

# Government Facilities and Programs

## Program Description

This section includes renovations and expansions of existing County facilities including, the Judicial 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. In December 2021, ground was broken for the anchor grocery store in the former Penitentiary walled area, which includes over 50,000 square feet of retail-serving businesses.
- 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.

## Government Facilities and Programs

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 hiking / biking trails, disc golf course, Central Green picnic area and the equestrian facility, mowing, and invasive plant removal;
- Implementation of Central Green Phase 2 Area Site and Natural Resource Management Plan. Phase 1 has been completed;
- Building stabilization/repair of historic buildings / houses (including Stempson and Barrett House, Resident Curator locations);
- On-going coordination with Adaptive Re-Use project - Liberty at Laurel Crest;
- 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 DPWES for construction of the South County Public Safety/Animal Shelter project; and
- Coordination with Department of Economic Initiatives for the Fairfax Peak project.

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

## Current Project Descriptions

1. **CIP Feasibility Studies (Countywide):** \$1,000,000 has been proposed to begin to address the need for CIP feasibility studies. This funding will help to better define colocation opportunities, identify CIP project needs and costs and accelerate the pace of construction projects by eliminating the need for conducting studies after voter approval. In general, studies are conducted after voter approval of a bond project and can take an average of 6-8 months to complete. More complex project and colocation facility studies can take longer. It is anticipated that additional funding may be needed initially to review the CIP project plans and annual funding will be needed to continue the process. CIP feasibility funding was included in the Final Report and Recommendations developed and approved by the Joint County Board/School Board CIP Committee.
2. **DPWES Snow Removal (Countywide):** This is a continuing project that supports the Maintenance and Stormwater Management Division within DPWES that provides support during emergency response operations and is responsible for snow removal from all County owned and maintained facilities. These facilities include fire stations, police stations, mass transit facilities, government centers, libraries, health centers, and community centers. The program also provides equipment, labor, and technical support to the Fire and Rescue Department, Police Department, Health Department, and other agencies in response to other emergencies such as hazardous material spills and demolition of unsafe structures. Funding was previously budgeted in Agency 87, Unclassified Administrative Expenses – Public Works Programs; however, in order to provide more transparency and the carryforward of balances at year-end, funding has been budgeted in a capital project within Fund 30010, County Construction and Contributions. This change results

## Government Facilities and Programs

in no net impact to the General Fund. Funding of \$2,000,000 has been included for this program in FY 2023.

3. **DPWES Transportation Maintenance (Countywide):** This is a continuing project that supports the Maintenance and Stormwater Management Division within DPWES related to transportation operations maintenance. This division maintains transportation facilities such as commuter rail stations, park-and-ride lots, bus transit stations, bus shelters, and roadway segments that have not been accepted into the Virginia Department of Transportation (VDOT). Other transportation operations maintenance services include maintaining public street name signs as well as repairing trails, sidewalks, and pedestrian bridges, which are maintained to Americans with Disabilities Act (ADA) standards. Funding was previously budgeted in Agency 87, Unclassified Administrative Expenses – Public Works Programs, however in order to provide more transparency and the carryforward of balances at year-end, funding has been budgeted in a capital project within Fund 30010, County Construction and Contributions. This change results in no net impact to the General Fund. Funding of \$1,411,916 has been included for this program in FY 2023.
4. **Facility Space Realignments (Countywide):** \$11,424,000 has been approved to date to support space realignment and reconfiguration projects at the Government Center complex and throughout the County. These projects will maximize owned space and eliminate leased space. Funding will provide the investment in the near term to explore opportunities to create a sustainable model balancing service delivery requirements and resources into the future. Resources will be provided to identify long-term solutions for space redesign and reconfiguration of County owned space to increase operational efficiencies and sustainability, including more efficiently utilizing the space in the Government Center, Pennino and Herrity buildings and reducing costly leased space. As part of this County space and facility utilization effort, leases will be reviewed for elimination or reduction by redesigning/reconfiguring County-owned space to accommodate operational requirements. The allocation of County space will be reviewed to make it more equitable while exploring opportunities for reorganizations and consolidations and short-term investments may be required to provide the flexibility for longer term efficiencies and sustainability. Increased teleworking has also provided an opportunity to reexamine space and realize more efficiencies.
5. **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.
6. **Judicial Complex Redevelopment (Providence District):** A Master Plan study was completed in 2020 which evaluated the needs, constraints, and opportunities on the Judicial Complex site following the demolition of the Massey Building. The Master Plan provides a strategic plan and an urban vision for the redevelopment of the Complex. The project is envisioned to be completed in phases to ensure the coordinated long-term implementation of the redevelopment of the 48 acre site. Public facility priorities include future Criminal Justice, Public Safety, and Health & Human Services' programs, as well as the restoration of the Historic Old Courthouse and grounds. County programs currently in nearby leased spaces, such as the Health Department and Office for Children, are being evaluated for future inclusion in the redevelopment plans, and opportunities for public private partnerships will be assessed. Funding in the amount of \$3,050,000 has been allocated to advance the planning and preliminary design of Building One

## Government Facilities and Programs

on the Complex. Building One is proposed as a mixed-use facility and includes public safety, expanded court services programs, court support services currently located at the Burkholder Administrative Center, and the replacement of the Police Evidence Storage Facility. The next phase of work includes demolition of the two 1950's Old Courthouse wings and sallyport at the rear of the building and restoration of the affected site area, and Old Courthouse building renewal with upgrades and replacement of outdated critical building systems. Future phases include development of Workforce Housing at the Burkholder Administrative Center site, a new Diversion and Community Re-Entry Center, removal of the employee parking garage, modifications to the public parking garage, and additional public facilities. Total cost estimates for each phase of the project are still being developed, however a planning factor of \$233.0 million is being considered for future EDA financing.

7. **Lake Anne Study (Hunter Mill District):** \$350,000 has been approved to support studies associated with potential development for Lake Anne. The structural engineer's survey of Lake Anne Village Center is complete. Funding will provide for the visioning and master planning efforts to support the long-term sustainable development planning for Lake Anne.
8. **NOVA Community College Contribution (Countywide):** \$2,578,867 is included for Fairfax County's capital contribution to the Northern Virginia Community College (NVCC). FY 2023 funding is based on a rate of \$2.25 per capita and represents no change from previous years. This rate is applied to the population figure provided by the Weldon Cooper Center. In FY 2023, the entire capital contribution will support the Early College and Workforce Education Programs and Workforce Credential Exams. The Early College Program will offer Fairfax County Public School (FCPS) high school seniors the opportunity to enroll in up to two concurrent college-credit courses. Funding for capital construction projects will continue using balances that exist from previous year's jurisdictional contributions.



9. **Original Mount Vernon High School Building Renovation (Mount Vernon District):** \$86,650,000 is estimated to fully fund the renovation of the existing Mount Vernon High School Building and associated site work. This project includes building studies, redevelopment master planning, design and construction for interim occupancies, and the renovations and adaptive reuse of the historic Original Mount Vernon High School facility. The facility was vacated in 2016 at the conclusion of a long-term lease. The building was constructed in 1939 and the programming and design phase of the project is underway for the adaptive reuse potential to provide pathways to opportunity for the community through a wide range of programs and spaces. Immediate occupancy for the use of the gym began in fall 2016. The Teen/Senior Program from the Gerry Hyland Government Center relocated to the renovated space near the gym in spring 2020. As part of the *FY 2021 Third Quarter Review*, the Board of Supervisors approved a transfer of all project balances to a new OMVHS Development LLC project within Fund 81200, Housing Partnerships, in order for the project to be eligible for historic tax credits. Funding of \$650,000 was previously approved, and both FCRHA bonds and historic tax credits are anticipated to fund the remaining \$86 million.
10. **Original Mount Vernon High School Site Development (Mount Vernon District):** This project includes the redevelopment of the Original Mount Vernon High School site, and the adjacent Park Authority site and facilities. The County solicited development proposals in spring 2017, under the PPEA Guidelines, to develop a Master Plan and evaluated a range of development options with focus on programs to serve a wide range of community needs and opportunities. The initial master planning effort was completed in 2019 and priority was placed on the renovations and adaptive reuse of the historic high school facilities as the first phase of redevelopment. The

## Government Facilities and Programs

balance of the site redevelopment will be reviewed at a future time in coordination with the Bus Rapid Transit project on Richmond Highway.

11. **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.
12. **Public Facilities in Tysons (Dranesville District):** \$3,875,520 has been allocated to public facilities in the Tysons area. This funding is associated with the proceeds from the sale of Spring Hill substation land parcels to Dominion Energy, as approved by the Board of Supervisors on September 24, 2019.
13. **Reston Town Center North (RTCN) Library and Community Spaces (Hunter Mill District):** Approximately \$39.5 million is proposed for a replacement Reston Regional Library, community space, and common site infrastructure as part of the overall master plan to reconfigure the properties into a grid of streets 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. Development concepts for the proposed County blocks, library location, and procurement options, including Public Private Partnerships, are being reviewed. Funding of \$10.0 million was approved as part of the 2012 Library Bond Referendum for the Library, and Economic Development Authority bond financing is anticipated to fund the remaining \$29.5 million required to implement the Library and Community Spaces plan and the share of common site infrastructure.
14. **Reston Town Center North (RTCN) Parking Garage (Hunter Mill District):** Approximately \$35 million is estimated to support the design and construction of a parking garage to support the facilities planned at the RTCN complex.
15. **Salona Property Payment (Dranesville District):** \$734,107 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.
16. **Workhouse Campus Improvements (Mount Vernon District):** \$6,650,000 has been identified for improvements at the Workhouse Campus. The overarching vision for the 50-acre Campus is to establish a widely recognized destination of choice, providing dynamic and engaging arts, cultural, educational, and community 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 conducting a master planning study to explore the adaptive reuse potential for the remaining vacant campus buildings and redevelopment opportunities of the overall site. Funding was approved and design and construction is underway for the historic preservation and renovations for adaptive reuse of two buildings, identified as Workhouse-13 and Workhouse-15, and the enhancements of the Ox Road Streetscape.

# Project Cost Summaries

## Government Facilities and Programs

(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total FY 2023 -	Total FY 2028 -	Total
									FY 2027	FY 2032	
1	CIP Feasibility Studies 2G25-125-000	G	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000		\$5,000
2	DPWES Snow Removal 2G25-128-000	G	C	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000	\$10,000	\$20,000
3	DPWES Transportation Maintenance 2G25-129-000	G	C	\$1,412	\$1,412	\$1,412	\$1,412	\$1,412	\$7,060	\$7,060	\$14,120
4	Facility Space Realignments	G	\$11,424						\$0		\$11,424
5	Joint Venture Development 2G25-085-000	G	\$650						\$0		\$650
6	Judicial Complex Redevelopment GF-000066, CF-000008	G	\$3,050				\$115,000	\$60,000	\$175,000	\$58,000	\$236,050
7	Lake Anne Study 2G25-118-000	G	\$350						\$0		\$350
8	NOVA Community College Contribution 2G25-013-000	G	C	\$2,579	\$2,579	\$2,579	\$2,579	\$2,579	\$12,895	\$12,895	\$25,790
9	Original Mount Vernon HS Building Renovation 2G25-102-000, Fund 81200	G, X	\$650	\$86,000					\$86,000		\$86,650
10	Original Mount Vernon HS Site Development TBD	B	\$0						\$0		TBD
11	Planning Initiatives 2G02-025-000	G	\$250						\$0		\$250



# Project Cost Summaries

## Government Facilities and Programs

(\$000's)

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2022						Total FY 2023 - FY 2027	Total FY 2028 - FY 2032	Total
			FY 2023	FY 2024	FY 2025	FY 2026	FY 2027			
12 Public Facilities in Tysons GF-000062	X	<b>\$3,876</b>						\$0		\$3,876
13 RTCN Library and Community Spaces TBD	X	<b>\$0</b>			\$29,500			\$29,500		\$29,500
14 RTCN Parking Garage TBD	X	<b>\$0</b>						\$0	\$35,000	\$35,000
15 Salona Property Payment 2G06-001-000	G	<b>\$15,750</b>	<b>\$734</b>	\$707	\$680	\$329		\$2,450		\$18,200
16 Workhouse Campus Improvements GF-000019	G	<b>\$6,650</b>						\$0		\$6,650
<b>Total</b>		<b>\$42,650</b>	<b>\$93,725</b>	<b>\$7,698</b>	<b>\$37,171</b>	<b>\$122,320</b>	<b>\$66,991</b>	<b>\$327,905</b>	<b>\$122,955</b>	<b>\$493,510</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