

County Manager's Proposed Capital Improvement Plan (CIP)

FY 2025 – FY 2034
Presentation to County
Board/School Board

June 4, 2024

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

**Transportation
& Roads**



**Public
Government
Facilities**

**Parks and
Recreation**



**Technology &
Public Safety**

**Maintenance
Capital**



**Arlington
Neighborhoods
Program**

**Stormwater
Management**



Metro

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



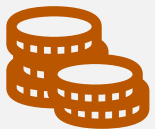
Regulatory changes



**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

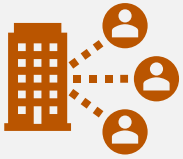
- *Potential partnership with
VHC on S. Carlin Springs*



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.

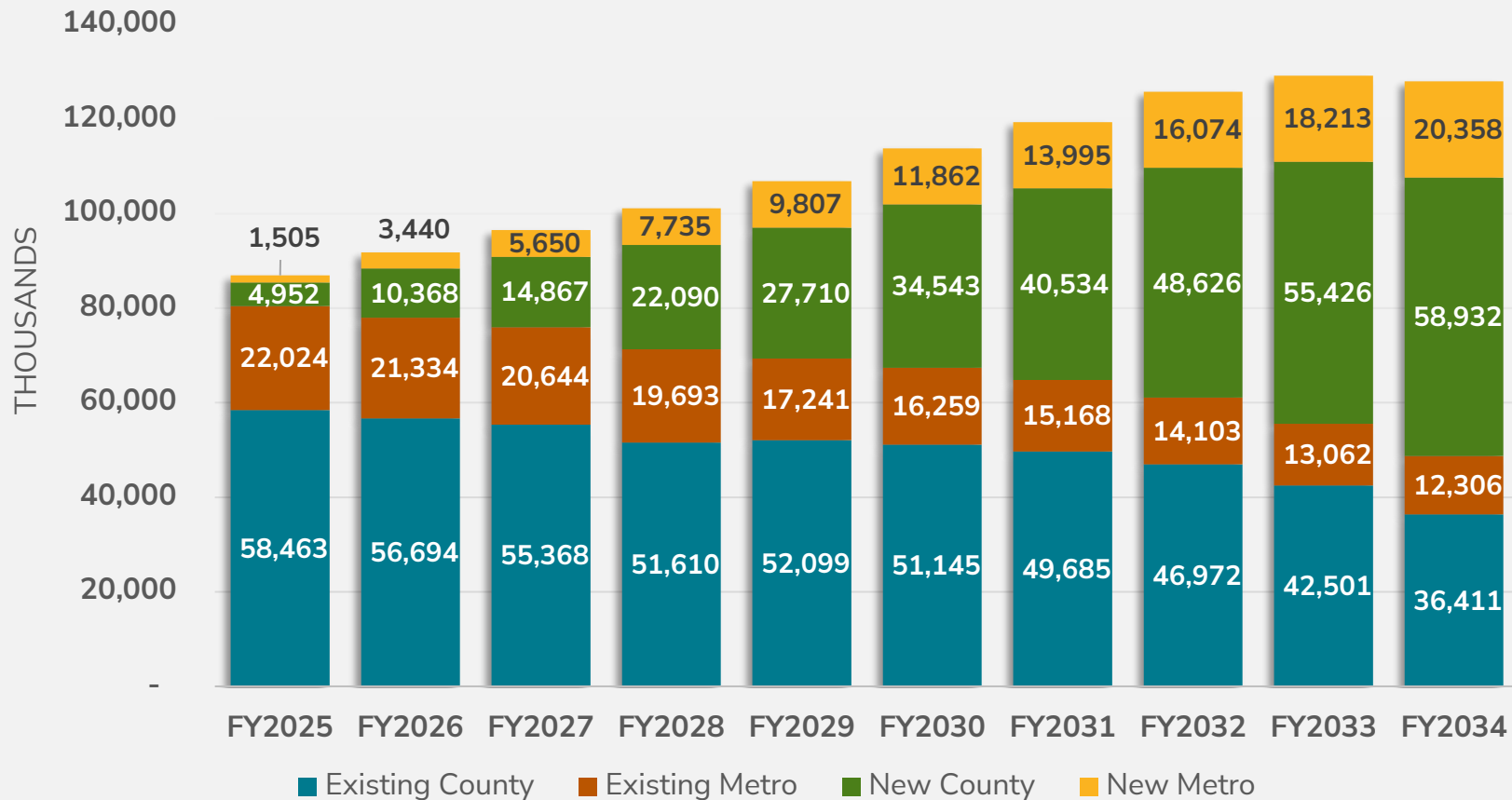
(in thousands)	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
COUNTY										
Debt Service	85,323	90,070	94,764	99,367	105,097	112,060	117,631	124,005	127,459	126,273
Annual Inc / (Dec) \$		4,889	4,694	4,603	5,729	6,964	5,571	6,374	3,454	(1,186)
Annual Inc / (Dec) %		5.7%	5.2%	4.9%	5.8%	6.6%	5.0%	5.4%	2.8%	-0.9%
SCHOOLS										
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%
AHIF – BARCROFT										
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 14th Street North Acquisition (\$20MM)

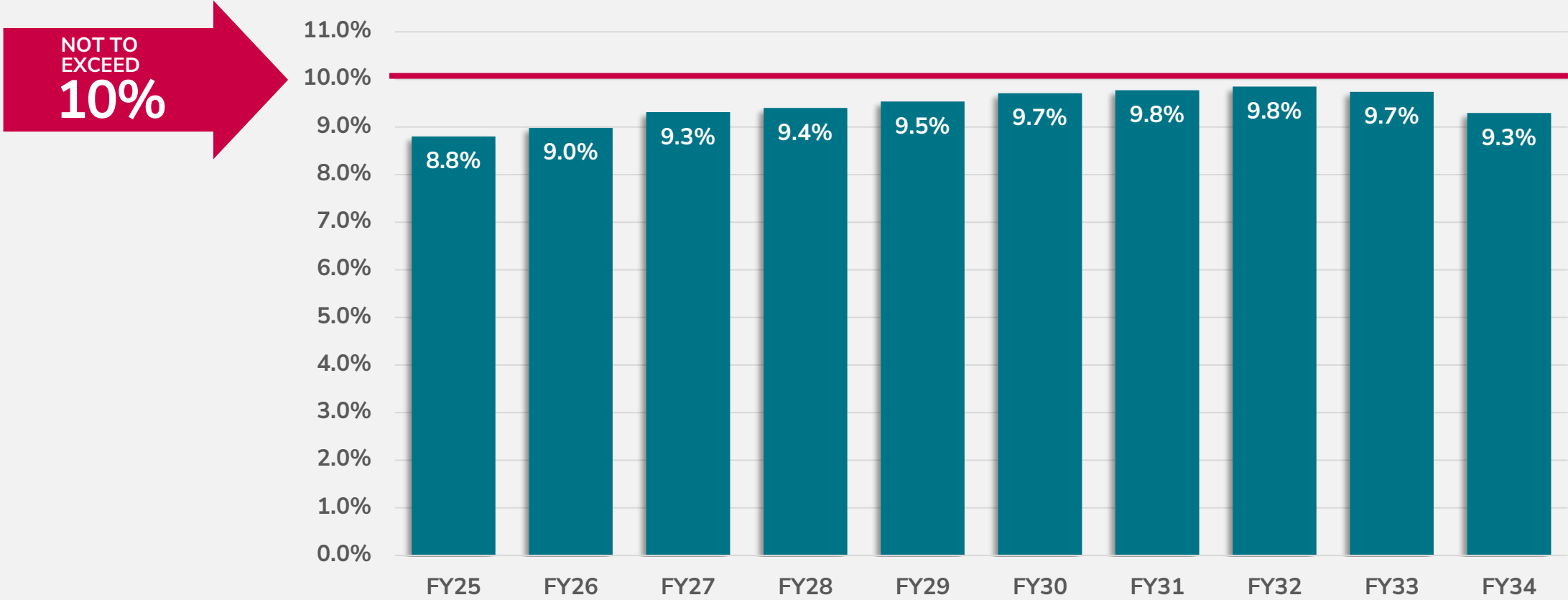
Head Start / 2920 S Glebe Road (\$11MM)

Trades Center (\$17MM)

TJ Parking Deck (\$12MM)

Adhering to Debt Policies

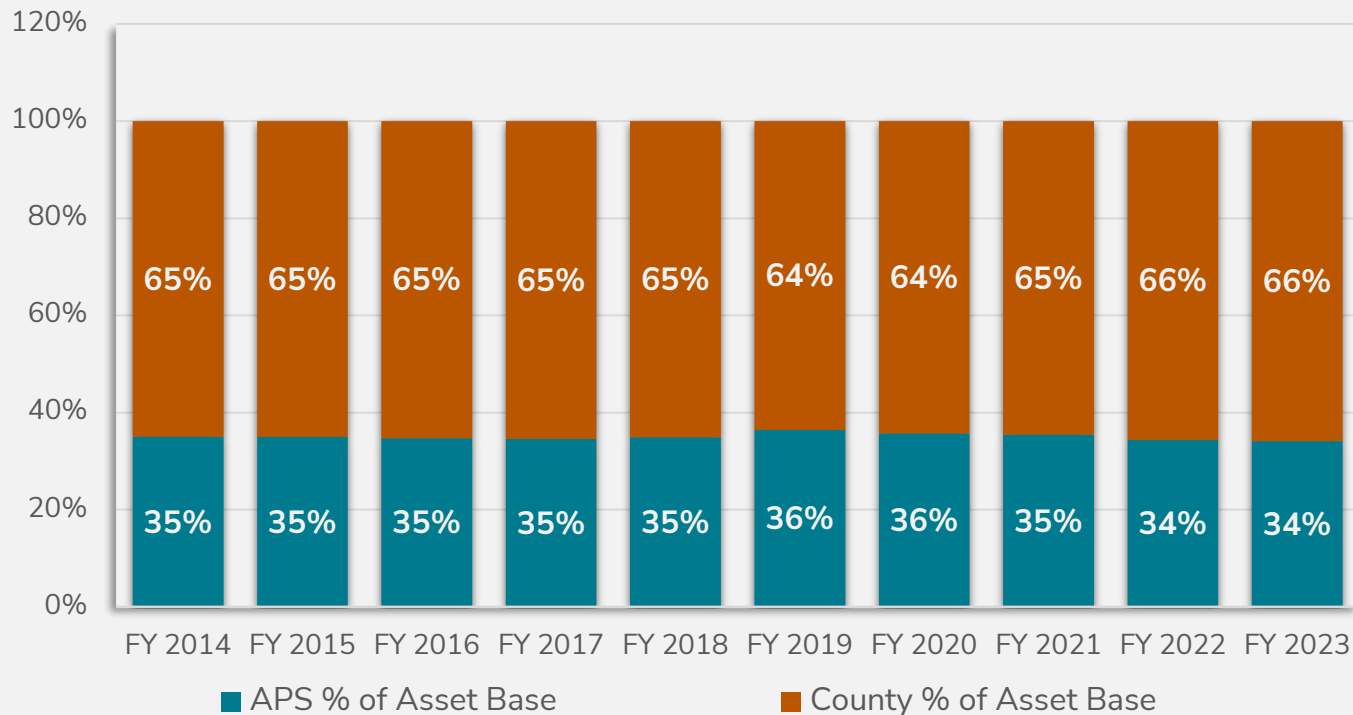
1. Debt Service as % of General Government Expenditures



*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 \(arlingtonva.us\)](#) (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

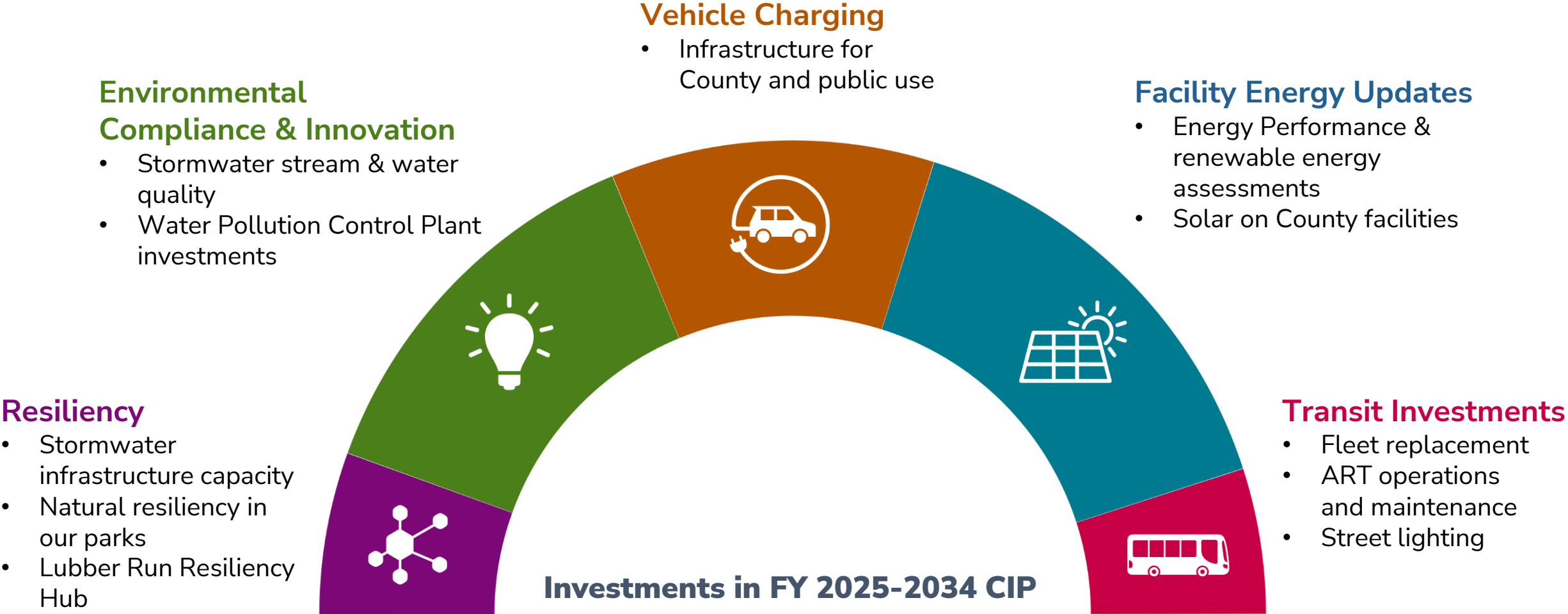


Utilities

Utilities \$14.2 million

2024 Referenda primarily funds projects in FY 2025 and FY 2026

Advancing our Environmental & Resiliency Goals



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 26th 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

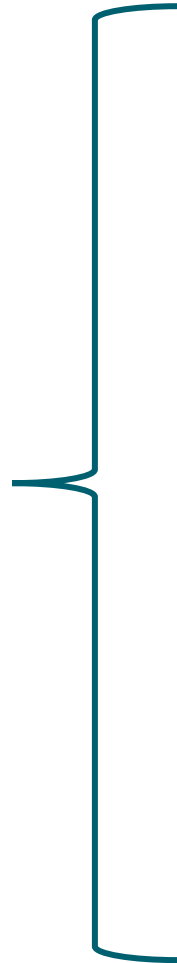
Public/Government Facilities - \$398.2 million



89
County-owned buildings in service
(2.3 million ft²)
2 vacancies (7,510 ft²)



4
Leased Offices
(0.5 million ft²)



3 

Arlington Economic Development
Age: 17 - 114 years
91,276 ft²

8 

CSI NOC Sites
Age: 14 - 36 years
18,290 ft²

15 

Fire Department
Age: 0 - 68 years
219,155 ft²

12 

Human Services
Age: 0 - 67 years
370,182 ft²

6 

Libraries
Age: 15 - 65 years
153,089 ft²

15 

Operations
Age: 17 - 74 years
621,110 ft²

18 

Parks and Recreation
Age: 4 - 239 years
434,839 ft²

7 

Public Safety
Age: 17 - 72 years
703,357 ft²

7 

Transit
Age: 7 - 65 yrs
100,655 ft²

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



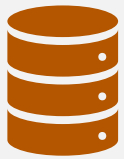
Wi-Fi
WAPs: 983
3-5 Year Lifecycle
Refreshes 20% each year



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)

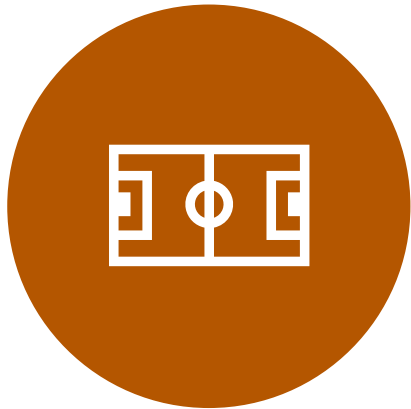
- **FY 2026/2027**

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

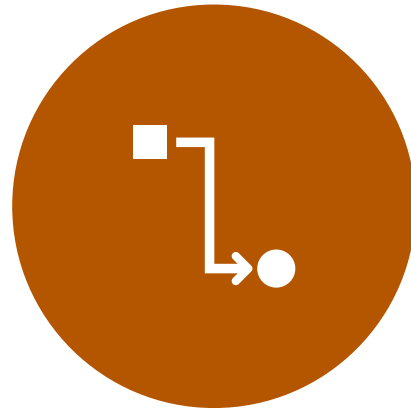
- **Out-years**

- 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

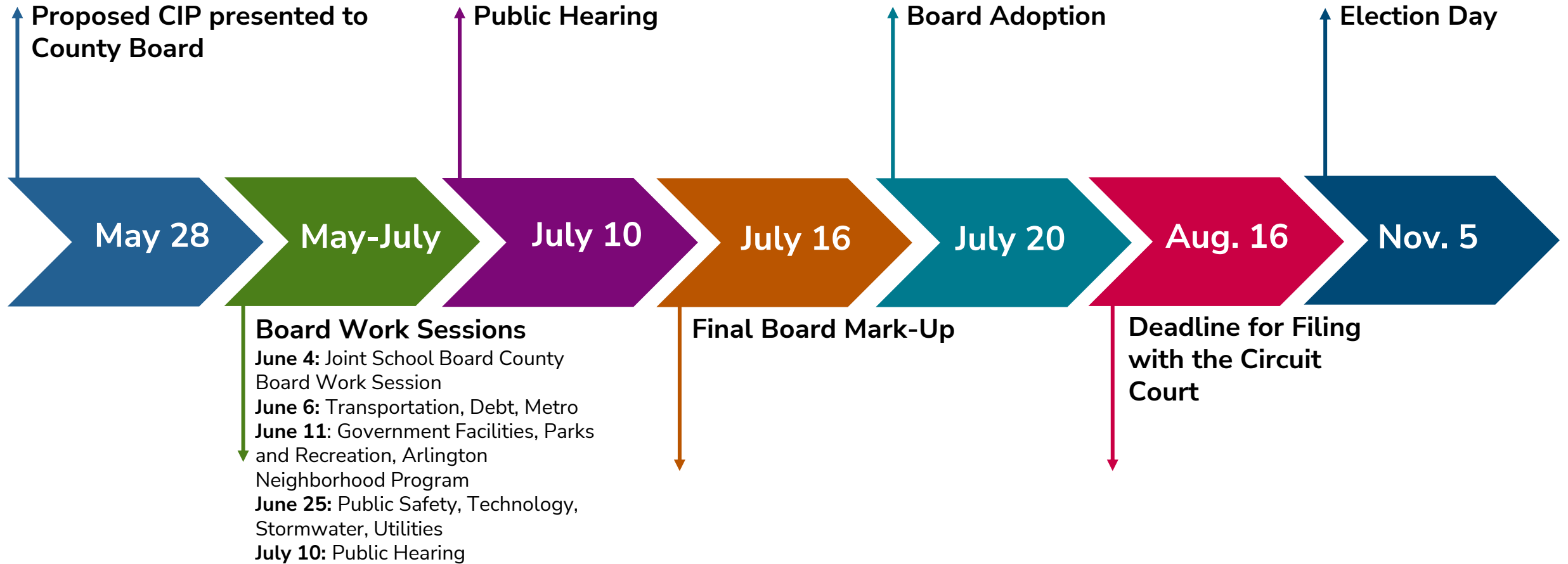


CONVERSION OF KENMORE
MIDDLE SCHOOL FIELDS TO
SYNTHETIC TURF AND
REPLACEMENT OF LIGHTING



TRADES CENTER PLANNING
STUDIES

FY 2025 - FY 2034 CIP Timeline



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