

# County Manager's Proposed Capital Improvement Plan (CIP) FY 2025 – FY 2034 Presentation to County Board/School Board

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June 4, 2024



# Capital Plan for FY 2025-FY 2034: \$4.5B



# Guiding Principles

## Measured approach

Mindful of impacts of debt service on operating budget, uncertain external pressures (e.g. inflation / interest rates)

## Meet Regional, Legal, and Regulatory Obligations

e.g., Metro

## Addressing Environment & Resiliency

## Maintaining County's Current Asset Inventory

e.g., facilities, trails and bridges, technology systems, and roofs

## Responding to Emerging Service Demands

## Planning for the Future

# Major Assumptions & Risks



**Economic trends**



**Regulatory changes**



**Construction inflation –  
assuming 4%**



**Unanticipated events  
that require capital  
investment**



**Interest rates on bonds –  
assuming 5.0%**

# Major Changes Since Last CIP



Barcroft investment on  
County balance sheet:  
\$120 million outstanding



Response to mental  
health & substance use

- *Potential partnership with  
VHC on S. Carlin Springs*



Focus on resiliency across many sectors

- Situational Awareness Intelligence Unit
- Water supply redundancy
- Resilience hub at Lubber Run

# Major Changes Since Last CIP



## Response to remote workforce

- Evaluation of Courthouse area buildings for further consolidation of space



## Transportation program trade-offs

- Commercial real estate tax outlook
- Project complexity & inflation



## Implementation of recently adopted plans

- Plan Langston Boulevard – Lee Center, transportation improvements
- Transit Strategic Plan



## Additional investments in water-sewer infrastructure and resiliency



## Project Timeline Changes

# Annual Debt Service Increases

## Consistent with Debt Policies but Still Significant

Growth in debt service should be sustainable and consistent with the projected growth of revenues. Debt service growth over the ten-year projection should not exceed the average ten-year historical revenue growth.

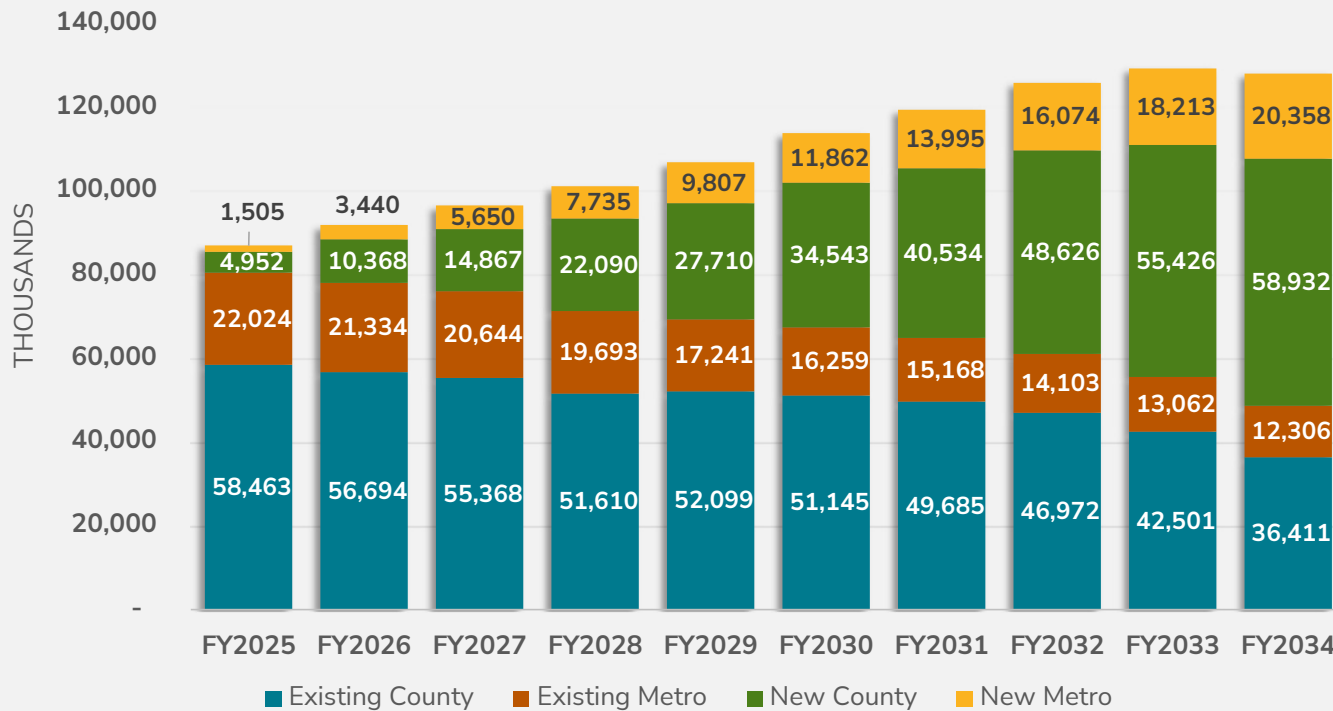
(in thousands)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
<b>COUNTY</b>										
Debt Service	85,323	90,070	94,764	99,367	105,097	112,060	117,631	124,005	127,459	126,273
Annual Inc / (Dec) \$		4,889	4,694	4,603	5,729	6,964	5,571	6,374	3,454	(1,186)
Annual Inc / (Dec) %		5.7%	5.2%	4.9%	5.8%	6.6%	5.0%	5.4%	2.8%	-0.9%
<b>SCHOOLS</b>										
Debt Service	67,292	69,772	72,124	74,865	77,532	80,159	82,156	83,812	84,545	81,907
Annual Inc / (Dec) \$		2,565	2,352	2,741	2,667	2,627	1,997	1,656	733	(2,638)
Annual Inc / (Dec) %		3.8%	3.4%	3.8%	3.6%	3.4%	2.5%	2.0%	0.9%	-3.1%
<b>AHIF - BARCROFT</b>										
Debt Service	7,200	7,200	10,730	10,495	10,459	10,424	10,379	10,344	10,297	10,259
Annual Inc / (Dec) \$		-	3,530	(235)	(36)	(35)	(45)	(35)	(47)	(38)
Annual Inc / (Dec) %		0.0%	49.0%	-2.2%	-0.3%	-0.3%	-0.4%	-0.3%	-0.5%	-0.4%

**TEN-YEAR GROWTH**  
 County: 4.5%  
 APS: 2.4%  
 County/APS: 3.6%

**Ten Year Revenue Growth 2013-2023**  
 4.4%

# Existing Debt Service & Major Projects Financed

EXISTING VS NEW  
GENERAL FUND DEBT SERVICE



## Major Projects in Existing Debt

WMATA (\$317MM)

Fire Stations 3 & 8 (\$25MM)

Long Bridge Aquatics & Fitness Center (\$42MM)

Lubber Run Community Center (\$47MM)

Arlington Mill Community Center (\$30MM)

North Quincy Site Acquisition (\$27MM)

2020 14<sup>th</sup> Street North Acquisition (\$20MM)

Head Start / 2920 S Glebe Road (\$11MM)

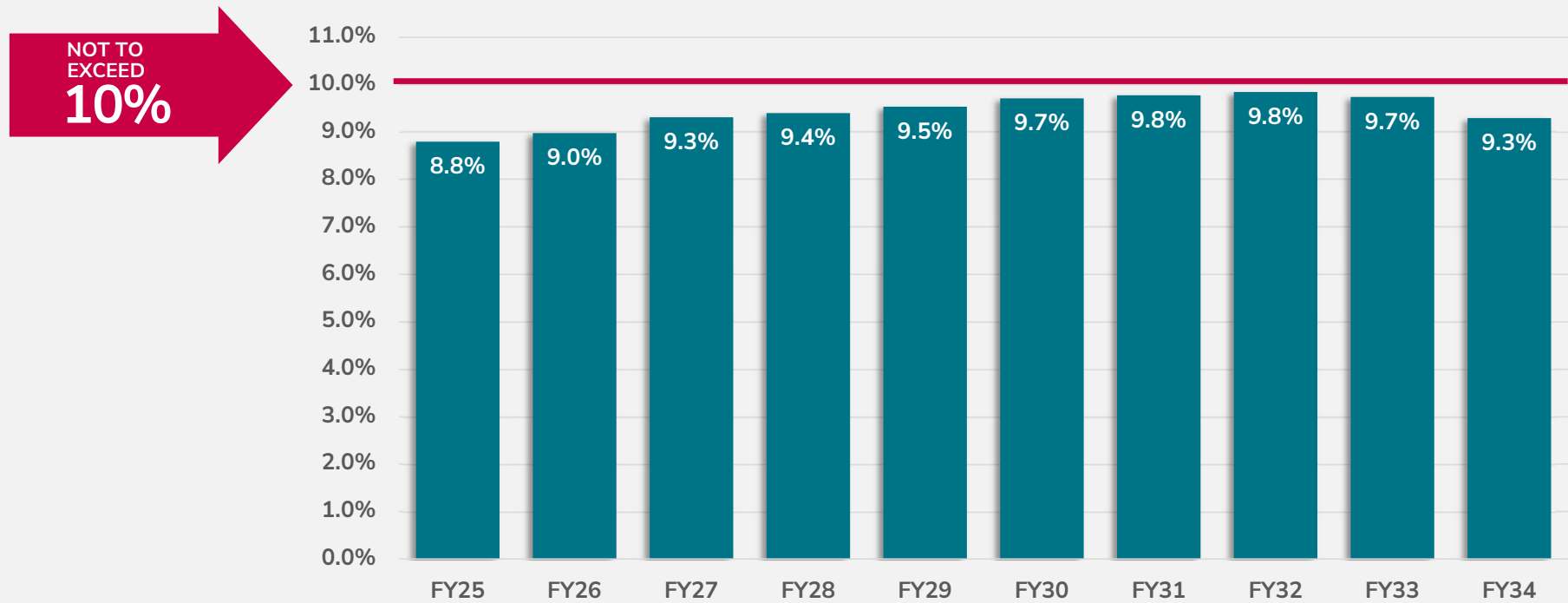
Trades Center (\$17MM)

TJ Parking Deck (\$12MM)



# Adhering to Debt Policies

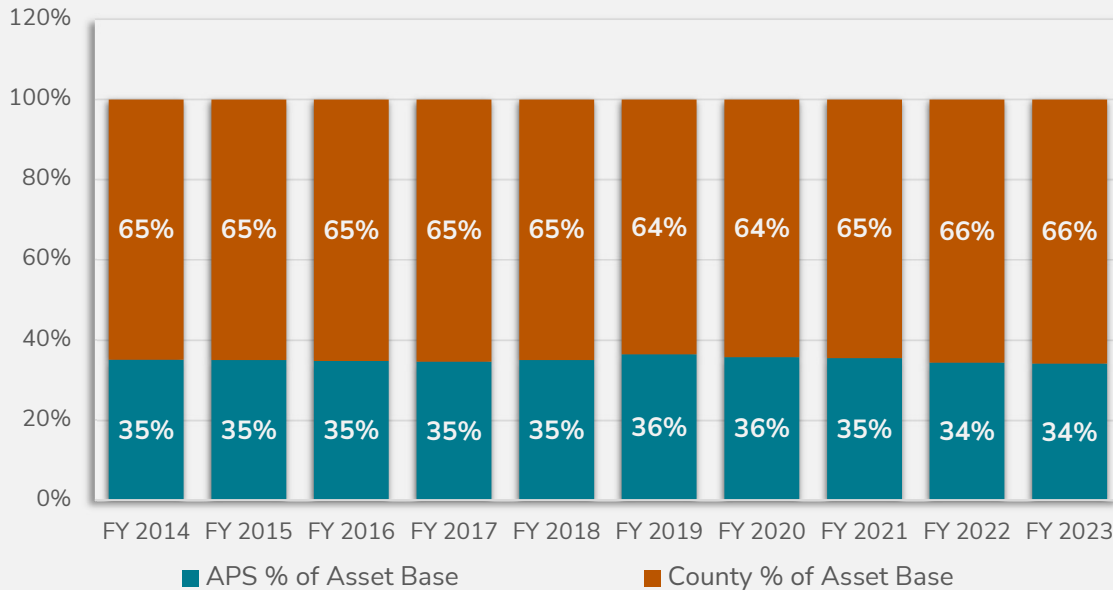
## 1. Debt Service as % of General Government Expenditures



\*Includes APS debt per "MPSA Option 2" on page 34 of the Superintendent's Proposed CIP presentation on May 16, 2024

# Asset Base and Debt

County / APS Asset Base



APS Referenda Totals	APS	% Share	County	% Share	Total
2008-2022	\$748.4	46.7%	\$852.8	53.3%	\$1,601.2
2010-2022	\$649.0	43.8%	\$832.0	56.2%	\$1,481.0
2012-2022	\$630.9	44.9%	\$773.9	55.1%	\$1,404.8
2014-2022	\$588.3	47.0%	\$663.1	53.0%	\$1,251.3
2016-2022	\$482.5	46.7%	\$549.8	53.3%	\$1,032.3
2018-2022	\$343.7	48.0%	\$372.9	52.0%	\$716.6
2020-2022	\$240.7	50.9%	\$232.0	49.1%	\$472.7

(\$'s in millions)

[Final Copy ACFR 12-15-2023 \(arlingtonva.us\)](https://www.arlingtonva.us) (Government, Fiscal Year 2023)

# Proposed County Government 2024 Bond Referenda



## Total County (\$174.4M)

Community Infrastructure \$76.2M  
Local Parks & Recreation \$25.8M  
Metro and Transportation \$72.4M



## Utilities

Utilities \$14.2 million

2024 Referenda primarily funds projects in FY 2025 and FY 2026

# Advancing our Environmental & Resiliency Goals

## Environmental Compliance & Innovation

- Stormwater stream & water quality
- Water Pollution Control Plant investments

## Vehicle Charging

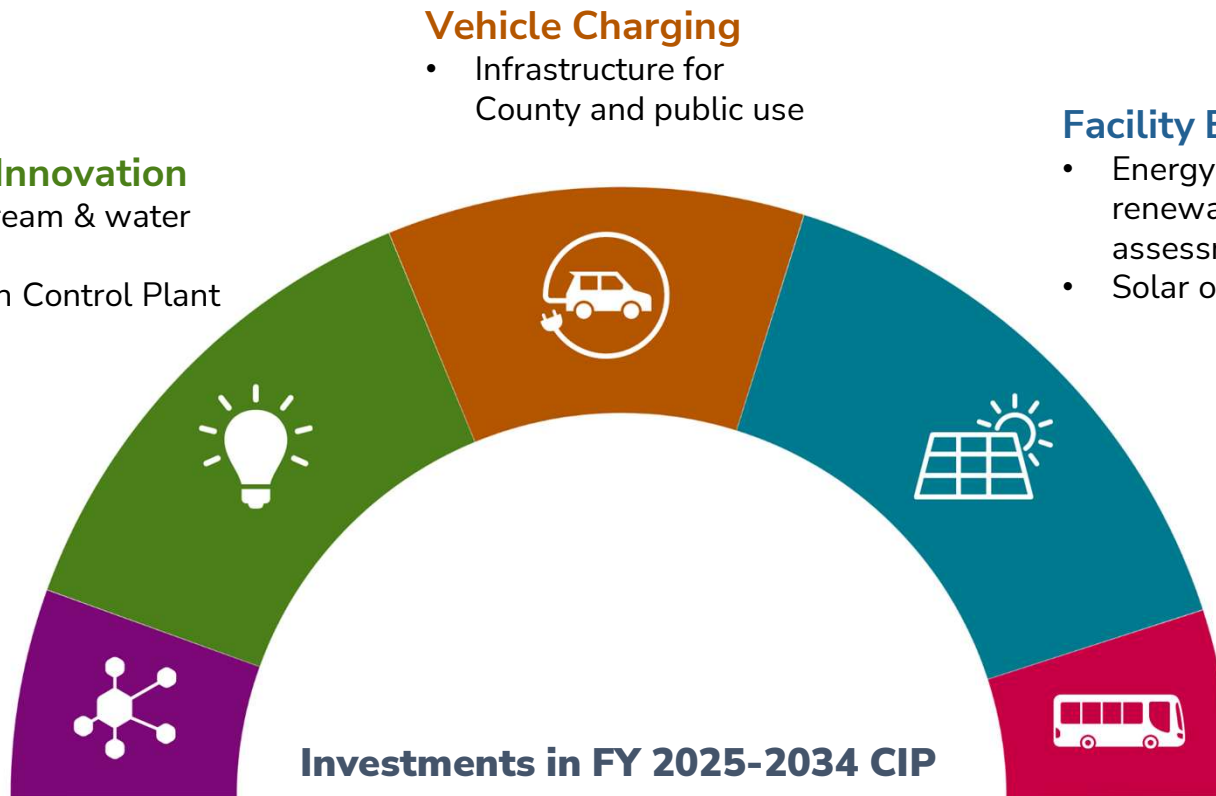
- Infrastructure for County and public use

## Facility Energy Updates

- Energy Performance & renewable energy assessments
- Solar on County facilities

## Resiliency

- Stormwater infrastructure capacity
- Natural resiliency in our parks
- Lubber Run Resiliency Hub



## Transit Investments

- Fleet replacement
- ART operations and maintenance
- Street lighting

# Major New Projects in the CIP

## Facilities

- Crystal City Library
- Lee Community Center
- Situational Awareness Intelligence Unit
- Carlin Springs Site
- Lubber Run Resiliency Hub

## Parks & Recreation

- Drew Park
- New Park at 26<sup>th</sup> St. N & Old Dominion Drive
- Athletic Courts Program
- Langston Boulevard Public Space Improvements

## Information Technology

- Constituent Single Sign On
- DHS Centralized Customer Service & Case Management
- Police Computer Forensic Equipment
- Specialized Fire Equipment
- Police Traffic Equipment Vehicle

## Transportation

- ART Fleet Transition to Zero Emission Bus
- MicroTransit Implementation Plan

# Program Summary

- **UTILITIES FUND: \$879.9 MILLION**
  - Water-Sewer Maintenance (\$388.0 million)
  - Water Distribution (\$169.0 million)
  - Sanitary Sewer Improvements (\$3.4 million)
  - Water Pollution Control Plant (\$319.5 million)
- **STORMWATER FUND: \$334.3 MILLION**
  - Streams and Water Quality (\$41.2 million)
  - Maintenance Capital (\$50.9 million)
  - Capacity Improvements (\$242.2 million)
- **ARLINGTON NEIGHBORHOODS PROGRAM: \$97.9 MILLION**
- **METRO: \$398.5 MILLION**

# Transportation - \$1.9 Billion



1,058 Lane-miles of County maintained and managed roads



11 Metrorail stations



78 ART buses  
990 Bus stops  
>330 Bus shelters  
1 Transitway  
1 Bus station



36 County-maintained vehicular and pedestrian bridges



Capital Bikeshare:  
110 stations  
802 bicycles  
Shared Micro-Mobility:  
1,800 scooters  
355 eBikes

729 Multi-space parking meters

679 Single space meters

302 Signalized intersections

300 CCTV cameras

24 Permanent traffic count stations

1 Virginia Railway Express station

190 Uninterruptible power supply units

31 Speed indicator signs

7 Variable message signs

87 School zone flashers

97 Pedestrian flashing beacons

8,614 County-owned streetlights

52,709 Street signs

# Parks and Recreation - \$308.8 million



147 Parks totaling 942 acres; 126 acres of Natural Resource Conservation areas



82 Playgrounds and 6 Spray Playgrounds



76 Basketball Courts and 12 Half Courts



90 Tennis Courts, 11 Pickleball Multi-Use Courts and 5 Practice Courts



54 Rectangular Athletic Fields -- 15 Lighted, 15 synthetic



43 Diamond Athletic Fields -- 19 Lighted, 2 synthetic



19 Combination Athletic Fields -- 3 Lighted



7 Community Gardens



48 Picnic Shelters



9 Dog Parks



55 Miles of Multi-use Trails (35 paved / 20 natural)



70 Bridges and Low-Water Fords



25 Restroom Structures



Picnic Tables, Benches, Grills, Kiosks, Drinking Fountains, Park Signs, Fences



250k+ trees in parks, 69% canopy cover (as of 2016 study)



Amphitheater, Skate Park, Other Amenities



# Public/Government Facilities - \$398.2 million



**89**  
County-owned buildings in service  
(2.3 million ft<sup>2</sup>)  
2 vacancies (7,510 ft<sup>2</sup>)



**4**  
Leased Offices  
(0.5 million ft<sup>2</sup>)




**3**  
Arlington Economic Development  
Age: 17 - 114 years  
91,276 ft<sup>2</sup>



**8**  
CSI NOC Sites  
Age: 14 - 36 years  
18,290 ft<sup>2</sup>



**15**  
Fire Department  
Age: 0 - 68 years  
219,155 ft<sup>2</sup>



**12**  
Human Services  
Age: 0 - 67 years  
370,182 ft<sup>2</sup>



**6**  
Libraries  
Age: 15 - 65 years  
153,089 ft<sup>2</sup>



**15**  
Operations  
Age: 17 - 74 years  
621,110 ft<sup>2</sup>



**18**  
Parks and Recreation  
Age: 4 - 239 years  
434,839 ft<sup>2</sup>



**7**  
Public Safety  
Age: 17 - 72 years  
703,357 ft<sup>2</sup>



**7**  
Transit  
Age: 7 - 65 yrs  
100,655 ft<sup>2</sup>

# Technology - \$212.6 million



**Core Network Equipment**  
Core Switches: 2  
5 Year Lifecycle



**Distribution Network (Hub-Sites)**  
Switches: 17  
5 Year Lifecycle



**Access Network (In-Building)**  
Switches: 165  
5 Year Lifecycle



**Wi-Fi**  
WAPs: 983  
3-5 Year Lifecycle  
Refreshes 20% each year



**UPS Power Systems**  
UPS: 137  
5 Year Lifecycle



**Data Center Infrastructure**  
Switches: 83  
5 Year Lifecycle



**Servers: 40**  
**Hosts: 31**  
7 Year Lifecycle  
Refresh = Rolling by End-of-Life



**Desktop PCs**  
**Desktops: 946**  
4 Year Lifecycle  
Rolling Replacement



**Laptop PCs**  
**Laptops: 2,695**  
3.5 Year Lifecycle  
Rolling Replacement



**Fiber Optic Cables**  
70+ Miles  
Refresh/Replace As Needed



**Applications**  
**Enterprise: 136**  
**Dept/Agency: 317**  
Refresh = Rolling By End-of-Life

# Impact of Proposed CIP on Future Operating Budget

- **FY 2025 / FY 2026**

- Fire Station 8, new ART O&M facility (\$500k - \$1.0 million)

- **FY 2026/2027**

- Long Bridge operating costs due to full utilization of Boeing donation (\$2.5 million)

- **Out-years**

- New library on Columbia Pike (incremental staffing or facility costs based on size and programming)
- New library in Crystal City (\$750k+: new incremental staff and non-personnel resources required)
- New fire station on Columbia Pike (\$4 million- \$6 million)

# Alignment in County and APS CIPs



SYNTHETIC TURF  
REPLACEMENTS

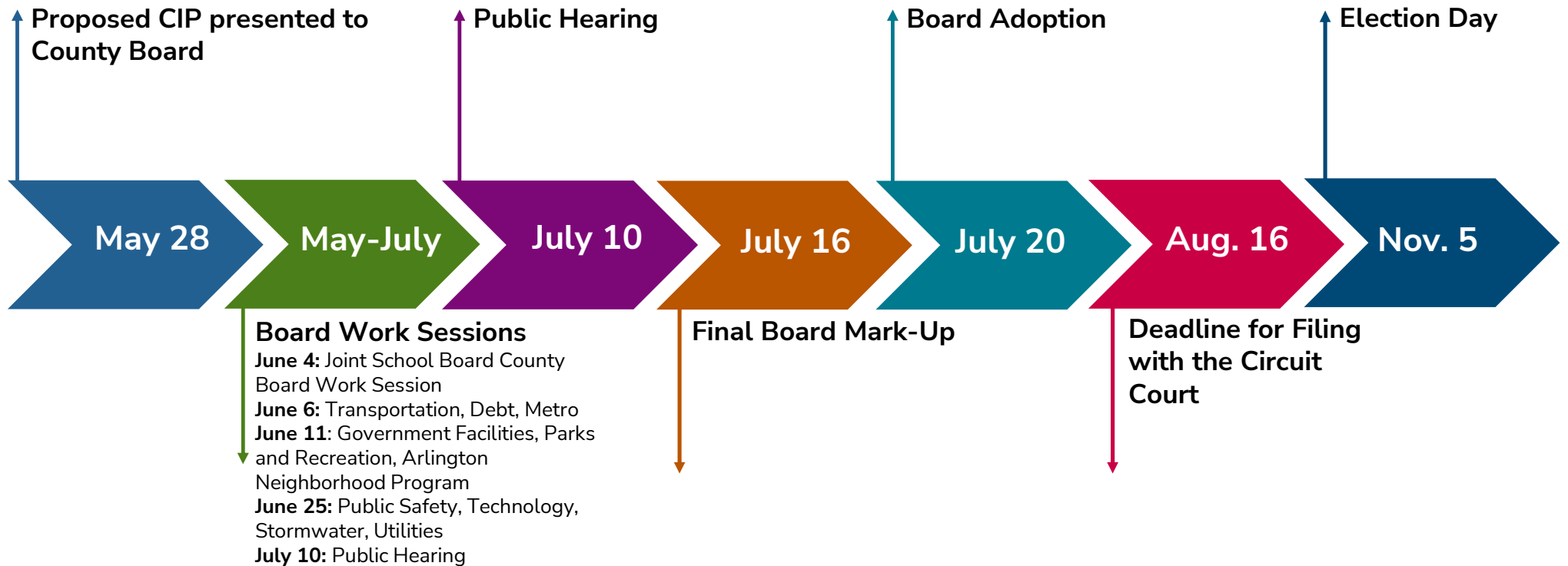


CONVERSION OF KENMORE  
MIDDLE SCHOOL FIELDS TO  
SYNTHETIC TURF AND  
REPLACEMENT OF LIGHTING



TRADES CENTER PLANNING  
STUDIES

# FY 2025 - FY 2034 CIP Timeline



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