Joint Development Projects

Program Description

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

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 potential advantages of the Joint Development Projects process is to accomplish the delivery of needed facilities sooner than the regular process and funding availability may allow. Marshalling resources and circumstances unique to each project allows them to move forward without affecting or detracting from resources available for other projects. Joint Development Projects are one of the tools used to implement policies and goals to facilitate the economic success of Fairfax County. The focus of joint development 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 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 fully funded through the normal CIP process. Other examples of completed partnership projects include the Bulova Center for Community Health, the Providence Community Center, and the McConnell Public Safety Transportation Operations Center (PSTOC). Several transportation projects have also been completed through the use of public-private partnerships, or partnerships with regional or state entities, including the widening of Route 28, the West Ox Bus Operations Center, the VDOT Administration Building, Silver Line Phases I and II, the Herndon Station Garage, and the Innovation Center Station Garage.

Since the passage of the Public-Private Educational Facilities and Infrastructure Act (PPEA) of 2002, the County has been engaged in a variety of joint development partnerships, both solicited and unsolicited. Some of the active projects are listed below and additional details can be found in the CIP section noted:

Current Projects

Joint Development Project	CIP Section for Additional Details
Housing Blueprint Project (Affordable Housing)	Housing Development Section
East County	Housing Development Section
Embry Rucker Shelter	Health and Human Services Section
Exchange at Spring Hill Metro	Housing Development Section
Fairfax Crest (RGC II)	Housing Development Section
Franconia Government Center Redevelopment	Housing Development Section
Historic Courthouse Redevelopment	Court Facilities Section
Indigo at McLean Metro	Housing Development Section
Innovation/Dulles Green	Housing Development Section
Judicial Annex	Court Facilities Section
Patrick Henry Community Library	Libraries Section
Reston Town Center North Redevelopment	Health and Human Services Section
Sports Complex Opportunities	Future Projects Section
Telestar	Housing Development Section
The Commons (formerly Original Mount Vernon High School) Renovation	Health and Human Services Section
Tysons Public Facilities	Future Projects Section
Willard Health Center	Health and Human Services Section
Willston Multi-Cultural Center	Future Projects Section
Workhouse Campus Improvements	Government Facilities Section