate transitional housing for homeless families.
- ✓ Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Housing, Economic Development (amended through 3-4-2014), and Human Services Sections (amended through 3-4-2014), as amended.

## PROGRAM INITIATIVES

In January 2010, the Board of Supervisors endorsed an affordable housing policy, known as the "Housing Blueprint". The Housing Blueprint represented a shift in emphasis for the County's affordable housing policies in response to the recession at the time. The Housing Blueprint focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and people with extremely low-incomes. The Housing Blueprint also emphasizes partnering with the County's non-profit community to provide creative affordable housing solutions, refocusing of existing resources, and fostering the development of workforce housing through land use policies and public/private partnerships.

The Housing Blueprint has four goals:

- To end homelessness in 10 years;
- To provide affordable housing options to those with special needs;
- To meet the affordable housing needs of low-income working families; and
- To produce sufficient Workforce Housing to accommodate projected job growth.

Key to achieving the metrics set forth in the Blueprint is the FCRHA's pipeline of affordable housing development projects, including: the completed construction of "Kate's Place", which included six units of permanent supportive housing for formerly homeless households (Springfield District); the completed renovation of the Lincolnia Center (Mason District), and the Residences at the Government Center (Braddock District). Projects currently underway include the construction of the Lewinsville Center (Dranesville District), Murraygate Village Apartments Renovation (Lee District), Oakwood (Lee District), Little River Glen Expansion (Braddock District), One University (Braddock District), and North Hill (Lee District).

Also critical to the success of the Housing Blueprint are the following initiatives:

Workforce Housing Policy: Created by the Board of Supervisors in 2007, Fairfax County's Workforce Housing policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County's high-rise/high-density areas. The Comprehensive Plan provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The Workforce Housing policy also provides for the administrative tools for the long-term administration of proffered workforce units, and addresses issues such as unit specifications, price and financing controls, covenants and occupancy. As of October 2018, approximately 8,410 Workforce Dwelling Units (WDU) have been committed by private developers in rezoning actions approved by the Board of Supervisors and a total of 1,247 units have been constructed.

Affordable Housing Preservation: Preservation of affordable rental housing has long been a concern of the Board of Supervisors and the FCRHA. The stock of privately-owned subsidized units and non-subsidized rental housing with modest rents in the County has been declining as owners repositioned their properties in the market, prepaid their federally subsidized mortgages, opted not to renew their Section 8 project-based contracts or terminated their participation at the end of the control period for their FCRHA bond-financed properties. The centerpiece of the Board's Preservation Initiative was the creation of the "Penny for Affordable Housing Fund". For fiscal years 2006 through 2009, the Board dedicated revenue commensurate with the value of one cent from the Real Estate tax rate to affordable housing preservation. In FY 2010, the Board reduced The Penny for Affordable Housing Fund by 50 percent. The Affordable Housing Preservation Initiative has preserved a total of 3,016 affordable housing units as of the end of FY 2018.

Affordable Dwelling Unit Program: In addition to the Workforce Housing policy described above, the County adopted the Affordable Dwelling Unit (ADU) program in 1990 as part of the Zoning Ordinance. The ADU program requires developers of certain housing developments to set aside up to 12.5 percent of the units as ADUs (6.25 percent for multifamily rentals) in return for additional density granted at the time the development is built. The FCRHA has the right to acquire one third of the for-sale ADUs and to lease up to one third of the rental ADUs. The remaining units are sold or rented to moderate income households. As of October 2018, a total of 2,791 units (1,385 rental and 1,406 for-sale units) have been produced under the ADU program. FCRHA has acquired 152 of the for-sale units, which are maintained as permanent affordable rental housing.

**Lack of affordable housing in Fairfax County:** Fairfax County remains one of the highest cost areas for housing in the nation. Over the last decade, Fairfax County has experienced unprecedented increases in the cost of for-sale housing and a significant loss of affordable rental housing. A continued reasonably healthy job market and above average housing prices compared to the rest of the country continue to make Fairfax County a profoundly challenging housing market for low-and moderate-income working households. This is particularly true for new entrants into the housing market who are coming to pursue jobs in Fairfax County. According to Virginia Tech Center for Housing Research data prepared for the Fairfax County Five-Year Consolidated Plan for FY 2016-2020, the total current affordable housing gap for low- and moderate-income renters in the county (those earning 80 percent of the Area Median Income (AMI) and below) is

approximately 31,630 units. For low- and moderate income buyers, the gap is approximately 27,900 units. This gap in housing affordability can affect the ability of employers, including the County, to attract employees crucial to the health and safety of the community, as well as to the County's growth and continued economic prosperity.

Over the next 15 years the need for affordable housing options will grow, as the County is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of AMI and below. A George Mason University workforce housing study, commissioned by the FCRHA, found that Fairfax County's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing, and that the County's continued growth is "highly dependent" on the availability of housing that is "affordable to workers from the full spectrum of the economy". The report concluded that "failing to plan for a balanced supply of housing in the future will reduce the County's opportunities for economic growth", resulting in the out-migration of businesses, reduced availability of personal and business services, and a decline in livability.

According to the 2017 US Census Bureau American Community Survey, there are an estimated 71,645 households in Fairfax County earning less than \$50,000 per year, or about 43 percent of the area median income for a family of four (\$117,200). Also according to Census data, there are an estimated 77,177 persons living below the poverty level in the County. In Fairfax County, the National Low Income Housing Coalition *Out of Reach 2018* report found that an annual salary of \$71,720 is needed to afford a two-bedroom apartment at the U.S. Department of Housing and Urban Development's (HUD) Fair Market Rent (FMR) of \$1,793 – approximately 61 percent of the AMI for a family of four. According to the report, a minimum wage earner would have to work nearly five full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.

#### **Construction of Affordable Housing:**

- **Lewinsville Redevelopment (Dranesville District):** This project was awarded 9 percent of Low Income Housing Tax Credits (LIHTC). The project includes the demolition of the current facility and construction of two buildings, which will provide: 82 units of "Independent Living" housing for the elderly; space for the Health Department's Adult Day care facility; two child day care centers; and an expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. This project is being developed through a PPEA. Construction of the residential facility was completed in October 2018, the day care/senior facility is currently in construction and is planned for occupancy in the summer 2019, and final completion of the full project is scheduled for fall 2019.
- **Lincolnia Residences Renovation (Mason District):** The building complex provides space for three separate operations; Senior Housing and Assisted Living managed by the HCD, a Senior Center operated by the Department of Neighborhood and Community Services, and an Adult Day Health Care Center managed by the Health Department. The Senior Housing and Assisted Living portion is comprised of 26 affordable apartments, 52 beds of licensed assisted living, common areas for the residents, and a commercial kitchen, which supports all on-site activities. Phase I of the Lincolnia Residences Renovation project was substantially completed in FY 2016. The renovation included extensive interior renovations and replacement of the HVAC system, emergency generator, fire pump and alarm system upgrades, roof replacement, elevator modernization, numerous modifications to improve accessibility, and various site enhancements, including drainage improvements. Phase II of the original project scope, includes trim work, cabinetry replacement, water heaters replacement, addition of electrical circuits, and other miscellaneous enhancements. This work began in November 2018 and is expected to be completed by July 2019.

**Homeownership:** The FCRHA facilitated home purchases for 27 low- and moderate-income Fairfax County first-time homebuyers in FY 2018.

**Rehabilitation of FCRHA-Owned Properties:** To ensure that FCRHA-owned properties are maintained to community standards, the below rehabilitation projects were completed or underway in FY 2018.



#### Fairfax County Rental Program:

- Mount Vernon Gardens (34 units): Replaced roof, replaced interior railings, improved the HVAC system by adding new individual zone valves, and replaced windows.
- Penderbrook (48 units): Replaced failing sub-flooring.
- Little River Glen (120 units): Balcony repairs.

#### Capital Fund Program/Rental Housing Demonstration Rehabilitation and Modernization:

- Audubon (45 units): Replacement of boiler and water heater.
- Rosedale Manor (96 units): Replacement of water heaters, wall heaters, sidewalks, stairway rails and retaining wall.
- Barros Circle (43 units): Replacement of roofs, water heaters, fencing, HVAC systems, ranges, range hoods and hardwood flooring.
- Old Mill (47 units): Replacement of water heaters and office HVAC.
- Newington Station (36 units): Replacement of bathroom electrical circuits.
- The Green – West Glade (50 units): Replacement of exterior lighting, common area interior lighting fixtures and in-unit lighting fixtures.

#### Rental Assistance Demonstration (RAD) Conversion:

In FY 2017, the FCRHA conducted Capital Needs Assessment studies on all of its federal Public Housing properties to facilitate the conversion from the federal Public Housing program to the federal Project-Based Section 8 program, which has been a more stable source of funding. All RAD conversions were completed by December 2017.

**Multifamily Rental Housing and Tenant Subsidy Programs:** In FY 2018, the average income of households served in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs, namely, the Federal Housing Choice Voucher (HCV) and Federal Project Based Voucher (PBV)-Rental Assistance Demonstration (RAD) programs, the Fairfax County Rental Program (FCRP), and the Bridging Affordability program was approximately \$26,127, or 25 percent of AMI for a family of three (the average household size in these programs). This meets the HUD definition of "extremely low income". A total of 18,096 individuals were housed in the HCV and PBV-RAD programs and FCRP in FY 2018.

**Affordable Housing Preservation:** In FY 2018, HCD and the FCRHA used HOME and CDBG funds to preserve a total of 16 units via the financing of purchases by nonprofit affordable housing providers. All nonprofit units preserved during FY 2018 have affordability periods of a minimum of 30 years. From April 2004 through June 2018, a total of 3,016 affordable housing units were preserved in Fairfax County. This is three times the Board of Supervisors' original 2004 goal of preserving 1,000 units.

HCD and the FCRHA produce affordable housing via three principal means: 1) direct acquisition of affordable housing; 2) financing of acquisitions by qualified nonprofit or for-profit developers; and 3) capital construction. Financing is derived from a variety of sources including the Affordable Housing Partnership Program (AHPP), the FCRHA Tax-Exempt Bond Program, Low Income Housing Tax Credits and other, local, state and federal funds. Affordable units developed; acquired or financed by HCD/the FCRHA may serve a variety of residents, including very low income single individuals, as well as persons with disabilities, families and senior citizens.

Highlights of the FCRHA's preservation and other affordable housing activities in FY 2018 include:

- Pathway Homes, Inc. (7 units; Mason, Braddock, Providence and Hunter Mill Districts): The FCRHA provided financing in a total amount of \$1,098,000 (\$622,811 CDBG and \$475,189 HOME, awarded under HCD-issued RFPs) to Pathway Homes to acquire seven 1-bedroom condominium units to provide affordable housing and supportive services to individuals who are homeless or precariously housed with incomes at or below 30 percent of AMI and who have special needs related to mental illness, co-occurring substance abuse disorders, or intellectual disorders. Supportive services will be provided by Pathway Homes through a partnership with the Fairfax-Falls Church Community Services Board (CSB). At some of these units, previously awarded Project Based Vouchers are being used to subsidize unit rents.

- Wesley Housing Development Corporation. (126 units; Mount Vernon District) The FCRHA approved a Housing Blueprint Loan of \$7.4 million for the new construction of 126 units of low-income housing at 60 percent of AMI or below, right next to the Huntington Avenue Metro Station in Alexandria. The project will also house Wesley Housing's headquarters when complete, and provide services to its tenants for job skills and financial management.
- Good Shepherd Housing and Family Services (9 units; Lee District): The FCRHA provided a total of \$1,133,260 of funding for the acquisition of housing units, including \$713,820 of CDBG funding (awarded to GSH under the CCFP and the HCD-issued RFP) and \$419,440 of HOME funding (awarded under the HCD-issued RFP and CHDO set-aside). These units are being used as affordable rental housing for families earning at or below 50 percent of AMI.
- The Lindsay Hill (55 units, Mount Vernon District) for the elderly population of Northern Virginia.
- FCRHA (5 townhouse units; Sully District): Five townhouse units in the Discovery Square Development were purchased in the Sully District for use in the Fairfax County Rental Program to provide affordable housing for households with incomes at or below 70 percent of AMI.

## CURRENT PROJECT DESCRIPTIONS

1. **ADA Compliance - Housing** (Countywide): \$2,541,000 is the current estimated cost for the improvements/modifications needed for FCRHA properties in order to comply with the January 28, 2011 Americans with Disabilities Act settlement between the Board of Supervisors and the Department of Justice. The following projects were inspected and identified as having deficiencies: Beacon Hill Group Home; Braddock Glen; Leland House Group Home; Minerva Fisher Hall Group Home; Mondloch House Group Home; Patrick Street Group Home; 4500 University Drive (FCRHA Board Room/Property Maintenance and Improvement Division Office); Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive; and Wedgewood Apartments. FY 2020 funding of \$50,000 has been included to continue to implement improvements. Additional funds will be identified annually.
2. **Autumn Willow Senior Housing** (Springfield District): The project is being developed through the PPEA process. The project scope is to develop 150 units of affordable independent senior housing on the 10.88 acres County-owned site located at the intersection of Stringfellow Road and Autumn Willow Drive. No funding has been identified for this project.
3. **Crescent Redevelopment** (Hunter Mill District): \$1,299,000 is available to facilitate the redevelopment of the county-owned Crescent Apartments site and the properties within the Lake Anne Village Center. The Crescent Apartments, a 181-unit apartment complex acquired by the County in FY 2006, is located adjacent to Lake Anne in Reston, near the new Metro Silver Line and the Reston Town Center. The property is managed by the FCRHA on behalf of the Board of Supervisors. A physical needs assessment study was completed to identify improvements that are needed to ensure the property's continued sustainability in its current form.
4. **Housing at Route 50/West Ox Road** (Sully District): \$8,500,000 is currently estimated to be required for the construction of 30 units of affordable housing on land owned by the County. At this time, it is unknown as to what population this project would serve. Potential options identified as priority populations in the Housing Blueprint include formerly homeless persons, including homeless veterans, those with disabilities and other special needs, as well as low-income working households. It should be noted that the Capital Improvement Program has, in the past, included plans for a "Magnet Housing" project on this site, which was anticipated to include approximately 30 units of housing coupled with a training facility. While the training facility was ultimately determined to be not feasible, the site remains a critical and available opportunity for the development of new affordable housing. Federal HOME Investment Partnership (HOME) funds have been expended on this site for pre-development purposes and environmental remediation.

5. **Lewinsville Redevelopment** (Dranesville District): \$19,053,386 has been approved for the redevelopment of the Lewinsville Center. The project includes the demolition of the existing facility and construction of two buildings. The first building will provide 82 units of affordable independent senior housing units, which will be constructed and operated at no cost to the County using Low Income Housing Tax Credits (LIHTC) under a long term ground lease agreement. The second building is funded by the County and will include the Health Department's adult day care facility, two child day care centers, and the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. In January 2015, the Board approved a Comprehensive Agreement with Wesley Hamel. Wesley Hamel was awarded LIHTC for the affordable independent senior units in June 2015. Construction of the residential facility was completed in October 2018, the day care/senior facility is currently in construction and is planned for occupancy in the summer 2019, and final completion of the full project is scheduled for fall 2019.
6. **Lincolnia Residences Renovation** (Mason District): \$12,122,380 has been approved to renovate the building complex, which provides space for three separate operations: Senior Housing and Assisted Living managed by the HCD, a Senior Center operated by the Department of Neighborhood and Community Services, and an Adult Day Health Care Center managed by the Health Department. The Housing portion is comprised of 26 units of affordable apartments for seniors, 52 beds of licensed Assisted Living, common areas for the Housing residents, and a commercial kitchen which supports all on-site activities. The renovation includes replacement of the HVAC system and the emergency generator, extensive interior overhauls and upgrades of lighting and the fire alarm system, elevator modernization, roof and fire pump replacement, numerous modifications to improve accessibility, and minor site enhancements. Funding sources available for this project included Elderly Housing Programs Fund (Fund 40330), and proceeds from bond sales, as specified in the financing plan approved by the Board of Supervisors in FY 2014. Phase I of the Lincolnia Senior Center Renovations Project was completed in FY 2016. Phase II, which includes trim work, cabinetry replacement, hot water heater replacement, the addition of electrical circuits, and other miscellaneous improvements began in November 2018 and is expected to be completed by July 2019.
7. **Little River Glen IV** (Braddock District): \$18,240,000 is estimated to be required for the construction of 60 affordable independent senior housing units on land owned by the FCRHA. The building and site design is in progress. Upon completion of schematic design and detailed cost estimates in May 2019, a financing plan for the project will be developed to identify funding sources. Federal HOME Investment Partnership (HOME) funds have been expended on this site for pre-development purposes.
8. **Mount Vernon Garden Apartments** (Lee District): \$802,000 has been approved to renovate the 34-unit Mount Vernon Garden apartment complex. A Physical Needs Assessment study was completed in FY 2017. The assessment resulted in the identification of health and safety items that are needed to keep the property operational for the next 7 – 10 years. The scope of the rehabilitation will include central water heating system upgrades, roof replacement, limited electric system upgrades, hand rails and guardrails repair, and common area window replacement. Rehabilitation work is anticipated to be completed in late FY 2019.
9. **Murraygate Village Apartments Renovation** (Lee District): \$40,866,000 has been approved to conduct extensive renovations of the 200-unit Murraygate Village apartment complex. Planned rehabilitation will include replacement of central heating and cooling systems with individual HVAC units in apartments, electrical system upgrades, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. Electrical upgrades were completed in June 2018. Full building renovations are began in January 2019 and are expected to be completed in late 2020. Funding for the project is provided through: Penny for Affordable Housing Fund (Fund 30300); Housing Trust Fund (Fund 40300), LIHTC, seller take-back note, first mortgage, and deferred developer fees.

10. **North Hill** (Mount Vernon District): This project supports the development of the North Hill property, a 33-acre site owned by FCRHA located at the intersection of Richmond Hwy and Dart Drive. The project is being developed through the PPEA process. The FCRHA entered into an Interim Agreement with CHPPENN, a partnership of Community Housing Partners (CHP) and Pennrose. CHPPENN was awarded LIHTC in June 2017. Approximately one third of the property will be sold to a developer to create 175 for-sale market rate townhomes. The rest of the property will be developed to create 219 multifamily affordable and workforce units, and 60 affordable independent senior housing units, and a 12-acre public park. The townhouse land sale proceeds will be used to fund the infrastructure needed for the affordable rental development. Closing is anticipated for the fall 2019 with construction starting shortly after.
11. **Oakwood Senior Housing** (Lee District): \$800,000 has been identified for predevelopment activities associated with the development of a 6.2 acre site owned by the FCRHA located at the intersection of Oakwood Road and Van Dorn Street. The site has the potential for the development of up to 150 units of affordable independent senior housing via the PPEA process. An unsolicited proposal has been received to develop the property. The proposal calls for constructing 150 units of affordable senior housing. Two competing proposals were received in August 2018. Developer selection is underway.
12. **One University** (Braddock District): \$600,000 has been identified for predevelopment activities associated with One University. This project is being developed through the PPEA process. The site is located at the intersection of Route 123 and University Drive. An unsolicited proposal was received to redevelop the FCRHA property. The proposal calls for replacing the existing affordable housing (Robinson Square) and the existing FCRHA facilities. The proposed development will include up to 240 units of affordable housing and 363 units (720 beds) of student housing. Two competing proposals have been received and Developer selection is complete. The land use process is also underway.
13. **Rehabilitation of FCRHA Properties** (Countywide): This is a continuing project to support the recurring maintenance and rehabilitation needs of FCRHA-owned properties. Resources for this project include: the Housing Trust Fund (Fund 40300), the federal Community Development Block Grant (Fund 50800), and the federal HOME Investment Partnerships Program grant (Fund 50810). HCD updates the needs of the FCRHA properties annually and prioritizes them by: accessibility modifications/improvements; energy efficiency improvements; site improvements, and modernization. Properties that have been renovated or are in the process of being renovated are listed in "Rehabilitation of FCRHA-Owned Properties" section above. Projects that may be rehabilitated in FY 2019 have undergone Physical/Capital Needs Assessment studies. This effort does not include work to address Public Housing properties in need of significant renovation and conversion to a Section 8 rental subsidy platform under the federal RAD program. Properties requiring significant renovation will be listed in future years.
14. **Stonegate Renovation** (Hunter Mill District): \$28,000,000 is the estimated development cost to conduct extensive renovations on the 240- unit Stonegate Village Apartments Complex. The estimated cost was provided as a result of the Physical Needs Assessment study completed in FY 2015. Planned rehabilitation includes HVAC replacement, site improvement, building improvements, accessibility, modernization, laundry room addition and routine repairs and maintenance. A funding source has not yet been identified.
15. **Wedgewood Renovation** (Mason District): \$7,461,000 has been approved for the limited renovation of the Wedgewood property. The scope of the project is intended to sustain the Wedgewood property for 10 or more years and preserve the Board's flexibility for future redevelopment of the property. Work completed includes condition assessments studies, grading and drainage improvements, some basement water proofing, basement wall reinforcement, roofing and gutter replacements and repairs; one chiller replacement, repair of the cooling tower and control valves in central heating and cooling plants; patios, walkways, stairs and retaining walls repairs. Planned work includes repaving parking lots and improving reliability of the central plant systems. A number of basements are being monitored to determine if additional waterproofing will be needed. The renovation effort began in FY 2017 and will continue through FY 2019.

**PROJECT COST SUMMARIES  
HOUSING DEVELOPMENT  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023				
1 ADA Compliance - Housing HF-000036	G	\$671	\$50	\$50	\$50	\$50	\$50	\$1,370		\$2,541
	X	\$200								
	HTF	\$300	\$225	\$225	\$225	\$225	\$220			
2 Autumn Willow Senior Housing TBD	U	\$0	\$250	\$250				\$500		\$500
3 Crescent Redevelopment 2H38-124-000	R	\$1,000	\$100	\$100	\$99			\$299		\$1,299
4 Housing at Route 50/West Ox Road 2H38-126-000	R	\$0		\$500	\$500	\$3,200	\$4,300	\$8,500		\$8,500
5 Lewinsville Redevelopment 2H38-064-000, HS-000011	B	\$13,600	\$950					\$1,103		\$19,053
	HTF	\$4,350	\$153							
6 Lincolnia Residences Renovation 2H38-119-000	B	\$11,600	\$522					\$522		\$12,122
7 Little River Glen IV HF-00116, HF-00100	U				\$7,292	\$8,000		\$16,766		\$18,240
	R	\$474	\$474							
	G	\$1,000	\$600	\$400						
8 Mount Vernon Garden Apartments HF-000083, HF-00098	R	\$302						\$0		\$802
	G	\$500								
9 Murraygate Village Apt Renovation 2H38-194-000	HTF	\$1,551						\$8,000		\$40,866
	R	\$7,536								
	F	\$599								
	B	\$20,000	\$7,500	\$500						
	X	\$3,180								
10 North Hill 1380070	B	\$4,449		\$1,500	\$1,000			\$2,620		\$7,689
	F	\$620	\$120							
11 Oakwood Senior Housing TBD	R	\$800						\$0		\$800
12 One University TBD	U	\$600						\$0		\$600

## HOUSING DEVELOPMENT (\$000's)

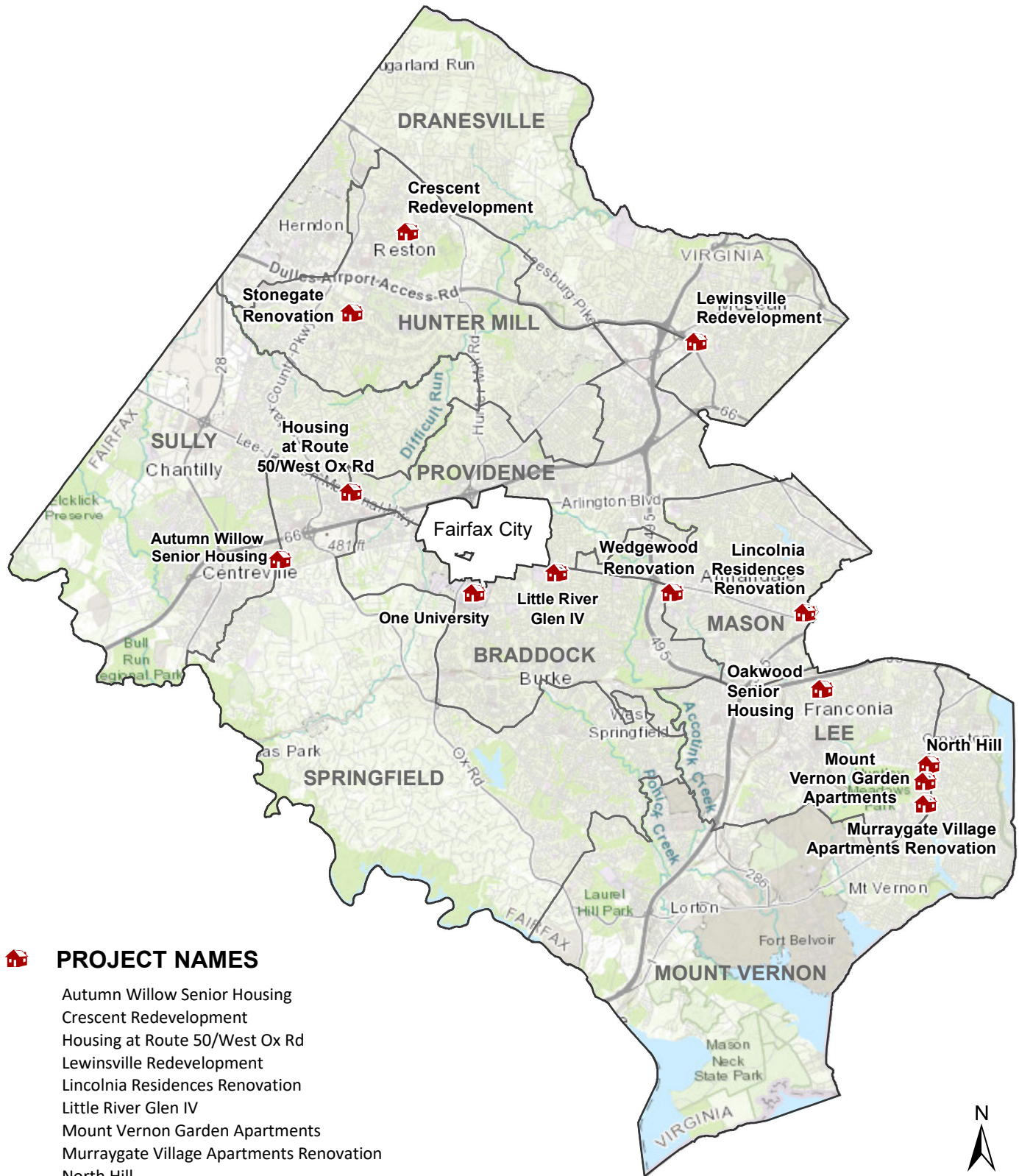
Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
13 Rehabilitation of FCRHA Properties 2H38-068-000, 1380026, 1380027	F	<b>C</b>	<b>\$1,300</b>	\$1,000	\$1,000	\$1,000	\$1,000	\$5,300		\$5,300
14 Stonegate Renovation TBD	U	<b>\$0</b>	\$900	\$1,000	\$1,100	\$12,000	\$13,000	\$28,000		\$28,000
15 Wedgewood Renovation 2H38-207-000, 2H38-150-000	R X	<b>\$3,161</b> <b>\$4,300</b>						\$0		\$7,461
<b>Total</b>		\$80,793	\$13,144	\$5,525	\$11,266	\$24,475	\$18,570	\$72,980	\$0	\$153,773

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

Key: Source of Funds

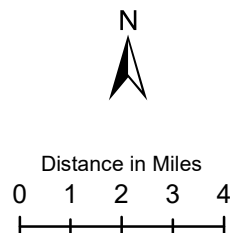
B	Bonds
G	General Fund
R	Real Estate Tax Revenue
F	Federal
X	Other
U	Undetermined
HTF	Housing Trust Fund

# HOUSING DEVELOPMENT PROJECT LOCATIONS



## PROJECT NAMES

Autumn Willow Senior Housing  
 Crescent Redevelopment  
 Housing at Route 50/West Ox Rd  
 Lewinsville Redevelopment  
 Lincolnia Residences Renovation  
 Little River Glen IV  
 Mount Vernon Garden Apartments  
 Murraygate Village Apartments Renovation  
 North Hill  
 Oakwood Senior Housing  
 One University  
 Stonegate Renovation  
 Wedgewood Renovation



## Health and Human Services

### PROGRAM DESCRIPTION

Health and Human Services (HHS) provides direct and contracted services to residents of Fairfax County and the cities of Fairfax and Falls Church. These services include support for prevention and early intervention services; behavioral, primary and oral health care; protective services; ongoing support for vulnerable families and individuals; long term care supports; financial and emergency assistance; and employment and training services. Departments providing direct services or oversight include the Fairfax-Falls Church Community Services Board, Family Services, Neighborhood and Community Services, Health Department, Housing and Community Development, Office of Strategy Management for Health and Human Services, Office to Prevent and End Homelessness, Juvenile and Domestic Relations District Court, McLean Community Center, and Reston Community Center.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Develop region-based health and human service sites that are accessible and within reasonable distances for all county residents seeking to participate in multiple services and programs.
- ✓ Provide for treatment needs of persons with emotional and behavioral needs, including episodic and longer term medically supervised and supported substance abuse treatment services.
- ✓ Maintain and increase capacity for long term supportive community-based housing for adults with developmental disabilities.
- ✓ Develop adequate permanent supportive housing for adults and children experiencing homelessness, with goal to stabilize families experiencing financial hardship, conflict, neglect, violence and other dysfunctions that require services to address.
- ✓ Provide for before- and after-school child care needs of children in public schools.
- ✓ Locate services for older adults within redeveloped and high density areas with access to public transportation, in walkable communities and near to community amenities and services.
- ✓ Maximize the use of existing public facilities, including public schools, for community use, including recreation, social, cultural, health and wellness purposes for all county residents.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Areas I, II, III, & IV (amended through 10-24-2017), and the Policy Plan Element, Human Services Section (as amended through 3-4-2014), as amended.



## PROGRAM INITIATIVES

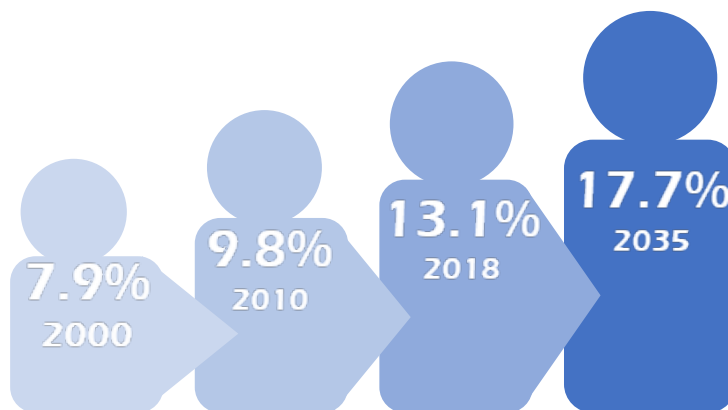
HHS develops strategies to address changing county, federal, state and local public policy directives, regulations, laws, and needs identified through various community planning efforts. Future land development or redevelopment and shifting demographics within the county must be anticipated and service adjustments implemented to address the changing community environment. Through analysis and projection of socio-economic indicators, demographics and trends involving income, age, household size and education, HHS can design appropriate service strategies for neighborhoods and communities across the county. HHS programs address the continuum of needs for all ages. Responses include prevention services, early intervention, integrated treatment for primary and behavioral health, community-wide emergencies, environmental and safety concerns, aftercare, and stabilization supports. Additionally, supportive services are designed to assist vulnerable individuals including older adults, persons with disabilities, children and persons in need of assistance to live independently.

The county is responsible for delivering services on an equitable basis. Factors in determining the appropriate placement of service sites include target populations, unmet service needs, underserved areas, and service delivery gaps brought upon by population growth or changing community conditions.

### Key County Trends

- The County population is projected to increase, although at a slower pace than in the past.
- The center of the population is projected to shift north by 2040 – due to growth in the Tyson's Corner area.
- The County has continued to become more diverse over past decades.
- Youth are the most diverse population among all residents.
- Many residents are multi-lingual. In 2014, 7.4% of all households in Fairfax County were linguistically isolated. This meant that no member of the household ages 14 or older spoke English "very well."
- The population of adults age 65 and older continues to increase at a higher rate than the overall population.

### Percentage of the Fairfax County Population Ages 65 and Older



*Source: Fairfax County Office of Strategy Management;  
Demographic Report 2018*

HHS programs address the following strategies in development of comprehensive service approaches:

**Exercise sound financial stewardship of county resources** – To balance costs and achieve a return on investment for service delivery, options include relocations, expansions, use of leases, county ownership, public-private development partnerships, and leveraging revenues. Goals include maximizing taxpayers' investments, reducing reliance on leased space by maximizing use of county-owned space, addressing gaps in service delivery, and improving efficiencies associated with service delivery. Centralized service delivery, where service utilization allows, and decentralized sites based on access considerations are balanced with the cost of delivery for both staffing and facility operations.

**Promote economic vitality of neighborhoods** - In support of the Board of Supervisors' Economic Success Strategic Plan, Health and Human Services delivers critical components vital to the well-being of residents and livability of neighborhoods, including the public infrastructure for housing, recreation, physical activity, health, employment, and emergency response and preparedness.

**Equitable access to services** - Public facilities can bolster equitable access for residents of varying income levels and abilities. Equity in response to those who face barriers to opportunity includes investments in housing, workforce development, early childhood education, community and public safety, criminal justice, health services, and transportation. Equitable access, services and outcomes are tied to economic success for Fairfax County and its residents. Moreover, residents with equitable outcomes are more resilient and self-sufficient.

**Use of technology** - HHS has embarked on a five-year Information Technology Roadmap that will modernize information collection, sharing, and use of new technology within and across local HHS agencies. The Roadmap outlines technical projects designed to create a client-centric, data-driven organization with joint accountability for program and resident outcomes. Technology projects will be complimented integrated data for system-level analytics, information governance strategies, and new business practices to improve service delivery. This effort will include:

- A modern electronic health record
- Tools to manage constituent interaction management
- An integrated data warehouse and analytics program with dashboards for data visualization
- An integrated case management platform and client register, integrating client data across local, state and federal programs
- A master client ID to facilitate a 360-degree view of HHS clients seeking services

**Develop and maintain flexibility for new uses and partnership strategies** – Leveraging federal, state and local funding streams creates additional capacity to ensure service mandates are met and community needs are addressed. Solution driven partnerships with community-based organizations and private providers support changing demographics and individual community needs.

**Development of affordable housing** - Development of affordable and accessible housing is an integral strategy for achieving county goals. Details on the current projects are included in the Housing Development section of the CIP.

**Address health and well-being for vulnerable populations (trauma, crisis, persons with disabilities) in building design** - Services to vulnerable populations and persons in need of assistance involve access to behavioral and primary health care, educational and job training opportunities, safe and affordable housing and affordable transportation options. Providers are also equipped with tools and training to respond to individual, family, and community trauma and crisis informed care.

**Efficient service delivery through integration** - The county's goal is to build an integrative model that addresses the root causes of client needs and is defined by seamless coordination and integration of services. Coordination and consistency of referrals, eligibility, enrollment, service quality and outcomes improves efficiency and effectiveness of commonly used services. HHS aligns programs and resources to provide integrated strategies to tackle complex challenges.

## Integrated Strategies Provided through Health and Human Services

<b>Price-Appropriate Housing</b> <i>Implement recommendations of the <a href="#">Communitywide Housing Strategic Plan</a></i>	<b>Gang Prevention</b> <i>Prevent gang involvement and activity</i>
<b>Community Health Services Redesign</b> <i>Develop a health safety net provider model which offers access to whole person care</i>	<b>Place-Based Initiatives</b> <i>Implement <a href="#">Opportunity Neighborhoods</a> in the Bailey's/Culmore area and Herndon</i>
<b>Early Childhood Learning</b> <i>Provide equitable high-quality <a href="#">early childhood development</a> opportunities</i>	<b>Human Centered Redevelopment</b> <i>Redevelop <a href="#">Original Mt. Vernon High School</a>, East County, and North County</i>
<b>Opioid Prevention, Treatment, and Enforcement</b> <i>Strengthen efforts on the prevention, treatment, and enforcement of <a href="#">opioids</a></i>	<b>Transportation Options</b> <i>Increase affordable and accessible <a href="#">transportation options</a> for older adults and individuals with disabilities</i>
<b>Diversion</b> <i><a href="#">Divert</a> low-risk offenders from the criminal justice system with behavioral health needs</i>	<b>Emergency and Supportive Housing</b> <i>Create an emergency and supportive housing services unit</i>
<b>Trauma-Informed Care</b> <i>Expand capacity for <a href="#">trauma-informed practices</a></i>	<b>HHS IT System and Business Integration</b> <i>Create a client-centered service model through aligning and integrating IT systems and business processes</i>
<b>Long-Term Care Services</b> <i>Align long-term care services for older adults and individuals with disabilities</i>	<b>Economic Success Strategies</b> <i>Implement actions as part of the <a href="#">Economic Success Strategic Plan</a>, particularly those related to achieving economic success through education and social equity</i>
<b>Behavioral Health Services</b> <i>Increase <a href="#">behavioral health services</a> for youth, particularly those with mild to moderate outpatient needs</i>	<b>Zoning Modernization</b> <i>Support the implementation of actions as part of <a href="#">zMOD</a>, Fairfax County's zoning modernization effort</i>

### Fairfax County Board of Supervisors Health and Human Services Public Policy Goals

"State and local governments must partner to:

- Protect the vulnerable;
- Help people and communities realize and strengthen the capacity for self-sufficiency;
- Link people to health services, prevention and early intervention care, adequate and affordable housing, and employment opportunities;
- Ensure that children thrive and youth successfully transition to adulthood; and
- Build a high-performing and diverse workforce that does not need this help"

Source: 2019 Human Services Issue Paper - BOS Adopted December 4, 2018

The Fairfax County Board of Supervisors policy goals guide prioritization of projects to refurbish, modify, replace, expand, modernize, reconfigure, build or locate service sites and facilities. During the past year, County staff has been working to review options to reduce waiting lists for victims of domestic violence, relocate services for individuals with disabilities and provide for those in need of substance abuse disorder treatment, especially detoxification and opioid treatment. Through strategic, innovative planning, County staff has identified options to address these needs in more efficient and cost-effective ways. This year's CIP includes the removal of the Artemis House project from the Bond Referendum Plan based on a new approach to identify opportunities at Fairfax County Redevelopment and Housing Authority (FCRHA) properties to house victims of Domestic Violence. As a result of the identification of existing space in the southern part of the County, additional housing for victims of domestic violence is available as of February 2019. Other sites are being evaluated throughout the County.

In addition, the original proposal to address the increased demand for residential, long-term care needs for individuals with disabilities was to develop several Intermediate Care Facilities, consisting of 5-bedroom facilities with 24-hour assistance and skilled nursing services. It has been determined that these needs can be addressed in a more efficient and cost-effective manner through public-private partnerships with access to existing beds and services. This project has also been removed from the Bond Referendum Plan.

Finally, the Crisis Care Program will move from the Woodburn Facility to the repurposed Boys Probation House, eliminating the need for the Woodburn Renovation project. Funding has been approved and work is underway to support the repurposing and reconfiguration of the Boys Probation House, a community-based, non-secure, 16-bed residential treatment program for male juvenile offenders. The number of offenders at the Boys Probation House has significantly declined in recent years and sufficient space has been identified for this Program at the Juvenile Detention Center Transitional Living Center. The movement of the Boys Probation House Program will allow for the relocation of the Crisis Care Program from Woodburn to the repurposed facility, and remove the Boys Probation House renovation project from the Bond Referendum Plan.

Based on the removal of the Artemis House, the Intermediate Care Facilities and the Woodburn Crisis Care Center from the Bond Referendum Plan, the fall 2020 Human Services Referendum can now include the renovation of the Crossroads residential substance abuse treatment program facility, originally planned for fall 2024. The Crossroads facility provides substance abuse education, counseling, vocation rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support toward independent living for an average daily census of 74 individuals. Typical program participation is 4–6 months in the primary treatment phase and 3-4 months in the supervised living phase. The facility is in need of updates to address outdated equipment, HVAC, plumbing, electrical and mechanical systems and provide flexible space for admissions, visitors and therapeutic purposes. In FY 2018, there were 150 people served in the residential treatment program and 57 people served in the supervised living component within the Crossroads facility. At any given time, there are between 50-60 individuals on the wait list. As part of the renovation project, staff is reviewing opportunities to more efficiently use the existing space at Crossroads to reduce waiting lists in the future.

## CURRENT PROJECT DESCRIPTIONS

1. **Bailey's Shelter - 2016** (Mason District): \$15,667,258 to fund the relocation of the Bailey's Shelter and Transitional Housing facility. The existing Shelter is an emergency homeless shelter that accommodates 50 adults and serves as a day time drop-in center and main operations center for the region's hypothermia prevention program. The facility is over 27 years old and has had no major renovations since it was constructed. Consolidation and joint redevelopment of the current site with a private development partner, as part of the redevelopment plan in the southeast area of the County, creates the opportunity for the shelter to be relocated to a new location for an upgraded facility. The County purchased a new site for the homeless shelter replacement near the existing shelter area. On the new site, the Office to Prevent and End Homelessness will leverage the property and services to provide a more cost effective solution to reducing homelessness by adding new permanent supportive housing units. The facility construction began in Spring 2018 and will be completed in December 2019. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.

2. **Crossroads Renovation – 2020** (Lee District): \$19,000,000 is estimated for the renovation of the Crossroads facility. Crossroads is a residential substance abuse treatment program with an average daily census of 77 individuals providing substance abuse education, counseling, vocation rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support toward independent living. Typical program participation is 9-12 months. Facility updates are required to address outdated equipment, including kitchen, food service, safety, HVAC, plumbing, electrical and mechanical systems. Flexible space for admissions, visitors and therapeutic purposes is also required. Over 155 adult admissions occurred in 2017, and at any given time, there are between 50-60 individuals on the wait list. This project is included as part of the proposed 2020 Human Service Bond Referendum.
3. **Early Childhood Education Initiatives** (Countywide): \$350,000 was approved by the Board of Supervisors as part of the FY 2017 Third Quarter Review to begin to address Early Childhood Education throughout the County. Specifically, this funding will support the design and construction costs associated with the renovation of space at the Annandale Christian Community for Action (ACCA) Child Development Center. Renovations will include carpeting, painting, and some exterior and interior requirements. The space will support the provision of services for 36 additional children, ages two–five years old.
4. **East County Health and Human Services Center** (Mason District): \$117,375,000 is proposed for a new East County Health and Human Services Center to be located in the Bailey's Crossroads area. This facility will provide enhanced service delivery to the residents of the eastern part of the county through consolidation of existing leased facility spaces in the service area to an integrated Health and Human Services site with the goal of addressing the residents' needs in an effective and efficient manner. Funding in the amount of \$5,375,000 has previously been approved from 2004 Human Services Bonds remaining from completed projects to support initial studies, pre-design, design phase activities, rezoning and developer negotiations on the site of the existing Bailey's Community Shelter, also known as Southeast Quadrant Redevelopment site. This site was rezoned in 2017 and real estate was exchanged with the adjacent private property for needed road connections, joint infrastructure development, coordinated private residential development, and a County office site. Site location options for East County Human Services Center are being evaluated including, the Southeast Quadrant Redevelopment site, and repurposing of existing office building options in the service area. It is anticipated that EDA bonds will finance the County's share of project.
5. **Eleanor Kennedy Shelter - 2016** (Mt Vernon District): \$12,000,000 to fund the renovation or replacement of the Eleanor Kennedy Shelter. The Shelter is an emergency homeless shelter located on the Fort Belvoir Military Reservation that is leased indefinitely to Fairfax County. The facility accommodates beds for 38 men and 12 women. The facility can also accommodate an additional 15 people, in a trailer, for overflow capacity year-round and another 10 during cold weather (hypothermia). A renovation and expansion or replacement of the Eleanor Kennedy Shelter is essential to meet the needs of the emergency homeless population within Fairfax County including many homeless veterans. Options under consideration include renovation and/or expansion of the existing two-level, approximately 11,000 square foot facility or design and construction of a new facility at a site to be determined. A feasibility study has been completed and options for the current site have been evaluated. Potential new sites for the facility are also being investigated. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.
6. **Embry Rucker Shelter – 2016** (Hunter Mill District): \$12,000,000 to fund the replacement of the Embry Rucker Shelter. The Shelter provides temporary emergency shelter and is comprised of 42 beds (10 rooms) for families, 28 beds for unaccompanied adults (20 men and women) and 10 beds for cold weather overflow (hyperthermia). The one story 11,000 square feet facility was constructed in 1987 and has had no major renovations. The shelter is located within the overall property master plan area that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at Reston Town Center North. The redevelopment of the site will include the replacement of the Embry Rucker Shelter. The Office to Prevent and End Homelessness will leverage the property and services to provide a more cost effective solution to reducing homelessness by adding new permanent housing units. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.

7. **Health and Human Services Facilities Studies** (Countywide): \$435,580 to conduct feasibility studies at various Health and Human Services facilities. Funding is currently being used for the Joseph Willard Health Center to define the scope, conceptual designs, cost estimates, and financing options.
8. **Lorton Community Center - 2016** (Mt. Vernon District): \$18,500,000 for construction of a community center, to include space for the Lorton Community Action Center and the Lorton Senior Center. The Lorton Senior Center is currently housed in leased space. This location, combined with the planned co-location of services within the community center facility, aligns with the county's strategic efforts to develop and promote multi-service sites. In addition, targeted youth programming is in great demand in the Lorton area and the presence of a community center would help meet that need. The project is currently in design with construction scheduled to start in early 2020. This project was approved as part of the 2016 Human Service/Community Development Bond Referendum.
9. **Patrick Henry Shelter - 2016** (Mason District): \$12,000,000 to fund the replacement of the Patrick Henry Shelter. The existing Patrick Henry Shelter provides emergency 30-day accommodations to homeless families with a capacity to serve 9 families. A new facility is required due to the age of the facility and normal wear and tear from every day use of the building. In the new facility, the Office to Prevent and End Homelessness will leverage the property and services to provide a more effective solution to reducing homelessness by providing 16 permanent supportive housing units for families in lieu of the current emergency shelter model. The units will vary in size from two to four bedrooms in an approximately 25,000 square foot building. The project is currently in design with construction scheduled to start in Spring of 2020. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.
10. **RCC Natatorium Projects** (Hunter Mill District): \$6,631,912 for the renovation of the Terry L. Smith Aquatics Center at Reston Community Center. Originally constructed in the late 70's, the facility includes a 25-Meter, 6-Lane pool with a t-shaped deep end and a warm-water spa with associated locker rooms and pool equipment rooms. The facility has been through a number of improvement cycles during nearly 40 years of operation, but has basically remained in its current configuration. Renovations would broaden market appeal, increase operational effectiveness, and improve HVAC, lighting and pool systems and features. The design will maximize the utility of the existing building shell and infrastructure while introducing new program elements that will reduce scheduling conflicts and increase customer satisfaction. The fundamental conceptual change is going from a single T-shaped pool configuration with one water temperature to three separate bodies of water which will have a variety of depths and water temperatures. Construction began in January 2019 with completion anticipated by the end of the year.
11. **Reston Town Center North (RTCN) Shelter and Human Services Center** (Hunter Mill District): \$93,500,000 is currently estimated to fund a Shelter and a replacement facility for the existing North County Health and Human Services Center 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 County will solicit development proposals at a future time for the property that includes the Embry Rucker Shelter and the Health and Human Services Center. Funding of \$12,000,000 was approved as part of the fall 2016 Human Services/Community Development Bond Referendum for the Embry Rucker Shelter. The proposed Human Services facility will support a consolidation of existing leased facility spaces in the service area into one Health and Human Services site to provide enhanced and integrated multi-disciplinary services to residents in the western part of the County. The North County Human Services Center replacement will be part of a future phase PPEA solicitation to develop the balance of the property within the overall RTCN master plan, which is anticipated to be in a 5 to 10-year timeframe.
12. **SACC Contribution** (Countywide): This is a continuing project for which an annual contribution is funded to offset school operating and overhead costs associated with School-Age Child Care (SACC) centers. In FY 2018, funding of \$1,000,000 is included for the County's annual contribution.

13. **Sully Community Center - 2016** (Sully District): \$18,500,000 for construction of a new Sully Community Center, which will include the replacement of the Sully Senior Center and an additional gym in partnership with the Park Authority. The current Sully Senior Center is located in the VDOT right-of-way that is part of a new interchange currently approved for construction by VDOT. The Senior Center has relocated to leased space until the new Center is completed. The senior center provides social, recreational, and health/wellness activities and programs for older adults. This location, combined with the planned co-location of services within the community center facility, aligns with the county's strategic efforts to develop and promote multi-service sites. In addition, targeted youth programming is in great demand in the Sully area and the presence of a community center would help meet that need. The facility will include a second gym based on a partnership with the Park Authority. The project is currently in design with construction scheduled to start in early 2020. This project was approved as part of the 2016 Human Service/Community Development Bond Referendum.
14. **Willard Health Center – 2020** (Fairfax City): \$55,000,000 is estimated to support a joint redevelopment project that maximizes the use of the County-owned Joseph Willard Health Center and JoAnne Jorgenson Laboratory, with the City-owned Sherwood Center and City of Fairfax Police Department Headquarters sites. The County entered into an agreement with the City of Fairfax in August 2017 for a shared feasibility study of this joint redevelopment project. The City of Fairfax is seeking ways to address the recreational needs of the community, as identified in their Green Acres Center Feasibility Study. The Joseph Willard Health Center is a licensed medical, nursing, dental, pharmacy and speech therapy, hearing and X ray services facility. It houses the Fairfax County Health Department Vital Records division and the Fairfax County Infant Toddler Connection (ITC) program. In 2016, the facility served over 25,000 individuals. Located within the jurisdictional boundary of the City of Fairfax, this facility was included in the City's Master Plan study of the Willard-Sherwood sites. Space reconfiguration, modification and expansion is needed to meet current and future service demands. Because the JWHC is centrally located, it is the single provider of several Health Department (HD) services namely, Pharmacy, AIDS Drug Assistance Program, and Central Reproduction. It is adjacent to the Health Department Laboratory and is the designated Continuity of Operations Health Department clinic site. The facility was built in 1954. Building upgrades are critical to allow the Health Department to provide essential services that must be maintained at all times in the event of emergencies or operational interruptions. These essential services are vital to maintaining the overall health of residents and for prevention of disease outbreaks that could impact residents of Fairfax County. This project is included as part of the proposed 2020 Human Service Bond Referendum.

**PROJECT COST SUMMARIES  
HEALTH AND HUMAN SERVICES  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023				
1 Bailey's Shelter - 2016 (HS-000013)	B	\$8,667	\$5,000	\$2,000				\$7,000		\$15,667
2 Crossroads Renovation - 2020 TBD	B				\$1,900	\$1,900	\$2,850	\$6,650	\$12,350	\$19,000
3 Early Childhood Education Initiatives HS-000024	G	\$350						\$0		\$350
4 East County Health & Human Services Ctr. HS-000004	G, X	\$5,375	\$5,000	\$15,000	\$20,000	\$20,000	\$52,000	\$112,000		\$117,375
5 Eleanor Kennedy Shelter - 2016 (HS-000019)	B	\$400	\$900	\$5,500	\$5,000	\$200		\$11,600		\$12,000
6 Embry Rucker Shelter - 2016 (HS-000018)	B	\$400	\$2,800	\$3,000	\$3,000	\$2,800		\$11,600		\$12,000
7 Health and Human Services Facilities Studies 2G25-094-000	G	\$436						\$0		\$436
8 Lorton Community Center - 2016 HS-000020	B	\$1,200	\$3,000	\$8,500	\$5,700	\$100		\$17,300		\$18,500
9 Patrick Henry Shelter - 2016 (HS-000021)	B	\$600	\$600	\$6,500	\$4,200	\$100		\$11,400		\$12,000
10 RCC Natatorium Projects CC-000009	X	\$4,032	\$2,500	\$100				\$2,600		\$6,632
11 RTCN Shelter and Human Services Center TBD	X			\$8,500	\$10,000	\$75,000		\$93,500		\$93,500
12 SACC Contribution (2G25-012-000)	G	C	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000	\$5,000	\$10,000
13 Sully Community Center - 2016 HS-000022	B	\$1,475	\$3,800	\$8,400	\$4,700	\$125		\$17,025		\$18,500
14 Willard Health Center - 2020 TBD	B				\$5,500	\$5,500	\$8,250	\$19,250	\$35,750	\$55,000
Total		\$22,935	\$24,600	\$58,500	\$61,000	\$106,725	\$64,100	\$314,925	\$53,100	\$390,960

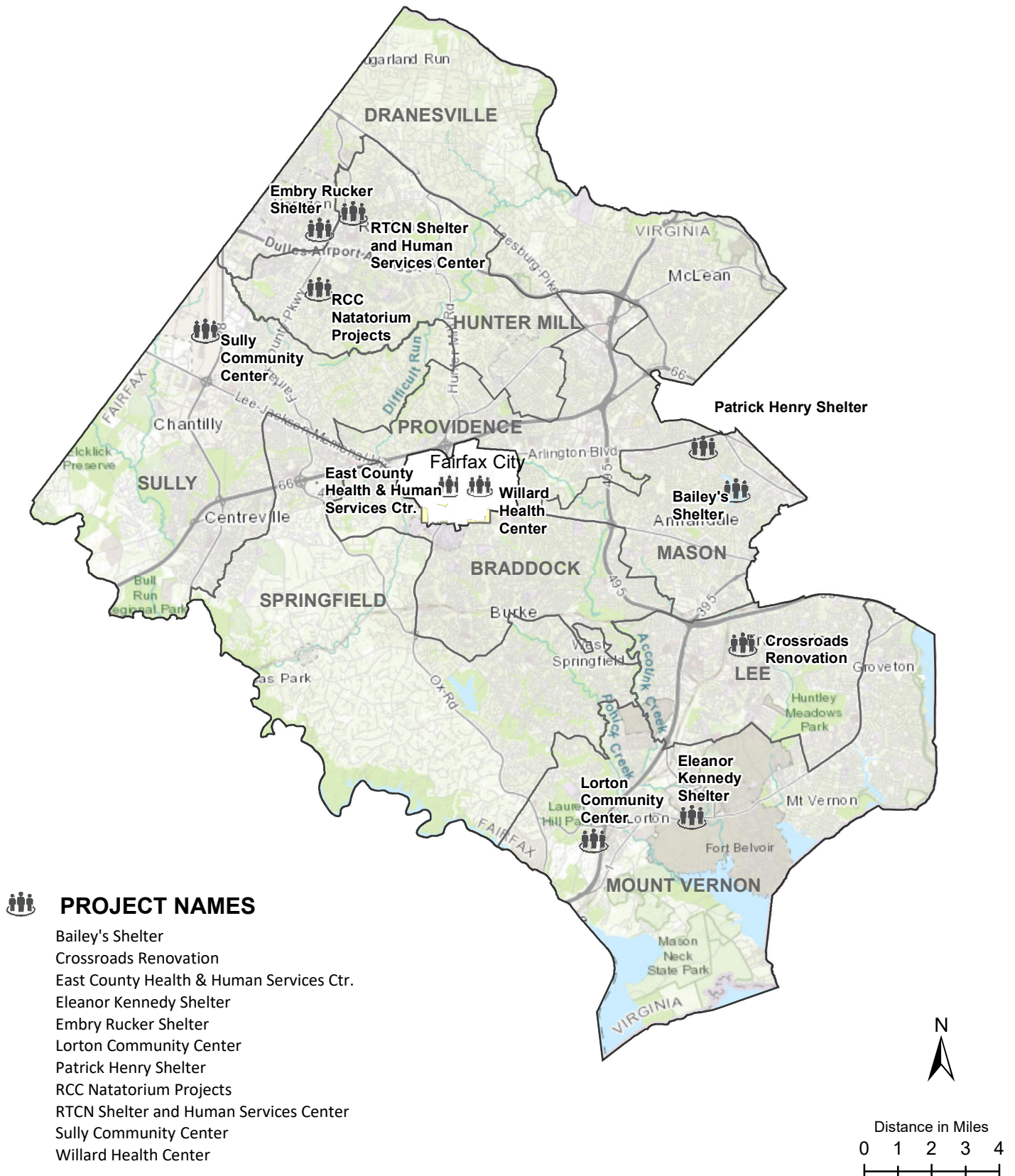
Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

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



# HEALTH AND HUMAN SERVICES PROJECT LOCATIONS





1742

# Public Safety and Court Facilities

---

## Public Safety Goals

- ✓ To protect persons and property by providing facilities that will aid in the enforcement of the laws of the Commonwealth of Virginia and Fairfax County.
- ✓ To provide facilities that will aid in the prevention of fires, the control and extinguishment of fire incidents and the provision of emergency medical services.
- ✓ To provide facilities that will aid in the development of effective training programs for public safety personnel.
- ✓ To provide facilities for the humane care, feeding and temporary shelter of stray or unwanted animals.
- ✓ To provide facilities that will ensure that the County's public safety fleet is operated in a safe and cost-effective manner.

## Court Facilities Goals

- ✓ To provide facilities for the timely processing and adjudication of all cases referred to the 19th Judicial Circuit Court, General District Court and Juvenile and Domestic Relations District Court.
- ✓ To provide facilities for the immediate and adequate confinement of individuals who are awaiting trial or sentencing, or who are actually serving sentences of twelve months or less.
- ✓ To provide facilities for the accomplishment of efficient, effective and accredited residential care programs for juveniles.
- ✓ To provide the judicial system with a wide range of disposition alternatives so that confinement not only protects society but takes into account the nature of the offense and the cost of detention.
- ✓ To provide safe and secure judicial facilities for both the public and staff.

## Public Safety

### PROGRAM DESCRIPTION

Fairfax County continues to demand the timely delivery of modern, efficient public safety services. The provision of an appropriate level of service requires facility improvements of three general types: construction of new facilities to provide improved service levels; construction of new facilities to replace temporary rented or substandard quarters; and renovation and/or expansion of existing facilities. Public Safety facilities include those associated with Fire and Rescue, Police, Animal Control and E-911 communications.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Establish and maintain, at a minimum, a 7-minute total response time coverage for fire and rescue emergencies to at least 95 percent of the County's population.
- ✓ Locate fire stations on a street with a traffic signal with pre-emption capability at a nearby intersection.
- ✓ Build new fire and rescue stations in the Tysons Corner area; and continue to renovate older existing Fire Stations.
- ✓ Build a new police station, and/or other public safety facility in the Laurel Hill area.
- ✓ Maintain the current Animal Shelter on West Ox Road, and construct a new animal shelter in the southeast portion of the County.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Areas II (amended through 4-4-2017), III (amended through 9-26-2017), and IV (amended through 3-14-2017), and the Policy Plan Element, Public Facilities Section (amended through 7-25-2017), as amended.

### PROGRAM INITIATIVES

Public Safety facilities are generally supported by General Obligation Bonds, most recently by the 2015 and 2018 Public Safety Bond Referenda. The 2015 Referendum included support for the renovation/expansion of the Franconia Police Station, the Police Tactical Operations Facility at Pine Ridge and the replacement of the Emergency Vehicle Operations Center (EVOC) and K9 Center. These facilities were well beyond their useful life expectancy and undersized to meet the current functions/operations of the Police Department. In addition, the referendum supported a new Heliport and a new South County Police Station with a co-located full service Animal Shelter. The 2018 Referendum includes upgrades to the Mason District Police Station, the Criminal Justice Academy and the Police Department Annex, as well as the Mount Vernon, Gunston, Seven Corners, and Fairview Fire Stations and one volunteer station.

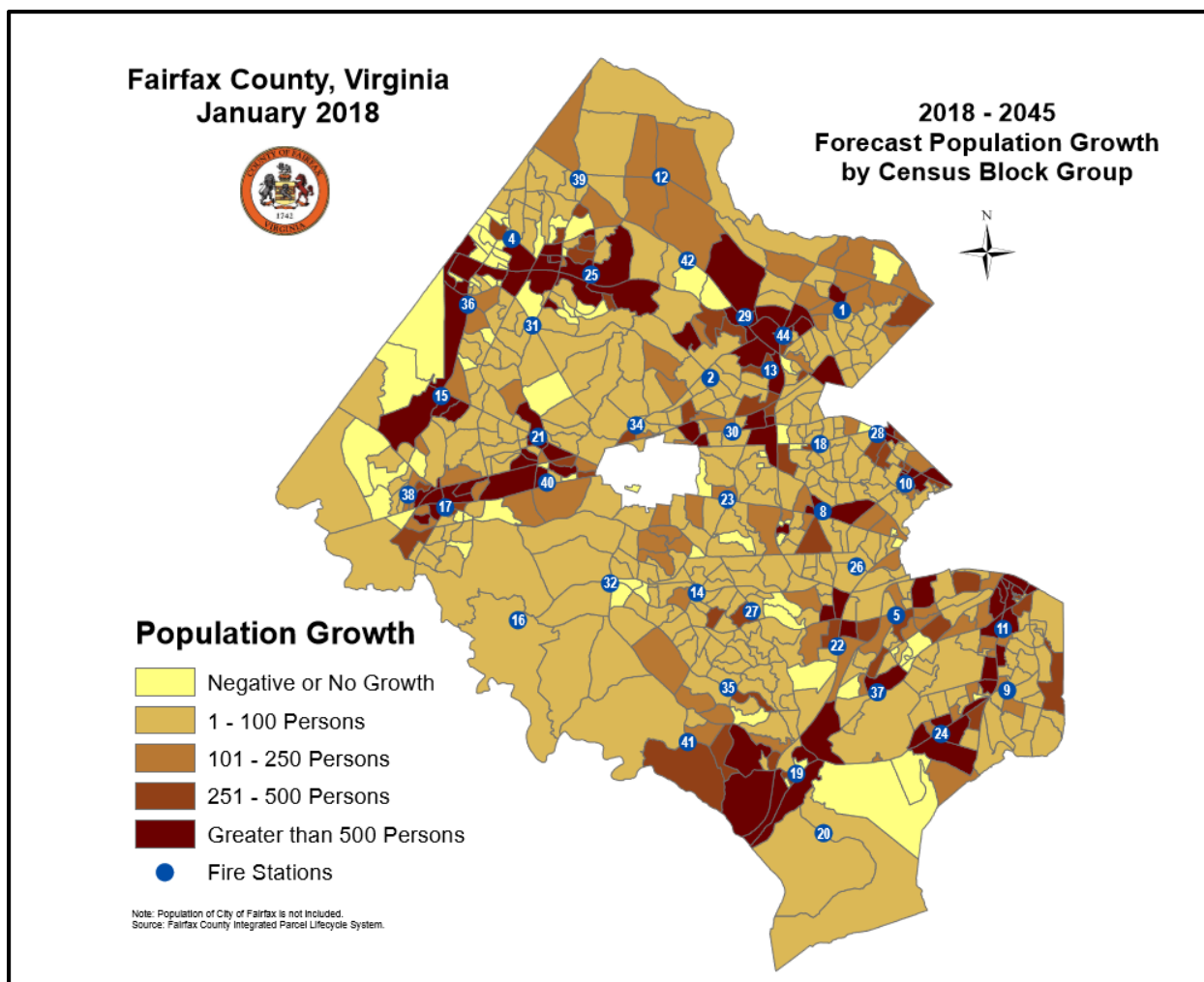
The projected growth of Tysons as part of Tysons Redevelopment requires a new Tysons District Police Station to provide urban-style police service for the area. A new police station has been identified as a potential public facility proffer as part of the redevelopment and will be negotiated in partnerships with the developer.

The Fire and Rescue Department's Fire Station Location Master Plan served as the general plan for locating fire stations in the County. The Master Plan defined criteria such as population, incident activity, development types and densities, road networks, target hazards, and response times for determining where fire stations were needed. In addition, a Fire Station Condition Assessments study was completed for 11 volunteer-owned fire stations and 21 County-owned fire stations. The results of this assessment, in conjunction with the increasing demand to provide accommodations for the department's female personnel, have been utilized to prioritize facility improvements as well as identify the need to replace existing stations.

In June 2010, the Fairfax County Board of Supervisors adopted the Tysons Corner Comprehensive Plan which includes a relocation of the existing Tysons Fire Station and identifies areas for additional fire stations to support development over the next twenty years. In 2011, a replacement of the existing Tysons Fire Station was negotiated as part of a development proffer. In early 2013, land as well as design and construction of a second fully functional fire station in the Tysons East area was negotiated through a development partnership to support growth in Tysons.

Long range plans for the Fire and Rescue Department include expanding existing fire stations or planning infill fire stations to meet the emergency service needs of projected high-density development throughout the County. The Fire and Rescue Department conducts research on response times and best practices in resource allocation to optimize service delivery, to prioritize funding for new fire stations and for renovating/expanding or replacing existing stations to meet future service demand.

The map that follows depicts the population densities as compared to the existing Fire Station locations. This map is one of the tools used to prioritize Fire and Rescue Department projects for future planning.



Fire Station #	Fire Station Name	Fire Station #	Fire Station Name
1	McLean	23	West Annandale
2	Vienna	24	Woodlawn
4	Herndon	25	Reston
5	Franconia	26	Edsall Road
8	Annandale	27	West Springfield
9	Mount Vernon	28	Seven Corners
10	Bailey's Crossroads	29	Tysons Corner
11	Penn Daw	30	Merrifield
12	Great Falls	31	Fox Mill
13	Dunn Loring	32	Fairview
14	Burke	34	Oakton
15	Chantilly	35	Pohick
16	Clifton	36	Frying Pan
17	Centreville	37	Kingstowne
18	Jefferson	38	West Centreville
19	Lorton	39	North Point
20	Gunston	40	Fairfax Center
21	Fair Oaks	41	Crosspointe
22	Springfield	42	Wolftrap
		44	Scotts Run

## CURRENT PROJECT DESCRIPTIONS

1. **Feasibility Studies** (Countywide): \$280,689 to conduct feasibility studies at various Public Safety Facilities to determine the scope of renovations required.
2. **Tysons Redevelopment Facilities Study** (Providence, Hunter Mill and Dranesville Districts): \$343,678 to support a facilities study associated with the Tysons area redevelopment.

### Fire and Rescue

3. **Chantilly Fire Station – 2022** (Sully District): \$18,000,000 is estimated to be required for design and construction of a renovated/expanded or replacement 4-bay fire station. The existing three bay station, constructed in 1989, requires upgrades to major building systems, enhanced bunkrooms and locker facilities for female personnel, and an additional apparatus bay for future growth. Other building space deficiencies include 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 2022 Public Safety Bond Referendum.
4. **Edsall Fire Station - 2015** (Mason District): \$12,100,000 has been approved for design and construction of a renovated/expanded 4-bay fire station. Edsall Fire Station was constructed in 1974 and requires upgrades to building systems that are beyond the end of their life expectancy. In addition, the station's 2 ½ apparatus bays are undersized, female living facilities are inadequate, and space is needed to conduct operations support functions. A larger fire station provides flexibility to add emergency units to meet future demand for services resulting from population growth and development in the surrounding areas. This project is currently in the design phase and scheduled to start construction in fall 2019. This project was approved as part of the 2015 Public Safety Bond Referendum.
5. **Fairview Fire Station - 2018** (Springfield District): \$16,000,000 has been approved for a renovated/expanded or replacement fire station with 4 apparatus bays. This station was constructed in 1981 and requires upgrades to building systems, an additional apparatus bay, enhanced female living facilities, and space for support functions. Future plans include locating a Tanker at the Fairview Station to respond to areas of the County that do not have hydrants. A Tanker is needed to significantly improve response times and effectiveness of fire suppression resources in these areas that lack sufficient water resources. This project was approved as part of the 2018 Public Safety Bond Referendum.

6. **Fox Mill Fire Station – 2022** (Hunter Mill District): \$14,000,000 is estimated to be required to renovate/expand or replace the existing 2-bay fire station constructed in 1979. The station requires upgrades to major building systems and an additional apparatus bay to support future growth. In addition, female living facilities are inadequate, and space is needed to conduct operations support functions. The Fox Mill Fire Station's response area includes Reston and the Route 28 corridor targeted for high density development in conjunction with the Silver Line Metrorail which will increase future demand for medical and fire suppression services. This project is proposed as part of the 2022 Public Safety Bond Referendum.
7. **Frying Pan Fire Station – 2022** (Hunter Mill District): \$18,000,000 is estimated to be required to renovate/expand or replace the existing 3-bay fire station built in 1988. The expanded or replacement station would include upgrades to major building systems and an additional apparatus bay to support future growth. Other building space deficiencies include personal protective gear storage, women's shower and locker facilities, apparatus bay storage, and decontamination area. The Route 28 Corridor is targeted for high density residential and commercial development which will increase future demand for emergency medical and fire suppression services. This project is proposed as part of the 2022 Public Safety Bond Referendum.
8. **Gunston Fire Station - 2018** (Mount Vernon District): \$13,000,000 has been approved for a renovated/expanded or replacement fire station with 3 apparatus bays. This station was constructed in 1976 and requires major building systems upgrades that are beyond the end of their life expectancy. In addition, apparatus bays are undersized, female living facilities are inadequate, and space is needed to for operations and support functions. This project was approved as part of the 2018 Public Safety Bond Referendum.
9. **Jefferson Fire Station - 2012** (Mason District): \$15,700,000 for a new two-story replacement fire station with 5 apparatus bays at the site of the existing station. The original fire station, built in 1953, was a Volunteer station which has far exceeded its useful life cycle and needs to be replaced to meet operational requirements. The project also includes a temporary fire station off-site to maintain fire and rescue services during construction. The station is currently in construction and is scheduled to be completed in early 2020. This project was approved as part of the 2012 Public Safety Bond Referendum.
10. **Lorton Volunteer Fire Station** (Mount Vernon District): \$14,140,000 has been approved for a new, two-story, 4-bay Lorton Volunteer Fire Station, demolition of the existing fire station, a temporary fire station during construction, and site improvements to the 3.3-acre site. The original Volunteer fire station built in 1961 has exceeded its useful life cycle. Per an Agreement with the Lorton Volunteer Fire Department and the Board of Supervisors, a new County-owned replacement station including volunteer space will be constructed at the existing site. An agreement with the Volunteers to transfer ownership of the land and facility to the Board of Supervisors was approved on June 17, 2014. The project is currently in construction and is scheduled for completion in fall 2020.
11. **Merrifield Fire Station - 2015** (Providence District): \$9,000,000 has been approved to renovate/expand the existing station which was constructed in 1979. Renovations are needed to replace building systems and to utilize space vacated by the Providence District Supervisor's office, now located at the Providence Community Center. The existing station lacks sufficient living facilities for female personnel, a physical fitness area, and space for operations support functions. Merrifield is one of the revitalization areas in the County targeted for commercial and residential development. The project is currently in the design phase and is scheduled for construction to begin in summer 2019. This project was approved as part of the 2015 Public Safety Bond Referendum.
12. **Mt Vernon Fire Station - 2018** (Mount Vernon District): \$16,000,000 has been approved for a renovation/expansion or replacement fire station with 4 larger apparatus bays. This station was constructed in 1969 and requires major building system upgrades. In addition, apparatus bays are undersized, female living facilities are inadequate, and space is needed for support functions. The Mount Vernon response area includes the Richmond Highway Corridor which is one of the revitalization areas in the County targeted for commercial and residential development. This project was approved as part of the 2018 Public Safety Bond Referendum.



13. **Oakton Fire Station – 2022** (Providence District): \$16,000,000 is estimated to be required to renovate/expand or replace the existing 2½ bay fire station built in 1983. The station requires upgrades to major building systems, enhanced shower and locker facilities for female personnel, and an additional apparatus bay for future growth. Other building space deficiencies include personal protective gear storage, physical fitness area, telecommunications room, medical supply storage, and decontamination area. This project is proposed as part of the 2022 Public Safety Bond Referendum.
14. **Penn Daw Fire Station - 2015** (Mount Vernon District): \$15,400,000 is currently approved for a renovated/expanded or replacement fire station. The Penn Daw Fire Station was constructed in 1967 as a volunteer station and is one of the oldest and busiest in the County. The station's apparatus bays are undersized with very low ceilings. In addition, the station lacks adequate living quarters for female personnel and requires replacement of building systems that have far exceeded their life expectancy. The Penn Daw Fire Station's response area covers the northern section of the Richmond Highway Corridor targeted for residential and commercial development which will increase the future demand for emergency medical and fire suppression services. Staff is currently exploring an alternate site to construct a larger fire station co-located with another county facility. This project was approved as part of the 2015 Public Safety Bond Referendum and is currently in the design phase.
15. **Pohick Fire Station – 2022** (Springfield District): \$14,000,000 is estimated to be required to renovate/expand or replace the existing 3-bay station built in 1986. The station requires upgrades to building systems and infrastructure. In addition, building space deficiencies exist such as personal protective gear storage, female shower/locker facilities, physical fitness area, medical storage, and decontamination area. A larger fire station would have capacity to meet future increased demand for emergency medical and fire suppression services. This project is proposed as part of the 2022 Public Safety Bond Referendum.
16. **Reston Fire Station - 2015** (Hunter Mill District): \$14,800,000 has been approved for a larger two-story replacement facility to address outdated infrastructure and critical operational space deficiencies. The existing 2½ bay station lacks sufficient space for existing equipment, operational support functions, adequate female living space and a workout facility to maintain physical fitness. Reston is one of the areas projected for high-density commercial and residential development. A larger replacement fire station will be constructed at the existing site to address future increased demand for emergency medical and fire suppression services. An off-site temporary fire station will be provided during construction. The project is currently in the design phase and is scheduled for construction in summer 2019. This project was approved as part of the 2015 Public Safety Bond Referendum.
17. **Scotts Run Fire Station** (Providence District): \$800,000 has been approved to date for a new Scotts Run (Tysons East) Fire Station to support project management, construction management services and some station enhancements to be consistent with other fire stations throughout the County. The fire station is being designed and constructed as part of a negotiated proffer agreement. The design is in progress and construction is scheduled to start summer 2019. This station is scheduled to be operational by December 2020.
18. **Seven Corners Fire Station - 2018** (Mason District): \$13,000,000 has been approved for a renovated/expanded or replacement fire station with 3 apparatus bays. This station was constructed in 1977 and requires upgrades to major building systems. In addition, apparatus bays are undersized, female living facilities are inadequate, and space is needed for support functions. The Seven Corners station's response area includes Baileys Crossroads which is projected to experience population growth and high-density development which will increase the demand for emergency medical and fire suppression services. This project was approved as part of the 2018 Public Safety Bond Referendum.
19. **Traffic Light Preemptive Devices** (Countywide): \$160,300 has been received in proffer revenue to date, associated with the Fire Department's Emergency Vehicle Preemption (EVP) program. The EVP program provides for installation of vehicle preemption equipment on designated traffic signals along primary travel routes from the closest fire stations to a planned development. The goal of the EVP program is to improve response times to emergency incidents as well as safety for firefighters, residents, and visitors in Fairfax County.



20. **Tyson's Fire Station** (Providence District): \$1,417,152 has been received to date from negotiated proffer obligations to support the design and construction of a 5-bay replacement Tyson's Fire Station. Additional proffer funding for the fire station will be provided as the designated Tyson's development occurs. The existing 3-bay fire station constructed in 1978 requires upgrades to major building systems, additional apparatus bays, enhanced living facilities for female personnel, a physical fitness area, storage for personnel protective gear and medical supplies. A larger replacement fire station would have capacity to add emergency response units to meet future increased demand for emergency medical and fire suppression services to support population growth and high-density development in Tyson's.
21. **Volunteer Fire Station - 2018** (TBD): \$15,000,000 has been approved for a renovated/expanded or replacement volunteer fire station. Based on prior transfers of the Bailey's Crossroads Volunteer Fire Station and the Lorton Volunteer Fire Station, this project is included to plan for any future volunteer fire station being transferred to Fairfax County. There are eight remaining volunteer fire and rescue stations, which are approximately 40 years old and older. If a transfer were to occur, the major building systems are expected to be well beyond their intended life cycles and the station would require significant upgrades to meet fire and rescue operational needs. Staff is currently working on several potential transfers. This project was approved as part of the 2018 Public Safety Bond Referendum.
22. **Woodlawn Fire Station - 2015** (Mount Vernon District): \$11,900,000 has been approved to replace the existing 2½ bay station constructed in 1970 with a two story 4-bay station. The existing station has undersized apparatus bays, inadequate female living facilities, no space for operations support functions, and limited parking. The Woodlawn Fire Station's response area covers the southern section of the Richmond Highway Corridor targeted for increased development which will increase future demand for emergency medical and fire suppression services. The project is currently in the design phase and is scheduled to start construction in summer 2019. This project was approved as part of the 2015 Public Safety Bond Referendum.

## **Police**

23. **Criminal Justice Academy – 2018** (Sully District): \$18,000,000 to renovate and upgrade the Criminal Justice Academy which currently provides training for 2,300 annual recruits and incumbents from the Fairfax County Police and Sheriff, and the towns of Herndon and Vienna. The current facility has outgrown the capability to provide innovative training to recruits and incumbent officers and the academic and scenario based training rooms do not meet the needs for today's training. In addition, some of the building systems and infrastructure are beyond the end of their life cycle. This project was approved as part of the 2018 Public Safety Bond Referendum.
24. **Emergency Vehicle Operations and K9 Center – 2015** (Sully District): \$12,000,000 to replace the existing Emergency Vehicle Operations Center (EVOC) and K9 Training facility. These two facilities are located on the same site and training space is housed in two double-wide trailers. Approximately 1,300 county police officers as well as new recruits are trained at the facility. The EVOC was built as a temporary structure in 1995 and suffers from inadequate building support systems, pipes that consistently freeze in the winter months, pest infestation and insufficient space for training and vehicle maintenance. The current K9 facility is a small shed with very limited capabilities or space. A new building will co-locate both the EVOC and the K9 sections and provide efficiencies of operations and reduced costs. This project was approved as part of the fall 2015 Public Safety Bond Referendum and is currently in the design phase.
25. **Franconia Police Station – 2015** (Lee District): \$23,000,000 has been approved to renovate/expand or replace this facility which currently supports 130 officers and 30 non-sworn personnel serving approximately 51 square miles of the County. The facility was built in 1992 and houses the Lee District Supervisor's Office and the Franconia Museum. The building systems have reached the end of their useful life and the facility currently lacks adequate interviews rooms, property evidence rooms, locker rooms, an exercise room, office space and parking is limited to support the specialty units conducting operations within the District. The staff and equipment operating out of the facility has far surpassed the size of the station. The current Franconia site is very constrained and does not accommodate the needs of the Police Station. Staff is currently developing a design to co-locate this Police Station, the Lee District Supervisor's Office and the Franconia Museum, with the Kingstowne Library, and an Active Adult Center into one

comprehensive facility on the site of the new Kingstowne Regional Library. The design will also include garage parking, a County fueling station, and other potential County uses as identified in the future. This project was approved as part of the 2015 Public Safety Bond Referendum.

26. **Mason Police Station – 2018** (Mason District): \$23,000,000 has been approved to renovate/expand or replace this facility. The building systems have reached the end of their useful life and the facility does not meet the current and future operational needs of the police and governmental center operations. The current facility, built in 1975, does not have adequate office, storage, workout, or interview spaces. This facility must operate 24/7 and does not currently support operations. This project was approved as part of the 2018 Public Safety Bond Referendum.
27. **Police Evidence Storage Annex – 2018** (Providence District): \$18,000,000 was recently approved to renovate/expand or replace the existing Evidence Storage Building which currently houses the Police Department's Warrant Desk and the main Property and Evidence Section. The second and third floors are not able to adequately support high density storage, so very little can be stored above the first level of the building. Expansion of the storage area for the Police Property and Evidence Section is critical. Many of the items stored are critical evidence for court presentations, and their preservation is paramount. Adequate climate controlled storage is needed to properly store this property in an organized manner. Strict accountability and oversight is necessary to meet accreditation standards. This project was approved as part of the 2018 Public Safety Bond Referendum.
28. **Police Facility Security Upgrades – 2022** (Countywide): The Police Department is working to identify funding for a study to assess the security upgrades that may be required at Police facilities throughout the County. As the County grows, high rise development is encroaching on Police facilities creating new security concerns. The facility assessment study would identify any outdated equipment such as cameras, lighting and fencing and include recommendations for improvement.
29. **Police Heliport - 2015** (Springfield District): \$13,000,000 has been approved for a new Heliport facility. The current facility was constructed in 1984 and no longer meets the needs of the specialized staff and equipment assigned to the 24/7 facility. The flight officers, pilots, paramedics and maintenance crews perform more than 150 helicopter missions per month and more than 80 medical evacuations per year. The existing helicopter equipment, locker, storage and training spaces are insufficient to meet current operational needs. The facility was constructed to house two small helicopters; however, the current twin engine helicopters require larger hangars. This project was approved as part of the 2015 Public Safety Bond Referendum and is currently in the design phase.
30. **Police Tactical Operations - 2015** (Mason District): \$24,000,000 will support the replacement of the facility that houses the Police Department's Operations Support Bureau (OSB) including the Traffic Division and Special Operations Division (SWAT, K9, bomb squad). The current facility was originally an elementary school that was renovated in 1985. Office space, training rooms and secure storage for specialty equipment is inadequate and space is required to support the 24/7 operations. This project was approved as part of the 2015 Public Safety Bond Referendum and is currently in the design phase.
31. **South County Police Station/Animal Shelter – 2015** (Mt Vernon District): \$33,700,000 is currently approved for a new Police Station with Animal Services in the southern portion of the County. Currently the Franconia and West Springfield District Police Stations service the business and residential areas in the central and southern areas of Fairfax County. This additional Police Station will allow the department to organize smaller patrol areas and decrease response times throughout the County. The station will also house a second Animal Shelter. Currently one Animal Shelter supports an estimated 5,500 companion animals and 2,000 wildlife animals each year. Animals in the south county area must be transported long distances to the current shelter. The South County Animal Shelter will offer services such as rabies clinics, pet adoptions, spray and neuter services, wildlife education and a volunteer program in a location convenient to this portion of the County. The project is currently in design and scheduled to start construction in fall 2020. This project was approved as part of the 2015 Public Safety Bond Referendum and is currently in the design phase.

**PROJECT COST SUMMARIES  
PUBLIC SAFETY  
(\$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 Feasibility Studies 2G25-103-000	G	\$281						\$0		\$281
2 Tysons Redevelopment Facilities Study 2G25-082-000	G	\$344						\$0		\$344
<u>Fire and Rescue</u>										
3 Chantilly Fire Station - 2022 TBD	B	\$0					\$1,800	\$1,800	\$16,200	\$18,000
4 Edsall Fire Station - 2015 FS-000017	B	\$4,000	\$5,200	\$2,700	\$200			\$8,100		\$12,100
5 Fairview Fire Station - 2018 FS-000053	B	\$0	\$450	\$500	\$1,400	\$6,900	\$6,450	\$15,700	\$300	\$16,000
6 Fox Mill Fire Station - 2022 TBD	B	\$0					\$1,400	\$1,400	\$12,600	\$14,000
7 Frying Pan Fire Station - 2022 TBD	B	\$0					\$1,800	\$1,800	\$16,200	\$18,000
8 Gunston Fire Station - 2018 FS-000054	B	\$0	\$350	\$450	\$1,200	\$5,800	\$4,900	\$12,700	\$300	\$13,000
9 Jefferson Fire Station - 2012 FS-000010	B	\$8,715	\$6,000	\$840	\$145			\$6,985		\$15,700
10 Lorton Volunteer Fire Station FS-000011	B	\$4,140	\$7,500	\$2,400	\$100			\$10,000		\$14,140
11 Merrifield Fire Station - 2015 FS-000013	B	\$1,230	\$3,500	\$3,300	\$970			\$7,770		\$9,000
12 Mt Vernon Fire Station - 2018 FS-000055	B	\$0	\$450	\$500	\$1,400	\$6,900	\$6,450	\$15,700	\$300	\$16,000
13 Oakton Fire Station - 2022 TBD	B	\$0					\$1,600	\$1,600	\$14,400	\$16,000
14 Penn Daw Fire Station - 2015 FS-000015	B	\$400	\$3,300	\$5,600	\$5,900	\$200		\$15,000		\$15,400
15 Pohick Fire Station - 2022 TBD	B	\$0					\$1,400	\$1,400	\$12,600	\$14,000
16 Reston Fire Station - 2015 FS-000014	B	\$3,600	\$5,400	\$5,000	\$800			\$11,200		\$14,800
17 Scotts Run Fire Station FS-000043	X	\$185	\$565	\$50				\$615		\$800

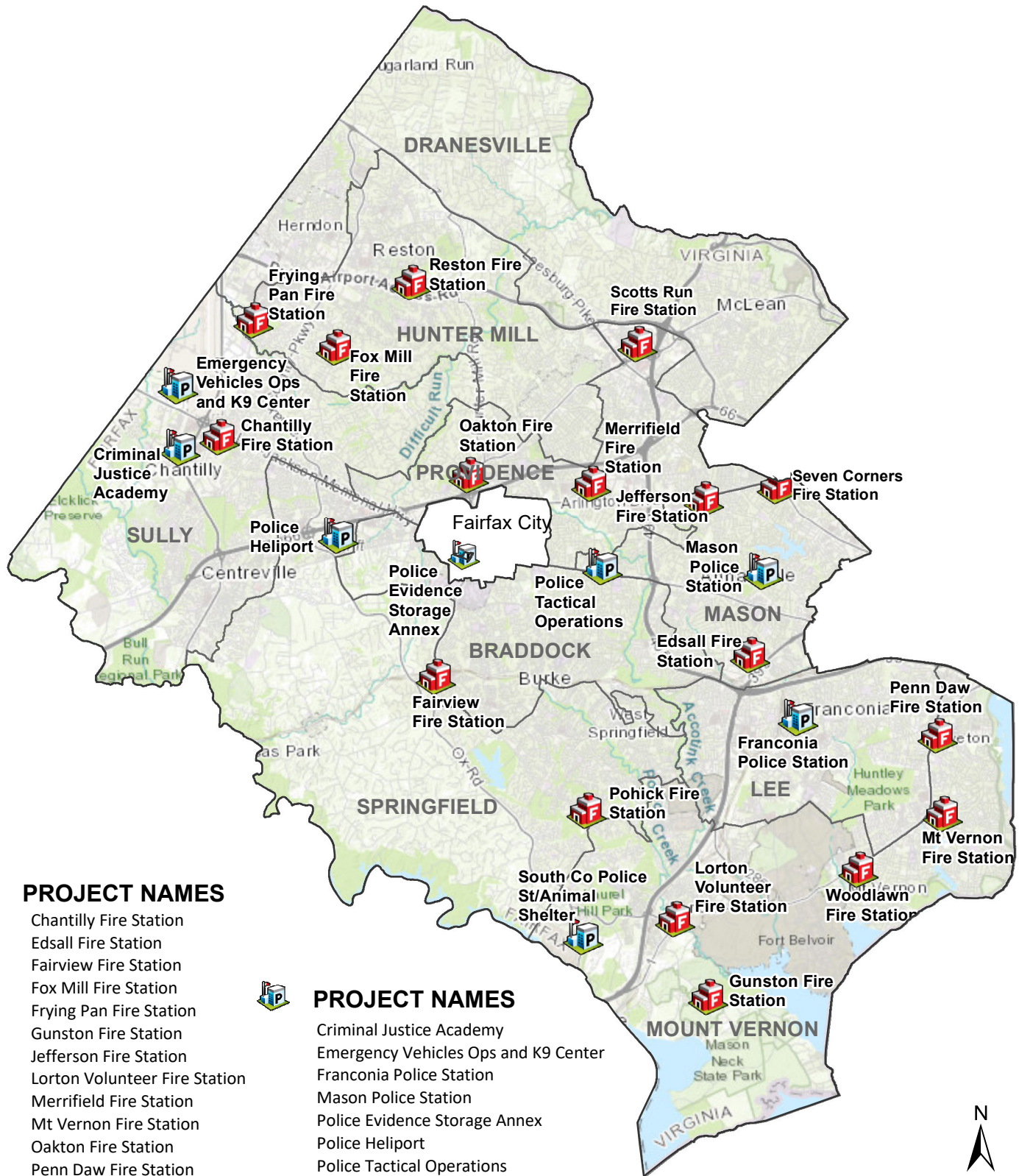
**PROJECT COST SUMMARIES  
PUBLIC SAFETY  
(\$000's)**

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
18 Seven Corners Fire Station - 2018 FS-000056	B	<b>\$0</b>	<b>\$350</b>	<b>\$450</b>	<b>\$1,200</b>	<b>\$5,800</b>	<b>\$4,900</b>	\$12,700	<b>\$300</b>	\$13,000
19 Traffic Light Preemptive Devices PS-000008	X	<b>\$160</b>						\$0		\$160
20 Tysons Fire Station FS-000042	X	<b>\$1,417</b>						\$0		\$1,417
21 Volunteer Fire Station - 2018 FS-000057	B	<b>\$0</b>	<b>\$350</b>	<b>\$450</b>	<b>\$1,200</b>	<b>\$6,600</b>	<b>\$6,100</b>	\$14,700	<b>\$300</b>	\$15,000
22 Woodlawn Fire Station - 2015 FS-000016	B	<b>\$2,360</b>	<b>\$2,150</b>	<b>\$3,900</b>	<b>\$3,390</b>	<b>\$100</b>		\$9,540		\$11,900
<u>Police</u> 23 Criminal Justice Academy - 2018 OP-000007	B	<b>\$0</b>	<b>\$700</b>	<b>\$1,100</b>	<b>\$6,400</b>	<b>\$7,500</b>	<b>\$2,200</b>	\$17,900	<b>\$100</b>	\$18,000
24 Emergency Vehicle Ops. and K9 Ctr - 2015 PS-000012	B	<b>\$2,000</b>			<b>\$700</b>	<b>\$3,500</b>	<b>\$5,600</b>	\$9,800	<b>\$200</b>	\$12,000
25 Franconia Police Station - 2015 PS-000013	B	<b>\$800</b>	<b>\$1,300</b>	<b>\$2,500</b>	<b>\$6,500</b>	<b>\$7,500</b>	<b>\$4,000</b>	\$21,800	<b>\$400</b>	\$23,000
26 Mason Police Station - 2018 PS-000026	B	<b>\$0</b>	<b>\$900</b>	<b>\$1,400</b>	<b>\$8,100</b>	<b>\$9,500</b>	<b>\$3,000</b>	\$22,900	<b>\$100</b>	\$23,000
27 Police Evidence Storage Annex - 2018 OP-000008	B	<b>\$0</b>		<b>\$700</b>	<b>\$1,100</b>	<b>\$6,400</b>	<b>\$7,500</b>	\$15,700	<b>\$2,300</b>	\$18,000
28 Police Facility Security Upgrades - 2022 TBD	B	<b>\$0</b>								TBD
29 Police Heliport - 2015 PS-000010	B	<b>\$500</b>	<b>\$700</b>	<b>\$4,650</b>	<b>\$6,400</b>	<b>\$750</b>		\$12,500		\$13,000
30 Police Tactical Operations - 2015 PS-000011	B	<b>\$900</b>	<b>\$1,100</b>	<b>\$9,000</b>	<b>\$9,700</b>	<b>\$3,200</b>	<b>\$100</b>	\$23,100		\$24,000
31 South Co Police St/Animal Shelter - 2015 PS-000009	B	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$10,000</b>	<b>\$12,600</b>	<b>\$5,000</b>	<b>\$100</b>	\$30,700		\$33,700
<b>Total</b>		<b>\$34,032</b>	<b>\$43,265</b>	<b>\$55,490</b>	<b>\$69,405</b>	<b>\$75,650</b>	<b>\$59,300</b>	<b>\$303,110</b>	<b>\$76,600</b>	<b>\$413,742</b>

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

# PUBLIC SAFETY PROJECT LOCATIONS



## PROJECT NAMES

Chantilly Fire Station  
Edsall Fire Station  
Fairview Fire Station  
Fox Mill Fire Station  
Frying Pan Fire Station  
Gunston Fire Station  
Jefferson Fire Station  
Lorton Volunteer Fire Station  
Merrifield Fire Station  
Mt Vernon Fire Station  
Oakton Fire Station  
Penn Daw Fire Station  
Pohick Fire Station  
Reston Fire Station  
Scotts Run Fire Station  
Seven Corners Fire Station  
Woodlawn Fire Station



## PROJECT NAMES

Criminal Justice Academy  
Emergency Vehicles Ops and K9 Center  
Franconia Police Station  
Mason Police Station  
Police Evidence Storage Annex  
Police Heliport  
Police Tactical Operations  
South Co Police St/Animal Shelter



Distance in Miles  
0 1 2 3 4

## Court Facilities

### PROGRAM DESCRIPTION

The current focus of the County's criminal justice system is to provide adequate court facilities and update aging jail facilities and security systems.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Meet all State standards for incarceration space, including the expansion of adult detention facilities if required.
- ✓ Plan and construct additional or expand existing facilities necessary to maintain the efficient and expedient processing and adjudication of cases, maintain a central location for the main court system for the County to be convenient to all County residents.
- ✓ Maintain adequate levels of service at existing or new Court and Central Court Service facilities, pre- and post-dispositional juvenile facilities, and for community intake and probation services.
- ✓ Provide supervised residential living/educational centers for selected non-violent male and female offenders referred to the Community Diversion Program from the District or Circuit Court.

Source: 2017 Edition of the Comprehensive Plan, Area III (amended through 9-26-2017), and the Policy Plan Element, Public Facilities (amended through 7-25-2017) and Human Services Sections (amended through 3-4-2014), as amended.

### PROGRAM INITIATIVES

The Judicial Center is used by over 2,500 people daily and experiences significant wear to the public spaces and building systems. There are 26 courtrooms within the original portion of the Courthouse which were in need of renovations including improved lighting, ductwork realignment and technology upgrades to keep the rooms operational. Funding for the first four courtrooms was provided and the modifications are complete. An additional \$20 million for the remaining 22 courtrooms was approved as part of the fall 2012 bond referendum. However, an amount of \$4.0 million was redirected to the Jennings Courthouse Data Center to support critical and immediate requirements at the Courthouse. An amount of \$5.0 million was approved by the voters as part of the November 2018 Public Safety Bond Referendum and will replace the redirected \$4.0 million and support construction escalation associated with current market conditions. It is anticipated that additional escalation funding will be required in the future to complete all courtroom renovations.

A new Public Safety Headquarters (PSHQ) to replace the Massey Building opened to staff in fall 2017. All personnel have been relocated and the Massey Building and Massey Annex are scheduled to be demolished. Funding has been provided for a Massey Complex Master Planning project to evaluate potential land use alternatives for the future of the entire Massey Complex. The master planning effort will include assessment of priority County uses for the site, including future criminal justice, public safety and human services' needs, as well as City of Fairfax and George Mason University interest in the site. Major areas of consideration will include the site of the Massey Building, the Old Courthouse, 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.

The Adult Detention Center (ADC), in the same complex, is a three-building compound with beds for 1,343 inmates constructed in 1978, 1988 and 1998. The buildings are interconnected, but many of the building systems, including the security system, were not integrated as a single facility or updated when the second and third buildings were added. While some upgrades and replacements have been completed in recent years, the majority of the systems and equipment have served beyond their expected useful lifetime. A major renovation project was approved by the voters as part of the 2018 Public Safety Bond Referendum.

## **CURRENT PROJECT DESCRIPTIONS**

1. **ADC Security/Renovation – 2018** (Providence District): \$62,000,000 is currently estimated for the renovation and security system replacement at the Adult Detention Center in addition to \$510,000 which was previously approved for study/pre-design work. This facility has three wings (North, East and West), each constructed at different times. The North Wing is approximately 93,000 square feet and was constructed in 1989. The East Wing is approximately 106,000 square feet and was constructed in 1978 and the West Wing, the largest wing at approximately 310,000 square feet, was constructed in 1995. A mechanical, plumbing, and building systems assessment of each wing was conducted by a contracted engineering firm and the results indicated that most of the major building systems including plumbing, electrical, HVAC, fire protection systems and elevators required replacement and/or upgrades. In addition, some exterior work is required including weather stripping and roof repairs. Based on the magnitude of the space, as well as the infrastructure upgrades and repairs required, this facility requires a full renovation. In addition, the security systems were assessed in 2006 and again in 2016 with both studies concluding that the systems are outdated and no longer meet industry standards. System equipment repairs and maintenance have become nearly impossible as manufacturers no longer support the equipment and replacement parts are not available through standard vendors. Proposed improvements would integrate and upgrade mechanical and electronic security systems to enable Sheriff Deputies to be more proactive and avoid security issues. In order to minimize disruption to the inmates, the implementation of the security system will be conducted as part of the overall renovation project. General Fund support of approximately \$17 million will be required for the security system software, cameras and equipment. This portion of the project is not yet funded. The General Obligation Bond funding of \$45 million will support the capital improvement requirements. The bond portion of this project was approved by the voters as part of the 2018 Public Safety Bond Referendum.
2. **Courtroom Renovations Bond Funded - 2012** (Providence District): \$21,000,000 to renovate most of the existing courtrooms within Jennings Judicial Center building. These courtrooms require improved lighting, ductwork realignment and technology upgrades. Four of the 26 courtrooms were fully funded by the General Fund in the amount of \$3,530,000 and the work is complete. The remaining 22 courtrooms were approved for funding in the amount of \$20 million as part of the 2012 Public Safety Bond Referendum. However, an amount of \$4.0 million was redirected to the Jennings Courthouse Data Center to support critical and immediate requirements. Of the 22 bond-funded courtrooms, a total of 7 courtrooms are complete, 4 are in construction and the construction of the next 6 courtrooms will begin in fall 2019. An amount of \$5.0 million was approved by the voters as part of the 2018 Public Safety Bond Referendum and will replace the redirected \$4.0 million and support construction escalation associated with current market conditions. It is anticipated that additional escalation funding will be required in the future to complete the remaining courtroom renovations.
3. **Courtroom Renovations Equipment/Furniture** (Providence District): This project is supported by the General Fund and provides loose furniture in the courtrooms as renovation work is complete. The 26 courtrooms in the Jennings Judicial Center are scheduled to be renovated over several years. Equipment and furniture requirements include: attorney seating, juror seating, judge's chairs, clerk's chairs, court reporter's chairs, deputy's chairs, witness chairs, non-technical podiums, jury deliberation room tables and chairs, and victim/witness room tables and chairs.

**PROJECT COST SUMMARIES  
COURT FACILITIES  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024			
1 ADC Security /Renovation - 2018 2G91-001-000	G, B	<b><i>\$700</i></b>	<b><i>\$1,400</i></b>	<b><i>\$2,000</i></b>	<b><i>\$12,000</i></b>	<b><i>\$14,000</i></b>	<b><i>\$14,900</i></b>	\$44,300	\$17,000	\$62,000
2 Courtroom Renovations-Bond Funded - 2012 CF-000003	B	<b><i>\$9,900</i></b>	<b><i>\$3,400</i></b>	<b><i>\$3,400</i></b>	<b><i>\$3,000</i></b>	<b><i>\$1,300</i></b>		\$11,100		\$21,000
3 Courtroom Renovation Equipment/Furniture 2G08-017-000	G	<b><i>\$1,589</i></b>						\$0		\$1,589
<b>Total</b>		\$12,189	\$4,800	\$5,400	\$15,000	\$15,300	\$14,900	\$55,400	\$17,000	\$84,589

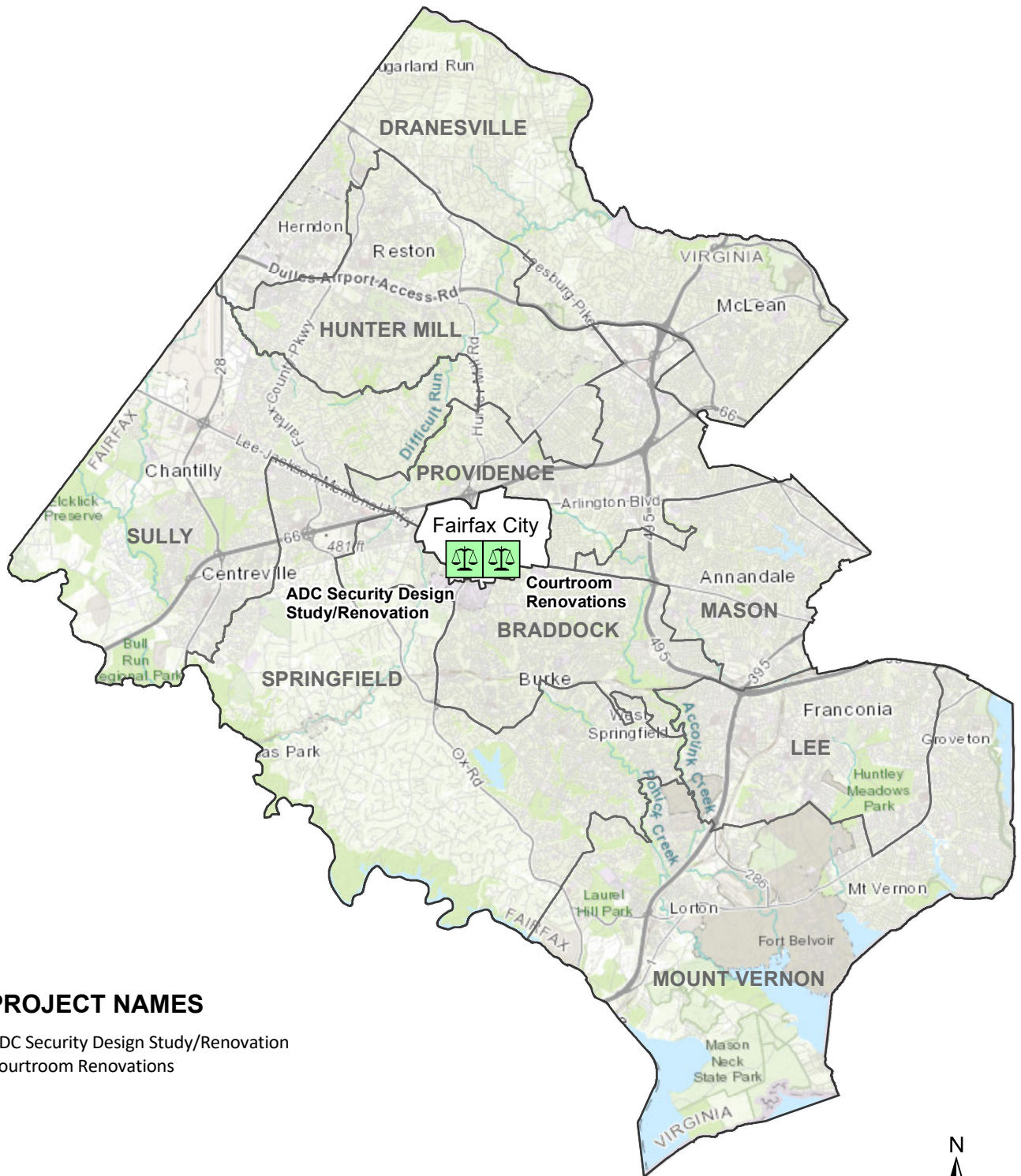
Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

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



# COURT FACILITIES PROJECT LOCATIONS



## PROJECT NAMES

ADC Security Design Study/Renovation  
Courtroom Renovations



Distance in Miles  
0 1 2 3 4



1742

# Government Facilities

---

## **Libraries Goals**

- ✓ To continue to provide a modern network of effective, relevant and efficient library services that are convenient and accessible for the changing population of Fairfax County.
- ✓ To locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.
- ✓ To ensure that library facilities are compatible with adjacent land uses and with the character of the surrounding community and that the size of each facility provides adequate space for the population to be served.
- ✓ To continually evaluate patron needs and usage, providing a basis for responsible library management decisions in the public interest.

## **Infrastructure Replacement and Upgrades Goals**

- ✓ To provide for a planned series of renovations, improvements, and repairs that will maximize the useful life of County facilities.
- ✓ To modify County facilities and environmental control systems to increase energy utilization efficiency.
- ✓ To provide emergency repairs to County facilities and correct potential safety or structural hazards.

## **Government Facilities and Programs Goals**

- ✓ To provide County vehicle maintenance facilities that are located on adequate and appropriate sites.
- ✓ To support the Board of Supervisors' Environmental Agenda through annual environmental improvement projects.
- ✓ To provide improvements and redevelopment at County owned facilities.

# Libraries

## PROGRAM DESCRIPTION

Fairfax County Public Library branches differ in size, collection, and customers served. The libraries all have one thing in common: a commitment to provide easy access to a multitude of resources for the education, entertainment, business and pleasure of Fairfax County, Town of Herndon, Vienna and City of Fairfax residents of all ages.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Provide at least 0.5 square foot of library space per resident, to be served by regional libraries between 25,000 to 39,000 square feet and community libraries between 10,000 to 17,000 square feet, as well as redesign and renovate existing libraries to upgrade facility subsystems and maximize the use of information technologies.
- ✓ Develop a program for the relocation of Reston Regional Library; and construct a new regional library in the Kingstowne area.
- ✓ Consider a future library presence in the Tyson's Urban Center.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Areas I (amended through 10-24-2017), II (amended through 4-4-2017), III (amended through 3-14-2017), and IV (amended through 3-14-2017), and the Policy Plan Element (amended through 7-25-2017), Public Facilities Section, as amended.

## PROGRAM INITIATIVES

Changing demographics indicate a growing diversity among residents and among communities within Fairfax County. Expanding technologies offer new opportunities and users demand improved access to information resources and service delivery. The Library must provide a network of facilities that offer library services responding to the needs of the community in which each library is located, and it must provide system-wide mechanisms to share resources among branches. New facilities must be designed to utilize new technologies for information delivery, and existing facilities redesigned and renovated to maximize the use of space and incorporate modern technologies.

The Library Board of Trustees, whose members are appointed by the Board of Supervisors, the School Board and the City of Fairfax Council, are responsible for library policy. Planning is based on "Recommended Minimum Standards for Virginia Public Libraries," published by the Library of Virginia, which sets basic requirements for receiving supplemental State Aid. The priority of construction projects is based on many factors, including the age and condition of buildings, projected population growth in the service area, usage patterns, insufficiencies at existing facilities and demand for library services in unserved areas of the County. Library projects have been primarily financed with General Obligation Bonds.

Funding in the amount of \$25 million was approved by the voters on November 6, 2012 to renovate Pohick Regional Library, Tysons-Pimmit Regional Library, John Marshall Community Library, and Reston Regional Library. The Pohick and Tysons Pimmit Library projects were completed and the libraries opened to the public in 2017. The John Marshall Library is also complete and reopened in October 2018.



*John Marshall Library Renovation*

## CURRENT PROJECT DESCRIPTIONS

1. **Feasibility Studies - Library Facilities** (Countywide): \$477,998 to conduct feasibility studies to determine the scope for renovations of various libraries. Most recently, the Kingstowne Regional Library and the Lorton Library feasibility studies have been completed. A feasibility study for the Patrick Henry Library has been initiated for the initial programming and conceptual design, and to explore a potential partnership with the Town of Vienna for the joint redevelopment of the Library site.
2. **George Mason Regional Library - 2020** (Mason District): \$13,000,000 is estimated to renovate and upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. While the population in the service area has not grown significantly, usage patterns at this location place it among the busiest six libraries in both door count and circulation. The present configuration is plagued with an antiquated layout that does not adequately reflect modern library design, usage or aesthetics. This location has suffered from recurring issues with the HVAC, inadequate electrical wiring to support device usage by customers, and a myriad of other facility related repairs/incidents. Based on the age and condition of the facility it is difficult to make significant changes to the overall layout or outfit the facility with the infrastructure required to support the technology requested by library customers. This project is proposed as part of the 2020 Library Bond Referendum.
3. **Kingstowne Regional Library - 2020** (Lee District): \$30,000,000 is estimated for the Kingstowne Regional Library which is currently located in leased space within a shopping center. The leased space has significant challenges, including space constraints, ongoing issues with water leakage from tenants on the floor above, disruption to operations due to maintenance, and inadequate parking. A larger collection area, additional meeting rooms, and significant technology infrastructure upgrades are required to meet current and future operational needs of the Library system. The site for a new library was previously purchased by the County to replace the existing leased space with a newly constructed library. The Kingstowne Library site is being considered not only for the Library but for a co-location site with the Franconia Police Station and District Supervisor's Office which were approved by the voters as part of the 2015 Public Safety Bond Referendum. This Library portion of the project is proposed as part of the 2020 Library Bond Referendum.
4. **Lorton Community Library - 2020** (Mt. Vernon District): \$10,000,000 is estimated to be required for the Lorton Community Library which was built in 1990. The existing facility is in need of renovations to meet the community needs and to upgrade building systems and infrastructure to meet current and future operational needs of the Library System. The expansion and renovation of the existing Lorton Library Lorton is currently being considered to be co-located with the Lorton Community Center which was approved by the voters as part of the 2016 Human Services and Community Development Bond Referendum. The Library project is proposed as part of the 2020 Library Bond Referendum.

5. **Patrick Henry Community Library - 2020** (Hunter Mill District): \$22,000,000 is estimated as the County's share of a proposed joint development project between Fairfax County and the Town of Vienna to renovate the Library and provide additional parking structures for the Library and the town. Patrick Henry Community Library is one of the busiest community locations in the library system, operating at a level of a small regional. Renovation is required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. The building is one of the oldest, resulting in an antiquated layout that does not adequately reflect modern library design and usage. Based on the age and condition of the facility it is difficult to make significant changes to the overall layout or outfit the facility with the infrastructure required to support the technology requested by library customers. This project is proposed as part of the 2020 Library Bond Referendum.
6. **Reston Regional Library - 2012** (Hunter Mill District): \$10,000,000 has been approved for the replacement of the Reston Regional Library. The existing facility was constructed in 1985, and is located within the overall master plan area that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at Reston Town Center North (RTCN). The County solicited development proposals under the PPEA Guidelines, for the Phase 1 development of the two County-owned parcels, known as Blocks 7 & 8. This parcel currently houses the existing Reston Regional Library and Embry Rucker Shelter. The proposals received were rejected due to the proposed scope and cost being beyond the required development scope. Options for procurement and development concepts for 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.
7. **Sherwood Regional Library - 2020** (Mt Vernon District): \$16,000,000 is estimated for the renovation of the Sherwood Community Library. Renovation is required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. This Library is located off a main thoroughfare and is unique in that it services a large middle school population from the Walt Whitman Intermediate School, located next door. This location has suffered from recurring roofing problems, inadequate electrical wiring to support device usage by customers, and a myriad of other facility related repairs/incidents. In its present configuration, it is plagued with an antiquated layout that does not adequately reflect modern library design and usage. Further, a recent rise in incidents has resulted in a Security Site Survey which recommended changes to the layout and significant security enhancements. Based on the age and condition of the facility it is difficult to make significant changes to the overall layout or outfit the facility with the infrastructure required to support the technology requested by library customers. This project is proposed as part of the 2020 Library Bond Referendum.



**PROJECT COST SUMMARIES  
LIBRARIES  
(\$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 Feasibility Studies - Library Facilities 5G25-011-000	G	<b>\$478</b>						\$0		\$478
2 George Mason Community Library - 2020 TBD	B				\$465	\$1,800	\$8,565	\$10,830	\$2,170	\$13,000
3 Kingstowne Regional Library - 2020 LB-000012	B	<b>\$15</b>	<b>\$75</b>	<b>\$305</b>	\$8,480	\$11,740	\$5,495	\$26,095	\$3,890	\$30,000
4 Lorton Community Library - 2020 LB-000010	B	<b>\$360</b>	<b>\$620</b>	\$5,400	\$2,840	\$780		\$9,640		\$10,000
5 Patrick Henry Community Library - 2020 TBD	B				\$850	\$2,940	\$8,250	\$12,040	\$9,960	\$22,000
6 Reston Regional Library - 2012 LB-000010	B	<b>\$400</b>	<b>\$2,000</b>	<b>\$2,600</b>	<b>\$2,600</b>	<b>\$2,400</b>		\$9,600		\$10,000
7 Sherwood Regional Library - 2020 TBD	B				\$465	\$2,100	\$10,665	\$13,230	\$2,770	\$16,000
<b>Total</b>		\$1,253	\$2,695	\$8,305	\$15,700	\$21,760	\$32,975	\$81,435	\$18,790	\$101,478

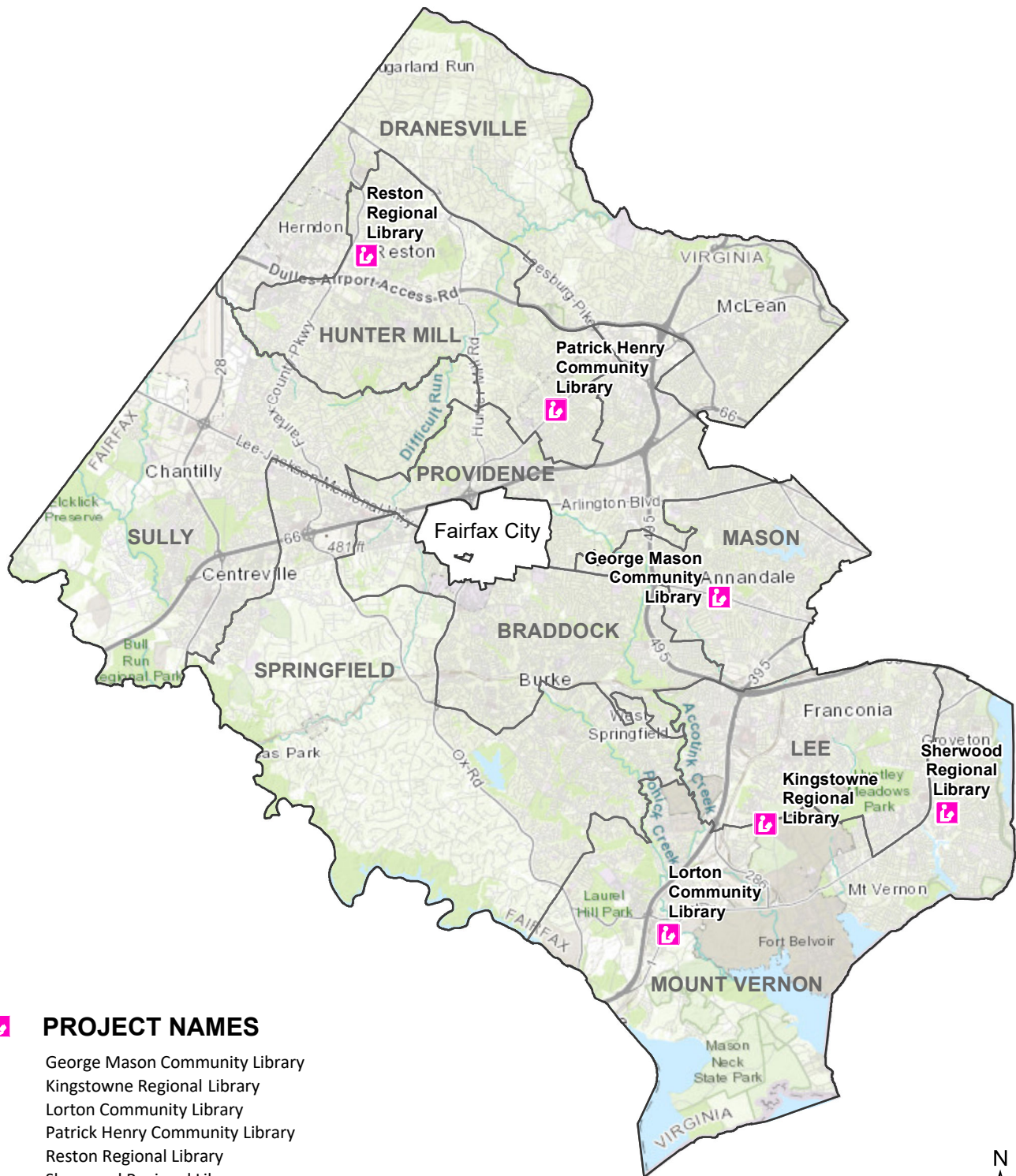
Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

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

# LIBRARIES

## PROJECT LOCATIONS



Distance in Miles  
0 1 2 3 4



# Infrastructure Replacement and Upgrades

## PROGRAM DESCRIPTION

One of the primary roles for facility management in both government and private industry is to provide for the long-term needs of the organization's capital assets. This maximizes the life of the facilities, avoids their obsolescence and provides for a planned program of repairs, improvements and restorations to make them suitable for organizational needs. Infrastructure Replacement and Upgrades is the planned replacement of building subsystems such as roofs, electrical systems, HVAC systems and plumbing systems that have reached the end of their useful life. Major renewal investment is required in facilities to replace old, obsolete building subsystems that have reached the end of their life cycle. Without significant reinvestment in building subsystems, older facilities will fall into a state of ever deteriorating condition and functionality and the maintenance and repair costs necessary to keep them functional will increase. This section also includes the upgrades associated with Americans with Disabilities (ADA) compliance at County facilities.

## LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Ensure adequate infrastructure replacement and upgrades of existing County facilities, and provide urgently needed emergency repairs to facilities in order to meet public health or safety needs.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Area IV (amended through 10-24-2017), and the Policy Plan Element, Economic Development (amended through 3-4-2014) and Public Facilities Sections (amended through 7-25-2017), as amended.

## PROGRAM INITIATIVES

The Facilities Management Department (FMD) currently provides support for evaluating facilities, identifying problems, developing costs estimates, establishing priorities and performing required infrastructure replacement and upgrades. Some of the major work completed annually at County facilities includes the replacement of building subsystems: HVAC and electrical system repairs and replacement, roof repairs and waterproofing, carpet replacement, parking lot and garage repairs, window repairs/replacement, elevator/escalator repairs/replacement, fire alarm replacement and emergency generator replacement. Fairfax County will have a projected FY 2020 facility inventory of over 11 million square feet of space (excluding schools, parks, housing and human services residential facilities). This inventory continues to expand with the addition of newly constructed facilities, the renovation and expansion of existing facilities and the acquisition of additional property. With such a large inventory, it is critical that a planned program of repairs and restorations be maintained. In addition, the age of a major portion of this inventory of facilities is reaching a point where major reinvestments are required in the building subsystems.

Many County facilities have outdated HVAC and electrical systems that are susceptible to failure or are highly inefficient energy users. Sites are identified and each individual project involves a two-step process to complete both design and construction. Roof replacement, repairs, and waterproofing are conducted in priority order based on an evaluation of maintenance and performance history. Repairs and replacement of facility roofs are considered critical to avoid the serious structural deterioration that occurs from roof leaks. By addressing this problem in a comprehensive manner, a major backlog of roof problems can be avoided. Carpet replacement and parking lot resurfacing are evaluated annually and prioritized based on the most critical requirements for high traffic areas. In addition, emergency generators and fire alarm systems are replaced based on equipment age, coupled with maintenance and performance history.

Critical emergency repairs and renovations are accomplished under the category of emergency building repairs. These small projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems. The following table outlines, in general, the expected service life of building subsystems used to project infrastructure replacement and upgrade requirements, coupled with the actual condition of the subsystem component:

<b>GENERAL GUIDELINES FOR EXPECTED SERVICE LIFE OF BUILDING SUBSYSTEMS</b>	
<b>ELECTRICAL</b>	
Service/Power	25 years
Generators	25 years
Lighting	20 years
Fire Alarms	15 years
<b>HVAC</b>	
Equipment	20 years
Boilers	15 to 30 years
Building Control Systems	10 years
<b>PLUMBING</b>	
Pipes and fittings	30 years
Fixtures	30 years
Pumps	15 years
<b>OTHER</b>	
Elevator	25 years
Escalator	25 years
Systems Furniture	20 to 25 years
Roofs	20 years
Paving	15 years
Carpet Tiles	15 years
Broadloom Carpet	7 years

Each year, the FMD prioritizes and classifies infrastructure replacement and upgrade projects into five categories. Projects are classified as Category F: urgent/safety related, or endangering life and/or property; Category D: critical systems beyond their useful life or in danger of possible failure; Category C: life-cycle repairs/replacements where repairs are no longer cost effective; Category B: repairs needed for improvements if funding is available, and Category A: good condition.

In April 2013, the County and School Board formed a joint committee, the Infrastructure Financing Committee (IFC), to collaborate and review both the County and School's Capital Improvement Program (CIP) and infrastructure upgrade requirements. One of the goals of the Committee was to develop long-term maintenance plans for both the County and Schools, including annual requirements and reserves. The committee conducted a comprehensive review of critical needs and approved recommendations to support the development of a sustainable financing plan to begin to address current and future capital requirements. The Committee found the analysis of financial policy, the review of the condition of hundreds of facilities, and the scarce options for financing to be challenging. A Final Report was developed and approved by the Board of Supervisors on March 25, 2014, and the School Board on April 10, 2014. The Report included support for conducting capital needs assessments, new policy recommendations for capital financing, including a capital sinking fund and increased annual General Fund supported funding, the adoption of common definitions related to all types of maintenance, support for County and School joint use opportunities for facilities, and continued support for evaluating ways to further reduce capital costs.

The Board of Supervisors approved the establishment of the Capital Sinking Fund as part of the *FY 2014 Carryover Review*. To date, a total of \$38,471,743 has been dedicated to capital sinking funds and allocated for infrastructure replacement and upgrades to the following areas: \$21,119,386 for FMD, \$7,752,632 for Parks, \$4,421,463 for Walkways, \$3,839,890 for County owned Roads and \$1,338,372 for Revitalization. Projects have been initiated in all of these program areas from the sinking fund allocation. FMD has initiated several larger scale projects with the \$21,119,386 allocated to the Sinking Fund, including HVAC system component replacement at the Herndon Fortnightly Library; emergency back-up generator replacements at the Government Center and Herrity Building; replacement of the reflective coating, flashing and caulking of the roofs at the Pennino Building, Herrity Building, James Lee Community Center and Springfield Warehouse; windows replacement at the Hollin Hall building; and waterproofing of the exterior building, doors and windows at the Bailey's Community Center.

In addition, as discussed with the IFC, the requirement for County infrastructure replacement and upgrades is estimated at \$26 million per year. This estimate is based on current assessment data, as well as industry standards (2 percent of the current replacement value). Based on current staffing levels, the complexity of many of the projects, and the timeline for completing replacement and upgrade projects, it is estimated that approximately \$15 million per year would be a good funding goal.

Due to budget constraints, there is no funding included in FY 2020 for infrastructure replacement and upgrade projects. However, an amount of \$8,538,000 is anticipated to be funded as part of the *FY 2019 Third Quarter Review or FY 2019 Carryover Review*. In recent years, it has been the Board of Supervisors' practice to fund some or all of the infrastructure replacement and upgrade projects using one-time funding as available as part of quarterly reviews. These projects, all Category F, will address emergency building repairs, fire alarm system replacement, HVAC system upgrades, roof repairs and waterproofing, elevator repairs, and electrical system upgrades/repairs. The following table provides specific project details of the projects that are proposed to be funded at the *FY 2019 Third Quarter Review or FY 2019 Carryover Review* to support the FY 2020 project requirements.

FY 2020 INFRASTRUCTURE REPLACEMENT AND UPGRADE PROGRAM					
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE
PROJECTS PROPOSED TO BE FUNDED AS PART OF THE FY 2019 THIRD QUARTER REVIEW OR FY 2019 CARRYOVER REVIEW					
1	Fire Alarm	James Lee Community Center	F	<ul style="list-style-type: none"> <li>Increased maintenance required to keep system operational</li> <li>Replacement parts difficult to obtain</li> <li>Safety hazard</li> <li>Disruption to building operations/end users</li> </ul>	\$185,000
2	Fire Alarm	McLean Fire Station	F	<ul style="list-style-type: none"> <li>Increased maintenance required to keep system operational</li> <li>Replacement parts difficult to obtain</li> <li>Safety hazard</li> <li>Disruption to building operations/end users</li> </ul>	\$115,000
3	Fire Alarm	Fairfax Center Fire Station	F	<ul style="list-style-type: none"> <li>Increased maintenance required to keep system operational</li> <li>Replacement parts difficult to obtain</li> <li>Safety hazard</li> <li>Disruption to building operations/end users</li> </ul>	\$115,000
4	Electrical	McConnell Public Safety and Transportation Operations Center and Police Forensics Facility	F	<ul style="list-style-type: none"> <li>Increased equipment failure</li> <li>Unreliable equipment</li> <li>Disruption to building operations</li> <li>Safety hazard</li> </ul>	\$275,000
5	Electrical	Merrifield Center (Uninterruptable Power Supply (UPS) batteries)	F	<ul style="list-style-type: none"> <li>Increased equipment failure</li> <li>Unreliable equipment</li> <li>Expired warranty</li> <li>Disruption to building operations/end users</li> <li>Safety hazard</li> </ul>	\$103,000
6	Elevator	Courthouse	F	<ul style="list-style-type: none"> <li>Increased failures</li> <li>Parts no longer available</li> <li>Unreliable equipment</li> <li>Disruption to building operations/end users</li> </ul>	\$460,000
7	HVAC	Government Center	F	<ul style="list-style-type: none"> <li>Parts no longer available</li> <li>Unreliable equipment</li> <li>Safety hazard</li> </ul>	\$500,000
8	HVAC	Herrity Building (Cooling tower)	F	<ul style="list-style-type: none"> <li>Increased failures</li> <li>Unreliable equipment</li> <li>Disruption to building operations/end users</li> <li>Increased utilities costs</li> </ul>	\$395,000
9	HVAC	Herrity Building (Chillers)	F	<ul style="list-style-type: none"> <li>Increased failures</li> <li>Parts no longer available</li> <li>Unreliable equipment</li> <li>Disruption to building operations/end users</li> <li>Increased utilities costs</li> </ul>	\$750,000

FY 2020 INFRASTRUCTURE REPLACEMENT AND UPGRADE PROGRAM					
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE
PROJECTS PROPOSED TO BE FUNDED AS PART OF THE FY 2019 THIRD QUARTER REVIEW OR FY 2019 CARRYOVER REVIEW					
10	Roof	A New Beginning	F	<ul style="list-style-type: none"> <li>· Maintenance and repairs no longer feasible</li> <li>· Water leaks</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities cost</li> </ul>	\$175,000
11	Roof	Annandale Child Development Center	F	<ul style="list-style-type: none"> <li>· Maintenance and repairs no longer feasible</li> <li>· Water leaks</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities cost</li> </ul>	\$390,000
12	Roof	Fire Training Academy	F	<ul style="list-style-type: none"> <li>· Maintenance and repairs no longer feasible</li> <li>· Water leaks</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities cost</li> </ul>	\$965,000
13	HVAC	James Lee Community Center	F	<ul style="list-style-type: none"> <li>· Increased equipment failure</li> <li>· Old technology</li> <li>· Unreliable equipment</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities cost</li> </ul>	\$650,000
14	HVAC	Courthouse	F	<ul style="list-style-type: none"> <li>· Increased equipment failure</li> <li>· Old technology</li> <li>· Unreliable equipment</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities cost</li> </ul>	\$125,000
15	HVAC	Juvenile Detention Center	F	<ul style="list-style-type: none"> <li>· Increased equipment failure</li> <li>· Old technology</li> <li>· Unreliable equipment</li> <li>· Water leaks</li> <li>· Disruption to building operations/end users</li> </ul>	\$550,000
16	Electrical	Government Center	F	<ul style="list-style-type: none"> <li>· Safety hazard</li> <li>· Old technology</li> <li>· Dangerous and difficult to maintain</li> </ul>	\$330,000
17	HVAC	Pennino Building	F	<ul style="list-style-type: none"> <li>· Increased failures</li> <li>· Parts no longer available</li> <li>· Unreliable equipment</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities costs</li> </ul>	\$750,000
18	HVAC	Herrity Building (Duct work)	F	<ul style="list-style-type: none"> <li>· Increased failures</li> <li>· Parts no longer available</li> <li>· Unreliable equipment</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities costs</li> </ul>	\$200,000
19	Site Work	Fire Training Academy (Main entrance ramp)	F	<ul style="list-style-type: none"> <li>· Maintenance and repairs no longer feasible</li> <li>· Safety hazard</li> <li>· Not compliant with the Americans with Disabilities Act</li> <li>· Disruption to building operations/end users</li> </ul>	\$160,000
20	Building Automation System	Courthouse	F	<ul style="list-style-type: none"> <li>· Increased failures</li> <li>· Parts no longer available</li> <li>· Unreliable equipment</li> <li>· Disruption to building operations/end users</li> <li>· Increased utilities costs</li> </ul>	\$225,000
21	Building Automation System	McConnell Public Safety and Transportation Operations Center and Police Forensics	F	<ul style="list-style-type: none"> <li>· Parts no longer available</li> <li>· Unreliable equipment</li> <li>· Disruption to building operations/end users</li> </ul>	\$385,000

FY 2020 INFRASTRUCTURE REPLACEMENT AND UPGRADE PROGRAM					
PRIORITY	PROJECT TYPE	FACILITY	CATEGORY	EXISTING CONDITIONS/DEFFICIENCIES	ESTIMATE
PROJECTS PROPOSED TO BE FUNDED AS PART OF THE FY 2019 THIRD QUARTER REVIEW OR FY 2019 CARRYOVER REVIEW					
22	Building Automation System	Sully District Government Center and Police Station	F	<ul style="list-style-type: none"> <li>Parts no longer available</li> <li>Unreliable equipment</li> <li>Disruption to building operations/end users</li> <li>Increased utilities costs</li> </ul>	\$275,000
23	Building Automation System	Mason Government Center	F	<ul style="list-style-type: none"> <li>Parts no longer available</li> <li>Unreliable equipment</li> <li>Disruption to building operations/end users</li> <li>Increased utilities costs</li> </ul>	\$275,000
24	Site Work	Pennino Building (Main entrance pavers)	F	<ul style="list-style-type: none"> <li>Safety hazard</li> <li>Disruption to building operations/end users</li> </ul>	\$185,000
Total					\$8,538,000

In addition to the above projects identified as part of the FY 2020 plan, FMD has identified many additional Category F and D projects. Analysis of these requirements is conducted annually and projects may shift categories, become an emergency and be funded by the emergency systems failures project, or be eliminated based on other changes, such as a proposed renovation project.

## CURRENT PROJECT DESCRIPTIONS

1. **ADA Compliance - FMD** (Countywide): This is a continuing project to support County compliance with the Americans with Disabilities Act at County-owned facilities. On January 28, 2011, the Board of Supervisors signed a Settlement Agreement and committed to remediation of the DOJ identified ADA improvements as well as the required self-assessments at the remaining unaudited facilities. Remediation of the DOJ identified violations was required by July 2018 and this work is complete. Remediation of the violations identified in the self-assessments had no specific deadline, but this work is also complete. Effective August 6, 2018, Fairfax County was released from the ADA Settlement Agreement with the DOJ. Funding for annual ADA projects to support the continuation of improvements is required, as buildings and site conditions age. For example, over time sidewalks or pavers may settle or erosion occurs changing the slope or creating gaps/obstructions, program usage changes can result in new physical barriers, or ADA entrance ramps for pedestrians can fail due to increased usage for the movement of bulk materials and equipment. It should be noted that mitigation of violations associated with Park Authority buildings and facilities is detailed in the Parks section of this document. Funding in the amount of \$300,000 has been included in FY 2020 for this project.
2. **Building Energy Management Systems** (Countywide): This is a continuing project to support the installation of Building Energy Management Systems (BEMS) within existing County facilities. BEMS control facility lighting, HVAC, bay door interlocking, and negative pressure room systems. Older facilities are retrofitted with these systems in order to increase energy efficiency.
3. **Capital Sinking Fund – FMD** (Countywide): \$21,119,387 has been allocated to date for the capital sinking fund for FMD. The Capital Sinking Reserve Fund was established as a direct result of the Infrastructure Financing Committee (IFC). The Board of Supervisors approved the allocation of the Capital Sinking Reserve Fund for capital projects as part of the *FY 2016 Third Quarter Review*. It is anticipated that funding for each sinking fund will be approved annually as part of the Carryover Review and will be allocated based on the following percentages: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization. FMD has initiated several larger scale projects with the \$21,119,387 allocated to the Sinking Fund, including HVAC system component replacement at the Herndon Fortnightly Library; emergency back-up generator replacements at the Government Center and Herrity Building; replacement of the reflective coating, flashing and caulking of the roofs at the Pennino Building, Herrity Building, James Lee Community Center and Springfield Warehouse; windows replacement at the Hollin Hall building; and waterproofing of the exterior building, doors and windows at the Bailey's Community Center.

4. **Carpet Replacement** (Countywide): This is a continuing project for carpet replacement at various County facilities where the existing carpet has deteriorated beyond repair or is in an unserviceable condition.
5. **Electrical System Upgrades and Replacements** (Countywide): This is a continuing project for the repair, renovation and upgrading of mechanical and electrical systems in various facilities throughout the County.
6. **Elevator/Escalator Replacement** (Countywide): This is a continuing project for the replacement and repairs of elevators throughout the County.
7. **Emergency Building Repairs** (Countywide): This is a continuing project to support the critical repair, renovation, remodeling and upgrading of various facilities throughout the County. Requirements include abatement of health or safety hazards and emergency or unanticipated repairs to building exteriors.
8. **Emergency Generator Replacement** (Countywide): This is a continuing project for generator replacements at various sites throughout the County. Requirements are programmed based on equipment age coupled with maintenance and performance history.
9. **Emergency Systems Failures** (Countywide): This is a continuing project to support emergency repairs and replacements to County facilities in the event of a major systems failure, such as a large HVAC system or other unforeseen event. Currently, this is the County's only source to deal with potential emergency system failures. Infrastructure Replacement and Upgrades funding is encumbered quickly because it is earmarked for specific projects. As a result, specific project balances are unavailable for emergencies. If a system failure should occur, there is the potential that a County facility may shut down, suspending services to residents and disrupting County business. Although the County's emphasis on infrastructure replacement and preventative maintenance is intended to ensure these kinds of interruptions are avoided, this funding will enable potential disruptions to be corrected immediately.
10. **Fire Alarm System Replacements** (Countywide): This is a continuing project for the replacement of fire alarm systems based on age, difficulty in obtaining replacement parts, service and overall condition assessment. This program provides for the replacement of fire alarm systems which are 15 to 30 years old, have exceeded their useful life and experience frequent failure when tested.
11. **HVAC System Upgrades and Replacement** (Countywide): This is a continuing project for the repair, renovation and/or upgrading of Heating Ventilation and Air Conditioning (HVAC) systems in various facilities throughout the County. In general, the useful life of HVAC systems is 20 years; however, some systems fail earlier due to wear and tear, and often emergency repairs are costly based on difficulty in obtaining parts and additional code requirements.
12. **MPSTOC County Support for Renewal** (Springfield District): \$2,968,549 is currently in reserve to begin to address future capital renewal requirements at the McConnell Public Safety Transportation Operations Center (MPSTOC). This funding is appropriated at the end of each year and supported by revenues received from the State. This revenue represents funding associated with the state reimbursement for their share of the operational costs at MPSTOC such as security, custodial, landscaping, maintenance, parking lot repairs and snow removal costs. The County pays for all operational requirements and the State reimburses the County annually for their share of these costs. This funding has been placed in this reserve to address future capital renewal requirements; however, two projects have been completed or are underway, reducing the balance in this project to approximately \$1.7 million.
13. **MPSTOC State Support for Renewal** (Springfield District): \$728,449 is currently in reserve to begin to address future capital renewal requirements at the McConnell Public Safety Transportation Operations Center (MPSTOC). This funding is appropriated at the end of each year and supported by revenues received from the State. This revenue represents the state's annual installment of funds for their share of future repairs and renewal costs in order to avoid large budget increases for capital renewal requirements in the future. This contribution is based on the industry standard of 2 percent of replacement value or \$3.00 per square foot.

14. **Parking Lot and Garage Repairs** (Countywide): This is a continuing project for the repair and maintenance to parking lots and garages at various locations throughout the County. Parking lot surfaces are removed, the base re-compacted and a new surface course installed. In some cases, asphalt paving is milled down and resurfaced.
15. **Public Safety Infrastructure Upgrades** (Countywide): \$3,123,000 for infrastructure replacement and upgrade projects at Public Safety facilities. This funding is supported by existing Public Safety bonds available in completed projects as a result of a favorable bid environment. These projects, all located at Public Safety/Courts facilities, are large upgrade projects with life spans in excess of 20 years and appropriately funded by bonds.
16. **Roof Repairs and Waterproofing** (Countywide): This is a continuing project for the repair and replacement of facility roofs and waterproofing systems at County buildings. Typically, roofs at County facilities range in warranty periods from 10 to 20 years.
17. **Window Replacement** (Countywide): This is a continuing project for the replacement or repair of windows where water is leaking into County buildings.

## INFRASTRUCTURE REPLACEMENT AND UPGRADES (\$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 ADA Compliance - FMD GF-000001	G	C	\$300	\$300	\$300	\$300	\$300	\$1,500	\$1,500	\$3,000
2 Building Energy Management Systems GF-000021	G	C		\$1,500	\$1,500	\$1,500	\$1,500	\$6,000	\$7,500	\$13,500
3 Capital Sinking Fund - FMD GF-000029	G	\$21,119						\$0		\$21,119
4 Carpet Replacement 2G08-003-000	G	C		\$500	\$500	\$500	\$500	\$2,000	\$2,500	\$4,500
5 Electrical System Upgrades and Replace. GF-000017	G	C		\$500	\$500	\$500	\$500	\$2,000	\$2,500	\$4,500
6 Elevator/Escalator Replacement GF-000013	G	C		\$1,000	\$1,000	\$1,000	\$1,000	\$4,000	\$5,000	\$9,000
7 Emergency Building Repairs GF-000008	G	C		\$500	\$500	\$500	\$500	\$2,000	\$2,500	\$4,500
8 Emergency Generator Replacement GF-000012	G	C		\$1,000	\$1,000	\$1,000	\$1,000	\$4,000	\$5,000	\$9,000
9 Emergency Systems Failures 2G08-005-000	G	C		\$1,000	\$1,000	\$1,000	\$1,000	\$4,000	\$5,000	\$9,000
10 Fire Alarm System Replacements GF-000009	G	C		\$500	\$500	\$500	\$500	\$2,000	\$2,500	\$4,500
11 HVAC System Upgrades and Replacement GF-000011	G	C		\$6,500	\$6,500	\$6,500	\$6,500	\$26,000	\$32,500	\$58,500
12 MPSTOC County Support for Renewal 2G08-008-000	X	\$2,969						\$0		\$2,969
13 MPSTOC State Support for Renewal 2G08-007-000	X	\$728						\$0		\$728
14 Parking Lot and Garage Repairs GF-000041	G	C		\$1,200	\$1,200	\$1,200	\$1,200	\$4,800	\$6,000	\$10,800
15 Public Safety Infrastructure Upgrades GF-000025	B	\$3,123						\$0		\$3,123



**PROJECT COST SUMMARIES**  
**INFRASTRUCTURE REPLACEMENT AND UPGRADES**  
**(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024			
16 Roof Repairs and Waterproofing GF-000010	G	C		\$600	\$600	\$600	\$600	\$2,400	\$3,000	\$5,400
17 Window Replacement 2G08-006-000	G	C		\$200	\$200	\$200	\$200	\$800	\$1,000	\$1,800
Total		\$27,939	\$300	\$15,300	\$15,300	\$15,300	\$15,300	\$61,500	\$76,500	\$165,939

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

## 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): \$4,500,000 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.
- 
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)**

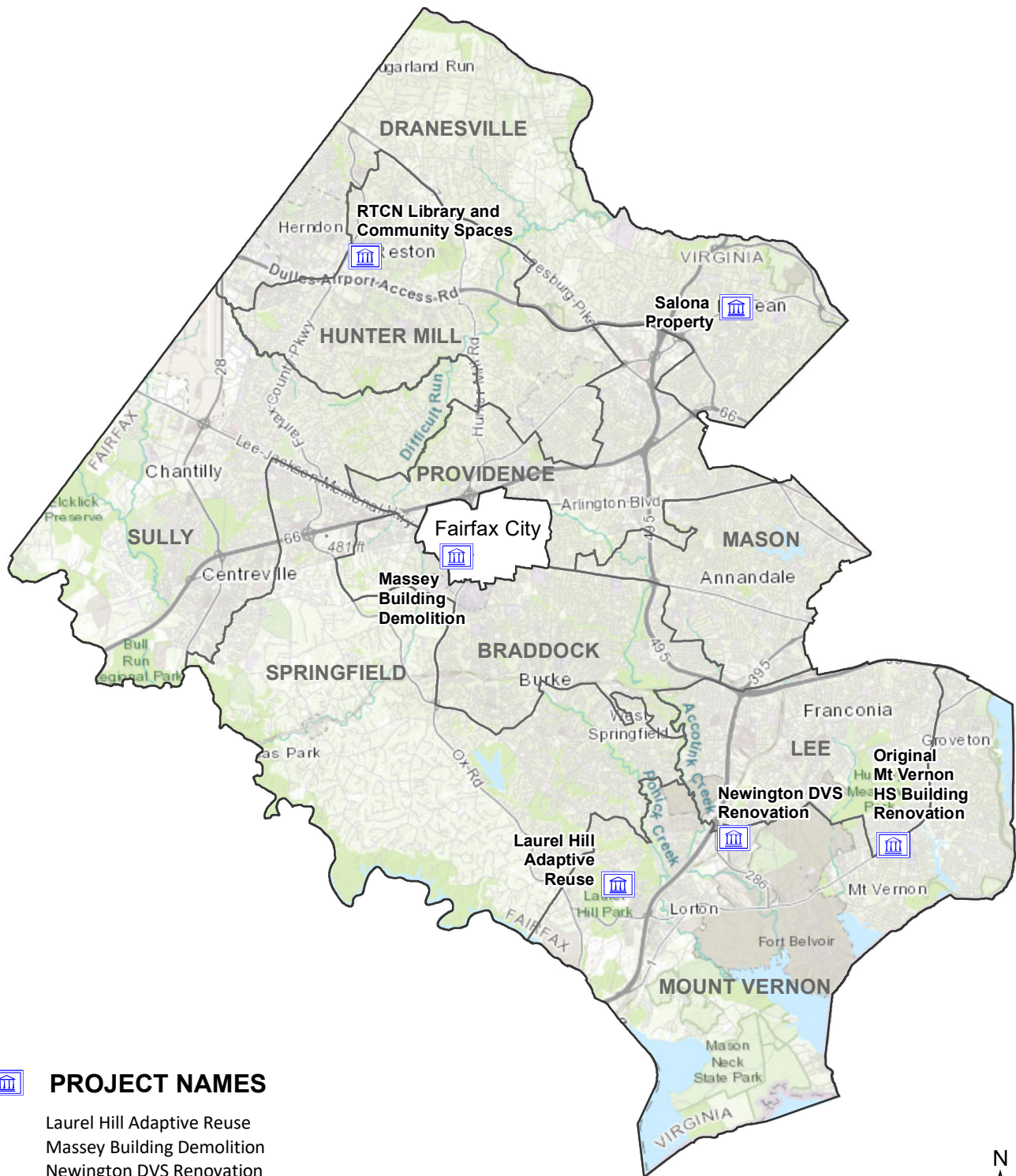
Project Title Project Number		Source of Funds	Budgeted or Expended Through FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
1	Economic Success Planning 2G02-022-000	G	\$80						\$0		\$80
2	Energy Strategy Program 2G08-020-000	G	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$22,500	\$18,000	\$45,000
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
			\$108,926	\$20,104	\$46,861	\$68,834	\$8,807	\$8,780	\$153,386	\$36,874	\$299,186

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



# Utility Services

## **Solid Waste Goals**

- ✓ To provide efficient and economical refuse collection, recycling and disposal services.
- ✓ To provide facilities for the sanitary, efficient and economical reception and transportation of solid waste generated in Fairfax County.
- ✓ To reduce the volume of solid waste stream through the implementation of recycling and waste reduction programs.
- ✓ To provide for the operation of sanitary waste disposal facilities, utilizing the most economically viable and environmentally acceptable methods available.

## **Sanitary Sewers Goals**

- ✓ To provide treatment facilities that meet applicable effluent discharge standards in the most cost-effective manner possible.
- ✓ To provide a system of conveyance and treatment facilities that is responsive to the development goals of the adopted Comprehensive Plan.
- ✓ To carry out the necessary renovation and improvements that will permit the entire system to function at a high level of efficiency.

## **Stormwater Management Goals**

- ✓ To provide a system of drainage facilities that prevents or minimizes property damage, traffic disruption and stream degradation in an efficient, cost-effective and environmentally sound manner.
- ✓ To provide lighting of residential areas, County facilities and major thoroughfares.

## **Water Supply Goals**

- ✓ To provide the facilities to treat, transmit, and distribute a safe and adequate water supply.

## Solid Waste

### PROGRAM DESCRIPTION

The Solid Waste Management Program provides refuse collection, recycling, and disposal services for County businesses and residents.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Provide conveniently located solid waste management facilities that are compatible with adjacent land uses.
- ✓ Provide an efficient, cost effective and environmentally sound solid waste management program that meets the current and future needs of the County.
- ✓ Provide an accessible waste reduction and recycling program that meets the current and future needs of the County.
- ✓ Modify and expand the I-66 Solid Waste Transfer Station, and consider the portion of the I-95 Landfill currently under closure procedures for adaptive reuse for active and passive recreational purposes.

Source: 2007 Edition of the Fairfax County Comprehensive Plan, Area IV (amended through 10-24-2017), and the Policy Plan Element, Public Facilities Section (amended through 7-25-2017), as amended.

### PROGRAM INITIATIVES

The County Solid Waste Management Program operates several facilities: The Solid Waste Transfer Station at the I-66 Solid Waste Management Complex on West Ox Road, the I-95 Solid Waste Management Complex in Lorton and the Newington Collection Operations Facility.

Both County and private hauler collection vehicles deposit their waste at the I-66 Solid Waste Transfer Station where it is consolidated into tractor trailers for transferred to the Covanta Fairfax Inc. (CFI) facility in Lorton and other disposal facilities such as the Prince William County Landfill. The I-66 facility also includes a closed municipal landfill and a recycling and disposal center for County residents and businesses.

The I-95 Solid Waste Management Complex contains a functioning ash landfill, a closed municipal waste landfill, and a recycling and disposal center providing services to residents and businesses. The I-95 Ash Landfill is used for the disposal of ash generated by Covanta's waste to energy facilities at the I-95 Landfill and in Alexandria and Arlington. Additionally, ash generated from the combustion of biosolids (sewage sludge) at Fairfax County's Noman Cole wastewater treatment plant is also deposited into the I-95 Ash Landfill.

The Newington Collection Operations Facility provides for refuse and recycling collection vehicles and ancillary equipment. The Newington Complex currently houses the County's collection fleet along with administrative facilities for personnel. Infrastructure costs are paid by refuse collection fees charged to approximately 42,347 residential County customers. About half of the County customers also receive curbside vacuum leaf collection service in the fall for an additional fee of \$0.012 per \$100 of assessed value of the home and property.

The County's twenty-year Solid Waste Management Plan was adopted by the Board of Supervisors in 2004 and updated in 2010. This Plan is required by state regulation administered by the Virginia Department of Environmental Quality and provides a framework for implementing solid waste management programs and facilities and demonstrates how the county will manage waste and recyclables for a 20-year period.

## **CURRENT PROJECT DESCRIPTIONS**

1. **I-66 Basement Drainage Renovation** (Springfield District): \$350,000 has been approved to provide for the repair and retrofit of the tipping floor drainage system under the I-66 Transfer Station. This drainage system processes all liquids produced from the tipping floor and any additional substances generated through the transportation of solid waste. Currently, the liquid is collected in floor drains located in the loading area of the basement. These drains are connected to an oil-sand separator located in the floor of the building and then moved to a grinder pump that pumps all collected material to the sewer force main located in front of the Transfer Station. The goal of this project is to assess the condition of the line connecting to the force main, repair if damaged, clean all laterals to the oil-sand separator, and to replace the existing pumping system. The long-term goal of this project is to solidify the facility's compliance with Solid Waste Regulations.
2. **I-66 Environmental Compliance** (Springfield District): \$915,000 has been approved to fund environmental management activities for the I-66 landfill which was closed in 1982. The work will include repairing areas which have settled due to decomposition of waste, operating and maintaining the landfill gas system that provides fuel for heating at several structures, conducting groundwater corrective action, installing a low-permeability cap on the existing slopes and improving the storm water management system.
3. **I-66 Permit and Receiving Center Renovation** (Springfield District): \$883,307 has been approved to fund renovations to the existing building and transfer facility at the I-66 Transfer Station. The renovation work includes replacement of the motor control center, replacement of the fire alarm/suppression system, renovation to the bathroom facilities, modifications to the existing permit office and scale house, new high-bay LED lighting and other related modifications necessary to meet present needs and building codes. Resurfacing of the tipping floor is required for the entire facility, along with ongoing pit edge and tamping crane repairs.
4. **I-66 Transport Study/Site Redevelopment** (Springfield District): \$1,683,623 has been approved to provide the design, construction, reconstruction, and retrofit of the I-66 Transfer Station's existing traffic flow patterns, citizen's drop-off area, and the Household Hazardous Waste (HHW) Collections Facility. Improvements are needed to help prevent mixing of commercial and citizen's vehicles for safety. The recycling roll-offs prior to the citizen's scales will be moved, and the existing pavement replaced with greenspace, both for aesthetics and stormwater pre-treatment. The HHW facility handles the majority of all household hazardous waste processed within Fairfax County. The current facility is aging and in need of renovation and reconstruction to meet ever increasing Household Hazardous Waste Collection Regulations and to provide safe disposal of substances collected. Additionally, the original use of the facility was to only collect HHW five days a week. Service days have recently been increased to seven days a week due to the ever growing volume processing demand of HHW within Fairfax County.

5. **I-95 Landfill Closure** (Mt. Vernon District): \$1,840,098 has been approved to meet all state and federal regulations for placing the synthetic cap on the Area Three Lined Landfill unit and repairing or reconstructing the cap on the Municipal Solid Waste (MSW) unit at the I-95 Landfill. Four phases of closure will occur in the Area Three Lined Landfill (ATLL) unit and consist of capping the landfill with a flexible membrane liner and/or low permeability soil to prevent the water infiltration from run-on and other sources. Modifications are proposed to the capped areas of the MSW unit to accommodate modernization of the Residential Disposal and Recycling Center and to make more storage areas available at the site for recyclables and other beneficial uses. This is an ongoing effort as various areas of the landfill are filled to final grades.

6. **I-95 Landfill Environmental Compliance** (Mt. Vernon District): \$1,059,536 has been approved to support two environmental initiatives associated with the I-95 complex. The first initiative will provide for the continuation of ground water investigations and remediation efforts in accordance with the ground water Corrective Action Plan for the I-95 Landfill. This initiative will provide funding in the event that additional corrective measures are needed. Investigations and corrective action efforts may involve installation of ground water monitoring wells, injection of products intended to reduce concentrations of constituents of concern, and/or recover and treat ground water, among other alternatives. The second initiative will provide for Stormwater Improvements. Most of the existing storm water detention basins that manage stormwater flow at the I-95 landfill will be reconstructed or renovated with retrofits installed to improve stormwater flow and water quality discharge. This initiative includes assessment of the existing stormwater network, recommendations for improvements, design, regulatory support, construction and construction management. These improvements are required to comply with Virginia Pollutant Discharge Elimination System permit requirements.



**I-95 Energy/Resource Recovery Facility**

7. **I-95 Landfill Leachate Facility** (Mt. Vernon District): \$3,860,478 to date has been approved for the leachate collection system. A major project was completed in FY 2017 that included additional force mains, controls, upgraded pumping, landfill de-watering efforts, pretreatment, treatment and storage facilities to process fluids collected in the leachate collection system installed at the Municipal Solid Waste (MSW) and ash disposal areas of the landfill. This project continues to address minor improvements to the system.
8. **I-95 Landfill Lot B Redesign** (Mt. Vernon District): \$1,250,000 has been approved for design, construction, reconstruction and retrofit of the I-95 landfill's existing Lot B area which is used for various residential solid waste drop-off activities. The area currently handles recyclables, solid waste, mulch/yard waste, household hazardous waste, white goods, and also encompasses other site activities such as vehicle fueling, washing, and maintenance. The goal of this project is to expand the paved area and re-arrange activities to allow for safer unloading and loading activities. A longer term future goal is to implement a covered structure within Lot B to further improve conditions for the residents, minimize operational nuisances such as contact stormwater and wind-blown dust and litter, and to provide for new waste processing equipment and methods (baler, sorting system, etc.) to maximize recycling revenue and diversion rates.
9. **I-95 Landfill Methane Gas Recovery** (Mt. Vernon District): \$2,259,232 has been approved for the installation and reconstruction of the methane gas extraction system at the I-95 Landfill, including collection wells and pipes. This project is a multi-phase project. All of the recovered methane is being utilized to produce electricity for sale to Dominion Virginia Power, to replace natural gas used as fuel to combust hydrocarbons created during thermal treatment of biosolids at the Noman M. Cole, Jr. Pollution Control Plant, and to replace propane used to heat the I-95 Landfill maintenance shop during the winter. The major landfill gas piping replacement project that began in FY 2015 has been completed.

10. **I-95 Landfill New Service Road** (Mt. Vernon District): \$1,000,000 is estimated to be required for the redesign and rebuilding of I-95 Landfill's existing entrance road which is the primary access point for residential disposal and recycling customers and commercial haulers. This project will separate public and commercial customer traffic to address safety concerns and improve the operational flow of traffic through the facility.
11. **I-95 Transfer/Materials Recovery Facility** (Mt. Vernon District): \$2,200,000 has been approved for the design and construction of an enclosed facility to handle general waste and recycling efforts at the I-95 Complex. This building will include two major components: a concrete based floor and walls/a fabric structure to enclose the facility. The base of the structure provides push walls for dumping and loading activities as well as sound suppression. The fabric structure provides protection from the elements, natural lighting and dumping clearance inside the structure.
12. **Newington Refuse Facility Enhancements** (Mt. Vernon District): \$1,855,630 has been approved to fund infrastructure improvements to the existing Newington Operations facility. These improvements include: replacing worn and leaking roofing, metal siding and gutters on the main building and the pole barn, upgrading faulty HVAC controls, replacing four obsolete garage doors, improving the men's locker room and replacing tile flooring in the main building. The project is a multi-phase project over several years that will not expand the footprint of the existing site.

**PROJECT COST SUMMARIES**  
**SOLID WASTE**  
**(\$000's)**

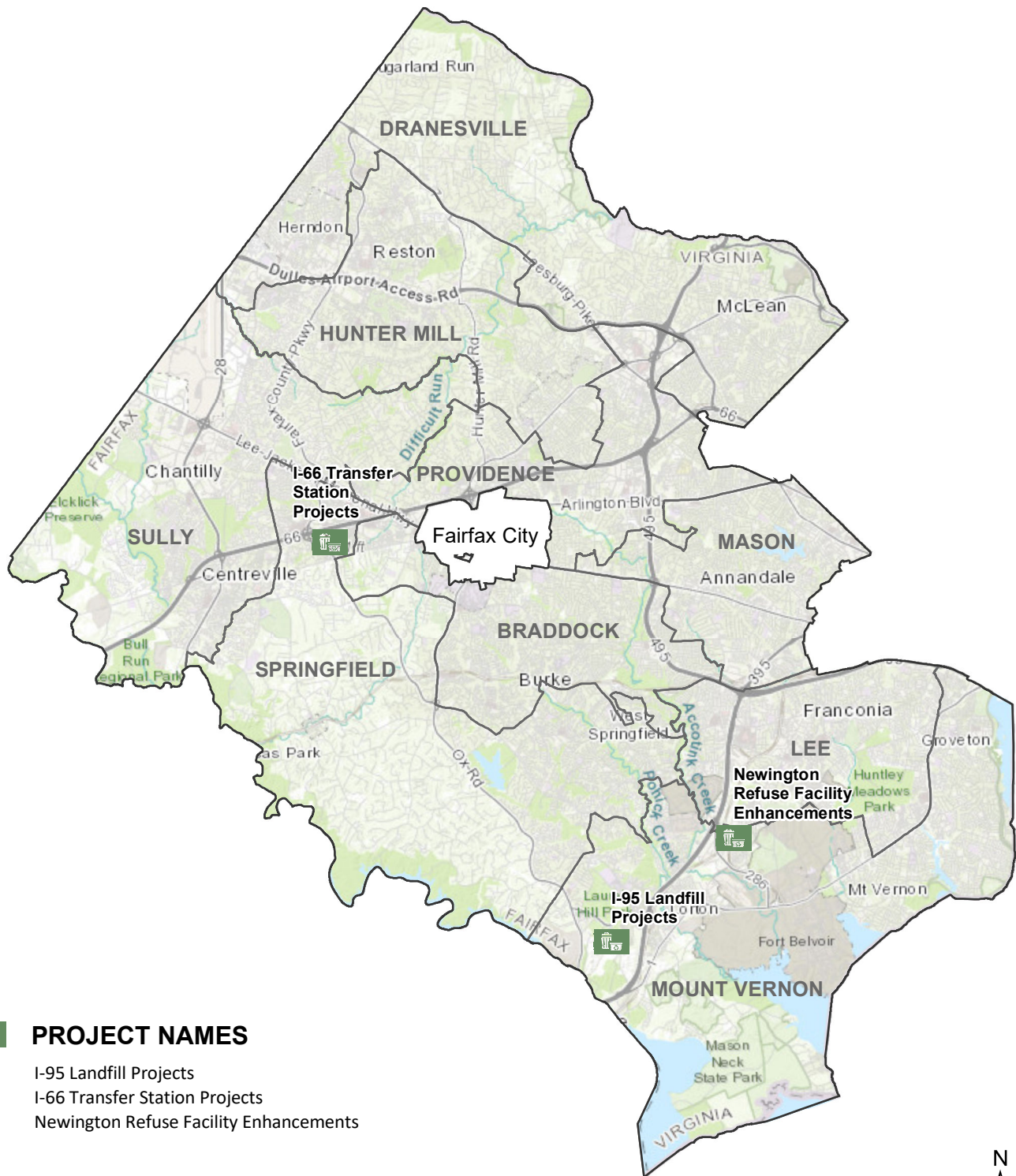
Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024			
1 I-66 Basement Drainage Renovation SW-000023	X	<b>\$350</b>						\$0		\$350
2 I-66 Environmental Compliance SW-000013	X	<b>\$915</b>						\$0		\$915
3 I-66 Permit and Receiving Center Reno SW-000011)	X	<b>\$883</b>						\$0		\$883
4 I-66 Transport Study/Site Redevelopment SW-000024	X	<b>\$1,684</b>		\$725	\$725	\$726		\$2,176		\$3,860
5 I-95 Landfill Closure SW-000019	X	<b>\$1,840</b>						\$0		\$1,840
6 I-95 Landfill Environmental Compliance SW-000016	X	<b>\$1,060</b>						\$0		\$1,060
7 I-95 Landfill Leachate Facility SW-000018	X	<b>\$3,860</b>						\$0		\$3,860
8 I-95 Landfill Lot B Redesign SW-000020	X	<b>\$1,250</b>						\$0		\$1,250
9 I-95 Landfill Methane Gas Recovery SW-000014	X	<b>\$2,259</b>						\$0		\$2,259
10 I-95 Landfill New Service Road SW-000027	X	<b>\$500</b>	\$500					\$500		\$1,000
11 I-95 Transfer/Materials Recovery Facility SW-000022	X	<b>\$2,200</b>						\$0		\$2,200
12 Newington Refuse Facility Enhancements SW-000001	X	<b>\$1,856</b>						\$0		\$1,856
<b>Total</b>		\$18,657	\$500	\$725	\$725	\$726	\$0	\$2,676	\$0	\$21,333

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

# SOLID WASTE PROJECT LOCATIONS



## PROJECT NAMES

- I-95 Landfill Projects
- I-66 Transfer Station Projects
- Newington Refuse Facility Enhancements



Distance in Miles  
0 1 2 3 4



# Sanitary Sewers

## PROGRAM DESCRIPTION

Fairfax County provides sewer service to its residents and businesses through a system of approximately 3,247 miles of sewer lines, 63 pumping stations, 57 metering stations and one treatment plant owned and operated by the County. Additional treatment plant capacity is provided by contractual agreements with the District of Columbia Water (DC Water), Alexandria Renew Enterprises (AlexRenew), Arlington County, Upper Occoquan Service Authority (UOSA), Loudoun Water, Prince William County Service Authority and Colchester Utilities.

### LINK TO THE COMPREHENSIVE PLAN

The Policy Plan for Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Emphasize the need to maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the County, and provide necessary renovations and improvements that will permit the entire system to function at a high level of efficiency.
- ✓ Provide public sewer in accordance with the Board of Supervisor's approved sewer service area in support of the County's land use objectives.

Source: 2017 Edition of the Comprehensive Plan, as amended

## PROGRAM INITIATIVES

The current capital program generally supports the following County initiatives:

- Providing sufficient treatment plant capacity to ensure that projected residential and nonresidential growth can be accommodated over the planning period.
- Improving the effluent quality of County-owned and treatment by contract wastewater treatment facilities to comply with increasingly stringent discharge limitations, such as those mandated by the Chesapeake Bay Program.
- Ensuring a sufficient capital re-investment rate for the rehabilitation and replacement of existing County assets to ensure cost effective long-term operations and provision of adequate service levels.

Financing of the capital program for the sanitary sewer system has historically been derived from three sources: system revenues, the sale of revenue bonds and grant funding. The County has generally used system revenues on a "pay as you go" basis to fund the majority of capital improvements. This has particularly been true for "recurring" capital projects, such as capital replacement and rehabilitation projects, extension and improvement (E&I) projects and general system improvements. For major capital initiatives, such as system expansion and regulatory compliance projects, the County has funded the projects through the use of sewer revenue bonds, payable solely from the revenues of the Integrated Sewer System and hence not general obligations of Fairfax County. The County actively manages its outstanding debt, refinancing to take advantage of lower interest rates or retiring debt to manage its debt coverage. While federal and state grants were extensively utilized to fund the construction programs of the 1970's and 1980's, the financial burden of current programs fall heavily on the County due to scarcity of federal and



state grant funds. The County has received limited state grant funding to help offset the cost of compliance with the Chesapeake Bay Program.

Approximately 95 percent of the System's revenues are derived from charges to new and existing customers through availability charges, base charges and sewer service charges. New customers to the System are charged a one-time availability charge per new connection for access to the System. Existing customers pay sewer service charges, which are based upon the actual water consumption during the winter quarter, and base charges, which are assessed quarterly and provide for a more equitable rate structure by recovering a portion of the program's costs. Availability charges, base charges and sewer service charges are established by the Fairfax County Board of Supervisors. Since 1979, the Board has used the five-year financial projection of system expenses, revenues and available cash balances to determine the appropriate level of availability charges and sewer service charges. The available cash balance reflects the projected sources and uses of funds by new and existing customers. The system allocates operating revenues and expenses, debt service and capital outlay between existing users and new users of the System. The remaining 5 percent of system revenues are derived primarily from sale of service to wholesale users such as Arlington County, Loudoun Water, the Cities of Fairfax and Falls Church, the Towns of Herndon and Vienna and Ft. Belvoir.

The FY 2020 proposed increases to both the Sewer Service Charge and Base Charge will change the annual average customer bill from \$625.52 in FY 2019 to \$655.80, a cost increase of \$30.28 per year, \$2.52 per month, or 4.8 percent. The Sewer Service Charge will increase from \$7.00 to \$7.28 per 1,000 gallons of water consumed, based on Fairfax County's residential winter quarter average consumption of 18,000 gallons. The Base Charge will increase from \$30.38 per quarter to \$32.91 per quarter.

The County has issued sewer revenue bonds to provide funds for expanding treatment facility capacity at both County-owned and County-contracted facilities. Specifically, the County issued revenue bond debt for the following treatment plant expansions and upgrades:

- In June 2001 and June 2002, a total of \$90 million in State Revolving Fund/Virginia Resources Authority debt to support the County's share of plant upgrades at the Alexandria Renew Enterprises treatment plant.
- In July 2009, \$152.3 million in revenue bond debt to support the County's share of the plant upgrades at DC Water, Arlington County, Alexandria Renew Enterprise as well as the County owned treatment plant to comply with the nitrogen discharge limits as defined in the Chesapeake Bay Program.
- In August 2012, \$100.7 million in revenue bond debt to support the County's share of the plant upgrades at DC Water, Alexandria Renew Enterprises as well as the County owned treatment plant to comply with the enhanced nutrient discharge limits as defined in the Chesapeake Bay Program.
- In April 2014, the remaining \$64.9 million of the 2004 Sewer Refunded Bonds were refunded in order to take advantage of the lower interest rates.
- In June 2017, \$85.8 million in revenue bond debt to provide funds for additions, extensions and improvements to the Fairfax County's sewage collection, and treatment systems including the County's Noman M. Cole, Jr. Pollution Control Plant, paying capital improvement costs allocable to the County at other regional treatment facilities that provide service to the County and, if necessary purchasing additional capacity.

In addition to this County-issued debt, as of June 30, 2018, the County is responsible for \$231.8 million in debt to support the expansion and upgrade of the UOSA treatment plant. A regional facility, UOSA issues its own bonds that are used to finance the expansion and upgrade projects. The participating members of UOSA, (Fairfax County, Prince William County Service Authority, City of Manassas, and Manassas Park) are responsible for the debt service on the UOSA bonds based on capacity owned at the facility.

Looking to the future, a balance must be found between the following three major issues facing the integrated sewer system: (1) the necessity of maintaining high levels of water quality (including meeting more stringent nutrient limits); (2) maintaining capacity to accommodate growth within the County, and (3) achieving these two goals within financial resources. To a similar end, consideration must be given to inspecting, repairing and maintaining the system at acceptable service levels. In most instances, annual expenditures for system upkeep will enable the County to avoid costly, major rehabilitation in the future.

## **SUMMARY OF TREATMENT CAPACITY STATUS AND SUFFICIENCY**

Fairfax County's current treatment capacity is projected to be sufficient through 2045. The following summarizes the status of the County's treatment capacity.

### **Noman M. Cole, Jr. Pollution Control Plant**

The Noman M. Cole, Jr., Pollution Control Plant (NCPCP) serves the Accotink, Pohick, Long Branch, Little Hunting and Dogue Creek drainage basins. In addition to flows originating within the County, the plant also treats sewage from the City of Fairfax, Fort Belvoir and part of the Town of Vienna. The NCPCP was put on line in 1970 with an initial design capacity of 18 million gallons daily (MGD), which was subsequently increased to a rating of 36 MGD of advanced treatment in 1978, 54 MGD in 1995 and again increased to a rating of 67 MGD in 2005. The Chesapeake Bay water quality program requires reductions in the amount of nutrient pollutants discharged from wastewater treatment facilities. In December 2004, the state notified the County that the renewal of County's Virginia Pollutant Discharge Elimination System (VPDES) permit includes a requirement that nutrient removal be performed using "State of the Art" technology and meet a waste load allocation (cap) for the nitrogen and phosphorus nutrients. A phased approach was used to renovate and upgrade current plant facilities to accommodate these more stringent nutrient discharge requirements.

### **Blue Plains**

With a current capacity of 370 MGD, the District of Columbia Water (DC Water) treatment plant at Blue Plains is the largest plant in the area. In addition to the District of Columbia, it treats flows from Maryland, Virginia and several federal installations. Wastewater flows originating in the Sugarland Run, Horsepen Creek, Difficult Run, Scotts Run, Dead Run, Turkey Run and Pimmit Run watersheds are treated at Blue Plains. Fairfax County is presently allocated 31 MGD at the plant. Blue Plains has gone through a major renovation of the chemical addition, nitrogen removal and sludge disposal systems over the past several years. The County's flows to Blue Plains will be continually monitored to see if any additional capacity will be required at Blue Plains or from Loudoun Water; or if the diverting of flow from the Blue Plains service area with the Difficult Run Pump Station to the NCPCP service area will be sufficient to stay within the County's allocation of 31 MGD.

### **Alexandria Renew Enterprises (AlexRenew)**

The Cameron Run and Belle Haven watersheds and a portion of the City of Falls Church are served by the Alexandria treatment plant. The Alexandria plant is owned and operated by Alexandria Renew Enterprises. Fairfax County is allotted 32.4 MGD of total capacity of 54 MGD. By activating the Braddock Road and Keene Mill Road pumping stations, the County has the capability to divert flow from the Accotink watershed (currently served by the Noman Cole Plant) to AlexRenew. These diversions will increase the County's wastewater management alternatives in the entire eastern portion of the County by off-loading flows from the NCPCP and Blue Plains Treatment Plant to the AlexRenew plant. As with other treatment plants in the area, additional facilities have been constructed at AlexRenew to enhance the removal of nitrogen using "State of the Art" technology. AlexRenew will be constructing new facilities to process wet weather flows during heavy storms to avoid sanitary sewer overflows. Fairfax County will be responsible for its pro rata share of these costs.

### **Arlington County Pollution Control Plant**

The Arlington County pollution control plant serves the portion of Fairfax County within the Four Mile Run watershed. The plant has been upgraded to comply with the water quality standards for nitrogen removal, and expanded to 40 MGD. The Arlington plant currently receives approximately 2.0 MGD of flow from Fairfax County. The County's contractual capacity is 3.0 MGD.

### **Upper Occoquan Service Authority**

The southwestern part of Fairfax County is served by a regional plant owned and operated by the Upper Occoquan Service Authority (UOSA). This plant became operational in 1978 and replaced five small treatment plants in Fairfax County (Greenbriar, Big Rocky Run, Flatlick Run, Upper Cub Run and Middle Cub Run) and six in Prince William County. This plant was originally certified to operate at 15 MGD. Fairfax County's initial 30.83 percent share of the plant was increased to 36.33 percent in 1978 with the purchase of additional capacity from Manassas Park. When the plant expanded to 54 MGD, the County's share increased to 51.1 percent. However, the County has sold some of its capacity to other UOSA users and decreased its share to 41.8 percent. The following summarizes the County's capacity in the plant:

- Original plant capacity of 15 MGD- County capacity of 5.45 MGD.
- Plant capacity expansion to 27 MGD- County capacity of 9.915 MGD.
- Additional plant capacity expansion to 54 MGD- County capacity of 27.6 MGD.
- The County sold 3.0 MGD of capacity to other UOSA users in January 2008, which reduced County capacity to 24.6 MGD.
- The County sold 2.0 MGD of capacity to other UOSA users in January 2010, which reduced County capacity to 22.6 MGD.

Even with the sale of County capacity, the UOSA Plant is capable of handling anticipated flows from its contributory sheds through 2045.

### **Loudoun Water**

The northwestern part of Fairfax County is currently served by Blue Plains and NCPCP. To provide sufficient capacity for the anticipated growth in this area, the County purchased 1.0 MGD of capacity from the Loudoun Water in March of 2011. The flows in Blue Plains will be continually monitored to see if any additional capacity will be required from Loudoun Water in the planning period. Currently, the County is not utilizing its capacity at Loudoun Water. However, the use of this capacity is anticipated in the future as the County's flows approach its allocation at Blue Plains.

## **CURRENT PROJECT DESCRIPTIONS**

1. **Alexandria Renew Enterprises (AlexRenew) Treatment Plant Improvements** (Countywide): \$139,740,000 is estimated for the County's share of improvements at the AlexRenew treatment plant through FY 2029. This project includes the replacement and rehabilitation of existing treatment process facilities and facilities to handle wet weather flows in order to avoid sanitary sewer overflows.
2. **Arlington Wastewater Treatment Plant Upgrade** (Countywide): \$16,097,000 is estimated for the County's share of the plant upgrade costs through FY 2029. Funding will provide for Fairfax's portion for non-expansion capital improvements, technology enhancements, clarifier upgrades, a Bio-solids Master Plan, and the relining of a large diameter sewer line for the Four Mile Run interceptor which runs from Fairfax County to the Arlington plant.
3. **DC Water Blue Plains Treatment Plant Improvements** (Countywide): \$129,886,000 is estimated for the County's share of upgrading the 370 MGD of capacity at the Blue Plains treatment plant through FY 2029. This upgrade includes major plant renovations, including the chemical addition, flow control tunnels, and sludge disposal systems to meet the enhanced total nitrogen standards.
4. **Extension and Improvements Projects** (Countywide): \$1,000,000 is estimated to be required in FY 2020 for the extension of sanitary sewer to homes with failing septic systems located within the approved sewer service area. Failing septic systems can be a health hazard and to mitigate this hazard, the County extends sanitary sewer to these homes. It is anticipated that \$2,000,000 will be required annually in the future.

5. **Gravity Sewer Capacity Improvements** (Countywide): \$51,500,000 is estimated to be required through FY 2029 for increasing the size of existing sewer lines and the installing new sewer lines to serve development within the County. This is a proactive program to manage the strain placed on the current sewer system due to additional load as areas develop.
6. **Noman M. Cole, Jr. Pollution Control Plant Rehabilitation and Replacement** (Mt. Vernon District): \$729,816,000 is estimated to be required to continue the rehabilitation and replacement of the plant's assets through FY 2029. Projects proposed to improve the plant's assets include the following: replacement of and improvements to the existing biosolid facilities; replacement and upgrades to the facility's electrical system including the motor control centers and electrical distribution centers; rehabilitation and upgrades to disinfection facilities; HVAC upgrades to the laboratory and administration buildings; rehabilitation and replacement of miscellaneous pumps, gates, and valves; rehabilitation of the various facilities; facility pilots, improvements, and additions to improve processes and facilities aimed at improving environmental compliance optimization and reliability, facility safety and security, operations and maintenance costs, and sustainability of the facility; fFacility storm water improvements; and other rehabilitation and replacement projects related to the maintenance of the wastewater treatment facility assets.
7. **Noman M. Cole, Jr. Pollution Control Plant Upgrades** (Mt. Vernon District): \$6,297,000 is required to replace and rehabilitate existing treatment process facilities through FY 2029. This project will include filtration facilities, equalization basin improvements, solid thickening facilities, and various other facilities at the wastewater treatment facility.
8. **Pumping Station Improvements** (Countywide): \$147,950,000 is estimated for the continual replacement, rehabilitation and upgrade of the System's pumping stations through FY 2029. These improvements do not increase capacity of the stations but are related to addressing system upkeep or improving the stations to address service issues such as odor control.
9. **Sanitary Sewer Replacement, Rehabilitation and Reinvestment Program** (Countywide): \$245,229,000 is estimated to be required for the continual replacement, rehabilitation and reinvestment of sewer lines through FY 2029. A continued increased effort to address large diameter sewer lines continues in order to prevent future pipe failures.
10. **Sewer Metering Projects** (Countywide): \$1,100,000 to install and rehabilitate sewer meters. These meters support billing for actual flows, help identify excessive Inflow and Infiltration (I/I) and provide data required for billing other jurisdictions.
11. **Sewer System Capital Renewal** (Countywide): \$1,900,000 is required for renovation and improvements to the Robert P. McMath facility through FY 2029. This facility houses the Sewer collection system maintenance staff and equipment. Improvements include reconfiguring office space, HVAC maintenance and miscellaneous facility rehabilitation. Other improvements will include the Supervisory Control and Data Acquisition (SCADA) Backup System, various safety improvements at all collection facilities and smaller miscellaneous improvements.
12. **Upper Occoquan Service Authority Treatment Plant Upgrade** (Countywide): \$68,322,000 is estimated for the County's share of the plant upgrade costs through FY 2029. This upgrade includes plant renovations, specifically the nutrient cap project, filter press replacement, and re-carbonation clarifier improvements.

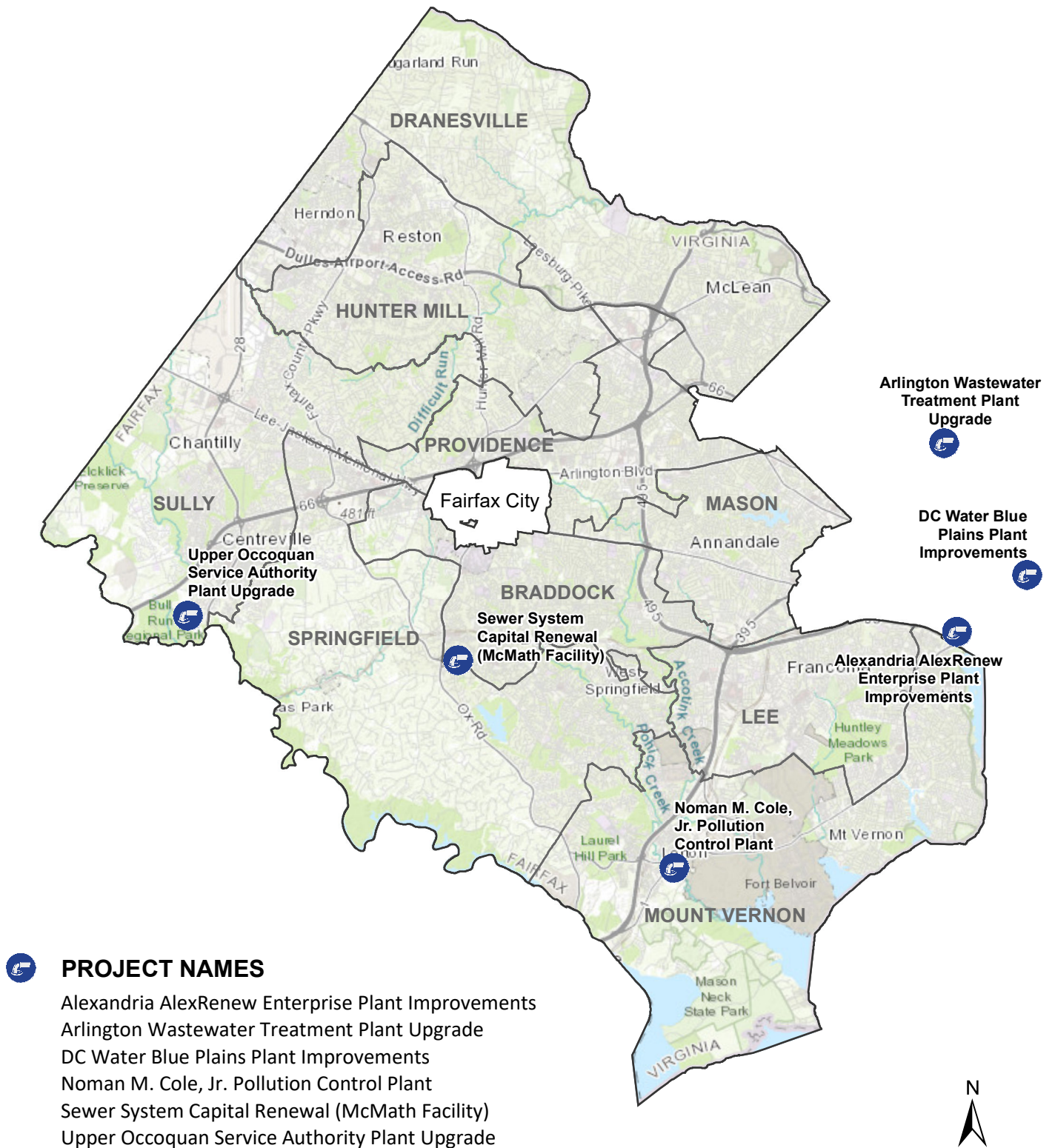
**PROJECT COST SUMMARIES  
SANITARY SEWERS  
(\$000's)**

Project Title Project Number			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	Alexandria Renew Enterprises (AlexRenew) Treatment Plant Improvements WW-000021	SR, B	C	\$19,680	\$20,220	\$27,270	\$18,660	\$15,000	\$100,830	\$38,910	\$139,740
2	Arlington Wastewater Treatment Plant Upgrade WW-000020	SR, B	C	\$784	\$1,180	\$1,487	\$1,587	\$2,465	\$7,503	\$8,594	\$16,097
3	DC Water Blue Plains Treatment Plant Improvements WW-000022	SR, B	C	\$9,957	\$12,543	\$14,936	\$12,358	\$8,869	\$58,663	\$71,223	\$129,886
4	Extension & Improvement Projects WW-000006	SR	C	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$9,000	\$10,000	\$19,000
5	Gravity Sewer Capacity Improvements WW-000032	SR	C		\$2,250	\$3,750	\$6,500	\$6,500	\$19,000	\$32,500	\$51,500
6	Noman M. Cole, Jr. Pollution Control Plant Rehabilitation and Replacement WW-000009, WW-000017	SR, B	C	\$78,760	\$91,463	\$84,103	\$90,505	\$90,275	\$435,106	\$294,710	\$729,816
7	Noman M. Cole, Jr. Pollution Control Plant Upgrades WW-000016	SR, B, F, S	C	\$4,197	\$2,100				\$6,297		\$6,297
8	Pumping Station Improvements WW-000001	SR	C	\$8,020	\$12,280	\$20,150	\$18,500	\$14,000	\$72,950	\$75,000	\$147,950
9	Sanitary Sewer Replacement, Rehabilitation and Reinvestment Program WW-000007, WW-000008, WW-000024, WW- 000026, WW-000028	SR	C	\$15,899	\$23,980	\$30,850	\$24,500	\$25,000	\$120,229	\$125,000	\$245,229
10	Sewer Metering Projects WW-000005	SR	C		\$500	\$300	\$300		\$1,100		\$1,100
11	Sewer System Capital Renewal WW-000004	SR	C	\$400	\$500	\$500	\$500		\$1,900		\$1,900
12	Upper Occoquan Service Authority Treatment Plant Upgrade WW-000025	SR, X	C	\$13,471	\$14,669	\$9,628	\$9,153	\$2,348	\$49,269	\$19,053	\$68,322
TOTAL			\$0	\$152,168	\$183,685	\$194,974	\$184,563	\$166,457	\$881,847	\$674,990	\$1,556,837

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  
 SR Sewer Revenues

# SANITARY SEWERS PROJECT LOCATIONS



Distance in Miles  
0 1 2 3 4

# Stormwater Management

## PROGRAM DESCRIPTION

Fairfax County's Stormwater Management program is managed on a comprehensive watershed basis and consists of: Regulatory Compliance, Dam Safety and Facility Rehabilitation, Stream and Water Quality, Emergency and Flood Control, Conveyance System Rehabilitation, contributory funding requirements and Operational Support.

## LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.
- ✓ Prevent and reduce pollution of surface and groundwater resources in order to protect and restore the ecological integrity of streams in Fairfax County.
- ✓ Apply better site design and low impact development (LID) techniques, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas.
- ✓ Provide for a comprehensive drainage improvement and stormwater management program to maximize property protection and environmental benefits throughout the watershed.
- ✓ Provide a system of drainage facilities that prevents or minimizes structure flooding, stream degradation and traffic disruption in an efficient, cost-effective and environmentally sound manner.

Source: 2017 Edition of the Comprehensive Plan, Policy Plan Element, Environment (amended through 3-14-2017), Land Use (amended through 3-4-2017), and Public Facilities Sections (amended through 7-25-2017), as amended.

## PROGRAM INITIATIVES

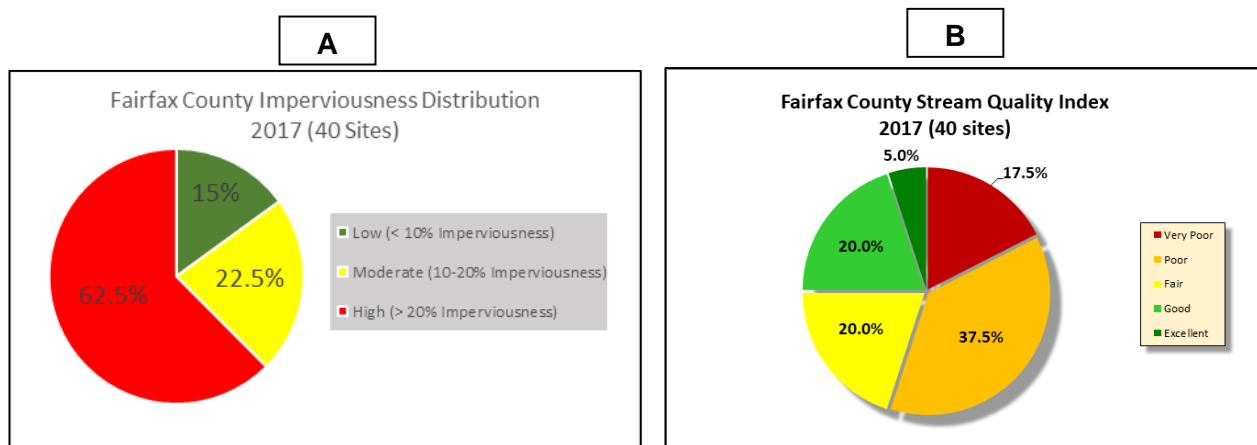
The long-range goal or mission for the stormwater program is dictated by the County's need to preserve and restore the natural environment and water resources, while being in full compliance with all applicable federal and state laws and mandates. Many of the requirements are derived from the State's Chesapeake Bay Initiatives, Municipal Separate Storm Sewer System Permit (MS4), and other Clean Water Act requirements and County ordinance and policies, such as the Water Supply Protection Overlay District. In order to comprehensively address program requirements and strategies for restoring water quality on a holistic basis, updated watershed management plans have been completed.



### **Watershed Planning and Implementation**

Plans for all 30 County watersheds have been completed. Previously prepared watershed master plans developed during the 1970s did not reflect changes in stream conditions resulting from land use practices, water quality standards and environmental goals, most of which have evolved over the last 30 years. The watershed plans provide targeted strategies for addressing stream health given current and future land use practices and relative stream conditions.

Stream physical and biological degradation becomes apparent when the extent of impervious surfaces within a watershed area reaches 10 to 20 percent. High levels of degradation occur as imperviousness exceeds 20 percent. During previous decades, prior to implementation of modern stormwater controls, the County's percent of imperviousness increased drastically which contributed to the current degraded conditions of many County streams. As depicted on graph A below, 62.5 percent of County stream monitoring sites in 2017 had impervious levels at or above 20 percent (high). In addition, 22.5 percent of the 40 sites monitored were between 10-20 percent impervious (medium). As depicted on the graph B below, and based on the same 2017 stream monitoring, just 25 percent of the County's streams are in good to excellent biological health condition. This condition is determined using an Index of Biological Integrity (IBI) which evaluates stream ecological health based on the community structure of bottom-dwelling aquatic invertebrates inhabiting the streams.



The Federal Clean Water Act and Virginia state laws require Fairfax County to meet water quality standards for surface streams. The County discharges stormwater from its storm drainage network into the waters of the state and must comply with all pertinent water quality standards and conditions established by the MS4 permit. The permit conditions require that the County have a comprehensive stormwater management program that includes inspection of existing stormwater facilities, watershed planning, public outreach, monitoring and implementation of practices to improve stormwater quality.

In addition to the MS4 permit requirements, Virginia and other signatory states to the Chesapeake Bay 2000 Agreement prepared "The Potomac River Tributary Strategies" in 2005 to set specific targets for reduction and capping of nutrients and sediment pollutants entering the Bay through its various tributaries and from both point source (e.g. wastewater treatment plants) and non-point source pollution. However, the Tributary Strategies are now replaced by the State's Watershed Improvement Plans (WIP) in response to requirements for a Chesapeake Bay-wide Total Maximum Daily Load (TMDL), established by the EPA in December 2010. The TMDL for the Chesapeake Bay has established a "pollution diet", or pollution load reduction targets needed to remove the Bay from the impaired waters list. The requirements for Bay states and localities are also being driven by a Presidential Executive Order number 13508 of May 2009 that called for more stringent actions, increased accountability and firm deadlines. The implementation phase of the TMDL is well on the way and Bay states have already completed a Phase I WIP in November 2010 and have also developed a Phase II WIP which was submitted to EPA in March 2012. The WIPs involve increased measures tied to firmly established milestones with an interim midpoint program assessment in 2017 and an ultimate implementation deadline of 2025. On January 28, 2014, the Board of Supervisors adopted a revised Stormwater Management Ordinance, effective July 1, 2014 to implement the new Virginia Stormwater Regulations. Through the stormwater program and other efforts, the County is doing its part to increase water pollution control measures in order to effectively improve local stream conditions, comply with increasing regulations and help restore the Chesapeake Bay.



While every effort has been made to accurately reflect the 5-year capital improvement plan for the stormwater program, there are currently multiple issues that are in various stages of the regulatory and permitting processes that will possibly have significant funding impacts on the Stormwater program. Increases in regulatory requirements associated with the reissuance of the next 5-year MS4 permit, updates to Chesapeake Bay-wide TMDL requirements as a result of the 2017 program assessment and State stormwater regulations impact the funding requirements on a continual basis. Unforeseen flood mitigation efforts resulting from County-wide flooding events require a significant investment to implement corrective actions and correct failing and deficient storm drainage systems that are impacting county residential and commercial properties. In addition to these funding impacts to the stormwater program, the transfer of the MS4 permit program for Fairfax County Public Schools (FCPS) to the County represents added funding requirements to the stormwater program as well.

Additional, less defined funding impacts to the stormwater program include long term stormwater management maintenance requirements of County facilities that are designed and built using innovative stormwater management systems, such as Low Impact Development Systems (LIDS), also called Green Stormwater Infrastructure (GSI). Past stormwater maintenance at County-owned and operated facilities traditionally consisted of maintenance of catch basins, storm pipes and surface ponds. However, to meet current stormwater quality requirements, more extensive and complex stormwater management systems are being developed with "Best Management Practices" for the treatment of stormwater runoff. These water quality systems continue to require more routine and more complex operational and maintenance efforts to meet and comply with the stormwater permit. Without the proper on-going operation and maintenance, the systems will likely fail, requiring more extensive costs to reconstruct the systems to function as designed. As these water quality systems and stormwater facilities come on-line, funding will be needed to meet the recurring maintenance requirements.

### ***Financing the Stormwater Program***

The Board of Supervisors approved a special service district to support the Stormwater Management Program as part of the FY 2010 Adopted Budget Plan. This service district provides a dedicated funding source for both operating and capital project requirements, by levying a service rate per \$100 of assessed real estate value, as authorized by Code of Virginia Ann. Sections 15.2-2400. In FY 2014, a five-year spending plan was approved to gradually increase both funding and staffing for the Stormwater Program. The five-year plan was developed to support anticipated regulatory increases through a phased approach and was supported by increasing the service district rate by \$0.0025 per year, a little over \$1/month for the median single family house. The ultimate goal of a fully funded program was projected to be \$0.0400 per \$100 of assessed real estate value. FY 2019 represents the final year of the five-year spending plan and the rate is currently \$0.0325 per \$100 of assessed value. Staff has made significant progress in the implementation of watershed master plans, public outreach efforts, stormwater monitoring activities and operational maintenance programs related to existing storm drainage infrastructure including stormwater conveyance, quality improvements, and regulatory requirements. Therefore, staff is recommending that the FY 2020 stormwater service rate remain at the current rate of \$0.0325 per \$100 of assessed real estate value.

Staff continues to evaluate the success of the five-year program, analyzing future stormwater rate requirements, and developing the next 5-10 year Stormwater plan. Actual revenue collected in recent years has been higher than projected, and it is anticipated that this amount will continue to increase as property values rise throughout the County. Although, the FY 2020 rate will remain at the \$0.0325, the County is scheduled to be issued a new Municipal Separate Storm Sewer System (MS4) permit in 2020 and it is anticipated that State and Federal permit requirements will require future increases in the service district rate.

The FY 2020 levy of \$0.0325 will generate \$81,954,210, supporting \$24,242,766 for staff and operational costs; \$56,586,444 for capital project implementation including, infrastructure reinvestment, regulatory requirements, dam safety, and contributory funding requirements; and \$1,125,000 transferred to the General Fund to partially offset central support services such as Human Resources, Purchasing, Budget and other administrative services supported by the General Fund, which benefit this fund.

The Stormwater spending plan supports a number of goals. First, it will provide for constructing and operating stormwater management facilities, including stream restoration, new and retrofitted ponds, and installation of Low Impact Development (LID) techniques, required to comply with the federally mandated Chesapeake Bay Program. This program requires the County to reduce Phosphorus, Nitrogen, and sediment loads to the Potomac River and Chesapeake Bay. MS4 Permit holders must achieve five percent of the required reductions in the first five years; 35 percent of the required reductions in the second five years; and 60 percent of the required reductions in the third five years. The Capital Improvement Program includes a gradual increase that will help meet these requirements. Second, the increase will aid in the planning, construction, and operation of stormwater management facilities required to comply with state established local stream standards by reducing bacteria, sediments, and Polychlorinated Biphenyl (PCB) entering local streams. It is estimated that between 70 and 80 percent of the streams in the County are currently impaired. Third, the increase will support the federally mandated inspection, mapping, monitoring, maintaining, and retrofitting of existing stormwater facilities. The County currently owns and maintains over 2,200 stormwater management facilities that are valued at over \$500 million and inspects approximately 4,700 private facilities. Fourth, the increase will aid in collecting stormwater data and reporting the findings; providing community outreach and education, supporting new training programs for employees; and developing new Total Maximum Daily Loads (TMDL) Action Plans for impaired streams related to the MS4 Permit requirements. Fifth, the increase will improve dam safety by supporting annual inspections of 20 state-regulated dams in the County and by developing Emergency Action Plans required by the state. The Emergency Action Plans are updated annually. In addition, these plans include annual emergency drills and exercises, and flood monitoring for each dam. Finally, the increase will facilitate maintaining, rehabilitating, and reinvesting in the County's conveyance system. The County's conveyance system includes 69,000 structures and 1,500 miles of pipes and improved channels, valued at more than \$1 billion.

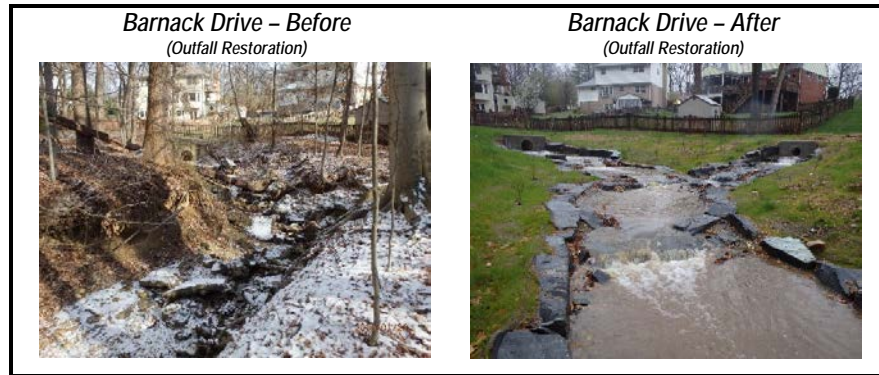
DPWES has also identified the need for a new facility for office staff and field maintenance operations to address the inadequate and outdated current space and accommodate the future positions required to support the increased scope of the stormwater program. Expansion to the current West Drive site is hampered by strict City of Fairfax zoning ordinances that do not allow expansion of the buildings or any exterior improvements to the property. Consolidation of Stormwater and Wastewater Divisions will combine functions and operations, and maximize efficiencies. It is anticipated that EDA bonds will finance this Stormwater/Wastewater consolidated facility and the Stormwater Fund and the Wastewater fund will proportionately provide for the annual debt service requirements associated with this \$80 million facility.

In summary, Stormwater funding is essential to protect public safety, preserve property values and support environmental mandates, such as those aimed at protecting local streams and the Chesapeake Bay. Projects include: repairs to stormwater infrastructure, measures to improve water quality, such as stream stabilization, rehabilitation and safety upgrades of dams, repair and replacement of underground pipe systems and surface channels, structural flood proofing and Best Management Practices (BMP) site retrofits. This funding also supports increased public outreach efforts and stormwater monitoring activities. The approach to capital investment in stormwater management will be to improve infrastructure reinvestment cycles, and increase capital project implementation schedules to responsibly manage stormwater runoff within Fairfax County, while maintaining compliance with increasing regulatory requirements and operational requirements. Focus will be provided to balance effectiveness and efficiencies through management of staff resources balanced with delivery of services through outsourced opportunities.

## **CURRENT PROJECT DESCRIPTIONS**

1. **Conveyance System Inspection and Development** (Countywide): This program provides inventory inspection and assessment services for storm drainage conveyance systems and stormwater drainage structures in the County. The County owns and operates approximately 1,500 miles of underground stormwater pipes and paved channels with an estimated replacement value of over \$1 billion dollars. The County began performing internal inspections of the pipes in FY 2006. The initial results showed that more than 5 percent of the pipes were in complete failure and an additional 15 percent of them required immediate repair. The goal of this program is to inspect pipes on a 20-year cycle. Funding in the amount of \$2,000,000 is included for Conveyance System Rehabilitation in FY 2020.

2. **Conveyance System Rehabilitation** (Countywide): This program provides repair and rehabilitation of storm drainage conveyance systems and stormwater drainage structures in the County. The County owns and operates approximately 1,500 miles of underground stormwater pipes and paved channels with an estimated replacement value of over \$1 billion dollars. The County began performing internal inspections of the pipes in FY 2006. The initial results showed that more than 5 percent of the pipes were in complete failure and an additional 15 percent of them required immediate repair. Acceptable industry standards indicate that one dollar re-invested in infrastructure saves seven dollars in the asset's life and \$70 dollars if asset failure occurs. Funding in the amount of \$6,500,000 is included for Conveyance System Rehabilitation in FY 2020.



3. **Dam and Facility Maintenance** (Countywide): This program provides for inventory, inspections, operations and maintenance of all stormwater facilities within the County. There are currently more than 6,900 stormwater management structures in service that range in size from small rain gardens to large state regulated flood control dams. The County is responsible for inspecting both County owned and privately owned facilities and for maintaining County owned facilities. This inventory increases yearly and is projected to continually increase as new development and redevelopment sites are required to install stormwater management controls. This program maintains the control structures and dams that control and treat the water flowing through County owned facilities. This initiative also includes the removal of sediment that occurs in both wet and dry stormwater management facilities to ensure that adequate capacity is maintained to treat the stormwater. Funding in the amount of \$3,000,000 is included for Dam Maintenance in FY 2020.
4. **Dam Safety and Facility Rehabilitation** (Countywide): This program provides for capital repair and rehabilitation of stormwater management facilities in the County. The County owns and operates approximately 1,400 dams, 500 green infrastructure facilities, and 300 various types of other facilities such as underground detention and proprietary systems with an estimated replacement value of over \$500 million. Funding in the amount of \$6,000,000 is included for Dam Safety and Facility Rehabilitation in FY 2020.
5. **Emergency and Flood Response Projects** (Countywide): This program supports flood control projects for unanticipated flooding events that impact storm systems and flood residential properties. The program provides annual funding for scoping, design, and construction activities related to flood mitigation projects. Funding in the amount of \$5,000,000 is included for the Emergency and Flood Response Projects in FY 2020.
6. **Flood Prevention-Huntington Area-2012** (Mt. Vernon District): \$44,050,000 for storm drainage improvements to prevent flooding in the Huntington community. During the past 15 years, three floods have damaged homes, vehicles and other property in the Huntington neighborhood. Today, there are 180 homes in the FEMA-designated floodplain that are at risk. Homes in the area were built in the 1940s and 50s before regulations were enacted that prevented them from being sited in floodplains. At Fairfax County's request, the U.S. Army Corps of Engineers studied the best ways to protect Huntington from future floods. The study examined a number of options, including dredging Cameron Run, buying the flood-prone properties and flood proofing individual homes. The study found that building a levee and a pumping station is the most cost-effective way to reduce flooding in the neighborhood. Funds have been approved to purchase land, design and build a 2,800-foot-long levee and pumping station. While the levee can prevent flooding of houses from the types of storms that have happened in the past, it is not designed to offer protection from flooding that is caused by storms that are greater than a 100-year event. During major storms, street flooding may continue to occur in the Huntington area after the levee is built. The design of the levee is complete and construction began in early 2017 with completion anticipated in spring 2019. The current, updated total project estimate is \$44,050,000. Funding of \$30,000,000 was approved for this project as part of the fall 2012 Stormwater Bond

Referendum. To accommodate funding beyond that currently approved, a strategy was developed using a portion of revenue from the Stormwater Service District allocated to the Stream and Water Quality Improvements Program. The strategy reallocates a total of \$10,000,000 over a four-year period. Use of the Stormwater Service District for this project is consistent with the goals of the program to address structural flooding and other critical community stormwater needs. In addition, funding of \$4,050,000 has been applied from bond premium associated with the sale of the bonds between 2015 and 2018. At the conclusion of the project, any remaining funds associated with service district revenues will be redirected back to the Stormwater projects.

7. **Pro Rata Share Drainage Improvements** (Countywide): This is a continuing Program which utilizes Pro Rata funds received from developer to support watershed planning, regional pond development and other drainage improvement projects. Contributions are received in accordance with the Pro Rata Share Program approved by the Board of Supervisors on December 16, 1991. The Pro Rata Share Program provides a funding source to correct drainage deficiencies by collecting a proportionate share of the total estimated cost of drainage improvements from the developers of the land. As projects are identified and prioritized during scheduled budgetary reviews, Pro Rata funds on deposit are appropriated.
8. **Stormwater Allocation to Towns** (Countywide): This project is a continuing project which provides for allocations to the Towns of Vienna and Herndon. On April 18, 2012, the State Legislature passed SB 227 which entitles the Towns of Herndon and Vienna to all revenues collected within their boundaries by Fairfax County's stormwater service district. An agreement was developed for a coordinated program whereby the Towns will remain part of the County's service district and the County will return 25 percent of the revenue collected from properties within each town. This allows for services that towns provide independently such as maintenance and operation of stormwater pipes, manholes, and catch basins. The remaining 75 percent will remain with the County and the County will take on the responsibility for the Towns' Chesapeake Bay TMDL requirements as well as other TMDL and MS4 requirements. This provides for an approach that is based on watersheds rather than on jurisdictional lines. Funding in the amount of \$800,000 is included for the Stormwater Allocations to Towns project in FY 2020.
9. **Stormwater Regulatory Program** (Countywide): This is a continuing program to support the required federal law to operate under the conditions of a state issued MS4 Permit. Stormwater staff annually evaluates funding required to meet the increasing federal and state regulatory requirements pertaining to the MS4 Permit requirements, and State and Federal mandates associated with controlling water pollution delivered to local streams and the Chesapeake Bay. The MS4 Permit allows the County to discharge stormwater from its stormwater systems into state and federal waters. The County currently owns and/or operates approximately 6,800 regulated outfalls within the stormwater system that are governed by the permit. The current permit was issued to the County in April 2015. The permit requires the County to document the stormwater management facility inventory, enhance public outreach and education efforts, increase water quality monitoring efforts, provide stormwater management and stormwater control training to all County employees, and thoroughly document all of these enhanced efforts. The permit also requires the County to implement sufficient stormwater projects that will reduce the nutrients and sediment delivered to the Chesapeake Bay in compliance with the Chesapeake Bay TMDL implementation plan adopted by the State. Funding in the amount of \$7,000,000 is included for the Stormwater Regulatory Program in FY 2020.
10. **Stormwater Related Contributories** (Countywide): This project provides funding for contributions associated with the Northern Virginia Soil and Water Conservation District (NVSWCD), and the Occoquan Watershed Monitoring Program (OWMP). The NVSWCD is an independent subdivision of the Commonwealth of Virginia that provides leadership in the conservation and protection of Fairfax County's soil and water resources. The goal of the NVSWCD is to continue to improve the quality of the environment and general welfare of the citizens of Fairfax County by providing them with a means of dealing with soil, water conservation and related natural resource problems. NVSWCD has consistently been able to create partnerships and leverage state, federal and private resources to benefit natural resources protection in Fairfax County. The OWMP and the Occoquan Watershed Monitoring Laboratory (OWML) were established to ensure that water quality is monitored and protected in the Occoquan Watershed. Given the many diverse uses of the land and water resources in the Occoquan Watershed (agriculture, urban residential development, commercial, and industrial activity, water supply, and wastewater disposal), the OWMP provides a critical role as the unbiased interpreter of basin water quality information. FY 2020 funding of \$527,730 is included for the County contribution to the NVSWCD and \$134,730 is included for the County contribution to the OWMP.

11. **Stormwater/Wastewater Facility** (Braddock District): \$80,000,000 for a Public Works complex to consolidate functions and operations and maximize efficiencies between Stormwater and Wastewater Divisions. The Stormwater business area provides essential watershed planning, engineering design, project management, contracting, monitoring, and maintenance services for stormwater management, storm drainage, flood control, snow removal, water quality, commercial revitalization, county-maintained roads and walkways, trails, public street name signs, and other designated county infrastructure. Current program operations are conducted from various locations throughout the County, with the majority of staff at the West Drive facility. Current facilities for field maintenance operations and for field/office based staff are inadequate and outdated for the increased scope of the stormwater program, and inadequate to accommodate additional required future positions. The West Drive site is restricted by City of Fairfax zoning ordinances which do not allow expansion of the buildings or any exterior improvements to the property. The Wastewater Collection Division operating out of Freds Oak, provides for the sewer collection and conveyance system for the County. This project is currently in design with construction anticipated to begin in fall 2020. It is anticipated that the facility will be financed by EDA bonds with the Stormwater Services Fund and Wastewater Fund supporting the debt service.

12. **Stream and Water Quality Improvements** (Countywide): This project supports the implementation of projects generated by the 30 watershed master plans as well as citizen response projects and other special project needs meeting the established project implementation criteria. This program funds water quality improvement projects necessary to mitigate the impacts to local streams and the Chesapeake Bay resulting from urban stormwater runoff. This includes water quality projects such as construction of stormwater management ponds, implementation of low impact development techniques on stormwater facilities, stream restoration, and approximately 1,900 water quality projects identified in the completed countywide Watershed Management Plans. In addition, Total Maximum Daily Load (TMDL) requirements for local streams and the Chesapeake Bay are the regulatory process by which pollutants entering impaired water bodies are reduced. The Chesapeake Bay TMDL was established by the EPA and requires that MS4 communities as well as other dischargers implement measures to significantly reduce the nitrogen, phosphorous and sediment loads entering waters draining to the Bay by 2025. Compliance with the Bay TMDL requires that the County should undertake construction of new stormwater facilities, retrofit existing facilities and properties, and increase maintenance. Based on several years of experience constructing projects, and including recent changes in the nutrient accounting guidelines, staff has reduced the estimated cost of compliance with the Bay TMDL to approximately \$25 million per year. The EPA is currently updating the Bay model and it is anticipated that the update will result in changes to both the assigned targets as well as how projects are credited, which will likely impact future compliance estimates. In addition to being required to meet Bay TMDL targets, the current MS4 Permit requires the County to develop and implement action plans to address local impairments, such as the salt storage facilities being provided at the Dulles Material Facility site and the Central Material Facility site. Most of the 1,900 watershed management plan projects contribute toward achieving the bay and local stream TMDL requirements. Funding in the amount of \$25,623,984 is included for Stream and Water Quality Improvements in FY 2020.



13. **Tree Preservation and Plantings** (Countywide): This is a continuing project which provides for tree plantings throughout the County. Revenues collected through the land development process are appropriated at year end to support the tree preservation and planting program.

**PROJECT COST SUMMARIES  
STORMWATER MANAGEMENT  
(\$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 Conveyance System Inspection and Dev. 2G25-028-000	S	C	<b>\$2,000</b>	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000	\$10,000	\$20,000
2 Conveyance System Rehabilitation SD-000034	S	C	<b>\$6,500</b>	\$7,500		\$9,000	\$9,000	\$40,000	\$45,000	\$85,000
3 Dam and Facility Maintenance 2G25-031-000	S	C	<b>\$3,000</b>	\$3,000	\$3,000	\$3,000	\$3,000	\$15,000	\$15,000	\$30,000
4 Dam Safety and Facility Rehabilitation SD-000033	S	C	<b>\$6,000</b>	\$8,500	\$13,600	\$13,600	\$13,600	\$55,300	\$68,000	\$123,300
5 Emergency and Flood Response Projects SD-000032	S	C	<b>\$5,000</b>	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	\$25,000	\$50,000
6 Flood Prevention -Huntington Area-2012 SD-000037	B, S	<b>\$40,350</b>	<b>\$3,700</b>					\$3,700		\$44,050
7 Pro Rata Share Drainage Improvements Fund 30090	X	<b>\$4,033</b>						\$0		\$4,033
8 Stormwater Allocation to Towns 2G25-027-000	S	C	<b>\$800</b>	\$900	\$950	\$950	\$950	\$4,550	\$4,750	\$9,300
9 Stormwater Regulatory Program 2G25-006-000	S	C	<b>\$7,000</b>	\$7,500	\$7,500	\$7,500	\$7,500	\$37,000	\$37,500	\$74,500
10 Stormwater Related Contributories 2G25-007-000, 2G25-008-000	S	C	<b>\$662</b>	\$662	\$662	\$662	\$662	\$3,310	\$3,310	\$6,620
11 Stormwater/Wastewater Facility SD-000039	B, S	<b>\$10,000</b>	\$40,000		\$30,000			\$70,000		\$80,000
12 Stream and Water Quality Improvements SD-000031	S	C	<b>\$25,624</b>	\$26,000	\$26,000	\$26,000	\$26,000	\$129,624	\$130,000	\$259,624
13 Tree Preservation and Plantings 2G25-030-000	X	<b>\$99</b>						\$0		\$99
<b>Total</b>		<b>\$54,482</b>	<b>\$100,286</b>	<b>\$61,062</b>	<b>\$96,712</b>	<b>\$67,712</b>	<b>\$67,712</b>	<b>\$393,484</b>	<b>\$338,560</b>	<b>\$786,526</b>

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

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



# Water Supply

## PROGRAM DESCRIPTION

Residents of Fairfax County receive public water service from one of three water agencies: Fairfax Water, the Town of Vienna or the Town of Herndon. Fairfax Water owns and operates a full production and distribution system; the towns purchase water wholesale from Fairfax Water and operate their own distribution systems. Using recent estimated averages, Fairfax Water serves 97 percent of Fairfax County residents, the towns serve one percent, and the remaining two percent receive water from their own individual, private wells.

### LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Plan and provide for facilities to treat, transmit and distribute a safe and adequate water supply.
- ✓ Locate sites, for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, which conform to the land use goals of the Comprehensive Plan.

Source: 2013 Edition of the Fairfax County Comprehensive Plan, as amended.

## CURRENT PROGRAM INITIATIVES

While Fairfax County has neither direct administrative nor budgetary control over water suppliers, the importance of water facilities to County planning is recognized. The Board of Supervisors has entered into an agreement with Fairfax Water which requires Board approval of all capital projects undertaken by Fairfax Water. Fairfax Water projects included in this CIP represent a program guided by the objectives of the Comprehensive Plan and endorsed by the Board of Supervisors. Additional information can be found in Fairfax Water's 2019 Ten Year Capital Improvement Program, which is available directly from Fairfax Water.

### **Fairfax Water**

The principal sources of water for Fairfax Water are the Occoquan Reservoir and the Potomac River. The Occoquan Reservoir is impounded by a gravity-type concrete dam across the Occoquan River, a few miles upstream of its confluence with the Potomac River. The dam was constructed in 1957. The drainage area of the Occoquan River above the dam is approximately 590 square miles. The dam impounds approximately 8.3 billion gallons of water when filled to the crest of the dam at Elevation 122 feet, mean sea level. The present Occoquan Reservoir supply has a safe yield of about 82.5 million gallons per day (MGD).

Treatment of water from the Occoquan Reservoir is provided by the 120 MGD Griffith Water Treatment Plant in Laurel Hill, placed in service in 2006. This facility applies various chemicals for coagulation, the control of taste and odors, fluoridation and disinfection. Construction of the intake structure on the Potomac River, raw water pumping station and the initial phase of the Corbalis Treatment Plant commenced in 1978 and was placed into operation in 1982. During 2008, construction of Stage III was completed, bringing total treatment capacity for this treatment plant to 225 MGD. Facilities are available for applying various chemicals for coagulation, control of taste and odors, fluoridation and disinfection.



*Picture of the Occoquan Reservoir, one of Fairfax County's two principal sources of water.*

On January 3, 2014, Fairfax Water purchased the water systems previously owned and operated by the cities of Falls Church and Fairfax. As part of the agreement, Fairfax Water acquired Falls Church's existing water supply contract with the Washington Aqueduct. Up to 31 MGD of finished water can be supplied to Fairfax Water by the Washington Aqueduct.

Thirty booster pumping stations are located within the distribution system to provide adequate pressure. A total of 56 million gallons (MG) of distribution system storage is provided at 21 locations throughout Fairfax County, the City of Falls Church and the City of Fairfax; an additional 37 MG of treatment plant clear well storage is also available between the Corbalis and Griffith facilities. There are approximately 4,000 miles of water main up to 54 inches in diameter in the system.

Development of Fairfax Water's supply, treatment, transmission and distribution facilities is conducted in accordance with a Ten Year Capital Improvement Program. Highlights of the current program include:

- **Distribution System Sustainability:** Increased reinvestment in the distribution system infrastructure to maintain a high level of service to customers.
- **Construction of various Transmission Improvements:** Transmission mains include, the Tysons East Transmission Main and the Lee Highway Transmission Main. Various pumping station and storage improvements are also planned, including replacement storage tanks at the George Mason University campus in Fairfax, at the existing tank site in Seven Corners, and the Poplar Heights area.
- **Corbalis Water Treatment Plant Electrical Improvements:** Replacement of original switchgear, transformers, and motor control centers and the installation of additional electrical feeders to improve plant reliability.
- **Central and Willard Road Maintenance Facilities:** Design and construction of replacement maintenance facilities to meet the existing and future public water service requirements of customers located in the central/eastern portion of Fairfax County, including McLean, Tysons, Merrifield, Baileys Crossroads, Seven Corners, and the Cities of Fairfax and Falls Church (Central) and western Fairfax County (Willard).
- **Source Water Protection Activities:** Fairfax Water continues to advocate for source water protection through support of the Occoquan Watershed Monitoring Program, Occoquan Nonpoint Source Program, the Potomac River Basin Drinking Water Source Protection Partnership, study of critical watershed areas, increased involvement in watershed and water quality issues and analysis of ongoing activities in the watershed.



## CURRENT PROJECT DESCRIPTIONS

1. **Additions, Extensions and Betterments:** \$115,214,000 for improvement and betterment of existing supply, treatment, transmission, distribution and general plant facilities associated with a specific project.
2. **Extraordinary Maintenance and Repairs:** \$404,123,000 for maintenance and repairs, including \$166,723,000 for extraordinary maintenance and major repair of supply, treatment, transmission and general plant facilities associated with a specific project, which includes the acquisition of property for and construction of a replacement central maintenance facility, and \$237,400,000 to provide a sustainable distribution system through infrastructure reinvestment.
3. **General and Administrative:** \$195,110,000 for expenses associated with administration and overhead. These expenses include materials and supplies; refund of advances; and costs associated with net revenue funded projects, but not attributed to a single project or program.
4. **General Studies and Programs:** \$22,546,000 for general studies, programs, engineering and research pertaining to water quality, water supply and system development.
5. **Potomac Stage III General Plant Facilities:** \$55,063,000 for annual expenses attributed to administration, overhead and bond financing associated with development of the Potomac River Water Supply Facilities funded by future bond issue and funds on hand.
6. **Potomac Stage III Transmission Facilities:** \$3,867,000 for the design and construction of various transmission facilities primarily associated with development of the Potomac River Water Supply Facilities.
7. **Potomac Stage IV General Plant Facilities:** \$3,680,000 for annual expenses attributed to administration, overhead and bond financing associated with development of the future Potomac River Water Supply Facilities funded by future bond issue and funds on hand.
8. **Potomac Stage IV Transmission Facilities:** \$9,981,000 for the design and construction of the Tysons East Transmission Main from the Tysons Corner Pumping Station to the existing 24-inch water main in Magarity Road.
9. **Subdivision and Other Development Projects:** \$12,450,000 for expenses associated with the review and approval of plans for water main installation associated with land development activities. This project also includes provisions for Fairfax Water inspection of water mains installed by land development contractors.
10. **System Integration – City of Falls Church & City of Fairfax:** \$53,105,000 for transmission, distribution, pumping, and storage improvements to fully integrate the water system assets previously owned by the cities of Falls Church and Fairfax that became part of the Fairfax Water system on January 3, 2014.

**PROJECT COST SUMMARIES**  
**WATER SUPPLY**  
**(\$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 Additions, Extensions and Betterments	SR	<b>C</b>	<b>\$16,970</b>	<b>\$16,671</b>	<b>\$19,150</b>	<b>\$16,588</b>	<b>\$11,935</b>	\$81,314	\$33,900	\$115,214
2 Extraordinary Maintenance and Repairs	SR	<b>C</b>	<b>\$46,542</b>	<b>\$36,994</b>	<b>\$45,475</b>	<b>\$50,347</b>	<b>\$41,299</b>	\$220,657	\$183,466	\$404,123
3 General and Administrative	SR	<b>C</b>	<b>\$18,520</b>	<b>\$18,660</b>	<b>\$18,530</b>	<b>\$19,360</b>	<b>\$19,630</b>	\$94,700	\$100,410	\$195,110
4 General Studies and Programs	SR	<b>C</b>	<b>\$3,037</b>	<b>\$3,129</b>	<b>\$2,936</b>	<b>\$1,823</b>	<b>\$2,300</b>	\$13,225	\$9,321	\$22,546
5 Potomac Stage III General Plant Facilities	SR/B	<b>\$54,213</b>	<b>\$60</b>	<b>\$190</b>	<b>\$600</b>			\$850		\$55,063
6 Potomac Stage III Transmission Facilities	SR/B	<b>\$0</b>	<b>\$304</b>	<b>\$663</b>	<b>\$2,900</b>			\$3,867		\$3,867
7 Potomac Stage IV General Plant Facilities	SR/B	<b>\$2,090</b>	<b>\$50</b>	<b>\$30</b>		<b>\$20</b>		\$100	\$1,490	\$3,680
8 Potomac Stage IV Transmission Facilities	SR/B	<b>\$5,832</b>	<b>\$225</b>	<b>\$95</b>		<b>\$95</b>		\$415	\$3,734	\$9,981
9 Subdivision and Other Development Projects	SR	<b>C</b>	<b>\$1,200</b>	<b>\$1,210</b>	<b>\$1,220</b>	<b>\$1,230</b>	<b>\$1,240</b>	\$6,100	\$6,350	\$12,450
10 System Integration (Falls Church/Fairfax)	SR	<b>C</b>	<b>\$18,475</b>		<b>\$7,798</b>	<b>\$5,632</b>	<b>\$6,512</b>	\$43,426	\$9,679	\$53,105
Total		\$62,135	\$105,383	\$82,651	\$98,609	\$95,095	\$82,916	\$464,654	\$348,350	\$875,139

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

# Transportation and Pedestrian Initiatives

---

## Transportation and Pedestrian Initiatives Goals

- ✓ To provide long range transportation planning for new capacity roadway improvements.
- ✓ To identify potential locations for major transit facilities such as future rail stations and park-and-ride sites.
- ✓ To enhanced public transportation corridors which will require further study to identify the feasibility of alternative modes and levels of service.
- ✓ To provide a system of alternative transportation links between residential, educational and commercial activity centers oriented to the non-motorized user.

# Transportation and Pedestrian Initiatives

## PROGRAM DESCRIPTION

Transportation facilities and services in Fairfax County are primarily provided by the Virginia Department of Transportation (VDOT) which owns, constructs, maintains and operates nearly all of the roads in Fairfax County, and by the Washington Metropolitan Area Transit Authority (WMATA) which provides the majority of all public transit service in the region. In addition to the transportation planning done by these two agencies, the Metropolitan Washington Council of Governments (COG) is responsible for ensuring regional compatibility of all transportation plans, a prerequisite for the expenditure of federal funds for any transportation project.

## LINK TO THE COMPREHENSIVE PLAN

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

- ✓ Maximize the efficient use of the existing and future County transportation system by reducing reliance on automobile travel.
- ✓ Provide public transportation facilities such as rail transit and commuter rail in major radial and intracounty commuter corridors.
- ✓ Provide local movement of people and goods through a multi-modal transportation system that provides transportation choices, reduces single-occupancy-vehicle use, and improves air quality.
- ✓ Provide park-and-ride lots along major intercounty and intracounty corridors and at transfer points such as rail stations.
- ✓ Provide a street network level of service as high as practical, recognizing the social, environmental and financial constraints associated with diverse areas of the County.
- ✓ Ensure that improvements to the transportation system are cost-effective and consistent with environmental, land use, social, and economic goals.
- ✓ Enhance public transportation corridors and conduct further studies to identify the feasibility of alternative modes and levels of service.
- ✓ Provide safe and convenient non-motorized access (e.g., sidewalks, pedestrian crosswalk signals and markings, trails, on-road bicycle routes and secure bicycle parking) and user amenities (e.g., paved waiting areas, bus shelters and route/schedule information) to make transit services and facilities more convenient and attractive.
- ✓ Improve the speed, quality, reliability, convenience and productivity of transit service.

Source: 2017 Edition of the Comprehensive Plan, Policy Plan Element, Transportation Section, as amended through 3-14-2017.

## PROGRAM INITIATIVES

Transportation legislation and federal public transportation grants continue to change the way that Fairfax County programs and implements transportation projects.

### Funding for the Transportation Priorities Plan (TPP)

#### Local/Regional

On September 10, 2007, the Board of Supervisors approved a code change to implement a Commercial and Industrial (C&I) tax for transportation projects in Fairfax County, authorized by the General Assembly in HB 3202. A specific project list was first approved by the Board of Supervisors on May 5, 2008, and again on July 13, 2009. In addition, on October 19, 2009, the Board of Supervisors approved a specific list of Spot Roadway, Pedestrian, Bike and Bus Stop projects supported by C&I tax revenues. On July 10, 2012, the Board of Supervisors approved the Four-Year Plan for Transportation which included allocation of C&I tax revenues through FY 2016. A rate of 12.5 cents will continue for FY 2020, and is expected to generate \$56 million. On January 28, 2014, the Board approved its six-year Transportation Priorities Plan (TPP) resulting from the Continued Dialogue on Transportation (CDOT) outreach effort which included available C&I tax revenues through FY 2020. The following links show the current list of projects and details:

- <https://www.fairfaxcounty.gov/transportation/6year-priorities>,
- <https://www.fairfaxcounty.gov/transportation/projects/approved>,
- <https://www.fairfaxcounty.gov/transportation/tpp-2017>,
- <https://www.fairfaxcounty.gov/transportation/countywide-dialogue-transportation>

C&I tax revenues also fund Fairfax Connector transit service. Some of this service includes the operation of West Ox Division rush hour and midday service; support for increased frequencies on overcrowded priority bus routes; support of Transit Development Plan expansions of bus service hours at all three operating divisions; support of I-495 Express lanes service and the Tysons Circulator. Additional information can be found at: <https://www.fairfaxcounty.gov/transportation/status-report>.

In 2013, the General Assembly passed HB 2313, which provided additional revenues for transportation at the statewide and regional level. The Northern Virginia provisions of the plan were expected to provide approximately \$300 million in additional funding per year for the region.

Of the funds collected, 70 percent are provided to the Northern Virginia Transportation Authority (NVTa) to be used on regional projects meeting certain criteria and 30 percent of the funds are distributed to individual localities to be spent on urban or secondary road construction, capital improvements that reduce congestion, projects included in NVTa's regional transportation plan or for public transportation purposes. Localities are required to enact their

C&I tax at 12.5 cents or dedicate an equivalent amount to be used only for transportation. Those localities that do not do this or do so at a lower rate will have these revenues reduced by a corresponding amount.



In 2018, the General Assembly approved HB 1539 (Hugo) /SB 856 (Saslaw), which provides \$154 million per year in dedicated capital funding for the Washington Metropolitan Area Transit Authority (WMATA). Of this amount, \$102 million, annually, is being diverted from existing local and NVTa regional sources. While HB 1539/SB 856 addressed WMATA funding needs, they did so at the expense of other significant projects throughout the region. The financial impact on Fairfax County transportation projects is expected to be approximately \$45-50 million per year.

Due to this change in legislation, in FY 2020, Fairfax County is now reasonably expected to benefit from approximately \$119 million of NVTa regional funding for transportation improvements. The 30 percent share is expected to be approximately \$35 million, including the Towns of Herndon and Vienna, a reduction from \$42.4 million had the diversion of funds not occurred. For a list of projects being funded with local "30%" funds, please visit: <http://www.thenovaauthority.org/planning-programming/30-local-projects>.

Economic Development Authority (EDA) revenue bonds in the amount of \$100 million were included in the FY 2019 for Fund 40010 (County and Regional Transportation Projects), and are consistent with the Board of Supervisors TPP. Debt service on this bond will be paid using Commercial and Industrial Tax revenues. To date, the sale of these bonds for project implementation has not been necessary as the fund has had sufficient cash in account to cover project expenses; however, the authorization is important to advance projects expeditiously.

Fairfax County currently has two service districts created to support the advancement of transportation improvements. These service districts are located in Reston and Tysons, and were created and approved by the Board of Supervisors on April 4, 2017, for Reston, and December 4, 2012, for Tysons; and, support funding plans for transportation improvements. In FY 2020, the Reston and Tysons Transportation Service Districts are expected to generate approximately \$2 million, and \$8.1 million in tax revenues, respectively.

On November 4, 2014, voters approved a \$100 million bond referendum for transportation. This referendum included funding for spot roadway intersection improvements, pedestrian improvements, and bicycle projects. The \$100 million referendum, and projects funded by the referendum, are consistent with the projects approved by the Board on January 28, 2014, in the TPP. For additional project details, see <https://www.fairfaxcounty.gov/boardofsupervisors/sites/boardofsupervisors/files/assets/meeting%20materials/board/2014/june17-final-board-package.pdf>. The FY 2019 CIP and the proposed FY 2020 CIP include a Roads Bond Referendum in 2026. This referendum will continue to support roadway capital project priorities in Fairfax County.

At the regional level, NVTa recently adopted its FY 2018-2023 Six Year Program (SYP), providing approximately \$1.285 billion in funding for regional transportation projects. The amount provided is below the \$1.5 billion that was expected for the SYP prior to the General Assembly session and far short of the \$2.5 billion in needs that had been requested.

NVTa's SYP included funding for several projects in Fairfax County, including:

- Richmond Highway Widening (Mt. Vernon Memorial Highway to Napper Road) – \$127 million
- Richmond Highway Bus Rapid Transit (BRT) - \$250 million
- Frontier Drive Extension – \$25 million
- Route 28 Widening (Route 29 to Prince William County Line) - \$16 million
- Richmond Highway/CSX Underpass – \$12 million
- Rolling Road (Hunter Village Drive to Old Keene Mill) - \$11.1 million
- Fairfax County Parkway (Ox Rd to Lee Highway, including Popes Head Interchange) - \$67 million
- Rock Hill Road Bridge - \$20.6 million
- Town of Vienna Mill Street NE Parking Garage – \$2.3 million

See <https://thenovaauthority.org/programming/fy2018-fy2023-six-year-program/> for project details and maps.

## **Federal**

At the federal level, projects in Fairfax County are eligible to receive federal funding from a variety of funding programs, including the Regional Surface Transportation Program (RSTP), the Congestion Mitigation and Air Quality (CMAQ) Program, and the Transportation Alternatives Set-Aide Program (TAP). Details can be found at: <https://thenovaauthority.org/programming/cmaq-rstp/>. In December 2015, Congress passed a new transportation authorization bill, entitled Fixing America's Surface Transportation (FAST) Act. The FAST Act provides \$305 billion for highway, transit and railway programs. Of that, \$233 billion is for highways, \$49 billion is for transit and \$10 billion is dedicated to federal passenger rail. The remaining \$13 billion will be used for other items related to transportation funding over the five-year period, such as helping to replenish the Highway Trust Fund. By the end of the bill's five-year duration, highway investment would rise by 15 percent, transit funding would grow by nearly 18 percent, and federal passenger rail investment would remain flat. The bill also increases the amount of this funding that is sub-allocated to metropolitan areas on the basis of population from the current 50 percent to 55 percent over five years. The bill reclassifies TAP as the "Surface Transportation Program (STP) Set-Aside" within the broader Surface Transportation Block Grant Program (STBGP) and provides approximately \$840 million per year. Guidelines, regulations and rules will need to be created for any new or amended provisions included in the final reauthorization legislation.

The Clean Air Act Amendments of 1990, the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991, the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) approved in 1998, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) approved in 2005, Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP-21) approved in 2012, and the FAST Act require a rigorous air quality impact assessment of all transit and highway projects both at the programming level and at the specific project level. In addition to air quality legislation, the Americans with Disabilities Act (ADA) requires all public and private providers of transportation services to provide accessible services to those with disabilities. These provisions impact transit and paratransit services operated by WMATA and Fairfax County. SAFETEA-LU emphasized intermodal funding flexibility between highways and transit, especially through the CMAQ improvement program. The CMAQ program, which was continued in the new surface transportation bill at an average annual funding level of \$2.4 billion, provides a flexible funding source to State and local governments for transportation projects and programs to help meet the requirements of the Clean Air Act. Funding provided through the CMAQ program is designed to assist states in attaining the federal air quality standards for ozone and carbon monoxide. This changing regulatory and funding environment provides the County with special challenges and opportunities. One of the important results is increasing multimodal competition for project programming and implementation. In addition, air quality considerations may delay or scale back major roadway projects, while supporting short-term Transportation System Management (TSM) and Transportation Demand Management (TDM) solutions. Additional information can be found at <https://www.fairfaxcounty.gov/transportation/tdp>.

MAP-21 also created new performance-based features for CMAQ. The FAST Act is now in the process of finalizing these performance measures through Federal Rules. The United States Secretary of Transportation is working to establish measures for States to use to assess traffic congestion and on-road mobile source emissions. Each Metropolitan Planning Organization (MPO) with a transportation management area of more than one million in population representing a nonattainment or maintenance area is required to develop and update biennially a performance plan to achieve air quality and congestion reduction targets. Currently, the National Capital Region, is in an Environmental Protection Agency Air Quality 8-Hour Ozone Maintenance Area. A CMAQ Outcomes Assessment Study for the program is also required. To support many of the federal transportation initiatives to reduce congestion and air pollution, the County and VDOT have advanced an ambitious multimodal program for interstates and primary arterials, which involves building High Occupancy Vehicle (HOV) lanes, High Occupancy Toll (HOT) lanes, park-and-ride lots and new transit facilities. These improvements have significantly improved commuting for those who rideshare or use public transit. This has resulted in an appreciable increase in transit ridership which, in turn, lessened the demands on the area highways.

## **Private**

Fairfax County receives private contributions from developers for roadway and transportation improvements throughout the County. Developer contributions are based on the developer contribution rate schedule for road improvements in the Fairfax Center, Centreville, Reston, and Tysons Areas. These area contributions will address the traffic impact of new development associated with growth resulting from the Comprehensive Plan. The contribution rate schedule is revised periodically by the Board of Supervisors based on the Consumer Price Index.

In November 2016, I-66 Mobility Partners was selected to deliver the Transform 66 Outside the Beltway project. The project is a public-private partnership between the Virginia Department of Transportation (VDOT), the Department of Rail and Public Transportation (DRPT), and a private partner, Express Mobility Partners (EMP). The project will deliver \$3.7 billion of transportation improvements in the I-66 corridor. The project will transform I-66 into a multimodal corridor that moves more people by providing more reliable and new travel options.

As part of the Transform 66 Outside the Beltway agreement, the Commonwealth Transportation Board (CTB) designated NVTA as the agency to select additional transportation projects that will augment the effectiveness of the other I-66 improvements, through a \$500 million concessionaire payment. Following the submission of proposals by localities, on December 5, 2017, the CTB approved the list of NVTA recommended projects, in addition to one additional project located in Fairfax County. Fairfax County had a total of nine projects funded, with a total award of \$122,169,000. See [www.transform66.org](http://www.transform66.org) for more information.

## **State**

During the 2014 Session, the Virginia General Assembly passed HB2, which directed the development of a prioritization process (now called Smart Scale) for projects funded by the CTB. The Smart Scale process was used for the first time in the development of the FY2016-FY2021 Six-Year Improvement Program (SYIP). The Smart Scale process considers congestion mitigation, economic development, accessibility, safety, land use, and environmental quality to rank candidate projects. The CTB can weigh these factors differently in each of the Commonwealth's transportation districts. Smart Scale requires congestion mitigation to be weighted highest in Northern Virginia.

The Weighting Framework for Northern Virginia is:

- Congestion Mitigation (45%)
- Land Use Coordination (20%)
- Accessibility (15%)
- Environmental Quality (10%)
- Economic Development (5%)
- Safety (5%)

The Code of Virginia allocates highway construction funding using the following formula:

- 45 percent of the funding to a "state of good repair", for the rehabilitation of structurally deficient bridges and deteriorating pavement;
- 27.5 percent of the funding to the statewide High-Priority Projects program, for projects of statewide significance to compete under Smart Scale; and
- 27.5 percent of the funding to highway construction District Grant Programs, with funds allocated regionally, competing under Smart Scale.



Under these new processes, the County must apply for most state roadway construction funds. Applications for the current round of Smart Scale were due in August 2018. On July 10, 2018, the Board of Supervisors authorized the submission of Smart Scale applications for the following projects for up to the amounts listed:

- Richmond Highway Widening (Napper Road to Mount Vernon Highway) - \$90 million
- Fairfax County Parkway Widening (Route 29 to Route 123) - \$60 million
- Soapstone Drive Extension/Dulles Toll Road Overpass - \$50 million
- Richmond Highway Bus Rapid Transit (BRT) (Huntington Metrorail Station to Fort Belvoir) - \$50 million
- Frontier Drive Extension - \$85 million
- Braddock Road Improvements Phase I (Wakefield Chapel Road to Ravensworth Road) - \$70 million
- Braddock Road Improvements Phase II (Guinea Road to Wakefield Chapel Road) - \$70 million
- Davis Drive Extension/ Dulles Toll Road Overpass - \$30 million
- Seven Corners Ring Road (Phase 1A/Segment 1A) - \$75 million
- Route 28 Northbound Widening (McLearen Road to Route 50) - \$20 million

See [www.ctb.virginia.gov/resources/2018-fall-transportation...novasmartscalefy20.pdf](http://www.ctb.virginia.gov/resources/2018-fall-transportation...novasmartscalefy20.pdf) for more information.

Because Smart Scale is a competitive process, there is no means to accurately forecast funding for projects in Fairfax County. As such, for planning purposes, DOT staff uses an average of previous awards in assuming revenues for the TPP, and CIP.

The Revenue Sharing program is administered by VDOT, in cooperation with the participating localities, under the authority of Section 33.2-357 of the Code of Virginia and the CTB Revenue Sharing Program Policy. The Revenue Sharing Program provides additional funding for use by a county, city, or town to construct, reconstruct, improve or maintain the highway systems. These funds must be equally matched by the locality. For Fairfax County, this program has been very successful in helping to fund some of the County's major road and transit projects. State law provides that the program shall receive up to \$100 million in each fiscal year for improvements to the secondary and primary road systems, with these funds to be equally matched by locality funds. The Code also caps annual allocations to localities at \$5 million per year, and a total project limit of no more than \$10 million in Revenue Sharing awards. Additional information can be found at: [www.virginia.org/.../Fiscal\\_Year\\_2019-2020\\_Revenue\\_Sharing\\_allocations.pdf](http://www.virginia.org/.../Fiscal_Year_2019-2020_Revenue_Sharing_allocations.pdf).

State law also prioritizes project types for the Revenue Sharing Program, stating that priority will be given: first, to projects that have previously received Revenue Sharing funds; second, to projects that (i) meet a transportation need identified in the Statewide Transportation Plan or (ii) accelerate a project in a locality's capital plan; and third, to projects that address pavement resurfacing and bridge rehabilitation projects where the maintenance needs analysis determines that the infrastructure does not meet the Department's maintenance performance targets.

#### **Anticipated FY 2020 – 2029 revenues for the Transportation Priorities Plan**

Commercial and Industrial Taxes (C&I)	\$294,247,000
Northern Virginia Transportation Authority (NVTa) 30/70%	\$623,000,000
Economic Development Authority (EDA) Revenue Bonds	\$100,000,000
Transportation Service Districts (Reston and Tysons)	\$54,427,000
General Obligation Bonds	\$50,000,000
CMAQ/Regional Surface Transportation Program (RSTP) Funds	\$175,000,000
Private Contributions/I-66 Concession Funds	\$152,680,000
Smart Scale/Revenue Sharing Funds	\$244,000,000

The General Obligation bond funding is anticipated to total \$100 million, with \$50 million anticipated in FY 2026.

## **PUBLIC TRANSPORTATION**

Public transportation in Fairfax County includes several different types of capital facilities programmed to move people effectively throughout the transportation network in the County and the region. Primary capital facilities include Metrorail, Metrobus, Fairfax Connector, commuter park-and-ride lots and commuter rail related projects. The County's role with neighboring Virginia jurisdictions, the Washington, D.C. region and state and federal entities varies from project to project.

### **Funding for Public Transportation**

Funding for public transportation in Fairfax County includes Federal Aid, State Aid, Northern Virginia Transportation District bonds, Northern Virginia motor fuels tax, County bonds, the County General Fund, the C&I tax, and NVTa local and regional revenues for transportation.

### **Metrorail**

The Washington Metropolitan Area Transit Authority (WMATA) currently operates the 117 miles long rapid transit rail system with 86 stations serving the National Capital Region. The following ten Metrorail stations are located in Fairfax County: the West Falls Church-VT/UVA, Dunn Loring-Merrifield and Vienna-Fairfax/GMU Stations on the Orange line, the Franconia-Springfield Station on the Blue line; the Huntington Station on the Yellow line, and the McLean, Tysons Corner, Greensboro, Spring Hill, and Wiehle-Reston East Stations on the Silver Line. The Van Dorn Station on the Blue line is located in Alexandria, but also serves transit riders of Fairfax County. See <https://www.fairfaxcounty.gov/transportation/projects/silver-line> for more information.



***Stringfellow Transit Center***

### **WMATA Capital**

In September 2003, the WMATA Board and the General Manager launched the Metro Matters campaign to highlight the need for \$1.5 billion in urgent capital funding needed to maintain the current system and respond to the increasing ridership demands for transit services in the region. The Metro Matters Funding Agreement between all WMATA jurisdictions included the entire Metro CIP and all of the capital needs identified in the Metro Matters campaign, such as 120 new railcars, 185 new buses and the ancillary facilities associated with operating and maintaining these vehicles.

As part of the federal Passenger Rail Investment and Improvement Act (PRIIA) of 2008, Congress authorized \$1.5 billion for WMATA over ten years to address urgent capital needs, if the region provides \$1.5 billion to match the federal funds. All three signatory jurisdictions (Virginia, Maryland, and the District of Columbia) passed the compact amendments required to receive the federal funding, and the non-Federal matches are in place. The capital funding is used to support areas such as: meeting safety requirements of the National Transportation Safety Board (NTSB), repairing aging rail track, investing in new rail cars, fixing broken escalators and elevators, and rehabilitating decaying rail stations and platforms.

Following the Metro Matters Funding Agreement, the Capital Funding Agreement (CFA) was signed by the WMATA jurisdictions in 2010, and is very similar to the Metro Matters Funding Agreement. The CFA included all the planned capital expenditures for Metrorail, Metrobus, and Paratransit for FY 2011 through FY 2016. This six-year capital funding plan is reviewed and updated annually. The CFA was extended one year for FY 2017, FY 2018, and again in FY 2019. WMATA funding jurisdictions are currently working on the next Capital Funding Agreement which may require another one year extension or could be a multi-year agreement. This agreement will provide for state of good repair needs in the Capital Improvement Program (CIP) at WMATA such as the purchase of new railcars, buses, and station capacity improvements in the core of the system.

Significant regional, state, and federal efforts were undertaken to secure an additional \$500 million per year in capital funding for WMATA to bring the Metrorail system, in particular, back to a “State of Good Repair” and to keep it that way. In Virginia, the General Assembly passed HB 1539 (Hugo)/SB 856 (Saslaw), the WMATA/Transit Funding Bill, which provides dedicated capital funding for WMATA as well as governance reforms.

The reforms include:

- Restricting participation of alternates on the WMATA Board
- Withholding 35 percent of state funds if Virginia operating assistance increases by more than three percent annually
- Requiring WMATA to adopt a CIP and strategic plan
- Requiring a Performance Annual Report on the performance and condition of WMATA
- Requiring annual certification by NVTC of receipt of various items from WMATA

*Metrorail Safetrack:* To address safety concerns stemming from years of deferred maintenance, WMATA instituted an aggressive program of track infrastructure repair and reconstruction that is known as Safetrack. Starting in June 2016 and running through April of 2017, the agency conducted 15 safety surges that closed rail segments for extended periods to allow for replacement of ballast, track, ties, power cables, turnouts, and signal infrastructure. The surges significantly impacted rail operations along the affected corridors.

### **Dulles Corridor Rail Project**

The extension of the Metrorail system to Tysons and Dulles International Airport (IAD) has been identified as a transportation priority for Fairfax County and the Commonwealth of Virginia for several decades. It has been Fairfax County's highest transportation priority since 1999. This project includes the completion of a 23-mile extension of the Metrorail line, beginning between the East and West Falls Church Stations located along I-66, extending along the Dulles Connector Road (DCR) to Route 123, then through Tyson's Corner to Route 7, turning west to reconnect with the Dulles International Airport Access Highway (DIAAH) and then to Dulles Airport and into Loudoun County. When complete, the new line will have eleven stations, including eight in Fairfax County. There will be four in Tysons, as well as stations at Wiehle Avenue, Reston Town Center, Herndon, and Innovation Center. Outside of Fairfax County, there will be a station at Dulles International Airport, and two stations in Loudoun County.

The project is being constructed in two phases. Phase 1, estimated to cost \$2.9 billion, will begin at the Orange line and extend the line to Wiehle Avenue in Reston, including five stations in Fairfax County. Phase 2 will complete the rail line through Dulles International Airport to its final stop at Route 772/Ashburn Station in Loudoun County, including three more stations in Fairfax County, an airport station, two in Loudoun County, and a rail maintenance and storage facility at Dulles International Airport. The Washington Metropolitan Airports Authority (MWAA) has completed the preliminary engineering and awarded the Phase 2 construction contract in May 2014. Phase 2 is estimated to cost \$2.8 billion. Fairfax County and Loudoun County are funding the parking garages separately from the project. In late 2008, the Commonwealth of Virginia completed the transfer of the Dulles Toll Road from state control to the Metropolitan Washington Airports Authority (MWAA), which will manage construction of the rail line. The primary source of funding to complete the rail line will be toll road revenues (50.9 percent), with \$900 million, or 15.8 percent, expected from the Federal government, 16.1 percent from Fairfax County, 4.8 percent from Loudoun County, 4.1 percent from MWAA airport revenues, and 10.1 percent from the Commonwealth of Virginia. A design build contract for Phase 1 was approved with Dulles Transit Partners under the state's Public-Private Transportation Act (PPTA) authority. The official project start for final design and construction activities began in March 2009 upon approval and issuance of a Full Funding Grant Agreement (FFGA) by the Federal Transit Administration. The Washington Metropolitan Area Transit Authority (WMATA) began revenue operations for Phase 1 on July 26, 2014.

Fairfax County, in addition to the other local funding partners, approved the Memorandum of Agreement (MOA) in late 2011 to proceed with Phase 2 of the Project. The MOA explicitly recognizes that Fairfax County will pay no more than 16.1 percent of the total project cost as previously agreed in the Funding Agreement. Phase 2 is slated to begin revenue operations in 2020.

A portion of Fairfax County's share of Phase 1, in the amount of \$400 million, will be funded through a special transportation improvement district established in 2004. Landowners petitioned the Board of Supervisors to establish a special district for the express purpose of providing funds for the construction of rail to Wiehle Avenue, assuming another tax district would be established to fund the portion of the rail line

beyond Wiehle Avenue. In the fall of 2013, the County completed its \$400 million payment for Phase 1 construction costs from the Phase 1 tax district through a combination of tax collections and bond proceeds. The current tax rate for the Phase 1 district is \$0.13 cents per \$100 of assessed value. The tax rate is evaluated and voted upon by the Phase 1 Tax District Commission annually.

For Phase 2, landowners in the western part of the line petitioned the County to form a special district to provide up to \$330 million of the County's Phase 2 costs to take the project from Wiehle Avenue to Loudoun County. A special tax rate has been assessed to provide financing for construction at an initial tax rate of \$0.05 per \$100 of assessed value beginning in FY 2011, with annual increases of \$0.05 up to a maximum of \$0.20 per \$100 of assessed valuation as incorporated in the FY 2014 through FY 2019 Adopted Budget Plans. Per the petition, the tax rate in FY 2020 will remain at \$0.20 per \$100 of assessed value until full revenue operations commence on Phase 2, which is tentatively expected in early 2020. At that time, the rate may be set at the level necessary to support the District's debt obligations.

The balance of the total project funds owed by Fairfax County net of the two tax districts and regional transportation funding is approximately \$187 million for both phases of the project. These funds are expected to be paid from future special Commercial and Industrial (C&I) tax revenues along with \$10 million in 70 percent regional funding from the Northern Virginia Transportation Authority (NVTA). In addition, the Funding Partners closed on a United States Department of Transportation Infrastructure Finance and Innovation Act (TIFIA) loan. This loan offers competitive interest rates, and unique financing provisions and will fund a majority of the funding partners remaining project costs. Fairfax County closed on its \$403.3 million TIFIA loan in December 2014. For more information on the funding breakdown for this project, visit the Dulles Corridor Metrorail Project website, <http://www.dullesmetro.com/> and <https://www.fairfaxcounty.gov/transportation/projects/silver-line>.

### **Commuter Rail**

Fairfax County, as a member of the Northern Virginia Transportation Commission (NVTC), and in cooperation with the Potomac and Rappahannock Transportation Commission (PRTC), participates in the development of plans, budgets, agreements and capital projects for the operation of the Virginia Railway Express (VRE) commuter rail service. VRE operates peak period service on the CSX Transportation line from Spotsylvania to Union Station and on the Norfolk Southern Railway line from Broad Run to Union Station. Fairfax County has five stations in the system. Each of these facilities includes parking lots, station platforms, fare equipment and user amenities.

In 2011, the VRE Operations Board adopted the VRE System Plan 2040. This plan, which can be found on VRE's website, ([www.vre.org](http://www.vre.org)), discusses the long-term capital and equipment needs for the VRE system, as well as various expansion options and associated capital requirements. VRE has been incrementally implementing these improvements since the initial Strategic Plan was adopted in 2004 including the supplemental revisions. VRE is now providing a framework for growing the system and responding to current and future travel needs in the northern Virginia, and Washington, D.C. regions. The Plan will evaluate potential service improvement and system expansion initiatives to determine the relative magnitude of benefits and costs, identify potential funding opportunities, and determine needed coordination and cooperation with regional transportation partners and stakeholders to ensure future capacity best meets regional travel needs. While the Plan will not guarantee specific levels of service or funding, it will inform VRE Operations Board decision-making and will reflect VRE's priorities and roles in the region's transportation system. Ridership in the VRE system, including Fairfax County, is averaging over 19,000 daily riders. More parking, rail cars, new stations, station improvements, rolling stock storage and track improvements are needed to keep pace with the demand and are continuously being added system wide. Details of these capital improvement needs are outlined in the new System Plan 2040 as well as VRE's new Six-Year Financial Forecast and Capital Improvement Program on VRE's website, [www.vre.org](http://www.vre.org).

In 2018, the Virginia General Assembly passed HB 1539/SB 856 which provides \$15 million annually for VRE, called Commuter Rail Operating and Capital (C-ROC) fund, from the imposition of a floor on the regional gas tax, which was imposed separately through SB 896/HB 768. VRE will be addressing the use of these funds throughout the remainder of FY 2019. Tentatively, the VRE Operations Board has agreed to the major criteria for the use of these funds.

They include:

- Projects that are not eligible for typical VRE capital funding sources (e.g. NVTA, SmartScale)
- Projects where a commitment of local funding could ‘unlock’ significant state or federal matching funds
- Projects that are necessary to allow for future capacity expansion
- Continue to use Capital Reserve to fund small cost/scope changes
- Replacement of major existing assets such as railcars

All of Fairfax County’s VRE stations (Burke Centre, Rolling Road, Lorton, Backlick and Franconia-Springfield) are affected by or will affect the system’s growth. Fairfax County continues to monitor the parking situations at all VRE Stations to identify any improvements required for safety and/or capacity. The County is also in partnership with VRE to extend all the station platforms within the County to accommodate longer train sets proposed by VRE. The Lorton Station platform extension was completed in October 2017. Design and environmental work for the Rolling Road, Franconia-Springfield and Backlick Stations will continue in 2019 for extensions. Environmental and design work has also begun for a second platform at the Lorton Station. In addition, canopy roof replacements will occur at the Backlick and Rolling Road Stations in 2019.

### **Metrobus**

The WMATA Board of Directors payment policy requires local jurisdictions to pay their respective shares of the estimated operating costs of the bus system and capital costs for new buses, old vehicle refurbishment, maintenance facility modernizations, bus shelter installation and other miscellaneous improvements. The non-federal share of capital expenditures for the WMATA bus system are shared by Fairfax County and other local jurisdictions in the Washington metropolitan region.

### **Fairfax Connector**

In 1985 the Fairfax Connector system began operations providing service to the Huntington Metrorail Station. This service consisted of ten routes with 33 transit buses. Fairfax Connector was created as a cost effective public transportation system for Fairfax County to operate as an alternative to Metrobus. The system now provides service to approximately 29,000 weekday riders on 86 routes with 308 transit buses. Additional information can be found at: <https://www.fairfaxcounty.gov/transportation/connector/>.

The following provides an update on capital projects for the Fairfax Connector system:

- *ADA Remediation:* This is a continuing project to support County compliance with the Americans with Disabilities Act at Transportation facilities. This program supports the continuation of improvements required as part of the Department of Justice audit and identified in the settlement agreement signed by the Board of Supervisors on January 28, 2011.
- *Huntington Operating Facility and Huntington Service Lane Renovation/Expansion:* These projects expand the Huntington Garage maintenance bay, and includes two new maintenance bays, a storage facility, and a parking lot realignment. The projects also support a bus wash, cameras, probing lane, and Diesel Exhaust Fluid (DEF) tank. The Huntington Operating Facility has a budget of \$6 million.

## **HIGHWAYS AND TRANSIT FACILITIES**

The Virginia Department of Transportation (VDOT) is responsible for the construction and maintenance of roads in the interstate, primary and secondary highway systems. Funds are allocated for these purposes through federal and state laws, and various combinations of federal-state fund matching are utilized for construction and maintenance. In recent years, VDOT’s primary focus has been on the programming of highway construction and improvements derived from the priorities for the interstate system and the state’s primary highway system aimed at accommodating traffic demands. In years past, the state has proposed studies to require the four largest counties to take over the construction and maintenance of these roads. However, no legislation requiring this proposal has passed the General Assembly.

In addition, implementing the Countywide TPP, based on the Comprehensive Plan, will provide guidance to the County concerning which projects should be submitted for funding for the allocation of state highway

funds and the identification of projects to be funded by County bonds, and other sources of transportation revenues.

The Interstate and Primary Six Year Program (SYIP) is prepared annually by VDOT in conjunction with its annual budget and can be found at: <http://syip.virginia-dot.org>. Smart Scale does not require the CTB to fund projects in order of their scoring or to select the highest scoring project. Additional consideration may be used to develop the SYIP, such as: public feedback; overall availability of funding and eligible uses of such funding; and project development considerations. VDOT holds public hearings each year and receives input from the Board of Supervisors in preparing and finalizing these project allocations. The allocation of funds to VDOT projects is the subject of public hearings held separately from the County CIP process. Although, in many cases, the County is not funding the projects and has no direct responsibility for the construction and improvement of the road system, the provision of a road system to adequately serve the needs of the County is of major concern to Fairfax County and its citizens. Fairfax County staff is an integral part of the project team, developing, reviewing, and coordinating projects and studies from scoping through construction phases. To supplement the VDOT programs, other funds and programs have been established and are also included in the CIP.

Examples of current road and transit projects include:

- **Herndon Metrorail Station Parking Garage:** The Herndon Metrorail Station Parking Garage is part of the Phase II Dulles Rail project and is in addition to the existing Herndon Monroe garage. Fairfax County is responsible for the design, construction, operations and maintenance of the garage which is required to be operational by the WMATA announced start date of revenue service for Phase 2. The new garage will have approximately 2,007 parking spaces, bicycle amenities, pedestrian and vehicular bridges connecting to the existing garage, associated stormwater management, roadwork and transportation improvements. The project is in the construction phase, with construction anticipated to be complete in summer 2019. The total cost is \$44.9 million and is supported by Commercial and Industrial Tax revenues and parking revenue bond proceeds.
- **Innovation Center Metrorail Station Parking Garage:** The Innovation Center Metrorail Station Parking Garage is part of the Phase 2 Dulles Rail project is required to be operational by the WMATA announced start date of revenue service for Phase 2. Fairfax County is responsible for the design, construction, operations and maintenance of the garage. The garage will have approximately 2,100 parking spaces, bicycle amenities, and associated stormwater management, roadwork and transportation improvements. The garage is required to accommodate the anticipated parking requirements for the Metrorail station and is being planned and coordinated in partnership with adjacent property owners as part of a Transit Oriented Development. The project includes a real estate exchange, joint rezoning, and shared public-private site infrastructure. The garage project is in the construction phase, with construction anticipated to be complete in fall 2019. The total cost is \$52.0 million and is supported by Commercial and Industrial Tax revenues and parking revenue bond proceeds.
- **Springfield CBD Commuter Parking Garage:** The Springfield CBD Commuter Parking Garage is a new parking garage to accommodate approximately 1,000 commuter parking spaces and provide a bus transit location on the ground level. This multi-year project is currently in land acquisition with construction anticipated to begin in early 2020. The estimated total cost of this project is \$63.8 million to be funded with federal, and local C&I tax funding sources.
- **Monument Drive Commuter Parking Garage and Transit Center:** The Monument Drive Commuter Parking Garage and Transit Center is a new parking garage with a minimum of 820 parking spaces and will include a transit center of eight/twelve bus bays, kiss-and-ride facility, one shuttle bus bay, bicycle storage, restroom facility, and Connector store. This project is currently in the design phase with construction anticipated to begin in fall 2021. The estimated total cost of this project is \$38.5 million to be funded with Transform 66 Concession Funds.



- **Transit Centers:** \$2,000,000 for two new transit centers for use by general public and students.
  - George Mason University (Sandy Creek Way): 6 bus bays; bus shelters; benches; trash receptacles; and space for a possible future transit store. George Mason University administered the contract and the transit center was dedicated on March 15, 2018.
- **Reston Metrorail Access Group (RMAG) Program:** This Program provides for the construction of missing sidewalk links and improvements to the pedestrian access to intersections located near Phase II of the Dulles Rail Metro stations.
- **Lorton Arts Access Road:** \$1,600,000 to fund an access road required to enter the Workhouse Lorton Arts site after completion of the reconfiguration of Lorton Road.
- **Traffic Calming Program:** This program provides for staff review of roads for traffic calming measures when requested by a Board member on behalf of a homeowners' or civic association. Traffic calming employs the use of physical devices such as multi-way stop signs, speed humps, raised pedestrian crosswalks, median islands, or traffic circles to reduce the speed of traffic on a residential street.
- **Jefferson Manor Phase IIIA:** \$4,000,000 will provide for road, sidewalk and storm drainage improvements on Albemarle Drive. Phase I (road and storm drainage improvements on Farmington Drive, Farnsworth Drive, part of Edgehill Drive design); Phase II-A (road and storm drainage improvements on Jefferson Drive, and Monticello Road) and Phase II-B (land acquisition, utility relocation and construction on Fort Drive) are complete.
- **Walkway Improvements in Tysons:** As part of the Transportation improvements in the Tysons area, several new trails are proposed that will connect residential areas south and east of Tysons with the new Silver Line Metrorail stations. Since these trails will potentially serve a high volume of pedestrian and bicycle users during periods of darkness, pedestrian scale lighting will be included as part of each project. The County does not currently have a funding mechanism in place to operate and maintain these lighting systems. In cooperation with DPWES, a funding mechanism will be identified and appropriate agency agreements developed for the long term operation and maintenance of these facilities and other future trail lighting projects as they are identified and adopted by the Board. The County's Comprehensive Plan for Tysons envisions a transformation that will result in an urban center of approximately 113 million square feet of development by 2050. Several improvements to the existing roadway and transportation infrastructure are necessary to improve access to, and mobility within, the Tysons Urban Center. These improvements are identified as "Tysons-Wide" in Table 7 of the Comprehensive Plan and shown in the Table below. These projects include new access points from the Dulles Toll Road, and expanded capacity to arterial roads. Projects included in the CIP are those that are programmed for the next ten years.

Below is an excerpt from Table 7.

**Transportation Infrastructure, Programs, and Services,  
As They Relate to the Level of Development in Tysons**

Type of Transportation Program or Infrastructure Project	Description of Transportation Program or Infrastructure Project	Area Served by Improvement	Origin of Transportation Program or Infrastructure Project
<b>A. Transit and Pedestrian Improvements</b>			
Rail Transit Routes	Complete Phase I of Metrorail Silver Line Phase I	Tysons-wide/ Countywide	Completed
Bus transit routes	Neighborhood bus routes; circulator bus routes serving Metrorail stations; express bus routes on I-66 and I-95/I-495	Tysons-wide/ Countywide	Transit Development Plan
Sidewalks	Sidewalks to provide connections to developments within walking distance of rail stations	District	Tysons Vision TMSAMS
<b>B. Tysons-wide Road Improvements</b>			
Roads – Connecting Bridge	Bridge connecting Jones Branch Drive to Scotts Crossing Road	Tysons-wide	Construction Stage
Roads – Arterial Widening	Widen Route 7 from 4 to 6 lanes from the Dulles Toll Road to Reston Avenue	Tysons-wide	Design
Roads – Arterial Widening	Widen VA 123 to 8 lanes from Route 7 to I-495	Tysons-wide	Planning Stage
Roads – Arterial Widening	Widen VA 123 from 4 to 6 lanes between Route 7 and Old Courthouse Road	Tysons-wide	Planning Stage
Roads – Arterial Widening	Widen Route 7 from 4 to 6 lanes between I-495 and I-66	Tysons-wide	Planning Stage
Roads – Arterial Widening	Widen Route 7 from 6 to 8 lanes from VA 123 to I-495	Tysons-wide	Planning Stage
Roads – Arterial Widening	Complete widening of Rt. 7 to 8 lanes from the Dulles Toll Road to Rt. 123	Tysons-wide	Programmed and Construction Completed
Roads – Freeway Widening	Widen I-495 from 8 to 12 lanes to provide 4 HOT lanes between the Springfield Interchange and the American Legion Bridge	Tysons-wide/ Countywide	Programmed and Construction Completed
Roads – Freeway Ramp	HOT ramp connecting to Jones Branch Drive	Tysons-wide	Programmed and Construction Completed
Roads – Freeway Ramp	HOT ramp connecting to the Westpark Bridge	Tysons-wide	Programmed and Construction Completed
Roads – Freeway Ramp	HOT ramp connecting to Rt. 7	Tysons-wide	Programmed and Construction Completed
<b>C. Grid of Streets</b>			
Roads – Grid of Streets	Grid west of Westpark Drive	District	Planning Stage
Roads – Grid of Streets	Grid bounded by Gosnell Road, Route 7, and VA 123	District	Planning Stage
Roads – Grid of Streets	Grid connections to Greensboro Drive	District	Planning Stage
Roads – Grid of Streets	Grid of streets east of I-495	District	Planning Stage
<b>D. Miscellaneous Improvements</b>			
Bicycle Access Points	Bicycle connections into and out of Tysons	Tysons-wide	Planning Stage
Roads and Intersection Spot Improvements	Intersection improvements outside of Tysons as identified in the Neighborhood Traffic Impact Study and other studies	Tysons-wide	Planning Stage
Metrorail Station Access	Access improvements as identified in the Tysons Metrorail Station Access Management Study	Tysons-wide	Planning Stage



## **PEDESTRIAN AND BICYCLE INITIATIVES**

### **Pedestrian Initiatives**

Since 2002, Fairfax County has been aggressively implementing the Pedestrian Initiative, utilizing the three E's approach – Engineering, Education and Enforcement. The County has programmed significant funding to improve pedestrian safety and access by building sidewalk and trail projects, retrofitting intersections with pedestrian accommodations, improving bus stops, and installing countdown pedestrian signals. Fairfax County partners with MWCOC for the twice-yearly *Street Smart* Pedestrian Safety Campaigns, providing pedestrian safety messages in native languages with radio, transit and collateral advertising in English, Spanish, Korean, Vietnamese, Chinese and Amharic. The Fairfax County Police Department conducts pedestrian enforcement and public awareness through all District Stations as part of traffic enforcement plans each year. Funding for the Pedestrian Program currently totals over \$300 million and has been supported by several sources, including: the Board of Supervisor's 2014 TPP, the Board of Supervisor's First, Second and Third "Four-Year Transportation Plans"; the General Fund; the 2007 and 2014 Transportation Bonds; the Board-prioritized VDOT Secondary Program; the Board-prioritized CMAQ and RSTP allocations; and revenues associated with the C&I tax for transportation. Additional details can be found at: <https://www.fairfaxcounty.gov/transportation/walk/projects>.

Some of the current project initiatives include:

- **Pedestrian Improvements:** Complete missing links and add new trails at approximately 414 locations. These projects will provide neighborhood connectivity to transit and to local and major activity centers. Twenty-two pedestrian projects were completed in FY 2018.
- **Bus Stop Improvements:** Improve bus shelters, benches and pads, as well as ADA accessibility and pedestrian links at numerous locations throughout the County. Forty-four bus stop sites were improved in FY 2018, and approximately 755 total improvements have been completed through FY 2018.
- **HAWK Pedestrian Beacon:** Fairfax County's first HAWK (High-Intensity Activated CrossWalk) Pedestrian Beacon was constructed and activated in the Lee District in the summer of 2016. Pedestrians crossing Backlick Road in Springfield between Highland Street and the Beltway overpass now have a safer walkway due to the new HAWK Signal. The HAWK increases pedestrian safety by improving motorist stopping behavior. The signal is located between two signalized intersections and will remain dark when not in use. Once a pedestrian pushes the button to cross, the follow sequence is activated:
  - The HAWK beacon begins flashing yellow to indicate someone will be using the crosswalk. The signal turns solid yellow, advising drivers to stop if it is safe to do so. The beacon then turns solid red, requiring drivers to stop. When the beacon flashes red, drivers can proceed with caution if the crosswalk is clear. The beacons then return to a dark state.
  - After pressing the button to cross, pedestrians need to wait for the HAWK signal to engage with traffic before crossing the street. Pedestrians should only cross when the sign is lit indicating it is safe to cross.
  - The HAWK signal, and complementing reconstructed sidewalk, were designed and constructed in a joint effort by FCDOT, VDOT, DPWES and FCPS.

### **Bicycle Initiative**

In late 2005, the Board of Supervisor's approved the Comprehensive Bicycle Initiative, a program committed to make Fairfax County bicycle friendly and bicycle safe. Work began immediately on the priority elements as defined by the Board: developing a County bicycle route map, creating a pilot program for a network of interconnected bike routes that supports both non-motorized commuting and recreational trips, and examining roads and streets that may accommodate "on-road bike lanes" with no or minimal construction. Additional details can be found at: <https://www.fairfaxcounty.gov/transportation/bike/master-plan>, and <https://www.fairfaxcounty.gov/transportation/bike/repaving-2017>. Some of the major activities and achievements for FY 2018 include:

- **On-Road Bike Lane Initiative:** This is a cooperative program between FCDOT and VDOT. As part of VDOT's summer repaving program, bicycle facilities are evaluated and incorporated into the roadway paving project. These can include sharrows, bike lanes, wide curb lanes or bike shoulders. Working with VDOT during the FY 2018 repaving cycle, Fairfax County was able to add over 30 miles of on road facilities, which include bike lanes and buffered bike lanes. Bike lanes were added in Braddock District, Dranesville District, Mason District, Hunter Mill District, Mount Vernon District, Springfield District, Sully District and Lee District. This brings the total of on-road facilities to more than 112 miles.
- **County Bicycle Parking Policy and Guidelines:** The Board of Supervisors endorsed these standards in FY 2017. The policy and guidelines address such topics as: bicycle parking requirements, rack and locker specifications, equipment choices and placement throughout the County, and provide ratios based on County land uses.
- **Increase and Enhance Bicycle Parking:** As part of FCDOT's bicycle parking improvement program, FCDOT continues to add new bicycle racks to public buildings, parks, bus stops, and at key destinations within the public Right-of-Way.
- **Bicycle Route Signage-Countywide:** Staff completed the design of bicycle wayfinding signs along the entire length of the Fairfax County Parkway Trail from Route 7 to Route 1. Installation began in FY 2017 and completed in FY 2018. Wayfinding to Tysons Metro stations, and an Annandale to Springfield route are scheduled for implementation in FY 2019.
- **Western Fairfax Bike the Sites:** The County was awarded Federal Enhancement Funds to create a family-friendly non-motorized route to Historic sites and buildings located in the Western region of Fairfax County, mostly in the Sully District. The project consists of a bicycle map pinpointing historical locations over an approximate 23-mile bike loop, including wayfinding signage. Ten thousand copies of the tour brochure have been printed, and staff is working on finalizing the wayfinding signage plan and installations.
- **Capital Bikeshare:** Capital Bikeshare launched in Reston and Tysons on October 21, 2016. The system launched with eight stations in each location, and stations are being added. In FY 2017, FCDOT received a Transportation Alternatives Program (TAP) grant for additional stations in Reston and the Providence District. Staff is currently working with the development community in Merrifield on launching bikeshare there in late 2018. Staff is also working with the City of Fairfax, George Mason University and the Town of Vienna, on a bikeshare feasibility study.
- **Bike Map:** The Fairfax County bike map was redesigned in FY 2017 and updated in FY 2018. The new map shows more on and off-street bike routes, rates the routes by comfort level, and provides important information on bike safety, regional trails, bike parking, bike theft prevention, and other bike-related resources.
- **Bicycle and Pedestrian Ambassador Program:** To increase bicycle and pedestrian safety education and encouragement efforts, staff developed a volunteer-based bicycle and pedestrian ambassador program in FY 2017. To date, 9 members of the public have been trained and accepted into the program.

## CURRENT PROJECT DESCRIPTIONS AND APPROVED TRANSPORTATION PLANS

1. **Board of Supervisors Transportation Priorities Plan** (Countywide): Funding of \$1.8 billion between FY 2020 and FY 2029 is anticipated to be supported by local, regional and state funding sources. The \$1.8 billion approved for funding transportation projects in the county will provide for building new roads, sidewalks, bike lanes and transit facilities and improving existing roads, sidewalks, bike lanes and transit facilities. There are several programs which support the TPP including:
  - **The Reston Funding Plan** (Hunter Mill District): On February 28, 2017, the Board of Supervisors approved \$2.27 billion for transportation infrastructure improvements to support recommendations in the Reston Phase I Comprehensive Plan Amendment. The proposed plan allocates roughly \$1.2 billion of the improvements over 40 years from public funds, federal, state, local, and regional funds that are anticipated for countywide transportation projects. Approximately \$1.07 billion of the improvement costs will be raised from private funds, sources of revenue that are generated within the Reston Transit Station Areas (TSA) and used exclusively for transportation projects in the Reston TSAs. Additional information can be found at: <https://www.fairfaxcounty.gov/transportation/study/reston-network-analysis>.
  - **The Richmond Highway Public Transit Initiatives (RHPTI)** (Lee/Mt Vernon Districts): \$55,000,000 is estimated for this initiative, based on the U.S. Route 1 Corridor Bus Study conducted by the Northern Virginia Transportation Commission and an update prepared by Fairfax County. The project involves establishing several major and minor transit centers, improving bus stops, implementing Richmond Highway Express (REX) bus service throughout the corridor, enhancing the advanced public transportation system aided by bus signal priority and bus pre-emption signalization, connecting gaps in the pedestrian network and establishing additional park-and-ride facilities. Fairfax County needs \$55.0 million to meet the goals of the initiative and has obtained over \$38 million from various sources. Additional information can be found at: <https://www.fairfaxcounty.gov/transportation/richmond-hwy-brt>
  - **The Third Four-Year Transportation Plan** (Countywide): On July 10, 2012, the Board of Supervisors approved their Third “Four-Year Transportation Plan” designed to enhance mobility, promote and increase safety, and create choices for the commuting public with multi-modal projects that add capacity, reduce congestion, connect missing sidewalk and bicycle links, and provide safe access to transit facilities. Projects were funded with \$937 million from the following sources: \$237 million in Federal Regional Surface Transportation Program and Congestion Mitigation and Air Quality funds anticipated to be received by the county; \$245 million in existing and proposed County General Obligation and Revenue Bonds; \$262 million in County C&I Tax revenues; and \$193 million in federal and private sources. The latest status report can be found at: <https://www.fairfaxcounty.gov/transportation/sites/transportation/files/assets/documents/pdf/status-report/2007-2012/status-report-june-2013.pdf>
  - **The Contributed Roadway Improvements Fund** (Countywide): This funding accounts for proffered developer contributions received for roadway and transportation improvements throughout the County. Contributions are based on the developer rate schedule for road improvements in the Fairfax Center, Centreville and Tysons Corner areas, as well as Tysons-Wide Developer Contributions and Tysons Grid of Streets Contributions. The rate schedule is revised periodically by the Board of Supervisors based on the Consumer Price Index. Project funding is appropriated at the fiscal year-end, consistent with the level of developer proffer revenue received during that fiscal year. Many different projects throughout the County are supported by this Program within the following major categories: primary and secondary road improvements, bridge design and construction, intersection/interchange improvements, signal improvements and transit improvements.

- **The Tysons Transportation Funding Plan** (Providence, Hunter Mill and Dranesville Districts): On October 16, 2012, the Board of Supervisors approved \$3.1 billion in public and private funding for transportation infrastructure improvements to support recommendations in the Tysons Comprehensive Plan. The proposed plan includes various transportation improvements including: a grid of streets network, neighborhood intersection improvements, major roadway projects in and around Tysons, and a transit circulator service. The Fairfax County share during the CIP period is \$855 million.
2. **Capital Sinking Fund for County Roads** (Countywide): \$3,839,890 has been allocated to date to the capital sinking fund for County roads. The Capital Sinking Fund was established as a direct result of the Infrastructure Financing Committee (IFC). Funding for each sinking fund is approved annually as part of the Carryover Review and is allocated based on the following percentages: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization maintenance. The Sinking Fund for County Roads will support an amount of \$4 million in reinvestment funding required for the roadways with the most hazardous conditions, as identified in the 2015 Rinker study.
  3. **Capital Sinking Fund for Walkways** (Countywide): \$4,421,463 has been allocated to date for the capital sinking fund for County Walkways. The Capital Sinking Reserve Fund was established as a direct result of the Infrastructure Financing Committee (IFC). Funding for each sinking fund is approved annually as part of the Carryover Review and is allocated based on the following percentages: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization maintenance. The Sinking Fund for Walkways supported an amount of \$3 million in reinvestment funding required for the walkways in the poorest condition, as identified in the 2013 Rinker study. In addition, the sinking fund is supporting the next level of reinvestment required for deteriorating trails throughout the County. As part of the *FY2018 Carryover Review*, a one-time shift in the sinking fund allocation was approved by the Board based on expenditures to date and work in progress. In order to address a growing need for walkway reinvestment funds, the Board approved a redirection of the revitalization 5 percent. The specific allocation for FY 2018 included: 55 percent for FMD, 20 percent for Parks, 10 percent for County-Owned Roads, and 15 percent for Walkways.
  4. **District Walkway Projects** (Countywide): This Program supports District specific unfunded walkway improvements. Funding was approved for this Program for each District and the Chairman. Board members can fund or leverage grant funding to support walkway projects within their District.
  5. **Dulles Rail Phase 2** (Providence, Hunter Mill, and Dranesville Districts): A total of \$527,000,000 has been approved for this project. See Dulles Corridor Rail section above.
  6. **Herndon Monroe Area Development Study** (Hunter Mill District): \$550,000 is currently available to support the master planning effort associated with County owned property at the west side of the Herndon Monroe Park and Ride facility/Herndon Monroe Garage site. The goal of the study is to determine the development potential for a 10-acre portion of the site and define possible conceptual design options for its use. The study will include land planners, civil and traffic engineers, wetland and environmental consultants, evaluating opportunities for a Transit Oriented Development consistent with the Comprehensive Plan goals on this site.
  7. **Metro CIP** (Countywide): These funds provide additional access to the existing Metrorail and Metrobus systems to meet growing demand. This program includes projects such as new rail cars and buses and additional parking spaces. The program also includes railcar rehabilitations, escalator overhauls, station enhancements, as well as improvements to the existing system. This does not include the cost associated with the Dulles Rail Project. Fairfax County's share of the Metro CIP is estimated at \$211.1 million from FY 2020 to FY 2024. Amounts for FY 2020 and beyond are estimated for planning purposes only and will be updated annually. These estimated capital expenses are paid with a combination of County General Obligation Bonds and state aid.

8. **Reinvestment and Repairs to County Roads** (Countywide): This is a continuing project which supports the Emergency Road Repairs Program and the Road Maintenance Program. Staff prioritize funding for projects including emergency safety and road repairs to County-owned service drives and County-owned stub streets which are currently not accepted by the Virginia Department of Transportation (VDOT) into the state highway system for maintenance. On-going road maintenance includes, but is not limited to, pothole repair, pavement rehabilitation, sidewalk and curb repairs, traffic and pedestrian signage, hazardous tree removal, grading, snow and ice control, replacement of substandard materials, patching of existing travelways, minor ditching and stabilization of shoulders, slopes and drainage facilities. The County is responsible for 38 miles of roadways not maintained by VDOT. The 2015 Rinker study identified an amount of \$4 million in reinvestment funding requirement for the roadways with the most hazardous conditions, as well as increased funding for annual emergency repairs. In FY 2020, an amount of \$800,000 is included for annual emergency upgrades.
9. **Reinvestment and Repairs to Walkways** (Countywide): This is an on-going project which provides for upgrading and emergency maintenance of existing trails. These upgrades to public standards address safety and hazardous conditions such as damaged trail surfaces, retaining wall failures, handrail repairs and rehabilitation of pedestrian bridges. Several older trails do not meet current standards, and projects have been designed to alleviate safety problems, including incorrect grades, steep slopes or obstructions (i.e., power poles/trees that are located too close to the trail). The Department of Public Works and Environmental Services and the Fairfax County Department of Transportation are responsible for maintaining approximately 673 miles of walkways and 69 pedestrian bridges. The 2013 Rinker Study revealed that there were approximately 10 miles of trails in extremely poor condition requiring \$3 million in reinvestment as well as increased funding for annual emergency repairs. The \$3 million reinvestment program was funded from the Capital Sinking Fund for Walkways. In FY 2020, an amount of \$700,000 has been funded to meet annual emergency requirements for County trails, sidewalks and pedestrian bridges.
10. **Transportation Planning Studies** (Countywide): \$623,593 to provide initial funding for transportation planning studies associated with the Lincolnia Planning District Phase II, Fairfax Center Area Phase II, and the Dulles Suburban Center; a construction feasibility study for a connector between Oakwood Road and Vine Street over I-495; and analysis and planning tools for travel demand forecasts used for transportation studies, Comprehensive Plan amendments, rezoning cases, corridor and subarea studies, and citizen requests.
11. **Tysons Transportation Planning Studies** (Providence, Hunter Mill and Dranesville Districts): \$1,250,000 has been approved to date to support transportation planning in the Tysons area.

#### **VDOT SIX-YEAR PROGRAM**

More Detailed information may be found on these projects using VDOT's web site, at [www.virginiadot.org](http://www.virginiadot.org). Specific Fairfax County projects can be found by entering: Projects and Studies, Transportation Program, Transportation Financing, Six Year Improvement Program, with the following parameters, FY 19 Final, All Districts, Fairfax County and All Road Systems. Click on any individual project for the detailed information.

**PROJECT COST SUMMARIES  
TRANSPORTATION AND PEDESTRIAN INITIATIVES  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2019						Total FY2020- FY2024	Total FY2025- FY2029	Total Project Estimate
			FY 2020	FY 2021	FY 2022	FY 2023	FY 2024			
1 Board of Supervisors TPP*	X, B, F, S	C	<b>\$361,320</b>	\$361,320	\$361,320	\$361,320	\$361,320	\$1,806,600		TBD
Reston Funding Plan	X, F, S	<b>\$3,183</b>	<b>\$9,275</b>	\$10,275	\$13,388	\$53,488	\$52,488	\$138,914	\$284,221	\$426,318
Richmond Hwy Public Transit (RHPTI)	F, G, S, U	<b>\$34,751</b>	<b>\$8,000</b>	\$8,000	\$4,249			\$20,249		\$55,000
Third Four-Year Transportation Plan 2012	X, B, F, S	<b>\$702,750</b>	<b>\$234,250</b>					\$234,250		\$937,000
Contributed Roadway Improvements	X	<b>\$30,389</b>						\$0		\$30,389
Tysons Transportation Funding Plan	X, F, S	<b>\$264,623</b>	<b>\$49,671</b>	\$72,926	\$78,775	\$57,999	\$38,692	\$298,063	\$292,524	\$855,210
2 Capital Sinking Fund for County Roads RC-000001	G	<b>\$3,840</b>						\$0		\$3,840
3 Capital Sinking Fund for Walkways ST-000042	G	<b>\$4,421</b>						\$0		\$4,421
4 District Walkway Projects ST-000023 - ST-000031	G	<b>\$1,341</b>						\$0		\$1,341
5 Dulles Rail Phase 2	X, B, F	<b>\$461,900</b>	<b>\$65,100</b>					\$65,100		\$527,000
6 Herndon Monroe Area Development Study 2G25-100-000	G	<b>\$550</b>						\$0		\$550
7 Metro CIP **	B, S, U	C	<b>\$39,400</b>	\$40,600	\$42,000	\$43,800	\$45,300	\$211,100		\$211,100
8 Reinvestment and Repairs to County Roads 2G25-021-000	G	C	<b>\$800</b>	\$900	\$900	\$900	\$900	\$4,400	\$4,500	\$8,900
9 Reinvestment and Repairs to Walkways 2G25-057-000	G	C	<b>\$700</b>	\$800	\$800	\$800	\$800	\$3,900	\$4,000	\$7,900
10 Transportation Planning Studies 2G40-133-000	G	<b>\$624</b>						\$0		\$624
11 Tysons Transportation Studies 2G40-041-000	G	<b>\$1,250</b>						\$0		\$1,250
<b>Total</b>		<b>\$473,926</b>	<b>\$467,320</b>	<b>\$403,620</b>	<b>\$405,020</b>	<b>\$406,820</b>	<b>\$408,320</b>	<b>\$2,091,100</b>	<b>\$8,500</b>	<b>\$2,573,526</b>

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

\* The spending plans for several of the large programs contained in the TPP are reflected for information only.

\*\* These estimates assume the continuation of PRIIA funding from the Federal Government and the State through 2023.

Key: Source of Funds

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

# Beyond 5-Year Period: CIP Projects by Function

<b><u>Project</u></b>	<b><u>ENSNI *</u></b>	<b><u>District</u></b>
Courts Facilities - Historic Courthouse Renovation - Phase II	TBD	Providence
Government Facilities and Programs - Development Opportunities at Workhouse Campus	TBD	Mt Vernon
Government Facilities and Programs - DVS Alternative Fuel Site (new)	TBD	TBD
Government Facilities and Programs - DVS North/Northwest Maintenance Facility (new)	TBD	TBD
Government Facilities and Programs - Performing Arts Center (new)	TBD	TBD
Government Facilities and Programs - Willston Multi-Cultural Center	TBD	Mason
Health and Human Services - Springfield Community Resource Center (new)	\$24 million	Springfield
Health and Human Services - Tim Harmon Campus ( A New Beginning/Fairfax Detox and Cornerstones)	\$37 million	Sully
Housing Development - Affordable Housing Opportunities	TBD	TBD
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library (new)	TBD	Providence
Libraries - Centreville Regional Library Renovation	\$14 million	Sully
Libraries - Chantilly Regional Library/Technical Operations Renovation	\$23 million	Sully
Libraries - Herndon Fortnightly Community Library Renovation	\$10 million	Dranesville
Libraries - Kings Park Community Library Renovation	\$10 million	Braddock
Libraries - Tysons Library (new - partial proffer funding)	TBD	TBD
Park Authority - Future Needs Assessment Implementation	\$851 million	Countywide
Park Authority - North County RECenter	TBD	Hunter Mill
Park Authority - RECenter System-wide Sustainability Plan	\$233 million	Countywide
Park Authority - Sports Complex Opportunities	TBD	TBD
Public Safety : Fire and Rescue - Volunteer Fire Stations	million	TBD
Public Safety : Fire and Rescue - Wellfit/Performance Testing Center	\$20 million	TBD
Public Safety : Police - Mt. Vernon Police Station Renovation	\$36 million	Mt Vernon
Public Safety : Police - Sully Police Station Renovation	\$38 million	Sully
Public Safety : Police - Tysons Police Station (new - partial proffer funding)	TBD	TBD
Public Safety : Police - West Springfield Police Station Renovation	\$36 million	Springfield
Revitalization and Neighborhood Improvements - Annandale Cultural Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - Façade Improvements (new)	TBD	Countywide
Revitalization and Neighborhood Improvements - Tysons Redevelopment (new)	TBD	TBD
<b>Total : Beyond 5-Year CIP Period</b>	<b>\$1,373 million</b>	

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

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

# Beyond 5-Year Period: CIP Projects by Supervisor District

<u>Project</u>	<u>ENSNI *</u>	<u>District</u>
<b><u>Braddock District</u></b>		
Libraries - Kings Park Community Library Renovation	\$10 million	Braddock
<b><u>Countywide</u></b>		
Park Authority - Future Needs Assessment Implementation	\$851 million	Countywide
Park Authority - RECenter System-wide Sustainability Plan	\$233 million	Countywide
Revitalization and Neighborhood Improvements - Façade Improvements (new)	TBD	Countywide
<b><u>Dranesville District</u></b>		
Libraries - Herndon Fortnightly Community Library Renovation	\$10 million	Dranesville
<b><u>Hunter Mill District</u></b>		
Park Authority - North County RECenter	TBD	Hunter Mill
<b><u>Lee District</u></b>		
None	TBD	Lee
<b><u>Mason District</u></b>		
Government Facilities and Programs - Willston Multi-Cultural Center	TBD	Mason
<b><u>Mt Vernon District</u></b>		
Government Facilities and Programs - Development Opportunities at Workhouse Campus	TBD	Mt Vernon
Public Safety : Police - Mt. Vernon Police Station Renovation	\$36 million	Mt Vernon
<b><u>Providence District</u></b>		
Courts Facilities - Historic Courthouse Renovation - Phase II	TBD	Providence
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library (new)	TBD	Providence
<b><u>Springfield District</u></b>		
Health and Human Services - Springfield Community Resource Center (new)	\$24 million	Springfield
Public Safety : Police - West Springfield Police Station Renovation	\$36 million	Springfield
<b><u>Sully District</u></b>		
Health and Human Services - Tim Harmon Campus ( A New Beginning/Fairfax Detox and Cornerstones)	\$37 million	Sully
Libraries - Centreville Regional Library Renovation	\$14 million	Sully
Libraries - Chantilly Regional Library/Technical Operations Renovation	\$23 million	Sully
Public Safety : Police - Sully Police Station Renovation	\$38 million	Sully



# Beyond 5-Year Period: CIP Projects by Supervisor District

<u>Project</u>	<u>ENSNI *</u>	<u>District</u>
<b><u>To Be Determined</u></b>		
Government Facilities and Programs - DVS Alternative Fuel Site (new)	TBD	TBD
Government Facilities and Programs - DVS North/Northwest Maintenance Facility (new)	TBD	TBD
Government Facilities and Programs - Performing Arts Center (new)	TBD	TBD
Housing Development - Affordable Housing Opportunities	TBD	TBD
Libraries - Tysons Library (new - partial proffer funding)	TBD	TBD
Park Authority - Sports Complex Opportunities	TBD	TBD
Public Safety : Fire and Rescue - Volunteer Fire Stations	\$42 million	TBD
Public Safety : Fire and Rescue - Wellfit/Performance Testing Center	\$20 million	TBD
Public Safety : Police - Tysons Police Station (new - partial proffer funding)	TBD	TBD
Revitalization and Neighborhood Improvements - Annandale Cultural Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - Tysons Redevelopment (new)	TBD	TBD
<b>Total : Beyond 5-Year CIP Period</b>	<b>\$1,373 million</b>	

\* 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, design, construction, utilities, fixed equipment and information technology infrastructure.

# COURT FACILITIES

## Future Project Details

<b>Project Name:</b>	<b>Historic Courthouse Renovation– Phase II</b>	<b>Supervisor District:</b>	<b>Providence</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>Various</b>	<b>Year Constructed:</b>	<b>1800's</b>

### **DESCRIPTION /JUSTIFICATION:**

Upgrades and infrastructure replacement of the critical building systems at the Fairfax County Historical Courthouse are required including: HVAC systems, plumbing, emergency generators, electrical distribution panels, lighting fixtures, elevators, windows, repaving of parking lots, sprinkler systems, and hazardous material abatement (asbestos, lead paint). The existing building systems have exceeded their expected service life. The gross square footage of the building (excluding the Colonial Courtroom and Jail wing) is approximately 104,000 square feet and houses several users. A needs assessment for this facility will be conducted as part of the Massey Complex Master Planning Study, currently underway.

### **OPERATING IMPACT:**

Increased operational costs are not anticipated.

# GOVERNMENT FACILITIES AND PROGRAMS

## Future Project Details

<b>Project Name:</b>	<b>Development Opportunities at Workhouse Campus</b>	<b>Supervisor District:</b>	<b>Mt Vernon</b>
<b>New Facility or Renovation:</b>	<b>TBD</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Workhouse Arts Center is a 56-acre, historically important County landmark, owned by Fairfax County at the site of the former Lorton prison operated by the District of Columbia Department of Corrections. Originally constructed in the early 1900's, the former Workhouse is listed on the National Park Service's Register of Historic Places, and was the site for imprisonment of the suffragists who were imprisoned at the Workhouse for picketing the White House in support of women's right to vote. The prison facility closed in 2001 and the following year was part of a 2,440-acre purchase by Fairfax County from the federal government. The federal sale of the total acreage set aside much of the land to parks and open space, and required the County to develop an adaptive re-use plan for the associated buildings. In July of 2004, the Board of Supervisors rezoned the Campus to the Planned Development Commercial (PDC) District to permit repurposing by the then Lorton Arts Foundation through the adaptive reuse of the existing historic structures and the construction of new buildings with a mix of uses including: theaters, artist studios, an events center, museums, a music barn, other similar facilities, restaurants, commercial recreation and housing for resident artists/performers to establish the Campus as a unique arts, cultural and recreational resource for the community.

Since 2008, Fairfax County has worked with the Workhouse Arts Foundation (WAF) to renovate buildings at the Workhouse Campus to provide space for juried artists, performing arts, arts education, and a Workhouse prison museum for the benefit of the public. Ten historic buildings on the Campus have been restored resulting in the activation of approximately 84,000 square feet as an arts center. The County maintains ownership of the entire campus and oversight on all activities, operations, and maintenance. In October 2018, the Board of Supervisors approved guiding principles to collaboratively promote the vitality and future of the campus. As part of these principles, the Board established a Steering Committee composed of representatives from the County and WAF. This committee will identify and recommend initiatives to the Board that further advance the adaptive reuse of the site, and complement the cultural arts footprint already established by WAF. These initiatives will seek to leverage County resources with contributions from the private and non-profit sector. As these plans materialize, they will be reflected in future CIPs.

### **OPERATING IMPACT:**

Staff and Operational cost estimates would need to be developed to support the Workhouse development.

## Future Project Details

<b>Project Name:</b>	<b>DVS Alternative Fuel Site</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New Facility</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

**DESCRIPTION/ JUSTIFICATION:**

Alternate fuels (non-gasoline and diesel) are anticipated to be used by a portion of the County fleet in future years. The Alternate Fuel Site would provide a location for these alternate fuel sources to be provided to the vehicles.

**OPERATING IMPACT:**

Staff and Operational cost estimates would need to be developed to support a new Alternative Fuel Site.

## Future Project Details

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

**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 co-located 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.

## Future Project Details

<b>Project Name:</b>	<b>Performing Arts Center</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New Facility</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

This project would provide for a new facility to serve as a Performing Arts Center for the entire County. The Center would provide a multi-use performance space for a variety of performing arts, including dance, music and theatre. It is anticipated that the Center could be constructed and operated through a public/private partnership.

### **OPERATING IMPACT:**

Staff and Operational cost estimates would need to be developed to support a new Performing Arts Center in the County.

## Future Project Details

<b>Project Name:</b>	<b>Tysons Redevelopment</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

As part of the redevelopment of the Tysons area, the Department of Planning and Zoning 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 (#29), 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 proffers are anticipated to primarily fund these projects. 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 to support these new facilities.

## Future Project Details

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

### **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. In addition, there may be interest in locating a school on the site. This project is in the early planning stages.

### **OPERATING IMPACT:**

To Be Determined.

# HEALTH AND HUMAN SERVICES

## Future Project Details

<b>Project Name:</b>	<b>Springfield Community Resource Center</b>	<b>Supervisor District:</b>	<b>Springfield</b>
<b>New Facility or Renovation:</b>	<b>New Facility</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$24,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The County has identified the need for a community center in the Springfield area. The Springfield District is the only County district without a dedicated older adult service site. Co-located services for all age populations in one location produces efficiencies and maximizes resources. Potential sites would be in close proximity to public transportation in the West Springfield Area. Programs operating in the Burke and West Springfield area, the "Center Without Walls", serve over 800 residents annually, with 350 participants in offered session classes. There is a waitlist for classes and requests for additional programming that are unmet. A new facility would allow for program expansion to address ongoing unmet demand. Dedicated Fairfax County sponsored programs for youth in this area are also an identified community need. This location would serve as a co-located facility and provide after-school and weekend opportunities for youth living in this region.

### **OPERATING IMPACT:**

See the Operational Budget Impacts section of the CIP.

## Future Project Details

<b>Project Name:</b>	<b>Tim Harmon Campus (A New Beginning/ Fairfax Detox and Cornerstones)</b>	<b>Supervisor District:</b>	<b>Sully</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$37,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>1994/1992</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Tim Harmon Campus includes A New Beginning/Fairfax Detox and the Cornerstones Facility. A New Beginning and Fairfax Detox are two distinct programs within one facility. Built in 1994, the facility is two stories, with 88 shared parking spaces. A New Beginning is an 8–12 week residential substance abuse treatment program for 35 adults that provides rehabilitation services to adults with substance use and co-occurring substance use and mental health disorders. The program provides a highly-structured environment, and offers individual, group, and family counseling, psychiatric assessment as needed, medication monitoring, comprehensive case management, substance abuse education, bibliotherapy, and regular involvement in the 12 Step recovery communities. Fairfax Detox Center is a residential facility that provides a supervised, structured, supportive and therapeutic environment for individuals to safely detoxify from alcohol and other drugs. The program is licensed for 32 beds. The length of stay varies from 1-10 days depending on the severity and the duration of the individual's withdrawal syndrome as well as the client's willingness to remain engaged in services. The Cornerstones Facility was built in 1992 and is a 16-bed residential treatment program and community reintegration program for adults with co-occurring substance use disorders and mental illness. Services provided include onsite treatment planning, therapy, case management and psycho-education. On average, 4 -7 applicants wait 3 to 4 months for admission. Renovations are required to: replace outdated building systems, including obsolete food service equipment, plumbing and mechanical systems; address code compliance issues (including licensure, building code, HIPAA); adapt the building design for the changing program and service needs; integrate technology, and update the building design to be more efficient and withstand heavy use. Modifications to the facility would also include enlargement of common use space, storage capacity and modernization of facility security, including fencing, locks and security systems. Reconfiguration and expansion of medication suite would also improve secure access to medications and improve capacity to meet complex treatment regimens for patients with multiple conditions. Adding onsite supportive housing components with studio style units will allow independent living as a new component to the campus that is evidence-based and increases the potential for positive clinical outcomes for program clients.

### **OPERATING IMPACT:**

See the Operational Budget Impacts section of the CIP.

# HOUSING DEVELOPMENT

## Future Project Details

<b>Project Name:</b>	<b>Affordable Housing Opportunities</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Fairfax County Redevelopment and Housing Authority (FCRHA) is actively pursuing multiple opportunities throughout Fairfax County to expand the affordable and workforce housing stock to better serve low- and middle-income residents. These possible projects include opportunities to create additional rental units and for-sale units to address the growing shortage of affordable living units for County residents, families, and seniors.

### **OPERATING IMPACT:**

To Be Determined.



# LIBRARIES

## Future Project Details

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

### **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.

## Future Project Details

<b>Project Name:</b>	<b>Centreville Regional Library Renovation</b>	<b>Supervisor District:</b>	<b>Sully</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$14,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>1991</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Centreville Regional Library opened in 1991. This location has suffered from recurring issues with the HVAC, flooding in the staff areas, inadequate electrical wiring to support device usage by customers, and a myriad of other facility related repairs/incidents. 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. Carpets, furniture, and staff areas are worn and dated. Renovation is required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and to meet current and future operational needs of the Library System. The present configuration does not adequately reflect modern library design, usage or aesthetics. For example, site lines within the library are interrupted and restrict visibility to many areas making it difficult to monitor activity and serve customers. This library currently serves a population of 98,477 and had an FY 2018 circulation of 406,460. The population served by this library is expected to increase slightly over the next five years.

### **OPERATING IMPACT:**

See the Operational Budget Impacts section of the CIP.

## Future Project Details

<b>Project Name:</b>	<b>Chantilly Regional Library/Technical Operations Renovation</b>	<b>Supervisor District:</b>	<b>Sully</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$23,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>1993</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Chantilly Regional Library is one of the busiest locations in the Library system. Located off a major thoroughfare this Library is unique in that it services 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 does serve a diverse population and has experienced significant changes in service delivery. This location has suffered from recurring roofing issues as well as inadequate electrical wiring to support 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. Furniture and staff areas are worn and dated. Customers seeking an improved experience may move to other locations. Renovations are required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. The present configuration does not adequately reflect modern library design, usage or aesthetics. For example, site lines within the library are interrupted and restrict visibility to many areas making it difficult to monitor activity and serve customers. This library currently serves a population of 61,768 and had an FY 2018 circulation of 534,475. The population served by this library is expected to increase slightly over the next five years.

### **OPERATING IMPACT:**

See the Operational Budget Impacts section of the CIP.

## Future Project Details

<b>Project Name:</b>	<b>Herndon Fortnightly Community Library Renovation</b>	<b>Supervisor District:</b>	<b>Dranesville</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$10,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>1995</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Herndon Fortnightly Community Library is located in the western portion of the County in the Town of Herndon. Renovation is required to upgrade building systems and infrastructure that are well beyond the end of their life cycle and meet current and future operational needs of the Library System. The building layout and footprint are difficult to change due to the interior design having been built in a circular pattern surrounding centrally located stairs splitting the functions into two sides. This location is also unique in that it is a two-story facility. Staffing is currently configured to support the second story operations (information and circulation) leaving the lower floor, which houses the community meeting rooms and rest rooms unmanned. 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. Carpets, furniture, and staff areas are worn and dated. This Library currently serves a population of 22,306 and had an FY 2018 circulation of 154,822. The population served by this library is expected to increase slightly over the next five years.

### **OPERATING IMPACT:**

See the Operational Budget Impacts section of the CIP.

## Future Project Details

<b>Project Name:</b>	<b>Kings Park Community Library Renovation</b>	<b>Supervisor District:</b>	<b>Braddock</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$10,000,000</b>
<b>Year Last Renovated:</b>	<b>1993</b>	<b>Year Constructed:</b>	<b>1971</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Kings Park Community Library is the busiest community location in the library system operating at a level comparable to a small regional. Statistics for this location indicate the door count is 8.7 percent of the system's total and its circulation is higher than any other community and greater than four regional libraries. Customers at this location are diverse and represent a cross-section of County population. Usage patterns indicate that of the locations in this cluster, this branch is a preferred destination of many 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. The high usage results in greater wear and tear. Carpets, furniture, and staff areas are worn and dated, and the HVAC is not efficient or effective. Renovations are required to upgrade building systems and infrastructure that are well 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 43,005 and had an FY 2018 circulation of 361,820. The population served by this library is expected to increase slightly over the next five years.

### **OPERATING IMPACT:**

See the Operational Budget Impacts section of the CIP.

## Future Project Details

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

### **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

## Future Project Details

<b>Project Name:</b>	<b>Future Needs Assessment Implementation</b>	<b>Supervisor District:</b>	<b>Countywide</b>
<b>New Facility or Renovation:</b>	<b>Both</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$851,461,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The 2016 Parks Count, which is the Park Authority Needs Assessment was completed and provides recommendations for capital investments in the park system 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 \$87,700,000 from the 2016 Bond for a future need of \$851,461,000. The remaining needs of \$851,461,000 are 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 \$98,892,000 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 \$107,945,000, the need for years 6-10 is \$172,350,000, for a total of \$280,295,000.
- 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 for years 1-5 is \$6,532,000, the need for years 6-10 is \$465,742,000 for a total of \$472,274,000.

### **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.

## Future Project Details

<b>Project Name:</b>	<b>North County RECenter</b>	<b>Supervisor District:</b>	<b>Hunter Mill</b>
<b>New Facility or Renovation:</b>	<b>New</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

As part of the development of the Reston Town Center North (RTCN) area, the Fairfax County Park Authority is considering the future development of a new RECenter to serve the high demand in the Reston area. This RECenter may include facilities for indoor aquatics, fitness, sports and other recreation programs to meet the need of the surrounding community as determined by a market based study prior to development.

### **OPERATING IMPACT:**

To Be Determined.

## Future Project Details

<b>Project Name:</b>	<b>RECenter System-Wide Sustainability Plan</b>	<b>Supervisor District:</b>	<b>Countywide</b>
<b>New Facility or Renovation:</b>	<b>Renovation &amp; Potential Expansion</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$232,500,000</b>
<b>Year Last Renovated:</b>	<b>Varies – Multiple facilities</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Park Authority's RECenter system is now entering a new era due to the aging of existing facilities that require lifecycle redevelopment along with potential expansion to continue to meet the needs of the community and remain fiscally sustainable as an enterprise funded activity. The Park Authority recently completed a System-wide Sustainability Plan for RECenters that identifies strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the RECenter system through a series of capital improvements. As part of the strategic recommendations each RECenter was assigned one of six "thematic" decisions. These recommendations outline a course of action for capital improvements at each RECenter to maximize the sustainability of the overall system. For instance, if the thematic recommendation is "expand" for a RECenter, then a series of improvements that are termed as "critical," "core," or "added value" that facilitate that theme are included in the strategic recommendations. The plan also identifies the potential for development of a new RECenter in the Reston (See North County RECenter) area and a potential countywide sports complex. The plan recommends a three-phased implementation approach for funding the proposed capital improvements starting with improvements identified as critical first, followed by core improvements and then improvements identified as added value in the last phase. 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 five-year period based on starting the improvements in 2020 the estimated total project budget increases to \$232,500,000.

### **OPERATING IMPACT:**

To Be Determined.

## Future Project Details

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

### **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 sport tourism events in Fairfax. This project is in the early planning stages.

### **OPERATING IMPACT:**

To Be Determined.

# PUBLIC SAFETY: FIRE AND RESCUE FACILITIES

## Future Project Details

<b>Project Name:</b>	<b>Volunteer Fire Stations (2)</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>TBD</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$42,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/JUSTIFICATION:**

Based on the recent transition of both the Bailey's Crossroads Volunteer Fire Station and the Lorton 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 eight 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 areas designated for the volunteers would be required. The current CIP includes a planning factor of \$42 million for 2 stations as part of the 2026 Bond Referendum. This is provided for planning purposes only and will depend on several factors and future bonding capacity.

### **OPERATING IMPACT:**

A new Volunteer Station is a replacement for an existing volunteer station. All of the 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.

## Future Project Details

<b>Project Name:</b>	<b>Welfit/Performance Testing Center</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New Facility</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$20,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/JUSTIFICATION:**

This project includes construction of a permanent facility to relocate the Fire and Rescue Department's Wellness-Fitness (Welfit) Center which is currently in leased warehouse space. The Welfit Center is used for the Candidate Physical Abilities Test (CPAT) to evaluate and test potential candidates in the recruitment process, Work Performance Evaluations required for active uniformed personnel, and physical performance assessments for personnel returning to full duty after recovering from an injury or illness. The facility is also used to conduct recruitment and promotional testing. The facility would include Administrative Offices for Recruitment, Peer Fitness, an Exercise Physiologist, Promotional Exams, and Career Development. A CPAT area including an orientation, practice, and timed sessions space is planned. Upon successfully passing the written exam, the applicant has eight weeks to ready themselves for the CPAT exam. During that timeframe, they participate in weekly practice and timed sessions at the Welfit Center. Space for Work Performance Evaluations (WPE), including physical tests and a pre-assessment, 10 events, and a post assessment would be accommodated in a new Center. This evaluation was developed as a standard to ensure uniformed Fire and Rescue Department members can meet the physical demands of firefighting, rescue, and emergency medical duties in a safe and effective manner. Prior to the actual testing date, personnel utilize the Welfit Center in preparation for the WPE. Finally, the facility would include Exercise Physiologist activities, including physical performance assessments on any individual returning to full duty from a debilitating injury, illness, or other extended leave; space for Promotional Exams; and Partnering with Fairfax County Public Schools by opening up the Welfit Classroom for their EMT program.

### **OPERATING IMPACT:**

A permanent facility would eliminate the annual operating expense of paying for leased space, but may require other operational expenses.

# PUBLIC SAFETY: POLICE FACILITIES

## Future Project Details

<b>Project Name:</b>	<b>Mt Vernon Police Station Renovation</b>	<b>Supervisor District:</b>	<b>Mt Vernon</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$36,000,000</b>
<b>Year Last Renovated:</b>	<b>2003</b>	<b>Year Constructed:</b>	<b>1981</b>

### **DESCRIPTION/ JUSTIFICATION:**

The Mount Vernon Police Station was originally constructed in 1981 and renovated in 2003 and houses the Mount Vernon District Supervisor's Office. A renovation/expansion or replacement will be required to upgrade/replace outdated building systems and infrastructure that have exceeded their life expectancy. The current space layout is inefficient and will not be able to meet the future operational needs of the Station. Security systems and measures need to be upgraded or replaced to enable the Police to take advantage of the latest technologies.

### **OPERATING IMPACT:**

Mt Vernon 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.

## Future Project Details

<b>Project Name:</b>	<b>Sully Police Station Renovation</b>	<b>Supervisor District:</b>	<b>Sully</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$38,000,000</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>2002</b>

### **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.

## Future Project Details

<b>Project Name:</b>	<b>Tysons Police Station</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New Facility</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

**DESCRIPTION/ JUSTIFICATION:**

A new police station is planned as part of the Tysons Redevelopment. At this time, no site has been identified.

**OPERATING IMPACT:**

To be Determined.

## Future Project Details

<b>Project Name:</b>	<b>West Springfield Police Station Renovation</b>	<b>Supervisor District:</b>	<b>Springfield</b>
<b>New Facility or Renovation:</b>	<b>Renovation</b>	<b>Total Project Estimate (ENSNI):</b>	<b>\$36,000,000</b>
<b>Year Last Renovated:</b>	<b>2003</b>	<b>Year Constructed:</b>	<b>1974</b>

**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

## Future Project Details

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

### **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. Such a space would create a sense of place for 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 to support a new Cultural Center in Annandale.

## Future Project Details

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

### **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. It is envisioned that construction and operation of the facility would 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 and 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 to support a new County Conference Center.

## Future Project Details

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

### **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/CRA's). The County's CRDs and CRA's 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.

## Future Project Details

<b>Project Name:</b>	<b>Tysons Redevelopment</b>	<b>Supervisor District:</b>	<b>TBD</b>
<b>New Facility or Renovation:</b>	<b>New</b>	<b>Total Project Estimate (ENSNI):</b>	<b>TBD</b>
<b>Year Last Renovated:</b>	<b>N/A</b>	<b>Year Constructed:</b>	<b>N/A</b>

### **DESCRIPTION/ JUSTIFICATION:**

The successful redevelopment of Tysons into a city will necessitate the inclusion of a full spectrum of public, private and institutional facilities. The County has been successful in negotiating public facility proffers from a number of zoning applicants, including, but not limited to: two fire stations, 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. Some larger and more expensive facilities, such as a conference center or a large civic plaza, are unlikely to be achieved solely through private sector commitments. As such, public/private partnerships and/or public sector financing will be required to support their construction and potentially on-going operation.

### **OPERATING IMPACT:**

Staff and Operational costs estimates would need to be developed to support these new facilities.

# Potential Shared-Use Opportunities List

---

This section of the CIP provides a list of both Fairfax County Public Schools (FCPS) projects and County projects in the 5-10 year period that have potential shared-used opportunities. This list was previously provided to both the Board of Supervisors and the School Board in fall 2017, and has been updated to reflect the latest information. This list is sorted by both Supervisory District and by Referendum year and does not include projects that are in the design or construction phase.

# 5-10 Year CIP Period: Potential Shared Use Opportunities by District \*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
<b><u>Braddock</u></b>		
Public Schools - Wakefield Forest Elementary	2019	Braddock
Public Schools - Bonnie Brae Elementary	2021	Braddock
Libraries - Kings Park Community Library Renovation	2026	Braddock
Housing Development - Little River Glen IV	TBD	Braddock
Housing Development - One University	TBD	Braddock
<b><u>Dranesville District</u></b>		
Public Schools - Dranesville Elementary	2023	Dranesville
Public Schools - Herndon Elementary	2023	Dranesville
Public Schools - Future Western High School	2025	Dranesville
Libraries - Herndon Fortnightly Community Library Renovation	2026	Dranesville
Public Schools - Pimmit Hills Repurpose	2027	Dranesville
<b><u>Fairfax City</u></b>		
Health and Human Services - Willard Health Center Renovation	2020	Fairfax City
<b><u>Hunter Mill District</u></b>		
Libraries - Reston Regional Library	2012	Hunter Mill
Health and Human Services - Embry Rucker Shelter	2016	Hunter Mill
Public Schools - Crossfield Elementary	2019	Hunter Mill
Public Schools - Louise Archer Elementary	2019	Hunter Mill
Libraries - Patrick Henry Library	2020	Hunter Mill
Public Schools - Armstrong Elementary	2021	Hunter Mill
Public Safety - Fox Mill Fire Station	2022	Hunter Mill
Public Safety - Frying Pan Fire Station	2022	Hunter Mill
Fairfax County Park Authority - North County RECenter	TBD	Hunter Mill
Government Facilities and Programs - RTCN Library and Community Space	TBD	Hunter Mill
Health and Human Services - RTCN Shelter and Human Service Center	TBD	Hunter Mill
Housing Development - Crescent Redevelopment	TBD	Hunter Mill
Housing Development - Stonegate Renovation	TBD	Hunter Mill
Transportation/Pedestrian Initiatives - Herndon Monroe Area Development Study	TBD	Hunter Mill

# 5-10 Year CIP Period: Potential Shared Use Opportunities by District \*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
<b><u>Lee District</u></b>		
Public Safety - Franconia Police Station	2015	Lee
Health and Human Services - CSB - Crossroads Renovation	2020	Lee
Libraries - Kingstowne Community Library (new)	2020	Lee
Public Schools - Twain Middle	2025	Lee
Public Schools - Route 1 Area Elementary	2027	Lee
Public Schools - Virginia Hills Repurpose	2027	Lee
Housing Development - Mount Vernon Garden Apartments	TBD	Lee
Housing Development - Murraygate Village Apartments Renovation	TBD	Lee
Housing Development - Oakwood Senior Housing	TBD	Lee
<b><u>Mason District</u></b>		
Public Safety - Police Tactical Operations	2015	Mason
Public Safety - Mason Police Station	2018	Mason
Public Safety - Seven Corners Fire Station	2018	Mason
Libraries - George Mason Regional Library Renovation	2020	Mason
Public Schools - Bren Mar Park Elementary	2021	Mason
Government Facilities and Programs - Willston Multi-Cultural Center	TBD	Mason
Health and Human Services - East County Health and Human Services Center	TBD	Mason
<b><u>Mt. Vernon District</u></b>		
Public Safety - Penn Daw Fire Station	2015	Mt. Vernon
Fairfax County Park Authority - Events Center	2016	Mt. Vernon
Health and Human Services - Eleanor Kennedy Shelter	2016	Mt. Vernon
Health and Human Services - Lorton Community Center	2016	Mt. Vernon
Public Safety - Gunston Fire Station	2018	Mt. Vernon
Public Safety - Mount Vernon Fire Station	2018	Mt. Vernon
Libraries - Lorton Community Library Renovation	2020	Mt. Vernon
Libraries - Sherwood Regional Library Renovation	2020	Mt. Vernon
Public Schools - Saratoga Elementary	2025	Mt. Vernon
Public Safety - Mt Vernon Police Station Renovation	2026	Mt. Vernon
Government Facilities and Programs - Original Mt. Vernon High School	TBD	Mt. Vernon
Housing Development - North Hill	TBD	Mt. Vernon
Revitalization and Neighborhood Improvements - OCR - Kings Crossing Redevelopment	TBD	Mt. Vernon

# 5-10 Year CIP Period: Potential Shared Use Opportunities by District \*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
<b><u>Providence District</u></b>		
Public Safety - Police Evidence Storage Annex	2018	Providence
Public Schools - Mosby Woods Elementary	2019	Providence
Public Safety - Oakton Fire Station	2022	Providence
Public Schools - Waples Mill Elementary	2023	Providence
Public Schools - Dunn Loring Repurpose	2027	Providence
Public Schools - Tysons Elementary	2027	Providence
Courts Facilities - Historic Courthouse Renovation - Phase II	TBD	Providence
Government Facilities and Programs - Massey Complex Redevelopment and Master Planning	TBD	Providence
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library (new)	TBD	Providence
<b><u>Springfield District</u></b>		
Public Schools - West Springfield High	2015	Springfield
Public Schools - White Oaks Elementary	2015	Springfield
Public Schools - Silverbrook Elementary	2017	Springfield
Public Safety - Fairview Fire Station	2018	Springfield
Public Schools - Centreville High	2021	Springfield
Public Schools - Willow Springs Elementary	2021	Springfield
Public Safety - Pohick Fire Station Renovation	2022	Springfield
Public Schools - Union Mill Elementary	2023	Springfield
Health and Human Services - Springfield Community Resource Center (new)	2024	Springfield
Public Schools - Sangster Elementary	2025	Springfield
Public Safety - West Springfield Police Station Renovation	2026	Springfield
Housing - Autumn Willow Senior Housing	TBD	Springfield
<b><u>Sully District</u></b>		
Public Safety - Emergency Vehicle Operations and K9 Center	2015	Sully
Health and Human Services - Sully Community Center	2016	Sully
Public Safety - Criminal Justice Academy	2018	Sully
Public Schools - Brookfield Elementary	2021	Sully
Public Schools - Lee's Corner Elementary	2021	Sully
Public Safety - Chantilly Fire Station Renovation	2022	Sully
Public Schools - Centre Ridge Elementary	2023	Sully
Public Schools - Cub Run Elementary	2023	Sully
Public Schools - Poplar Tree Elementary	2023	Sully
Health and Human Services - Tim Harmon Center (A New Beginning/Fairfax/Cornerstones)	2024	Sully
Public Schools - Virginia Run Elementary	2025	Sully
Libraries - Centreville Regional Library Renovation	2026	Sully
Libraries - Chantilly Regional Library Renovation	2026	Sully
Public Safety - Sully Police Station Renovation	2026	Sully
Housing Development - Housing at Route 50/West Ox Road	TBD	Sully

# 5-10 Year CIP Period: Potential Shared Use Opportunities by District \*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
<b><u>To Be Determined</u></b>		
Public Schools - Silver Line Elementary	2019	TBD
Government Facilities and Programs - DVS Alternative Fuel Site (new)	2026	TBD
Government Facilities and Programs - DVS North/Northwest Maintenance Facility (new)	2026	TBD
Public Safety - Volunteer Fire Station	2026	TBD
Public Safety - Wellfit/Performance Testing Center	2026	TBD
Fairfax County Park Authority - Sports Complex Opportunities	TBD	TBD
Government Facilities and Programs - Performing Arts Center (new)	TBD	TBD
Housing Development - Affordable Housing Opportunities	TBD	TBD
Libraries - Tysons Library (new - partial proffer funding)	TBD	TBD
Public Safety - Tysons Fire and Rescue Station Replacement (partial proffer funding)	TBD	TBD
Public Safety - Tysons Police Station (new - partial proffer funding)	TBD	TBD
Public Schools - Five New and/or Repurposed Schools	TBD	TBD
Public Schools - Future High School Site	TBD	TBD
Public Schools - Future Western High	TBD	TBD
Public Schools - Modular Relocations	TBD	TBD
Public Schools - Renovation of 1 Middle School	TBD	TBD
Public Schools - Renovation of 12 Elementary Schools	TBD	TBD
Revitalization - Annandale Cultural Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - Tysons Redevelopment (new)	TBD	TBD
<b><u>Countywide</u></b>		
Parks - Land Acquisition and Development	2020	Countywide
Government Facilities and Programs - Joint Venture Development	TBD	Countywide
Health and Human Services - Early Childhood Education Initiatives	TBD	Countywide

# 5-10 Year CIP Period: Potential Shared Use Opportunities by Year\*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
Libraries - Reston Regional Library	2012	Hunter Mill
Public Safety - Emergency Vehicle Operations and K9 Center	2015	Sully
Public Safety - Franconia Police Station	2015	Lee
Public Safety - Penn Daw Fire Station	2015	Mt. Vernon
Public Safety - Police Tactical Operations	2015	Mason
Public Schools - West Springfield High	2015	Springfield
Public Schools - White Oaks Elementary	2015	Springfield
Fairfax County Park Authority - Events Center	2016	Mt. Vernon
Health and Human Services - Eleanor Kennedy Shelter	2016	Mt. Vernon
Health and Human Services - Embury Rucker Shelter		Hunter Mill
Health and Human Services - Lorton Community Center	2016	Mt. Vernon
Health and Human Services - Sully Community Center	2016	Sully
Public Schools - Silverbrook Elementary	2017	Springfield
Public Safety - Criminal Justice Academy	2018	Sully
Public Safety - Fairview Fire Station	2018	Springfield
Public Safety - Gunston Fire Station	2018	Mt. Vernon
Public Safety - Mason Police Station	2018	Mason
Public Safety - Mount Vernon Fire Station	2018	Mt. Vernon
Public Safety - Police Evidence Storage Annex	2018	Providence
Public Safety - Seven Corners Fire Station	2018	Mason
Public Schools - Crossfield Elementary	2019	Hunter Mill
Public Schools - Louise Archer Elementary	2019	Hunter Mill
Public Schools - Mosby Woods Elementary	2019	Providence
Public Schools - Silver Line Elementary	2019	TBD
Public Schools - Wakefield Forest Elementary	2019	Braddock
Health and Human Services - CSB - Crossroads Renovation	2020	Lee
Health and Human Services - Willard Health Center Renovation	2020	Fairfax City
Libraries - George Mason Regional Library Renovation	2020	Mason
Libraries - Kingstowne Community Library (new)	2020	Lee
Libraries - Lorton Community Library Renovation	2020	Mt. Vernon
Libraries - Patrick Henry Library	2020	Hunter Mill
Libraries - Sherwood Regional Library Renovation	2020	Mt. Vernon
Parks - Land Acquisition and Development	2020	Countywide
Public Schools - Armstrong Elementary	2021	Hunter Mill
Public Schools - Bonnie Brae Elementary	2021	Braddock
Public Schools - Bren Mar Park Elementary	2021	Mason
Public Schools - Brookfield Elementary	2021	Sully
Public Schools - Centreville High	2021	Springfield
Public Schools - Lee's Corner Elementary	2021	Sully
Public Schools - Willow Springs Elementary	2021	Springfield
Public Safety - Chantilly Fire Station Renovation	2022	Sully
Public Safety - Fox Mill Fire Station	2022	Hunter Mill
Public Safety - Frying Pan Fire Station	2022	Hunter Mill
Public Safety - Oakton Fire Station	2022	Providence
Public Safety - Pohick Fire Station Renovation	2022	Springfield



# 5-10 Year CIP Period: Potential Shared Use Opportunities by Year\*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
Public Schools - Centre Ridge Elementary	2023	Sully
Public Schools - Cub Run Elementary	2023	Sully
Public Schools - Dranesville Elementary	2023	Dranesville
Public Schools - Herndon Elementary	2023	Dranesville
Public Schools - Poplar Tree Elementary	2023	Sully
Public Schools - Union Mill Elementary	2023	Springfield
Public Schools - Waples Mill Elementary	2023	Providence
Health and Human Services - Springfield Community Resource Center (new)	2024	Springfield
Health and Human Services - Tim Harmon Center (A New Beginning/Fairfax/Cornerstones)	2024	Sully
Public Schools - Future Western High School	2025	Dranesville
Public Schools - Sangster Elementary	2025	Springfield
Public Schools - Saratoga Elementary	2025	
Public Schools - Twain Middle	2025	Lee
Public Schools - Virginia Run Elementary	2025	Sully
Government Facilities and Programs - DVS Alternative Fuel Site (new)	2026	TBD
Government Facilities and Programs - DVS North/Northwest Maintenance Facility (new)	2026	TBD
Libraries - Centreville Regional Library Renovation	2026	Sully
Libraries - Chantilly Regional Library Renovation	2026	Sully
Libraries - Herndon Fortnightly Community Library Renovation	2026	Dranesville
Libraries - Kings Park Community Library Renovation	2026	Braddock
Public Safety - Mt Vernon Police Station Renovation	2026	Mt. Vernon
Public Safety - Sully Police Station Renovation	2026	Sully
Public Safety - Volunteer Fire Station	2026	TBD
Public Safety - Wellfit/Performance Testing Center	2026	TBD
Public Safety - West Springfield Police Station Renovation	2026	Springfield
Public Schools - Dunn Loring Repurpose	2027	Providence
Public Schools - Pimmit Hills Repurpose	2027	Dranesville
Public Schools - Route 1 Area Elementary	2027	Lee
Public Schools - Tysons Elementary	2027	Providence
Public Schools - Virginia Hills Repurpose	2027	Lee
Courts Facilities - Historic Courthouse Renovation - Phase II	TBD	Providence
Courts Facilities - Historic Courthouse Renovation - Phase II	TBD	Providence
Fairfax County Park Authority - North County RECenter	TBD	Hunter Mill
Fairfax County Park Authority - Sports Complex Opportunities	TBD	TBD
Fairfax County Park Authority - Sports Complex Opportunities	TBD	TBD
Government Facilities and Programs - Joint Venture Development	TBD	Countywide
Government Facilities and Programs - Massey Complex Master Planning	TBD	Providence
Government Facilities and Programs - Massey Complex Redevelopment and Master Planning	TBD	Providence
Government Facilities and Programs - Original Mt. Vernon High School	TBD	Mt. Vernon
Government Facilities and Programs - Performing Arts Center (new)	TBD	TBD
Government Facilities and Programs - Performing Arts Center (new)	TBD	TBD
Government Facilities and Programs - RTCN Library and Community Space	TBD	Hunter Mill
Government Facilities and Programs - Willston Multi-Cultural Center	TBD	Mason
Health and Human Services - Early Childhood Education Initiatives	TBD	Countywide
Health and Human Services - East County Health and Human Services Center	TBD	Mason
Health and Human Services - RTCN Shelter and Human Service Center	TBD	Hunter Mill
Housing - Autumn Willow Senior Housing	TBD	Springfield
Housing Development - Affordable Housing Opportunities	TBD	TBD
Housing Development - Affordable Housing Opportunities	TBD	TBD
Housing Development - Crescent Redevelopment	TBD	Hunter Mill

# 5-10 Year CIP Period: Potential Shared Use Opportunities by Year\*

*\*List does not include projects that are currently in the design or construction phase.*

<u>Project</u>	<u>Referendum Year</u>	<u>District</u>
Housing Development - Housing at Route 50/West Ox Road	TBD	Sully
Housing Development - Housing at Route 50/West Ox Road	TBD	Sully
Housing Development - Little River Glen IV	TBD	Braddock
Housing Development - Mount Vernon Garden Apartments	TBD	Lee
Housing Development - Murraygate Village Apartments Renovation	TBD	Lee
Housing Development - North Hill	TBD	Mt. Vernon
Housing Development - Oakwood Senior Housing	TBD	Lee
Housing Development - One University	TBD	Braddock
Housing Development - Stonegate Renovation	TBD	Hunter Mill
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library (new)	TBD	Providence
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library (new)	TBD	
Libraries - Tysons Library (new - partial proffer funding)	TBD	TBD
Libraries - Tysons Library (new - partial proffer funding)	TBD	TBD
Public Safety - Seized Vehicle Facility (new)	TBD	TBD
Public Safety - Tysons East Fire and Rescue Station (new - partial proffer funding)	TBD	TBD
Public Safety - Tysons Fire and Rescue Station Replacement (partial proffer funding)	TBD	TBD
Public Safety - Tysons Fire and Rescue Station Replacement (partial proffer funding)	TBD	TBD
Public Safety - Tysons Police Station (new - partial proffer funding)	TBD	TBD
Public Safety - Tysons Police Station (new - partial proffer funding)	TBD	TBD
Public Safety - Volunteer Fire Station	TBD	TBD
Public Schools - Five New and/or Repurposed Schools	TBD	TBD
Public Schools - Five New and/or Repurposed Schools	TBD	TBD
Public Schools - Future High School Site	TBD	TBD
Public Schools - Future High School Site	TBD	TBD
Public Schools - Future Western High	TBD	TBD
Public Schools - Future Western High	TBD	TBD
Public Schools - Modular Relocations	TBD	TBD
Public Schools - Modular Relocations	TBD	TBD
Public Schools - Renovation of 1 Middle School	TBD	TBD
Public Schools - Renovation of 1 Middle School	TBD	TBD
Public Schools - Renovation of 12 Elementary Schools	TBD	TBD
Public Schools - Renovation of 12 Elementary Schools	TBD	TBD
Revitalization - Annandale Cultural Center (new)	TBD	TBD
Revitalization - Annandale Cultural Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center (new)	TBD	TBD
Revitalization and Neighborhood Improvements - OCR - Kings Crossing Redevelopment	TBD	Mt. Vernon
Revitalization and Neighborhood Improvements - OCR - Kings Crossing Redevelopment	TBD	Mt. Vernon
Revitalization and Neighborhood Improvements - Tysons Redevelopment (new)	TBD	TBD
Revitalization and Neighborhood Improvements - Tysons Redevelopment (new)	TBD	TBD
Stormwater Management Program - Stormwater/Wastewater Facility	TBD	TBD
Transportation - Community Business Center (CBC) Municipal Parking Facilities (new)	TBD	TBD
Transportation - Community Business Center (CBC) Pedestrian Circulation Systems (new)	TBD	TBD
Transportation/Pedestrian Initiatives - Herndon Monroe Area Development Study	TBD	Hunter Mill

# Operational Budget Impacts of the CIP

---

This section of the CIP provides rough estimates for General Fund supported operational costs associated with current and future CIP projects. These estimates are in FY 2020 dollars, with no inflation applied. This list does not include Fairfax County Public School facilities and focuses on County new or renovated buildings, such as Public Safety, Library or Human Services facilities. Future facilities through the proposed fall 2024 Bond Referendum have been included; however, many facilities in the conceptual phase have not yet been included.

Facility square footage increases have been estimated using a blended annual operating factor to account for increased utilities, custodial, landscaping and maintenance costs. Future decisions may be required for several of these facilities, therefore the operational budget impacts have not yet been determined. Agency estimates include potential additional staffing, equipment and furnishings. In some cases, the budget estimates include both one-time startup costs and recurring operational costs and may include funding that has been included in the FY 2020 Advertised Budget Plan. Further analysis will be required for all of these estimates; however, this year's CIP does provide the identification of not just project design and construction costs, but the estimated operational General Fund budget impacts for each facility to more fully inform the Board of Supervisor's decision making on capital facilities.

It is anticipated that all of these budget estimates will be reviewed in more detail as facility conceptual designs are completed. Some facilities are being renovated to include projected future growth; however, no operational budget adjustments will be required for quite some time.

**Operational Expense Estimates For County CIP Projects**  
**Projects estimated to be complete by FY 2029 (Bond Referendum through Fall 2024)**

Facility**	Existing Square Footage	Proposed Square Footage	Estimated Increase in Square Footage	FMD Operational Requirements*	Agency Operational Requirements	Total	Notes
<b>Fire - Current CIP Projects</b>							
Charlottesville Fire and Rescue Station Renovation	10,942	15,500	4,558	\$27,394	-	\$27,394	
Edsall Fire Station - 2015	8,327	14,132	5,805	\$34,888	-	\$34,888	
Fairview Fire Station - 2018	8,200	15,500	7,300	\$43,873	\$1,136,512	\$1,180,385	Increased staff and equipment
Fox Mill Fire and Rescue Station Renovation	9,000	12,500	3,500	\$21,035	-	\$21,035	
Frying Pan Fire and Rescue Station Renovation	9,000	15,500	6,500	\$39,065	-	\$39,065	
Gunning Fire Station - 2018	7,782	11,125	3,343	\$20,091	-	\$20,091	
Jefferson Fire Station - 2012	14,670	18,047	3,377	\$20,296	-	\$20,296	
Lorton Volunteer Fire Station	17,219	23,780	6,561	\$39,432	-	\$39,432	
Merrifield Fire Station - 2015	11,662	15,081	3,419	\$20,548	-	\$20,548	
Mount Vernon Fire Station - 2018	9,000	15,500	6,500	\$39,065	-	\$39,065	
Oakton Fire Station Renovation	9,184	12,575	3,391	\$20,380	-	\$20,380	
Penn Daw Fire Station - 2015	15,700	17,000	1,300	\$7,813	-	\$7,813	
Pohick Fire and Rescue Station Renovation	9,545	12,500	2,955	\$17,760	-	\$17,760	
Reston Fire Station - 2015	7,750	17,550	9,800	\$58,898	\$3,028,082	\$3,086,980	Increased staff and equipment
Scotts Run (Tysons East) Fire and Rescue Station (new)	-	14,000	14,000	\$84,140	\$4,723,380	\$4,807,520	Staff and equipment for new station
Seven Corners Fire Station - 2018	8,600	11,125	2,525	\$15,175	-	\$15,175	
Tysons Fire and Rescue Station Replacement	9,500	19,700	10,200	\$61,302	\$1,187,310	\$1,248,612	Increased staff and equipment
Volunteer Fire Station (Annandale)	7,460	13,175	5,715	\$34,347	-	\$34,347	
Woodlawn Fire Station - 2015	9,040	15,080	6,040	\$36,300	-	\$36,300	
<b>Police - Current CIP Projects</b>							
Criminal Justice Academy - 2018	90,000	90,000	-	\$0	\$10,000	\$10,000	
Emergency Vehicle Operations and K9 Center - 2015	3,000	15,000	12,000	\$72,120	\$50,000	\$122,120	
Franconia Police Station - 2015	25,000	34,000	9,000	\$54,090	\$750,000	\$804,090	
Mason District Police Station - 2018	22,500	31,500	9,000	\$54,090	\$750,000	\$804,090	
Police Evidence Storage Annex - 2018	27,650	30,000	2,350	\$14,124	\$1,517,989	\$1,532,113	
Police Facility Security Upgrades - 2022	-	-	TBD	TBD	TBD	TBD	
Police Helipad - 2015	9,500	16,554	7,054	\$42,395	\$542,168	\$584,563	
Police Tactical Operations - 2015	35,712	38,413	2,701	\$16,233	\$6,927,921	\$6,944,154	
South County Police Station and Animal Shelter - 2015 (new)	-	60,000	60,000	\$360,600	-	\$360,600	Entire Facility
- Animal Shelter	-	-	-	-	\$2,275,860	\$2,275,860	Staff, operational and equipment costs for Animal Shelter component
- Police Station	-	-	-	-	\$24,141,159	\$24,141,159	Staff, operational and equipment costs for Police Station component
<b>Police - Future Projects</b>							
Tysons Police Station (new)	-	-	TBD	TBD	TBD	TBD	

**Operational Expense Estimates For County CIP Projects**  
**Projects estimated to be complete by FY 2029 (Bond Referendum through Fall 2024)**

Facility**	Existing Square Footage	Proposed Square Footage	Estimated Increase in Square Footage	FMD Operational Requirements*	Agency Operational Requirements	Total	Notes
<b>Health and Human Services - Current CIP Projects</b>							
Bailey's Shelter - 2016	6,800	21,500	14,700	\$88,347	\$553,593	\$641,940	Staff and equipment
Crossroads	41,285	41,785	500	\$3,005	TBD	TBD	
Early Childhood Education Initiatives	-	-	TBD	TBD	TBD	TBD	
East County Health and Human Services Center	-	-	TBD	TBD	TBD	TBD	
Eleanor Kennedy Shelter - 2016	8,000	23,000	15,000	\$90,150	\$530,271	\$620,421	
Embry Rucker Shelter - 2016	10,500	25,000	14,500	\$87,145	\$275,000	\$362,145	
Lorton Community Center - 2016 (new)	-	28,700	28,700	\$172,487	\$1,521,144	\$1,693,631	Staff and equipment
Patrick Henry Shelter (Permanent Supportive Housing) - 2016	9,500	24,595	15,095	\$90,721	\$307,000	\$397,721	Equipment costs associated with supportive housing apartments
RTCN Shelter and Human Services Center	-	-	TBD	TBD	TBD	TBD	
Sully Community Center - 2016 (new)	-	31,900	31,900	\$191,719	\$1,521,144	\$1,712,863	Staff and equipment
Willard Health Center	30,000	58,000	28,000	\$168,280	\$716,095	\$884,375	Staff and equipment
<b>Health and Human Services - Future Projects</b>							
Springfield Community Resource Center (new)	-	30,000	30,000	\$180,300	\$1,521,144	\$1,701,444	Staffing and equipment
Tim Harmon Campus: A New Beginning/Fairfax Detox, Cornerstones	43,052	55,052	12,000	\$72,120	TBD	TBD	
<b>Libraries - Current CIP Projects</b>							
Libraries - Reston Regional Library - 2012	30,000	39,500	9,500	\$57,095	\$325,000	\$382,095	If Library is two stories, additional staffing costs would be required.
Libraries - George Mason Regional Library Renovation	28,800	28,800	-	-	-	-	No anticipated increases in staffing or material budget.
Libraries - Kingstowne Regional Library/Senior Center	19,000	38,000	19,000	\$114,190	\$895,000	\$1,009,190	Anticipated increase from a community library to a regional library
Libraries - Lorton Community Library	10,730	16,825	6,095	\$36,631	-	\$36,631	No anticipated increases in staffing or material budget.
Libraries - Patrick Henry Community Library Renovation	13,800	21,000	7,200	\$43,272	\$265,000	\$308,272	If Library is two stories, additional staffing costs would be required.
Libraries - Sherwood Regional Library Renovation	37,600	37,600	-	-	-	-	No anticipated increases in staffing or material budget.
<b>Libraries - Future Projects</b>							
Libraries - Central Providence Area Library (new)	-	15,000	15,000	\$90,150	\$1,475,000	\$1,565,150	New Library
Libraries - Centreville Regional Library Renovation	30,000	30,000	-	-	-	-	No anticipated increases in staffing or material budget.
Libraries - Chantilly Regional Library Renovation	52,000	52,000	-	-	-	-	No anticipated increases in staffing or material budget.
Libraries - Herndon Fortnightly Community Library Renovation	17,500	17,500	-	-	-	-	No anticipated increases in staffing or material budget.
Libraries - Kings Park Community Library Renovation	17,300	17,300	-	-	-	-	No anticipated increases in staffing or material budget.
Libraries - Tysons Library (new)	-	19,000	19,000	\$114,190	\$1,475,000	\$1,589,190	New Library



1742

## Glossary

<b>Ad valorem</b>	The application of a rate percent of value. Taxes are imposed at a rate percentage of the value of goods.
<b>Amortization of Debt</b>	The process of paying the principal amount of an issue of securities by periodic payment either directly to security holders or to a sinking fund for the benefit of security holders.
<b>Amortization Schedule</b>	A table showing the gradual repayment of an amount of indebtedness, such as a mortgage or bond, over a period of time. This table is often set up to show interest payments in addition to principal repayments.
<b>Arbitrage</b>	With respect to the issuance of municipal securities, arbitrage usually refers to the difference between the interest paid on the tax-exempt securities and the interest earned by investing the security proceeds in higher yielding taxable securities. Internal Revenue Service regulations govern arbitrage on the proceeds from issuance of governmental securities.
<b>Assets</b>	Resources owned or held by a government which have monetary value. Assets may be tangible or intangible and are expressed in terms of cost or some other value. Assets are probable future economic benefits obtained or controlled by the government as a result past transactions or events.
<b>Authorized but Unissued Bonds</b>	Bonds authorized by the Board of Supervisors following a referendum, but not issued to the bond markets. Bonds approved after July 1, 1991 have a maximum of 10 years available by law in which to be issued.
<b>Bond</b>	A written promise to pay a designated sum of money (the principal) at a specific date in the future, along with periodic interest at a specified rate. The payments on bonds are identified as Debt Service. Bonds are generally used to obtain long term financing for capital improvements.
<b>Bond Proceeds</b>	The money paid to the issuer by the purchaser or underwriter of a new issue of municipal securities. These moneys are used to finance the project or purpose for which the securities were issued and to pay certain costs of issuance as may be provided in the bond contract.
<b>Bond Rating</b>	A rating (made by an established bond rating company) from a schedule of grades indicating the probability of timely repayment of principal and interest on bonds issued.
<b>Bond Referendum</b>	A process whereby the voters of a governmental unit are given the opportunity to approve or disapprove a proposed issue of municipal securities. An election is most commonly required in connection with General Obligation Bonds. Requirements for voter approval may be imposed by constitution, statute or local ordinance.
<b>Bonded Indebtedness</b>	Outstanding debt by issue of bonds which is repaid by ad valorem or other revenue.
<b>Budget</b>	A plan for the acquisition and allocation of resources to accomplish specified purposes. The term may be used to describe special purpose fiscal plans or parts of a fiscal plan, such as "the budget of the Police Department," "the Capital Budget" or "the School Board's budget," or it may relate to a fiscal plan for an entire jurisdiction, such as "the budget of Fairfax County."

<b>Capital Facilities</b>	Fixed assets, such as buildings or land.
<b>Capital Improvement Program (CIP)</b>	A plan for future capital project expenditures. The multi-year plan serves as a roadmap for creating, maintaining and funding present and future infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of these improvements.
<b>Capital Project</b>	Major construction, acquisition, or renovation activities which add value to a government's physical assets or significantly increase their useful life.
<b>Capital Projects Funds</b>	Funds, defined by the State Auditor of Public Accounts, which account for the acquisition and/or construction of major capital facilities or capital improvements other than sewers. These funds can include maintenance and renovation to capital facilities.
<b>Comprehensive Plan</b>	A long range and dynamic plan used by the Board of Supervisors, the Planning Commission, the Board of Zoning Appeals, County staff and the public to implement community goals and to guide decisions about the built and natural environment, as well as the conservation of cultural and heritage resources.
<b>Costs of Issuance</b>	The expenses associated with the sale of a new issue of municipal securities, including such items as printing, legal and rating agency fees, and others.
<b>Debt Limit</b>	The maximum amount of debt which an issuer of municipal securities is permitted to incur under constitutional, statutory or charter provisions.
<b>Debt Service</b>	The amount of money necessary to pay interest on an outstanding debt; the principal of maturing serial bonds and the required contributions to a sinking fund for term bonds. Debt service on bonds may be calculated on a calendar year, fiscal year, or bond fiscal year basis.
<b>Debt Service Fund</b>	A fund established to account for the payment of general long-term debt; which includes principal and interest.
<b>ENSNi</b>	Estimate, No Scope, No Inflation. Term used in the Fairfax County CIP to describe funding estimates for future capital projects which have not yet been scoped and are developed using today's dollars without considering inflation.
<b>Full Faith and Credit</b>	A pledge of government's taxing power to repay debt obligations that is binding against future Boards of Supervisors and taxpayers.
<b>General Obligation Bond</b>	A bond which is secured by the full faith and credit of an issuer with taxing power. General Obligation Bonds issued by local units of government are typically secured by a pledge of the issuer's ad valorem taxing power; General Obligation Bonds issued by states are generally based upon appropriations made by the state legislature for the purposes specified. Ad valorem taxes necessary to pay debt service on General Obligation Bonds are often not subject to the constitutional property tax millage limits. Such bonds constitute debts of the issuer and normally require approval by election prior to issuance.
<b>Infrastructure</b>	The physical assets of a government (e.g., streets, water, sewer, public buildings and parks).
<b>Interest</b>	The amount paid by a borrower as compensation for the use of borrowed money. This amount is generally an annual percentage of the principal amount.
<b>Issuing Bonds</b>	To "issue" bonds means to sell, deliver, and receive payment for bonds. The County may issue bonds throughout the year upon determining the amount of cash necessary to implement projects during that year.



<b>Lease Purchase</b>	This method of financing allows the County to construct or acquire property and pay for it over a period of time by installment payments rather than an outright purchase. The time payments include an interest charge which is typically reduced because the lessor does not have to pay income tax on the interest revenue.
<b>Long-Term Debt</b>	Debt with a maturity of more than one year after the date of issuance.
<b>Pay-As-You-Go Financing</b>	The portion of capital outlay which is financed from current revenue, rather than by borrowing.
<b>Paydown Construction</b>	Capital construction funded with current year General Fund revenues as opposed to construction financed through the issuance of bonds. This is also referred to as “pay-as-you-go” construction.
<b>Per Capita Debt</b>	The amount of an issuing municipality's outstanding debt divided by the population residing in the municipality. This is used as an indication of the issuer's credit position since it can be used to compare the proportion of debt borne per resident with that borne by the residents of other municipalities.
<b>Principal</b>	The face amount of a security payable on the maturity date.
<b>Rating Agencies</b>	The organizations which provide publicly available ratings of the credit quality of issuers. The term is most often used to refer to the nationally recognized agencies, Moody's Investors Service, Inc., Standard & Poor's Corporation, and Fitch Investors.
<b>Referendum</b>	A referendum is a means by which a legislative body requests the electorate to approve or reject proposals such as constitutional amendments, long-term borrowing; and other special laws.
<b>Refunding</b>	A procedure whereby an issuer refinances an outstanding bond issue by issuing new bonds. There are generally two major reasons for refunding: to reduce the issuer's interest costs or to remove a burdensome or restrictive covenant imposed by the terms of the bonds being refinanced.
<b>Sewer Funds (Enterprise Funds)</b>	A group of self-sufficient enterprise funds that support the Wastewater Management Program. Revenues consist of bond sales, availability fees (a one-time fee paid before connection to the system and used to defray the cost of major plant and trunk construction), connection charges (a one-time fee to defray the cost of the lateral connection between a building and the trunk), service charges (quarterly fees based on water usage which defray operating costs and debt service), and interest on invested funds. Expenditures consist of construction costs, debt service and the cost of operating and maintaining the collection and treatment systems.
<b>Short-Term Debt</b>	Debt with a maturity of less than one year after the date of issuance.