

COUNTY MANAGER'S PROPOSED FY2022–FY2024 CAPITAL IMPROVEMENT PLAN

June 15, 2021

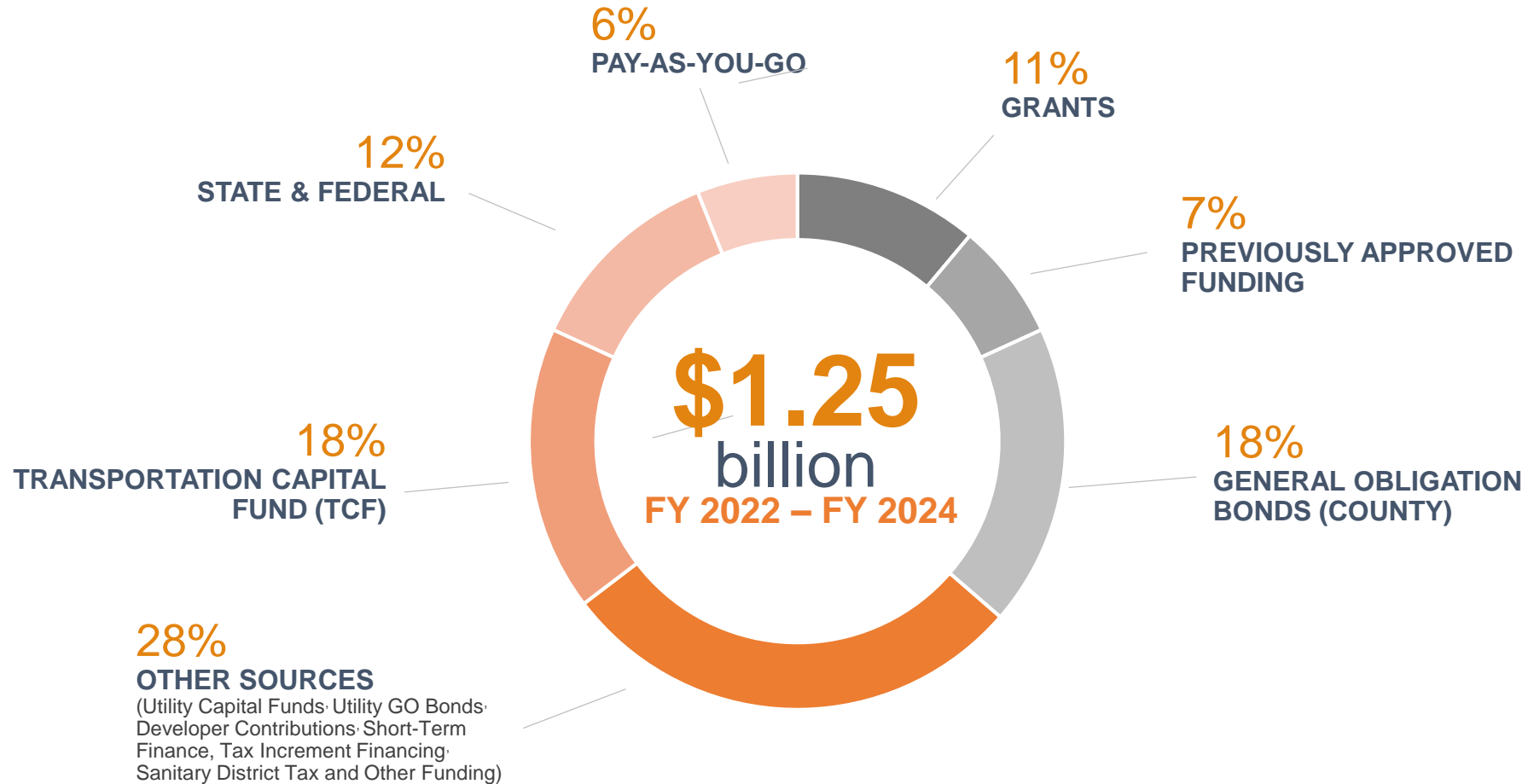




Guiding Principles

- **Constrained approach**, focusing on conservative projected growth in annual General Fund debt service for the next few years.
 - Provides “bridge” to the next year of budget deliberations and the economic recovery, and then return to our normal ten-year CIP (FY 2023 – FY 2032) process in late spring 2022
- **Prioritize projects that address failing /end-of-life infrastructure**
 - e.g., West Glebe Road Bridge, trails and bridges, technology systems, roofs and hvac systems
- **Meet legal and regulatory obligations**
 - e.g., Metro
- **Restart investments identified as part of planning processes**
 - Neighborhood conservation, Crystal City
- **Make technology and facilities investments with considerations of the new workplace environment post pandemic**

How We Pay for the CIP



Notes:

- ✓ The majority of revenue for the CIP is restricted in uses and cannot be spent in other areas
- ✓ \$62.535 million of the FY 2022 – FY 2024 CIP is a bond referendum that voters must approve in November 2021 before those projects can be funded (excludes APS)

Proposed 2021 Bond Referenda

- **Community Infrastructure** (\$17.035 million)
 - Neighborhood Conservation: \$2.0M
 - Facilities Maintenance Capital: \$4.605M
 - Courthouse Complex Renovations & Infrastructure: \$8.0M
 - Courts/Police Building Improvements: \$1.73M
 - Quincy Site Design: \$0.7M
- **Local Parks and Recreation** (\$6.8 million)
 - Arlington Boathouse: \$0.8M
 - Bluemont Park Tennis Court Complex Replacement: \$5.0M
 - Trail and Bridge Modernization Program: \$1.0M
- **Metro and Transportation** (\$38.7 million)
 - Metro: \$20.7M
 - Paving: \$17.5M
 - Bridge Maintenance and Replacement: \$0.5M
- **Total : \$62.535M**

Note: Any amounts for an Arlington Public Schools bond referendum will be included upon an adopted request by the School Board.

Regional Commitments



METRO: \$93.2 MILLION

- Combination of GO Bonds (\$63.3 million) and state transit aid (\$29.9 million)
- FY 2022 GO bonds will fund the County's FY 2023 capital contributions

Note: Funding of \$20.7 million is included in the November 2021 bond referendum package

Stormwater



STORMWATER FUND: \$95.9 MILLION

- \$ 5.4 million for the Ballston Pond Watershed Retrofit
- \$16.7 million for Cardinal Elementary School Stormwater Detention
- \$26.8 million for the Spout Run Watershed
 - Watershed scale project to increase capacity of storm sewers and provide overland relief
 - Reduces the risk of potential lethal flooding to adjacent homes, roadways and buildings
 - Projects may include increased pipe diameters, detention, green overland flow features, and pump systems.

Utilities



UTILITIES FUND: \$185.2 MILLION

- Continued implementation of Solids Master Plan
- \$58.2 million for Solids Master Plan Phases I-III
- \$ 5.7 million for Gravity Transmission Mains
- \$15.7 million for Washington Aqueduct Capital

General Government



TRANSPORTATION/STREET SAFETY: \$710.1 MILLION (without Metro)

Funding is restricted in use. Highlights include:

- **Paving (\$36 million)**
 - Maintains Pavement Condition Index (PCI) level at approximately 79 (target range: 75 to 80)
- **Bridge Replacements and Renovations (\$48.2 million)**
 - Mix of new local, federal, state and previously approved funding
 - Projects include replacement of West Glebe Road and Mt. Vernon (Arlington Ridge Road) bridges
- **Columbia Pike Multi-Modal (\$95.4 million)**
- **Crystal City East & Ballston West Metro Entrances (\$159.1 million)**
- **Vision Zero Street Safety Improvements Program (\$5 million)**

General Government (cont.)



PARKS & RECREATION: \$34.3 MILLION

Highlights include:

- **\$4.8 million for Arlington Boathouse planning & design**
- **\$6.3 millions for Bluemont Tennis and Picnic Shelter design & construction**
- **\$1.7 million for Alcova Heights Phase II construction**
- **\$0.715 million for Greenbrier/Yorktown Track replacement**
- **\$4.6 million for Crystal City Parks and Public Space**
- **\$5.4 million for synthetic turf**
 - Barcroft, Rocky Run, Wakefield – replacements of existing turf; conversion of Thomas Jefferson upper field
 - Funding is from a combination of sources; APS anticipated to contribute to joint use fields
- **\$7.4 million for trail and bridge maintenance**

General Government (cont.)



COMMUNITY CONSERVATION: \$23.5 MILLION

- **New Neighborhood Conservation bond funding: \$6 million**
 - \$2.0 million each year in GO bond funding is provided for new project funding. In addition, annual PAYG funding is provided to cover NC staff
- **Existing balances & previously approved bond funding: \$16.5 million**
 - Funding will cover construction of projects previously approved during prior Neighborhood Conservation funding rounds and that are scheduled to be completed over the next 1-3 years

General Government (cont.)

PUBLIC/GOVERNMENT FACILITIES: \$37.3 MILLION



Highlights include:

- **\$10 million for the Courts/Police Building**
 - For the next phase of courtroom upgrades to address technology and security needs, and accompanying improvements to 12th floor chambers
- **\$8 million for the Courthouse Complex**
 - For the design and partial renovation of the 2020 Thomas Building to relocate the Fire Marshall's Office from Hudson Street.
 - Will provide flexibility for consolidation of space as a result of increased telework as well as alleviate space pressures in this area.
- **\$0.7 million for Quincy Site Design**
 - For continued design of Building 1 to accommodate Fire reserve vehicles that need to move from the Water Pollution Control Plant to accommodate Solids Master Plan construction
- **\$5.9 million for roof and HVAC replacements**
 - Focus on solar installation and solar readiness
- **\$2.4 million for Central Library mechanical, electrical, plumbing updates**
- **\$1.16 million for Crystal City Library**
 - Design and construction of the interior space

General Government (cont.)



TECHNOLOGY: \$68.9 MILLION

Highlights include:

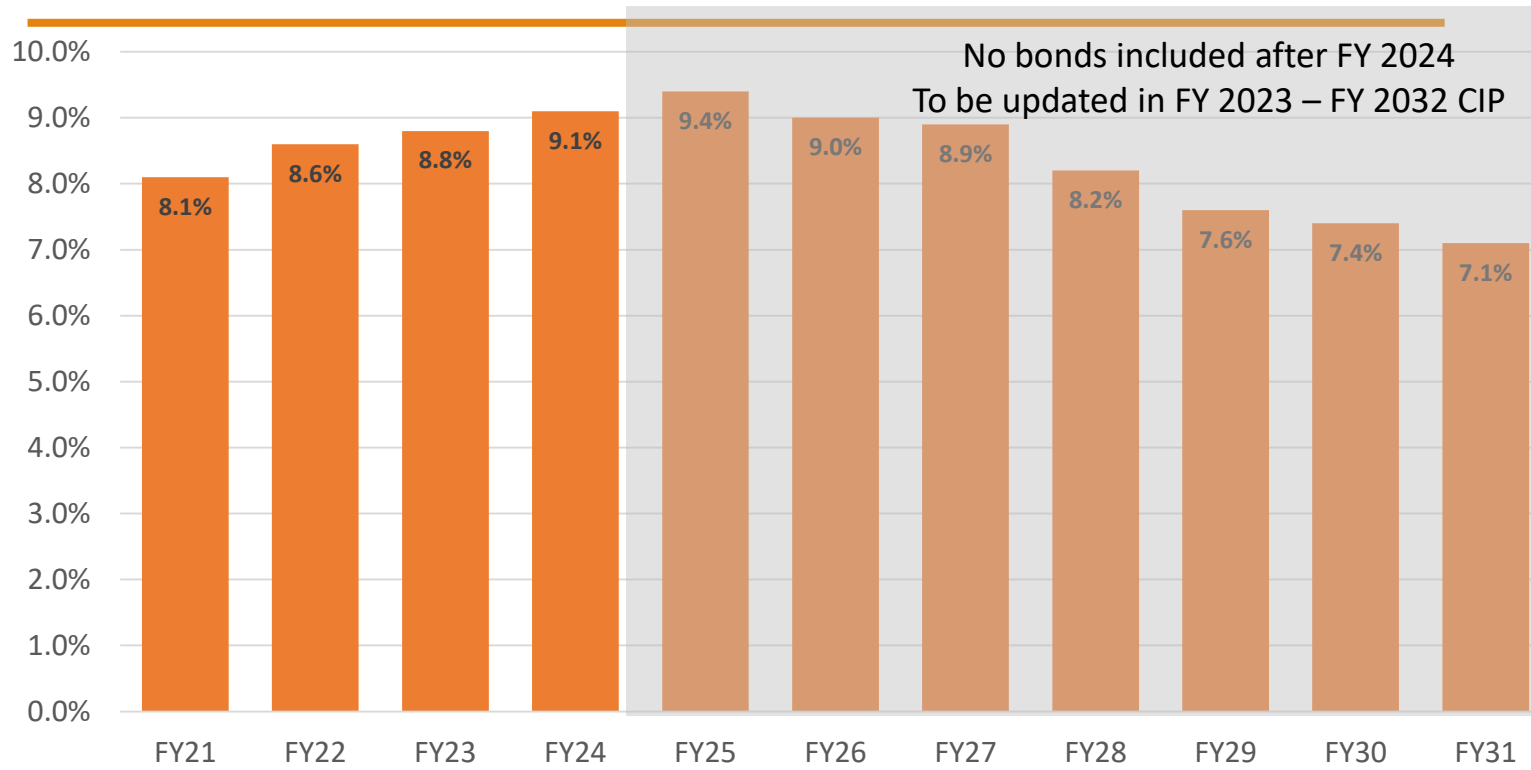
- **\$1 million for Conference Room Audio/Visual Equipment**
 - Focused on buildings other than the Bozman Government Center
- **\$9.5 million for PC and server replacement**
- **\$5.5 million for network equipment, security and software**
- **\$10 million for public safety radios and fire defibrillators**
- **\$14 million for Human Resources/Financial system refreshment (PRISM)**
- **\$4 million for a Real Estate Assessment system and Land Records System in Circuit Court**

Adhering to Debt Policies

NOT TO EXCEED
10%



Debt Service as % of General Government Expenditures



Existing Commitments

Projects already underway that will continue



PUBLIC/GOVERNMENT FACILITIES

- *Including:* Fire Station 8, Courthouse & Bozman Government Center, 1212 S. Irving Street Group Home



PARKS & RECREATION

- *Including:* Jennie Dean Park, Long Bridge Aquatics and Fitness Facility, Alcova Heights phase II, Gunston Bubble



STORMWATER

- *Including:* Spout Run Watershed, Donaldson Run Tributary B Stream Restoration, Ballston Pond, Cardinal (Reed) School

Existing Commitments (cont.)



TRANSPORTATION

- *Including:* Columbia Pike Multimodal Street Improvements, Columbia Pike Transit Stations, Bridge Renovations, Ballston West Entrance, Ballston Multimodal, Transitway Extension to Pentagon City, Crystal City Streets, Lee Highway and Glebe Road Intersection



NEIGHBORHOOD CONSERVATION

- *Including:* Over 20 projects spread throughout the County involving street improvements, intersection improvements, parks, and beautification



UTILITIES











- *Including:* Solids Master Plan, Fairfax Water Interconnection, Spout Run Sanitary Sewer Relining, South Troy Street Water & Sewer Improvements

FY 2022-FY2024 CIP Feedback Summary

724 

participants
(17 in Spanish)

We asked participants rank the below items in their priority order for the upcoming CIP. The final rankings were:



- | | |
|--|--|
|  Parks & Recreation (6.68) |  Stormwater (5.62) |
|  Water/Wastewater Systems (6.2) |  Libraries (5.11) |
|  Transit (6.07) |  Public Facilities (4.91) |
|  Energy & Sustainability (5.95) |  Technology (4.52) |
|  Roads (5.74) |  Fire Stations (4.19) |

We asked participants to rank their most important priorities in several key areas. Participants' top choices in each area:





Streets

-  1. Sidewalks (375)
-  2. Pedestrian Crossings (327)
-  3. Bike Lanes (302)
-  4. Paving (254)

Parks

-  1. Trails (506)
-  2. Land Acquisition for Parks (355)
-  3. Casual Use Space (345)

Infrastructure

-  1. Maintaining water-sewer system (474)
-  2. Maintaining our streets (376)
-  3. Mitigating storm water damage (341)
-  4. Keeping school and public transit systems in operation (254)

FY 2022 - FY 2024 CIP Timeline

<p>May 18</p>	<p>Proposed CIP presented to County Board</p>
<p>May – July</p>	<p>Board Work Sessions</p> <ul style="list-style-type: none"> • June 9: Schools • May 25: Technology, Public Safety, Stormwater, Utilities <ul style="list-style-type: none"> • June 15: Civic Federation Presentation • June 22: Debt, Metro, Transportation June 24: Government Facilities, Parks and Recreation, Community Conservation
<p>June 29</p>	<p>Public Hearing</p>
<p>July (week of July 12th)</p>	<p>Final Board Mark-Up</p>
<p>July 17</p>	<p>Board Adoption</p>

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