

# Government Facilities and Programs

## PROGRAM DESCRIPTION

This section includes renovations and expansions of existing County facilities including vehicle service facilities, the Massey Complex, Laurel Hill, the original Mount Vernon High School, and redevelopment plans in North County and the Southeastern portion of the County. This section also includes the County's annual capital contribution to the Northern Virginia Community College, payments associated with the purchase of the Salona property and other planning initiatives.

## PROGRAM INITIATIVES

### 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. Future projects may include a DVS maintenance facility in the north/northwestern part of the County and an alternative fueling site for County vehicles.

### 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:

- Fairfax County and the Workhouse Arts Foundation continue to work collaboratively to evaluate and implement initiatives to accelerate the adaptive reuse of the historic Workhouse with a mix of uses that complement and enhance the vibrant arts center activities. On January 25, 2020, the Lucy Burns Museum opened to the public marking another milestone in historic structure rehabilitation at the Workhouse Campus.
- 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 and residential units are occupied. Phase II construction began in October 2018 and is ongoing. It includes 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 and plans are under review for construction of the new South County Police Station and Animal Shelter. The Physician's House will be retained as part of the project. 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. In addition, the Fire Department Urban Search and Rescue training facility at the former Youth Center site was approved in October 2019. 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:

- On-going maintenance of biking trails and the equestrian facility, mowing, and invasive plant removal.
- Implementation of Central Green Area Site Plan and Natural Resource Management Plan. The Central Green Area Phase 1 project is currently under construction with a projected completion date of March 2020. This project includes the development of an asphalt loop road, parking and trails, 3 picnic shelters and storm water management facilities.
- Building stabilization/repair of historic houses (including Stempson House, a Resident Curator location); removal of dangerous/collapsing structures. The Barret House is now under the Resident Curator program and improvements are currently being made to this historic feature.
- Redesign of the championship disc golf facility due to impacts from Lorton Road widening and adapted Re-Use construction projects. A proposal has been received to install a new relocated disc golf hole and tee pad to mitigate the one that was impacted by the Liberty at Laurel Crest development.
- On-going coordination with Adaptive Re-Use construction projects and with FCDOT for design of roads to access the park. The Lorton Road project has been completed.
- On-going work on the conversion of building W-35 adjacent to the Workhouse Arts Center for use as the Archeological and Museum Collections storage facility.
- Coordination with FCPD and DPWES for the location of the South County Public Safety/Animal Shelter project.
- Coordination with USAR on their proposed permanent location at the Youth Center Complex.
- Collaboration with Solid Waste on the removal of the metal butler buildings at the Nike Site.

#### **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. Major on-going projects include the concept planning and evaluation of future capital projects such as the Massey Complex and the Original Mount Vernon High School complex.

## **CURRENT PROJECT DESCRIPTIONS**

1. **Economic Success Planning** (Countywide): \$80,000 has been previously approved 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. **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.

3. **Massey Building Demolition** (Providence District): \$19,530,000 has been allocated 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.
4. **Massey Complex Master Planning and Redevelopment** (Providence District): \$1,025,000 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 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. Other County agencies currently in nearby lease space, such as the Health Department and Office for Children are being evaluated for inclusion in the Master Plan. In addition, the Courts and Community Services Board have requested a new Court Diversion First and Re-entry Center. 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.
5. **NOVA Community College Contribution** (Countywide): \$2,578,450 is included for Fairfax County's capital contribution to the Northern Virginia Community College (NVCC). FY 2021 funding is based on a rate of \$2.25 per capita and represents no change from the FY 2020 Adopted Budget Plan rate. This rate is applied to the population figure provided by the Weldon Cooper Center. Beginning in FY 2021, the NVCC has proposed, and Fairfax County is supportive of, redirecting \$0.50 of the capital contribution rate from the capital program to the operational program to support a new "Grow Our Own" skilled workforce initiative. This initiative is proposed to address the growing shortage of IT workers in the area. This redirection of funds is possible based on current and projected capital requirements and represents the first year of a three-year program. Future year funding beyond this initial FY 2021 investment will require significant increases to the operational budget and will need to be reviewed annually.
6. **Original Mt Vernon High School Building Renovation** (Mt Vernon District): \$86,650,000 is estimated to fully fund the renovation of the existing Mt Vernon High School Building. This project includes building studies, redevelopment master planning, design and construction for interim occupancies and the renovations and adaptive reuse of the historic 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 adaptive reuse potential for the building that will provide pathways to opportunity for the community. Immediate occupancy for the use of the gym 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. The renovations of space adjacent to the Gym for the relocation of the Teen/Senior Center program from the South County Center is ongoing and will be completed in early 2020. Funding of \$1,250,000 was previously approved and EDA bonds are anticipated to fund the remaining \$85.4 million.
7. **Original Mt Vernon High School Site Development** (Mt Vernon District): This project includes the future redevelopment of the 42-acre Original Mount Vernon High School site, including the adjacent FCPA site and 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. The first phase of master planning effort is complete with focus placed on the renovations and adaptive reuse of the historic high school.



8. **Planning Initiatives** (Countywide): \$250,000 has been approved to date to support planning initiatives that arise throughout the fiscal year. This funding will provide for consultant studies associated with planning development projects and potential development opportunities.
9. **Public Facilities in Tysons** (Dranesville): \$3,875,520 has been allocated to public facilities in the Tysons area. This funding is associated with the proceed from the sale of Spring Hill substation land parcels to Dominion Energy, as approved by the Board of Supervisors on September 24, 2019.
10. **Reston Town Center North (RTCN) Library and Community Spaces** (Hunter Mill District): Approximately \$39.5 million is proposed for a replacement Reston Library, community space, and common infrastructure as part of the overall master plan to reconfigure and provide integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova. 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. Options for procurement and development concepts for the proposed County blocks and the library location 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 \$29.5 million will be required. Additional funding will support the County share of the library-related infrastructure 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 \$29.5 million required to implement the plan.
11. **Salona Property Payment** (Dranesville District): \$787,642 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.
12. **Telecommunication/Network Connections** (Countywide): This is a continuing project which provides funding to support telecommunication and I-net connections at new or renovated facilities.
13. **Workhouse Campus Improvements** (Mt Vernon District): \$8,000,000 has been identified for improvements at the Workhouse Campus. Funding of \$3,000,000 was previously approved from the General Fund and \$5,000,000 is anticipated to be supported by EDA bonds. The overarching vision for the 50-acre Campus, located in Lorton, is to establish a unique, widely recognized destination of choice, providing dynamic and engaging arts, cultural, educational, and community building experiences with unique economic development opportunities. The county-owned Campus contains numerous historic buildings formerly used to house and rehabilitate inmates. A number of buildings currently in use on the site have been renovated and are being adaptively reused as an arts center. The County is seeking to further explore the adaptive reuse potential of the remaining vacant campus buildings and is reviewing two buildings, identified as Workhouse-13 and Workhouse-15 for historic preservation and renovations to provide adaptive reuse opportunities.

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

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total FY2021- FY2025	Total FY2026- FY2030	Total Project Estimate
1 Economic Success Planning 2G30-001-000	G	<b>\$80</b>						\$0		\$80
2 Joint Venture Development 2G25-085-000	G	<b>\$650</b>						\$0		\$650
3 Massey Building Demolition GF-000023	G	<b>\$19,530</b>						\$0		\$19,530
4 Massey Complex Master Planning 2G25-104-000	G	<b>\$1,025</b>						\$0		\$1,025
5 NOVA Community College Contribution 2G25-013-000	G	<b>C</b>	<b>\$2,578</b>	\$2,578	\$2,578	\$2,578	\$2,578	\$12,890	\$12,890	\$25,780
6 Original Mt Vernon HS Building Renovation 2G25-102-000	G, X	<b>\$12,650</b>	\$10,000	\$64,000				\$74,000		\$86,650
7 Original Mt Vernon HS Site Development TBD	B	<b>\$0</b>						\$0		TBD
8 Planning Initiatives 2G02-025-000	G	<b>\$250</b>						\$0		\$250
9 Public Facilities in Tysons GF-000062	X	<b>\$3,876</b>						\$0		\$3,876
10 RTCN Library and Community Spaces TBD	X	<b>\$0</b>	\$4,000	\$13,000	\$12,500			\$29,500		\$29,500
11 Salona Property Payment 2G06-001-000	G	<b>\$14,213</b>	<b>\$788</b>	\$761	\$734	\$707	\$680	\$3,670	\$329	\$18,212
12 Telecommunication/Network Connections GF-000004	G	<b>\$4,255</b>						\$0		\$4,255
13 Workhouse Campus Improvements GF-000019	G	<b>\$3,000</b>	\$5,000					\$5,000		\$8,000
		<b>\$59,529</b>	\$22,366	\$80,339	\$15,812	\$3,285	\$3,258	\$125,060	\$13,219	\$197,808

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