

# ALTERNATIVE FUNDING NEEDED

## Program Description

Projects identified here were not included in the last CIP and would require a substantial re-prioritization of projects to be included in the current CIP. It is recommended that alternative financing be used to support these projects or deferral until funds are available in future updates of the CIP.

## Master Plan Impact

N/A

## 6 YEAR PROGRAMMED SUMMARY (\$ IN 000S)

	FY 07	FY 08	FY 09	FY 10	FY 11	FY 12	6 Year Total
1. Old Signature Theatre Upgrades	-	-	-	-	-	-	-
2. Ballston Metro Station Western Access Improvements	-	-	-	-	-	-	-
3. North Tract Phase II	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
<b>Total Recommendation</b>	-	-	-	-	-	-	-

*Cost Estimate Footnote:*

## 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	-	-	-	-	-	-	-
<b>Total Funding Sources</b>	-	-	-	-	-	-	-

## Alternative Funding Needed

Local Parks and Recreation  
FY2007 – FY2012 CIP

# 1. OLD SIGNATURE THEATRE UPGRADES

### **CRITICAL MILESTONES**

#### **SUBJECT TO FUNDING**

### **Project Description**

The project will renovate the main building to bring it up to code for use by Washington Shakespeare Theatre and Washington Glass School. It would also renovate the adjacent warehouse space for use by Classika Theatre/Synetic Theatre. That would include bringing up to code, replacing the HVAC, and construction of interior walls for a theatre, rehearsal rooms, studios, classrooms and various support spaces.

Cost estimate for the project is subject to the scope which will be determined as part of the design process. Current estimates range from \$1-3 million.

### **Associated Master Plan:**

Public Spaces Master Plan

### **Neighborhood:**

Fairlington and Nauck

### **Advisory Commission:**

Arts, Park and Recreation

## 3806 SOUTH FOUR MILE RUN DRIVE

### **Project Strategic Goal**

To renovate the main building and adjacent warehouse for use by a variety of theatre and cultural programs.

### **Project Justification**

The project will renovate the main building for use by Washington Shakespeare Theatre and Washington Glass School and renovate the adjacent warehouse space for use by Classika Theatre/Synetic Theatre. The buildings were acquired by the County in January 2006.



**Signature Theatre**

## 2. BALLSTON METRO - WESTERN ENTRANCE

### CRITICAL MILESTONES

#### SUBJECT TO FUNDING

### Project Description

The Ballston-MU Station West Entrance Project involves the design and construction of a complete new entrance with fare gates and kiosk at the west end of the Ballston-MU Station. A tunnel will be constructed over several phases, connecting the already built street escalator wellway to the western end of the Ballston Metro platform. Four elevators will also be constructed for improved accessibility.

The first phase of the new tunnel is recommended in the High Priority bond. The remainder of the project will require alternative funding. The total project cost is estimated to be \$55 million.

### Associated Master Plan:

Transit Master Plan; WMATA Transit System Expansion Program

### Neighborhood:

Ballston - Virginia Square; Bluemont

### Advisory Commission:

Transportation & Planning Commissions; Transit Advisory Committee

## GLEBE ROAD & FAIRFAX DRIVE

### Project Strategic Goal

A new entrance will improve access, egress, and safety for the growing number of users at the Ballston-MU Station.

### Project Justification

A west entrance will be closer and more convenient to the rapidly growing high-density, mixed-land use development occurring around the intersection of N. Glebe Road and N.

Fairfax Drive as well as adjacent neighborhoods west of Ballston. The County's 1998 Ballston Metro Access Study projected an increase in patronage from approximately 21,300 to 36,500 by 2010 due to planned development in the area and assuming a west entrance. An estimated 38%, or roughly 14,160 weekday entries and exits, of the projected daily patronage will use the west entrance. Today the current entrance located at the east end of the station handles an average of about 24,000 entries and exits per weekday.



Figure 1

### 3. NORTH TRACT PHASE II

#### CRITICAL MILESTONES

#### SUBJECT TO FUNDING

#### Project Description

The North Tract Master Plan will be implemented in two phases. Phase II includes site preparation, two synthetic grass fields, structured parking, multi-purpose activity center, courts, indoor track, additional fitness space, site circulation, additional bikeways, landscaping and site furnishings.

Phase I includes an aquatics and fitness center with a 50 meter pool, deep water pool, recreational pool, fitness space, public art, the relocation of Old Jefferson Davis Highway, and parking.

Phase I was funded in the 2004 referendum (\$50 million), with supplemental funding as a result of the land swap (\$25 million). The current estimate for Phase II is \$66 million.

#### Associated Master Plan:

Public Spaces Master Plan

#### Neighborhood:

Fairlington and Nauck

#### Advisory Commission:

Arts, Park and Recreation

#### OLD JD HIGHWAY

#### Project Strategic Goal

The goal of this final phase of the project is to complete the transformation the former 30.0-acre industrial site along Old Jefferson Davis Highway into a premier indoor-outdoor sports and recreation facility and park. Phase II includes two lighted synthetic turf rectangular fields, a multi-purpose activity, fitness and indoor track addition to the indoor facility, structured parking, and other outdoor amenities.

#### Project Justification

The FY 2006 Adopted Public Spaces Master Plan features implementation of the North Tract as one of five high priority recommendations. The North Tract is a 28.5-acre former industrial site conveyed to the County at no cost in 2002. Subsequently, the County's agreement to swap a portion of land at one end of the site with a developer resulted in the County acquiring an additional 1.5 acres and \$25 million.

In February 2004, the County Board adopted the North Tract Master Plan for Park and Recreational Facilities. The master plan is the result of a community-based planning process that spanned more than two years. The process was led by a County Board-appointed citizen task force and included participation by County residents, County staff, and consultants. The task force evaluated the property's potential and constraints, assessed public recreation needs and desires, and made recommendations for new park and recreation facilities.

In February 2006, the North Tract Design Advisory Committee analyzed the implications of the additional land, funding and the repositioning of the project on the North Tract site and recommended Master Plan amendments to the County Board in the worksession. The recommended funding implements the second and final phase of the North Tract Master Plan.



Aerial of site