

Arlington, Virginia

Contingent Projects

Projects within this Priority are recommended for inclusion in the 2006 referendum; however the timing of the sale of the bonds is subject to the overall status of the capital program. Funding for the Arlington Mill Community Center project is recommended in order to maintain faith with the community; however, actual timing of the project will be contingent on other projects staying within budget, constraining the project scope, and a public-private partnership to off-set funding requirements. The Emergency Infrastructure Repairs and Park Facility and Land Acquisition bonds are intended to provide a funding source if needed, however projects would not be pursued proactively.

6 Year Capital Program Costs (\$ in 000s)

	FY07	FY08	FY09	FY10	FY11	FY12	6 Year Total
Emergency Infrastructure	5,000	-	3,000	-	3,000	-	11,000
Parks and Open Space Land Acquisition	10,000	-	5,000	-	-	-	15,000
Arlington Mill Community Center	26,000	-	3,000	-	-	-	29,000
Total Program Cost	41,000	-	11,000	-	3,000	-	55,000

Program Funding Sources (\$ in 000s)

	FY07	FY08	FY09	FY10	FY11	FY12	6 Year Total
Revenue from the Commonwealth	-	-	-	-	-	-	-
Developer Contribution	-	-	-	-	-	-	-
Other Funding	-	-	-	-	-	-	-
Commonwealth Loan Funds	-	-	-	-	-	-	-
Master Lease	-	-	-	-	-	-	-
Special Tax District	-	-	-	-	-	-	-
PAYG	-	-	-	-	-	-	-
Bond Issue	41,000		11,000		3,000		55,000
Total Program Funding	41,000	-	11,000	-	3,000	-	55,000

Index to Contingent Projects

Programs **Projects**

Emergency Infrastructure
Park Land and Facility Acquisition
Arlington Mill Community Center

CONTINGENT PROJECTS

Program Description

Projects within this Priority are recommended for inclusion in the 2006 referendum; however the timing of the sale of the bonds is subject to the overall status of the capital program. Funding for the Arlington Mill Community Center project is recommended in order to maintain faith with the community; however, actual timing of the project will be contingent on other projects staying within budget, constraining the project scope, and a public-private partnership to offset funding requirements. The Emergency Infrastructure Repairs and Park Facility and Land Acquisition bonds are intended to provide a funding source if needed, however projects would not be pursued proactively.

Master Plan Impact

N/A

Bond Financing Notes

Costs shown are based on current costs. Future costs are subject to market variables that can either increase or decrease the costs shown. Bond maturity is assumed to be 20 years. The costs shown also reflect the costs as if the full approved bond was sold in the first year following approval by the voters, which may or may not be the case for any particular program.

6 YEAR PROGRAMMED SUMMARY (\$ IN 000S)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
1. Emergency Infrastructure Repairs	5,000	-	3,000	-	3,000	-	11,000
2. Park Land and Facility Acquisition	10,000	-	5,000	-	-	-	15,000
3. Arlington Mill Community Center	26,000	-	3,000	-	-	-	29,000
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
Total Recommendation	41,000	-	11,000	-	3,000	-	55,000

Cost Estimate Footnote: Funding recommendations are based on current estimates.

PROGRAM FUNDING SOURCES (\$ IN 000S)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
Revenue from the Commonwealth	-	-	-	-	-	-	-
Developer Contribution	-	-	-	-	-	-	-
Other Funding	-	-	-	-	-	-	-
Special Tax District	-	-	-	-	-	-	-
Commonwealth Loan Funds	-	-	-	-	-	-	-
Master Lease	-	-	-	-	-	-	-
PAYG	-	-	-	-	-	-	-
Bond Issue	41,000	-	11,000	-	3,000	-	55,000
Total Funding Sources	41,000	-	11,000	-	3,000	-	55,000

BOND FINANCING IMPACT (\$ IN 000S)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12
Bond Financing Cost (P& I)	-	325	879	1,869	2,769	3,528

1. EMERGENCY INFRASTRUCTURE REPAIRS

CRITICAL MILESTONES

N/A

Project Description

Projects funded from this program are large scale (more than \$250,000) and cannot reasonably be deferred. In addition, they would also require repair to maintain the integrity of the system, prevent additional damage, or restore a facility to operation.

Associated Master Plan:

N/A

Neighborhood:

N/A

Advisory Commission:

N/A

COUNTY-WIDE

Project Strategic Goal

To provide funding for emergency repairs to the County's streets, bridges, storm water infrastructure, facilities and other infrastructure.

Project Justification

The recent natural disasters have made it clear that systems in place can readily fail when faced with forces they are not designed to withstand. In the wake of hurricane Isabel, the saturated soils and a tremendous rain storm which followed days later contributed to the failure of a major storm water interceptor. In that instance other projects were de-funded to re-allocate the funding to the emergency need. As several infrastructure programs are not recommended for funding in the 2006 referendum, this bond will provide the County with the emergency flexibility required to maintain the major systems in the event of a failure.



Storm water Interceptor Failure

1. Emergency Infrastructure Repairs

CAPITAL COST SCHEDULE (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
A & E							-
Land Acquisition							-
Construction	5,000		3,000		3,000		11,000
Relocation and Temp Facilities							-
Equipment and Furnishings							-
Total Project Cost	5,000	-	3,000	-	3,000	-	11,000

Notes on Cost Estimates

Funding is for contingency use only. No projects are identified.

FUNDING SCHEDULE (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
Commonwealth Revenue							-
Developer Contributions							-
Other Funding							-
Total Outside Revenue	-	-	-	-	-	-	-
PAYG							-
Commonwealth Loan Funds							-
Master Lease							-
PAYG							-
Bond Issue	5,000		3,000		3,000		11,000
Total County Contribution	5,000	-	3,000	-	3,000	-	11,000

Notes on Funding Schedule

Bonds are proposed because the life of projects usually exceeds the term of the bond.

PROJECTED ADDITIONAL OPERATING COSTS (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12
Anticipated FTEs						
New Operations Cost						
New Facilities Cost						
Master Lease Financing Cost						
Maintenance Capital Impact						
Gross Operating Cost	-	-	-	-	-	-
<i>Less Fees</i>						
Net Operating Cost	-	-	-	-	-	-

Notes on Operating Costs

None will result from this program

2. PARK LAND AND FACILITY ACQUISITION

CRITICAL MILESTONES

N/A

Project Description

The Land & Facility Acquisition Program funds the purchase of land adjacent to existing parks, new park locations, and unique parcels for open space as they become available. Land acquisition funds may also be used for the acquisition of conservation easements. The program funds the purchase of real property and the ancillary activities (appraisals, surveys, environmental reports, relocation, demolition, and site restoration) required.

Associated Master Plan:

Public Spaces Master Plan

Neighborhood:

County-wide

Advisory Commission:

Parks and Recreation Commission

COUNTY-WIDE

Project Strategic Goal

The purpose of this program is to strategically acquire real property that meets the acquisition and development targets identified in the recently updated Public Spaces Master Plan.

Project Justification

One of the top five priorities in the 2005 Public Spaces Master Plan is the development of a land acquisition policy. The policy will be a multifaceted approach to land acquisition that can respond to the impacts of growth and community needs and improve the ability of the County to acquire high priority properties.

Potential acquisitions are based on the geographic location, environmental conditions, and multiple community objectives. Potential acquisitions are considered based on their compatibility to a number of program goals. Those program goals include, but are not limited to, the following: support or expand recreational opportunities, protect or conserve existing open space, make open space more accessible or usable, connect existing open space, preserve unique land features and/or provide additional green space in urban areas.



**Benjamin Banneker Park
Acquisition - Before and After**

2. Park Land and Facility Acquisition

CAPITAL COST SCHEDULE (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
A & E							-
Land Acquisition	10,000		5,000				15,000
Construction							-
Relocation and Temp Facilities							-
Equipment and Furnishings							-
Total Project Cost	10,000	-	5,000	-	-	-	15,000

Notes on Cost Estimates

Acquisition costs vary on a location by location basis.

FUNDING SCHEDULE (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
Commonwealth Revenue							-
Developer Contributions							-
Other Funding							-
Total Outside Revenue	-	-	-	-	-	-	-
PAYG							-
Commonwealth Loan Funds							-
Master Lease							-
PAYG							-
Bond Issue	10,000		5,000				15,000
Total County Contribution	10,000	-	5,000	-	-	-	15,000

Notes on Funding Schedule

Bond financing has traditionally been utilized for open space acquisition because the land has an indefinite useful life.

PROJECTED ADDITIONAL OPERATING COSTS (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12
Anticipated FTEs						
New Operations Cost	3	5	8	10	13	15
New Facilities Cost						
Master Lease Financing Cost						
Maintenance Capital Impact						
Gross Operating Cost	3	5	8	10	13	15
<i>Less Fees</i>						
Net Operating Cost	3	5	8	10	13	15

Notes on Operating Costs

New maintenance costs are based on an estimated \$1,300 annually per acre, with an average of two acres per year acquired.

3. ARLINGTON MILL COMMUNITY CENTER

CRITICAL MILESTONES

<i>Public Private</i>	
<i>Partnership Agreement</i>	2006
<i>Construction Docs</i>	2007
<i>Groundbreaking</i>	2008
<i>Substantial Completion</i>	2009
<i>Open to Public</i>	2009

Project Description

The County is currently pursuing a public-private partnership venture at Arlington Mill Community Center. The new mixed-use facility envisions recreational space for preschool, elementary, teens, and adults. The facility and site concept includes a gymnasium, multi-purpose classrooms, underground parking, landscaping, plaza area, and connections to the adjacent park area along Four Mile Run Stream. The anticipated partnership creates opportunities for residential, retail and commercial components.

Associated Master Plan:

Public Spaces Master Plan

Neighborhood:

Columbia Heights West, Columbia Forest

Advisory Commission:

Parks and Recreation Commission

4975 COLUMBIA PIKE

Project Strategic Goal

The project goal is to replace the current structure with a permanent joint use facility that combines a community center with a private development. The new facility will be a signature facility that anchors the west end of the Columbia Pike Corridor.



Existing Arlington Mill Community Center

Project Justification

The replacement of Arlington Mill Community Center is identified in the Public Spaces Master Plan. The former grocery store structure was renovated in the mid-1990s, and it remains in good condition. However, the demand for community programs housed in the facility has outgrown the available space. The west end of Columbia Pike has had a long term shortage of neighborhood recreational and cultural facilities and services. The existing building can not fully meet the County program needs.

An inclusive community process resulted in detailed program and design recommendations for the enhanced facility. The facility will be developed through a public private partnership.

3. Arlington Mill Community Center

CAPITAL COST SCHEDULE (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
A & E							-
Land Acquisition							-
Construction	26,000						26,000
Relocation and Temp Facilities							-
Equipment and Furnishings			3,000				3,000
Total Project Cost	26,000	-	3,000	-	-	-	29,000

Notes on Cost Estimates

Project costs are based on rough order of magnitude estimates for a 33,000 sf community center at \$295/sf and underground parking spaces at \$35,000/space. Cost estimate is based on preliminary planning estimate of projects which have reached scoping phase.

FUNDING SCHEDULE (\$ IN 000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
Commonwealth Revenue							-
Developer Contributions							-
Other Funding							-
Total Outside Revenue	-	-	-	-	-	-	-
PAYG							-
Commonwealth Loan Funds							-
Master Lease							-
PAYG							-
Bond Issue	26,000		3,000				29,000
Total County Contribution	26,000	-	3,000	-	-	-	29,000

Notes on Funding Schedule

Bonds are proposed because the life of this project will exceed the term of the bond.

PROJECTED ADDITIONAL OPERATING COSTS (IN \$1,000s)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12
Anticipated FTEs		1.0				
New Operations Cost		310	116	116	116	116
New Facilities Cost		262	262	262	262	262
Master Lease Financing Cost						
Maintenance Capital Impact			87	87	87	87
Gross Operating Cost	-	572	465	465	465	465
<i>Less Fees</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Net Operating Cost	-	572	465	465	465	465

Notes on Operating Costs

1.0 additional FTE will be needed by PRCR for program and facility monitoring and \$83,000 for non-personnel program operating costs. FY2008 identifies \$194,000 as a one time operations cost for startup.

