

PUBLIC AND GOVERNMENT FACILITIES: DESIGN AND CONSTRUCTION PROGRAM

10 YEAR CATEGORY SUMMARY (in \$1,000s)

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10 Year Total
1. Ballston Public Parking Garage Floors 1 - 7	1,350	4,750	2,620	500	500	500	500	500	500	500	12,220
2. Carlin Springs Site	0	8,333	0	0	4,040	2,000	0	0	0	0	14,373
3. Columbia Pike Library	0	0	0	0	1,010	3,030	11,265	20,425	0	0	35,730
4. Courthouse Complex Renovations & Infrastructure	5,000	3,300	11,035	11,110	0	0	0	0	0	0	30,445
5. Courts/Police Building Improvements	8,150	5,335	3,585	2,525	5,050	2,545	2,020	2,050	4,445	3,955	39,660
6. Crystal City Library	0	0	0	300	600	5,400	0	0	0	0	6,300
7. Detention Facility Comprehensive Study	815	3,030	3,060	3,090	3,125	0	0	0	0	0	13,120
8. Facility Condition Assessments & Planning Studies	775	803	563	318	581	328	333	338	859	348	5,246
9. Facility Finishes, Furnishings & Equipment	0	657	758	333	298	263	283	303	323	343	3,561
10. Fire Logistics	9,950	0	0	0	0	0	0	0	0	0	9,950
11. Fire Station Replacements & Additions	4,100	0	0	0	0	3,535	35,350	255	0	0	43,240
12. Lease Program	0	0	0	0	0	0	0	0	0	0	0
13. Lee Community Center	250	0	0	0	0	0	1,215	14,140	0	0	15,605
14. Oakland Street Warehouse	1,355	0	0	0	0	0	0	0	0	0	1,355
15. Office Space Utilization & Systems Furniture	6,020	0	3,940	2,020	4,180	0	1,230	0	0	0	17,390
16. Situational Awareness Intelligence Unit, EOC &	4,003	4,040	4,850	0	0	0	0	0	0	0	12,893
17. Trade Center-NOC Relocation	0	0	0	0	6,060	0	0	0	0	0	6,060
18. Trade Center Optimization Plan	0	415	430	0	0	0	0	0	0	0	845
Total Recommendation	41,768	30,663	30,841	20,196	25,444	17,601	52,196	38,011	6,127	5,146	267,993

CATEGORY FUNDING SOURCES (in \$1,000s)

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	10 Year Total
New Funding											
Federal Funding	1,000	0	0	0	0	0	0	0	0	0	1,000
State Funding	0	0	0	0	0	0	0	0	0	0	0
Developer Contributions	0	0	0	300	600	5,400	0	0	0	0	6,300
New Bond Issue	20,105	20,900	19,500	18,745	23,465	7,825	51,080	36,870	4,445	3,955	206,890
PAYG	2,630	1,713	1,321	651	879	591	616	641	1,182	691	10,915
Short Term Finance	0	0	0	0	0	0	0	0	0	0	0
Stormwater Utility Fee Revenue	0	0	0	0	0	0	0	0	0	0	0
Other Funding	1,350	4,750	2,620	500	500	500	500	500	500	500	12,220
Subtotal New Funding	25,085	27,363	23,441	20,196	25,444	14,316	52,196	38,011	6,127	5,146	237,325
Previously Approved Funding											
Authorized but Unissued Bonds	10,550	800	7,400	0	0	3,285	0	0	0	0	22,035
Issued but Unspent Bonds	5,800	2,500	0	0	0	0	0	0	0	0	8,300
Other Previously Approved Funds	333	0	0	0	0	0	0	0	0	0	333
Subtotal Previously Approved Funding	16,683	3,300	7,400	0	0	3,285	0	0	0	0	30,668
Total Funding Sources	41,768	30,663	30,841	20,196	25,444	17,601	52,196	38,011	6,127	5,146	267,993



1. BALLSTON PUBLIC PARKING GARAGE FLOORS 1 - 7

Project Highlights:

- This project includes a structural engineering study and construction for the building façade.
- Funding is also included for design and construction to address flooding / stormwater issues in the garage.

Associated Plan(s):

Ballston Sector Plan

Neighborhood(s):

Ballston-Virginia Square

Funding Notes: Additional funding is added in FY 2025, FY 2026 and FY 2027 above the levels included in the last CIP. Estimates shown below are placeholders and will be refined after studies are complete.

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Other Funding	1,350	4,750	2,620	500	500	500	500	500	500	500	12,220
Previous Funding											
Total Funding	1,350	4,750	2,620	500	500	500	500	500	500	500	12,220
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Design and Procurement of Flooding Remediation FY 2025
- Study to identify façade improvements FY 2025
- Repair / Replace Exterior Façade, new traffic membrane on level 6. FY 2025-FY 2026
- Stormwater Management remediation/ construction FY 2026-FY 2027

Changes from Prior CIP:

Funding was increased to reflect the addition of the flooding remediation and facade evaluation studies and projects.



2. CARLIN SPRINGS SITE

Project Highlights:

- The County demolished and removed a large non-functional empty building at 601 S. Carlin Springs Rd in FY 2024 that was a nuisance and posed risks to the community.
- This site is now vacant, providing flexibility for both interim and long-term uses.
- Funding is provided for the anticipated phased redevelopment and efficient use of the site to include shared parking. Parking on site would be a shared cost between the County and Virginia Hospital Center assuming approval of an anticipated site plan for a behavioral health care facility. The parking set aside for County uses would be available capacity for future site development with other partners and for future parking as improvements are made to connect the site to the Nature Center.
- Funding in FY 2029 and FY 2030 is included for future partnership on the portion of the land expected to remain with the County and improvements to connections to the Long Branch Nature Center and neighboring parkland. These amounts are placeholders and will be refined. Planning funds are included in FY 2026 to support development of these improvements. Funding is also included for a facilities condition assessment of the Long Branch Nature Center in FY 2026 (see the Facilities Condition Assessments and Planning Studies later in this section).

Neighborhood(s):

Glencarlyn

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue		8,080			4,040	2,000					14,120
PAYG		253									253
Previous Funding											
Total Funding	0	8,333	0	0	4,040	2,000	0	0	0	0	14,373
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Consideration of site plan with VHC FY 2025

Changes from Prior CIP:

Funding for the planning study has shifted to FY 2026.

Project Links:

- South Carlin Springs Property: <https://www.arlingtonva.us/Government/Projects/Project-Types/County-Facilities/South-Carlin-Springs-Property>



3. COLUMBIA PIKE LIBRARY

Project Highlights:

- As APS continues its Career Center site development and likely displacement of the current library location, the County has planned for the Columbia Pike Library to move to Columbia Pike in support of Columbia Pike revitalization and placemaking. A parcel was acquired in 2022 for this relocation and is currently being used as contractor parking for APS Career Center construction efforts.
- Funding in FY 2029 will provide seed funds for initial planning and design of a replacement library facility with a potential mixed-use development with future construction funding in FY 2031 and FY 2032.
- Timing and funding may need to be adjusted to address the final site plan.

Associated Plan(s):

Commercial Centers Form Based Code

Neighborhood(s):

Penrose

Funding Notes: \$1.0M for planning and \$34M for design/construction for 15,000sf - 18,000sf of library program space. All estimates will be refined after planning is completed. The operating costs are estimates and will be finalized as the library program is further developed.

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue					1,010	3,030	11,265	20,425			35,730
Previous Funding											
Total Funding	0	0	0	0	1,010	3,030	11,265	20,425	0	0	35,730
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Personnel (\$)										649	649
Non-Personnel (\$)										39	39
Total Impact	0	0	0	0	0	0	0	0	0	688	688

Critical Milestones:

- Start design & procurement FY 2029 & FY 2030
- Start construction FY 2031-FY 2032
- Opening FY 2033

Project Links:

- Commercial Centers Form Based Code:
<https://www.arlingtonva.us/Government/Programs/Building/Permits/Form-Based-Code/Commercial>

Changes from Prior CIP:

Timing for design has shifted to FY 2029.



4. COURTHOUSE COMPLEX RENOVATIONS & INFRASTRUCTURE

Project Highlights:

- This request will provide funds for the design and renovation of two of the four unoccupied floors in 2020 N. 14th Street.
- Funding is also included for windows, plumbing and other infrastructure improvements for the entire building.
- Renovated floors can be used for hypothermia overflow for the homeless service center and relocating courts programs from Court Square West as a precursor to vacating that building within the next 5-7 years.
- Renovated space can also be used to relocate a portion of Facilities Maintenance staff and storage from Court Square West.

Associated Plan(s):

Court House Sector Plan

Neighborhood(s):

Clarendon-Courthouse
 Courthouse

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue			3,635	11,110							14,745
Previous Funding											
Authorized but Unissued Bonds	2,000	800	7,400								10,200
Issued but Unspent Bonds	3,000	2,500									5,500
Total Funding	5,000	3,300	11,035	11,110	0	0	0	0	0	0	30,445
Operating Impact											
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Window replacement and piping upgrades FY 2025
- Design for 4th and 5th floor FY 2025 - FY 2026
- Construction 4th and 5th floor FY 2027 - FY 2028

Project Links:

- Court House Sector Plan, Clarendon Sector Plan Update: https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/12/Courthouse_SectorPlanAddendum_FINAL-12_2_15.pdf

Changes from Prior CIP:

In the previous CIP, the scope of this project was to move the Fire Marshall and Battalion Chiefs offices from 1020 N. Hudson Street to 2020 N. 14th Street. The Fire Marshall's office is now moving to the Bozman Government Center (BGC) and this project will focus on programmatic space needs for the Department of Human Services, Department of Environmental Services, and the Courts.



5. COURTS/POLICE BUILDING IMPROVEMENTS

Project Highlights:

- The project focuses on implementing priorities identified in the Courts Police study, which includes upgrading the remaining court rooms to include technology, furnishings, fixtures and equipment, and ADA upgrades at two courtrooms per year through FY 2030.
- Funding is also included to expand the Commonwealth’s Attorney (CWA) office space. FY 2025 PAYG funding is allocated to provide near term space relief with a more permanent solution to follow, with design in FY 2026 and construction in FY 2027.
- As part of the Commonwealth’s Attorney expansion, the Alcohol Safety Action Program (ASAP) will eventually be moved to the 2nd floor of the Courts Police building.

Associated Plan(s):

Court House Sector Plan

Neighborhood(s):

Clarendon-Courthouse
 Courthouse

Funding Notes: The funding schedule includes \$500k in PAYG and \$2.87M in bonds for CWA / ASAP scope											
New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue	5,650	5,335	3,585	2,525	5,050	2,545	2,020	2,050	4,445	3,955	37,160
PAYG	500										500
Previous Funding											
Authorized but Unissued Bonds	2,000										2,000
Total Funding	8,150	5,335	3,585	2,525	5,050	2,545	2,020	2,050	4,445	3,955	39,660
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Commonwealth's Attorney (CWA) near term Expansion FY 2025
- ASAP Relocation and CWA permanent expansion - Design FY 2026
- ASAP Relocation and CWA permanent expansion - Construction FY 2027 - FY 2028
- Renovate 2 Courtrooms per year FY 2025 - FY 2030
- Renovate Police Space FY 2030 - FY 2034

Changes from Prior CIP:

Costs updated to reflect current execution plan and removal/ deferral of funding for level 1 Courthouse entry and security screening improvements. The ASAP Permanent Relocation accelerated timeline and the Commonwealth's Attorney Expansion are new in the FY 2025-2034 CIP.

Project Links:

- Courthouse Sector Plan Addendum: Courthouse Square (2015): https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/12/Courthouse_SectorPlanAddendum_FINAL-12_2_15.pdf



6. CRYSTAL CITY LIBRARY

Project Highlights:

- In 2020, JBG Smith committed to provide a new library space on the ground floor of their building at 1901 S. Bell St. Due to operating and capital budget considerations as well as space limitations at the S. Bell site, this site plan agreement was terminated and, earlier this year, the County and JBG Smith came to a new agreement for JBG Smith to provide \$6.3 million by 2030 to support library operations in Crystal City. Arlington Public Library has kicked off its Future Conversation, which will help inform the future services and offerings at the Crystal City Library Location.
- The library site and programming have not yet been determined.

Neighborhood(s):
 Crystal City

Funding Notes: Operating costs are anticipated but are yet to be determined.											
New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Developer Contributions				300	600	5,400					6,300
Previous Funding											
Total Funding	0	0	0	300	600	5,400	0	0	0	0	6,300
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Conclusion of Future of Libraries Study Winter 2024/2025

Changes from Prior CIP:

This project is new to the FY 2025 - FY 2034 CIP.



7. DETENTION FACILITY COMPREHENSIVE STUDY

Project Highlights:

- The Detention Facility is 25 years old and requires a full comprehensive evaluation of the building systems and updates to the Detention Center operations areas.
- Study to include a written report that identifies building deficiencies, improvements, equipment needs and remediation along with a cost estimate for CIP baseline planning per project phase.
- Placeholder funding is included in the out years for implementation of recommendations.

Neighborhood(s):

Clarendon-Courthouse
 Courthouse

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue	815	3,030	3,060	3,090	3,125						13,120
Previous Funding											
Total Funding	815	3,030	3,060	3,090	3,125	0	0	0	0	0	13,120
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Comprehensive Study FY 2025
- Implement Study Recommendations FY 2026 - FY 2030

Changes from Prior CIP:

Added placeholder funding for study recommendations in FY 2026 - FY 2029.

Project Links:

- Court House Sector Plan Addendum : https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/12/Courthouse_SectorPlanAddendum_FINAL-12_2_15.pdf



8. FACILITY CONDITION ASSESSMENTS & PLANNING STUDIES

Project Highlights:

Neighborhood(s):
 VARIOUS

- Feasibility studies focus on near term and intermediate range planning to define options in response to evolving facility needs, including opportunities for co-location, facilities consolidation, and repurposing. Examples of studies that may be conducted over the ten-year planning horizon include:
 - A warehouse study to better understand current utilization and needs in this area.
 - An office utilization study to understand impacts of telework and opportunities to consolidate space.
- The timing and prioritization of each study may be adjusted according to County priorities.
- Funding is also included in FY 2029 to update the Facility Condition Assessment (FCA), which was last completed in 2020. FCA is a tool that the County relies on for building specific data related to condition and maintenance costs to establish priorities for allocating maintenance and capital funds to various projects and considering the following strategies: replacement versus renovation; long range development plan; facility master planning; and capital budgeting.

Funding Notes: Facility Condition Assessments are done every five to seven years. The most recent study was completed in FY 2020 and updates will be made in small portions for the next few years and a full update will be done again in FY 2029. FY 2025 funding increased as part of the Adopted CIP to include planning for Madison Community Center and Adult Changing Stations. In addition, a new FTE (1.0) and the associated funding is included to support planning efforts.

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
PAYG	775	803	563	318	581	328	333	338	859	348	5,246
Previous Funding											
Total Funding	775	803	563	318	581	328	333	338	859	348	5,246
Operating Impact											
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Changes from Prior CIP:

Funding amounts and timing have shifted based on the current planning priorities.

Project Links:

- Community Facilities Study:
<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Land-Use/Community-Facilities-Study>

Ten Year Planned Facilities Studies

FY 2025

- County Board Suite reconfiguration study
- Lee Community Center
- DPSCEM, Situational Awareness Intelligence Unit
- Office Space Utilization Study
- Detention Center Feasibility Study
- Courthouse Complex (Bldg. 2020)
- Court Square West Tenant relocation
- Madison Community Center
- Adult Changing Stations Site Study

FY 2026

- Warehouse Study
- Bozman Government Center Utilization Study
- Carlin Springs Site
- Long Branch Nature Center Facilities Condition Assessment
- Trade Center Optimization Plan

FY 2027

- Gulf Branch Nature Center Facilities Condition Assessment
- Trade Center Optimization Plan

FY 2028

- As needed for developing projects.
- Crystal City Library

FY 2029

- As needed for developing projects.
- Columbia Pike Library

FY 2030

- Fire Station #7 Replacement

FY 2031

- As needed for developing projects.

FY 2032

- FS#4 Replacement

FY 2033

- As needed for developing projects.

FY 2034

- As needed for developing projects.



9. FACILITY FINISHES, FURNISHINGS & EQUIPMENT

Project Highlights:

Neighborhood(s):
 VARIOUS

- This program provides for the scheduled re-investments in existing facilities interior/exterior finishes and furnishings, consisting of the following elements: interior maintenance capital, chair replacement, and systems furniture replacement.
- Interior Maintenance Capital: In the current building inventory mix, there are significant quality and appearance disparities between newer buildings and existing buildings based on the intensity of use and resulting wear and tear. Interior maintenance is required for the upkeep of facilities for buildings of all ages.
- Chair Replacement: Systematic annual program to replace chairs throughout County facilities.
- Furniture Replacement: A modest amount of funding is included to allow partial replacement of furniture as needed. A separate program is included for the systematic replacement of end-of-life systems furniture beginning with the oldest systems in the County’s inventory.

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
PAYG	0	657	758	333	298	263	283	303	323	343	3,561
Previous Funding											
Total Funding	0	657	758	333	298	263	283	303	323	343	3,561
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Changes from Prior CIP:

No significant changes from prior CIP.



10. FIRE LOGISTICS

Project Highlights:

- Funding is to complete construction for relocation of Fire Logistics to the 1425 N. Quincy Street property (Building 1) from old Fire Station #5 at Aurora Highlands.
- The scope includes replacing the roof, office buildout, and providing all electric heating systems for the Fire Logistics operation.

Neighborhood(s):

Ballston-Virginia Square

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue	6,500										6,500
Previous Funding											
Authorized but Unissued Bonds	650										650
Issued but Unspent Bonds	2,800										2,800
Total Funding	9,950	0	0	0	0	0	0	0	0	0	9,950
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Fire Logistics Design (1425 N. Quincy) Summer 2024
- Fire Logistics Construction (1425 N. Quincy) Fall 2025

Changes from Prior CIP:

Additional funding added to complete Building 1 renovation.



11. FIRE STATION REPLACEMENTS & ADDITIONS

Project Highlights:

- The County has made great progress in recent years for fire / emergency medical services, with the construction of Fire Station 10 in Rosslyn, and Fire Station 8 along Langston Boulevard, and investments to address additional Fire staffing and storage / decontamination functions at all fire stations.
- The next priority for fire / EMS service investment is on the west end of Columbia Pike, given growing development along the Pike, the need to balance demand among fire stations, and improvement of current response times.
- The CIP includes funding for a new fire station #7 at 5519 Columbia Pike, where the County has an option to acquire the parcel, which is located adjacent to the Serrano Apartments.
- Planning and design funding is included in FY 2030. Construction funding is planned for FY 2031. Co-location of other services will be considered depending on site dynamics.
- Funding is also included for a planning effort to determine the site for a replacement of the aged Fire Station #4. The Clarendon Sector Plan, revised in 2020, reserved the current Fire Station #4 site for a mixed residential and public use building. Fire station #4 is the oldest in the inventory, is overcrowded and in need of replacement given the building condition.

Associated Plan(s):

Neighborhoods Form Based Code
 Columbia Pike Neighborhoods Area Plan
 Columbia Pike Revitalization Plan
 Commercial Centers Form Based Code

Neighborhood(s):

Arlington Mill
 Ashton Heights
 Ballston-Virginia Square
 Clarendon-Courthouse
 Columbia Forest
 Lyon Park
 Lyon Village

Funding Notes: \$255k is included for Fire Station #4 planning in FY 2032. Operating costs are estimated and have not been inflated.

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue						250	35,350	255			35,855
Previous Funding											
Authorized but Unissued Bonds	4,100					3,285					7,385
Total Funding	4,100	0	0	0	0	3,535	35,350	255	0	0	43,240
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Facilities Costs (+/-)								119	119	119	357
Personnel (\$)							1,800	3,500	3,500	3,500	12,300
Non-Personnel (\$)							2,500	700	700	700	4,600
Total Impact	0	0	0	0	0	0	4,300	4,319	4,319	4,319	17,257

Critical Milestones:

- Land Acquisition Fire Station West End Columbia Pike Summer 2024
- Fire Station West End Columbia Pike Design Spring 2030

Project Links:

- Clarendon Sector Plan Update: <https://www.arlingtonva.us/Government/Projects/Plans-Studies/Land-Use/Clarendon-Sector-Plan-Update>

- Fire Station West End Columbia Pike Construction Spring 2031

Changes from Prior CIP:

Planning and construction were moved from FY 2024 and FY 2025 to FY 2030 and FY 2031.

- Pentagon City Planning Study:
<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Land-Use/Pentagon-City-Planning-Study>
- Columbia Pike Revitalization Plan:
https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2014/04/Columbia-Pike_Revitalization-Plan_Update-2005.pdf
- Neighborhoods Form Based Code:
<https://www.arlingtonva.us/Government/Programs/Building/Permits/Form-Based-Code/Neighborhoods>
- Commercial Centers Form Based Code:
<https://www.arlingtonva.us/Government/Programs/Building/Permits/Form-Based-Code/Commercial>
- Columbia Pike Neighborhoods Area Plan:
https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/31/2015/04/Final-NAP-Version_WEB.pdf

12. LEASE PROGRAM

Project Highlights:

- The County leasing program acquires space for County programs that cannot be accommodated in owned facilities.
- Leases are reviewed for appropriateness and cost effectiveness when long-term planning is undertaken and at lease renewal decision points.
- The attached table indicates when various leased office facilities will be up for renewal, relocation, or conversion.
- Decisions on lease renewal typically predate expiration by at least 2 years, with even greater advance time for larger leases.
- Leased facilities comprise a large portion of the County’s overall facility inventory and include core facilities like the home for the Department of Human Services (DHS) and the primary office building for the County Government, at Bozman Government Center.
- While existing leases are funded through the annual operating budget process, the leasing program significantly impacts the capital program. The County performs ongoing leasing analyses that can provide significant facility upgrades without affecting debt capacity but still require capital funds.

Property Name	Address	Total SF	Term Exp	Options/Years	Department
1501 Wilson Blvd.	1501 Wilson Blvd.	11,132	11/30/2029	5-Jan	Arlington Transportation Partners / Commuter Information Center
1501 Wilson Blvd.	1501 Wilson Blvd.	1,600	11/30/2029	5-Jan	Storage
Bozman	2100 Clarendon Blvd.	234,937	10/31/1933	Thru 2119	Headquarters
Bozman	2100 Clarendon Blvd.	1,052	10/31/1933	Thru 2119	Storage - G4
Bozman	2100 Clarendon Blvd.	1,692	10/31/1933	12/31/2119	Storage - G1
Bozman	2300 Clarendon Blvd.	1,543	10/31/1933	12/31/2119	Storage - 2300
Sequoia Plaza	2100 Washington Blvd.	220,613	6/30/1930	1/5 or 10	Department of Human Services
3 Ballston Plaza	1100 N. Glebe Rd.	16,275	1/31/1934	5-Jan	Arlington Economic Development
Siena Park	2301 Columbia Pike	2,337	7/31/2028	5-Jan	STAR



13. LEE COMMUNITY CENTER

Project Highlights:

- FY 2025 funding is to study options for the community center, which is partially utilized for a single art program that will be reallocated in CY 2025
- The study will provide conceptual cost estimates for work needed to reopen the existing building or portions, to public use standards within the existing footprint, and options for expanding the building's size.
- The current building does not meet accessibility standards and contains asbestos, non-compliant restrooms and elevator, aging windows, and an HVAC system past its useful life.
- Funding for design and construction is included for planning purposes in FY 2031 and FY 2032.

Associated Plan(s):

Plan Langston Boulevard

Neighborhood(s):

John M. Langston
 Leeway Overlee
 Tara-Leeway Heights
 Yorktown

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue	250						1,215	14,140			15,605
Previous Funding											
Total Funding	250	0	0	0	0	0	1,215	14,140	0	0	15,605
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Feasibility Study FY 2025
- Study implementation FY 2031-FY 2032

Changes from Prior CIP:

Design and construction placeholder funding added in FY 2031 and FY 2032.



14. OAKLAND STREET WAREHOUSE

Project Highlights:

- Renovation to the Oakland Street Warehouse to support Police logistics and other Police support functions.
- Renovation will address current substandard conditions, including ensuring a watertight building envelope to address leaking, adding heat and plumbing, removing ramps and the loading dock, adding drive through access, and reconfiguring the fencing.
- Project is needed to accommodate impacts from the Signature Theater building addition, resulting in a loss of about 7,000 SF of outdoor maneuvering area and storage. Includes costs for contaminated soils and soil vapor mitigation systems for Signature Theater.

Neighborhood(s):

Shirlington

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
PAYG	1,355										1,355
Previous Funding											
Total Funding	1,355	0	0	0	0	0	0	0	0	0	1,355
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Construction completion. Summer 2025

Changes from Prior CIP:

The project is new to the FY 2025 - 2034 CIP.



15. OFFICE SPACE UTILIZATION & SYSTEMS FURNITURE

Project Highlights:

- This project will replace 30-year-old systems furniture and couple the replacement with updates to office area configurations.
- The current systems' furniture has exceeded its useful life. Replacement pieces are no longer available for purchase and the electrical components pose a safety risk.
- This project includes hoteling implementation, which will be focused on the Bozman Government Center (BGC), where many County employees are eligible to telework a portion of the work week.
- Hoteling will maximize utilization of BGC and ensure efficient use of space, through reducing the size of workspaces and increasing collaborative and privacy spaces, like huddle rooms.
- With the implementation of hoteling, BGC will be able to accommodate a portion of the employees currently assigned to Court Square West. This is an important step to vacate that building within the next seven to ten years.

Neighborhood(s):

Claremont
 Courthouse

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue	6,020		3,940	2,020	4,180		1,230				17,390
Previous Funding											
Total Funding	6,020	0	3,940	2,020	4,180	0	1,230	0	0	0	17,390
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Replace systems furniture in all county buildings. Initial focus on the Courts Police Building. **FY 2025 - FY 2031**
- Design and procurement for hoteling in Bozman **FY 2025 - FY 2026**
- Construction for BGC Hoteling **FY 2026 - FY2029**

Project Links:

- <https://www.arlingtonva.us/Home>

Changes from Prior CIP:

The project is new to the FY 2025 - 2034 CIP.



16. SITUATIONAL AWARENESS INTELLIGENCE UNIT, EOC & DPSCEM CONSOLIDATION

Project Highlights:

- This project will construct a Situational Awareness Intelligence Unit (SAIU) on the 6th floor of the Bozman Government Center (BGC). A SAIU allows various public safety partners to co-locate in a shared space to monitor, filter, and disseminate key information during a critical public safety event or special event such as a weather emergency or a large-scale public event. This project also expands current watch desk capabilities.
- Costs for this project include technology to outfit the new center including back-end computing, servers, workstations, monitors, video, and public safety radio and communications equipment.
- Once construction is complete, funding is included to move all Department of Public Safety Communications and Emergency Management (DPSCEM) from Court Square West to the 6th floor of BGC.

Neighborhood(s):

Clarendon-Courthouse
 Courthouse

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Federal Funding	1,000										1,000
New Bond Issue	870	4,040	4,850								9,760
Previous Funding											
Authorized but Unissued Bonds	1,800										1,800
Other Previously Approved Funds	333										333
Total Funding	4,003	4,040	4,850	0	0	0	0	0	0	0	12,893
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Architectural and Engineering Design FY 2025
- Construction Start FY 2026
- DPSCEM Consolidation FY 2027

Changes from Prior CIP:

The costs and timing of the project have been updated to reflect current project timing and the newly identified location of the SAIU, as well as cost to consolidate DPSCEM.



17. TRADE CENTER-NOC RELOCATION

Project Highlights:

- Funding is included to relocate the County’s Network Operations Center (NOC) from its current location at the Trades Center to an alternative location. Options being considered are moving to the cloud, alternate locations within the County, and a different location within the Trades Center site.
- Relocating the NOC is a preliminary step required to provide the space needed at the Trades Center to add required parking facilities for APS Battery Electric School Bus (BESB) parking.

Neighborhood(s):

- Douglas Park
- Fairlington-Shirlington
- Green Valley
- Shirlington

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue					6,060						6,060
Previous Funding											
Total Funding	0	0	0	0	6,060	0	0	0	0	0	6,060
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- DTS NOC Relocation at Trades Center FY 2029

Changes from Prior CIP:

The project is new to the FY 2025 - 2034 CIP.



18. TRADE CENTER OPTIMIZATION PLAN

Project Highlights:

- This funding is the next step in the joint study with APS to explore alternatives to accommodate parking space for the APS school buses. The study will look at options for structured parking and other alternatives, along with targeted site planning to accommodate converting the APS school bus fleet from diesel to battery electric powered.

Associated Plan(s):

Shirlington Design Book

Neighborhood(s):

Douglas Park
 Fairlington-Shirlington
 Green Valley
 Shirlington

New Funding	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
New Bond Issue		415	430								845
Previous Funding											
Total Funding	0	415	430	0	0	0	0	0	0	0	845
Operating Impact	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total
Total Impact	0	0	0	0	0	0	0	0	0	0	0

Critical Milestones:

- Phase 2 Study FY 2026 - FY 2027

Changes from Prior CIP:

Additional dollars to study parking alternatives have been added. Implementation dollars have been removed pending results and coordination with APS. The study will provide a plan that could leverage federal funding opportunities in the future for APS.