FUTURE PROJECT LISTS AND DETAILS

SUMMARY

This section of the CIP provides a list of potential future projects beyond the 5-year CIP period. This list is sorted by both Function (i.e., Health and Human Services, Park Authority, and Public Safety) and Supervisor District.

Many of the total project estimates are considered ENSNI (Estimate, No Scope, No Inflation). Some future project costs are still under development or To Be Determined (TBD). A detailed description of each project is also included.

Beyond 5-Year Period: CIP Projects by Function

Project	ENSNI *		District
Government Facilities and Programs - DFM North/Northwest Maintenance Facility		TBD	TBD
Government Facilities and Programs - Master Arts Plan Implementation		TBD	Countywide
Government Facilities and Programs - Willston Multi-Cultural Center		TBD	Mason
Health and Human Services - Next Steps Family Program		TBD	Franconia
Health and Human Services - Springfield Community Center - 2032	$33	million	Springfield
Health and Human Services - Wakefield Senior Center	$3	million	Braddock
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library		TBD	Providence
Libraries - Herndon Fortnightly Community Library Renovation - 2032	$22	million	Dranesville
Libraries - Kings Park Community Library Renovation - 2032	$28	million	Braddock
Libraries - Tysons Library		TBD	TBD
Park Authority - Future Needs Assessment Implementation	$744	million	Countywide
Park Authority - Rec Center System-wide Sustainability Plan	$257	million	Countywide
Park Authority - Reston Town Center North (RTCN) Rec Center		TBD	Hunter Mill
Park Authority - Sports Complex Opportunities		TBD	TBD
Public Safety: Fire and Rescue - Volunteer Fire Stations		TBD	TBD
Public Safety: Police - Police/Fire Large Vehicle Storage Facility		TBD	TBD
Revitalization and Neighborhood Improvements - Annandale Cultural Center		TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center		TBD	TBD
Revitalization and Neighborhood Improvements - Façade Improvements		TBD	Countywide
Revitalization and Neighborhood Improvements - Tysons Public Facilities		TBD	TBD
Total : Beyond 5-Year CIP Period	**$1,087**	**million**	

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

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

Beyond 5-Year Period: CIP Projects by Supervisor District

Project	ENSNI *		District
Braddock District			
Health and Human Services - Wakefield Senior Center	$3	million	Braddock
Libraries - Kings Park Community Library Renovation - 2032	$28	million	Braddock
Countywide			
Government Facilities and Programs - Master Arts Plan Implementation		TBD	Countywide
Park Authority - Future Needs Assessment Implementation	$744	million	Countywide
Park Authority - Rec Center System-wide Sustainability Plan	$257	million	Countywide
Revitalization and Neighborhood Improvements - Façade Improvements		TBD	Countywide
Dranesville District			
Libraries - Herndon Fortnightly Community Library Renovation - 2032	$22	million	Dranesville
Franconia District			
Health and Human Services - Next Steps Family Program		TBD	Franconia
Hunter Mill District			
Park Authority - Reston Town Center North (RTCN) Rec Center		TBD	Hunter Mill
Mason District			
Government Facilities and Programs - Willston Multi-Cultural Center		TBD	Mason
Mount Vernon District			
None			
Providence District			
Libraries - Central Providence Area (Merrifield, Dunn Loring, Metro West) Library		TBD	Providence
Springfield District			
Health and Human Services - Springfield Community Center - 2032	$33	million	Springfield

Beyond 5-Year Period: CIP Projects by Supervisor District

Project	ENSNI *	District
Sully District		
None		
To Be Determined		
Government Facilities and Programs - DFM North/Northwest Maintenance Facility	TBD	TBD
Libraries - Tysons Library	TBD	TBD
Park Authority - Sports Complex Opportunities	TBD	TBD
Public Safety: Fire and Rescue - Volunteer Fire Stations	TBD	TBD
Public Safety: Police - Police/Fire Large Vehicle Storage Facility	TBD	TBD
Revitalization and Neighborhood Improvements - Annandale Cultural Center	TBD	TBD
Revitalization and Neighborhood Improvements - County Conference Center	TBD	TBD
Revitalization and Neighborhood Improvements - Tysons Public Facilities	TBD	TBD
Total : Beyond 5-Year CIP Period	**$1,087 million**	

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

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

Government Facilities and Programs

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

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

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

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

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

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

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

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

Operating Impact:
To Be Determined.

Health and Human Services

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

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

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

Operating Impact:
To Be Determined.

Project Name:	Springfield Community Center	Supervisor District:	Springfield
New Facility or Renovation:	New Facility	Total Project Estimate (ENSNI):	$33,000,000
Year Last Renovated:	N/A	Year Constructed:	N/A

Description/Justification:
A new community center is planned in the Springfield District, which is the only County magisterial district without a center. As a temporary solution, a leased space in Springfield opened in August 2025. The future center will offer programming for all ages and feature collocated services to maximize efficiencies and resources. Potential sites would be near public transportation in the West Springfield area. Current programs operating in the Burke and West Springfield areas serve over 800 residents annually with 350 participants in session classes. There are waitlists for classes and requests for additional programming that currently cannot be met. A new facility would enable program expansion to address ongoing unmet demand. This project is planned as part of the 2032 Health and Human Services Bond Referendum.

Operating Impact:
To Be Determined.

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

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

Operating Impact:
To Be Determined.

Libraries

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

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

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

Project Name:	**Herndon Fortnightly Community Library**	**Supervisor District:**	**Dranesville**
New Facility or Renovation:	**Renovation**	**Total Project Estimate (ENSNI):**	**$22,000,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**1995**

Description/Justification:
Renovation is required to upgrade building systems and infrastructure that are well beyond the end of their life cycles and to meet current and future operational needs. The building layout and footprint are difficult to change due to the interior design having been built in a circular pattern. 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 restrooms, unstaffed. 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. Herndon Fortnightly has the third smallest service area population in Fairfax County and the second largest percentage of preschool children among the library's service area. With the library's continued focus on early literacy and story time programming, it is essential that updated spaces provide all families with the space, technology, and resources needed to support parents' efforts in preparing all children for school. This project is proposed as part of the 2032 Library Bond Referendum.

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

Project Name:	Kings Park Community Library	Supervisor District:	Braddock
New Facility or Renovation:	Renovation	Total Project Estimate (ENSNI):	$28,000,000
Year Last Renovated:	1993	Year Constructed:	1972

Description/Justification:
Kings Park is the busiest community location in the Library System operating at a level comparable to a small regional. Customers using 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 for 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. 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. Renovations will also include updates to the Braddock District Supervisor's Office. This project is proposed as part of the 2032 Library Bond Referendum.

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

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

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

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

Park Authority

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

Description/Justification:
The 2026 Parks Count is the Park Authority Needs Assessment which provides recommendations for capital investments in the park system. The 2026 Needs Assessment report will help the Park Authority prioritize efforts to meet existing and future park and recreation needs in the County and ensure that Fairfax County's park and recreational needs are aligned with park system offerings. The Needs Assessment will be used to evaluate and update level of service standards, assess park system gaps, and inform the future planning and development of facilities and programs. The 2026 Parks Count survey pointed to the need to maintain the facilities across the County. In combination with the Needs Assessment, the Park Authority also uses several other plans and decision factors to help influence the overall Capital Improvement Program recommendations. These include using specific park amenity studies (Playground Study, Synthetic Turf Study, etc.), long-term plans (Natural Resource Management Plan, Cultural Resource Management Plan, etc.), condition assessments, amenity usage, amenity distribution, and the Parks, Recreation, Open Space, and Access (PROSA) Strategy. In anticipation of the 2026 Park Bond package, the 2026 CIP framework establishes a comprehensive investment strategy ahead of the upcoming bond referendum. The Audrey Moore Rec Center renovation is estimated at $60 million. A projected $25 million is needed for more modest improvements for either the Providence or Franconia recreation centers. The remaining $95 million is distributed among five core pillars: $55.5 million for deferred capital replacements and renovations, $18 million for Whole Park projects, $10.5 million for land acquisition, $8 million for resource stewardship, and $3 million for targeted new construction.

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

Project Name:	**Rec Center System-Wide Sustainability Plan**	**Supervisor District:**	**Countywide**
New Facility or Renovation:	**Renovation & Potential Expansion**	**Total Project Estimate (ENSNI):**	**$256,594,000**
Year Last Renovated:	**N/A**	**Year Constructed:**	**N/A**

Description/Justification:
The Park Authority's Rec Center system has entered an era of aging infrastructure that requires lifecycle redevelopment and modernization to meet the continuing needs of the community and remain fiscally sustainable as an enterprise funded activity. In 2018, the Park Authority completed a System-wide Sustainability Plan for Rec Centers that identified strategies to maximize operational effectiveness, improve community responsiveness, and ultimately ensure the long-term financial sustainability of the system through a series of capital improvements. As part of the strategic recommendations, each Rec Center was assigned one of six "thematic" recommendations. These recommendations outlined a course of action to maximize the sustainability of the overall system. For instance, if the thematic recommendation is "expand" for a Rec Center, then a series of improvements that are termed as "critical," "core," or "added value" that facilitates that theme were included in the strategic recommendations. The plan also identified the potential for development of a new Rec Center in the Reston area and a countywide sports complex. The plan recommended a three-phased implementation approach for funding the proposed capital improvements starting with those identified as critical first, followed by core improvements, and then improvements identified as added value. The total budget for all improvements estimated in 2017 dollars, including all hard costs and soft costs, is $195,800,000. With escalation included for a seven-year period based on starting the improvements in 2022, the estimated total project budget increases to $256,594,000.

Operating Impact:
To Be Determined.

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

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

Operating Impact:
To Be Determined.

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

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

Operating Impact:
To Be Determined.

Public Safety

Fire and Rescue

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

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

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

Police

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

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

Operating Impact:
To be Determined.

Revitalization and Neighborhood Improvements

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

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

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

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

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

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

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

Description/Justification:
Currently, this program operates in the Richmond Highway Commercial Revitalization District but could be expanded to include some or all of the County's Commercial Revitalization Districts and Commercial Revitalization Areas (CRDs/CRAs). The County's CRDs and CRAs are generally older commercial areas where many of the commercial properties are in need of aesthetic and/or functional improvements in order to remain competitive. Because these areas will redevelop slowly over time, interim improvements and reinvestment in existing commercial establishments help improve the overall investment climate and economic outlook for these CRD/CRA areas.

Operating Impact:
To Be Determined.

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

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

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