



APPENDIX

CIP

Infrastructure and Facilities Plan Comprehensive Plan Unfunded Projects

The following facilities are identified in the County's Comprehensive Plan but are not currently funded as projects in the six-year CIP.

Unfunded Needs in the Comprehensive Plan

Section/Facility/Location	Number
<i>Fire and Rescue</i>	
a. Area One - Brentsville/Gainsville Districts	2 Stations
b. Area Two - Brentsville/Gainsville Districts	1 Station
c. Area Three - Brentsville/Dumfries Districts	2 Stations
d. Area Four - Brentsville/Coles/Neabsco/Occoquan Districts	4 Stations
Total:	9 Stations
<i>Library</i>	
a. Library Facility - Braemar	1 Library
b. Library Facility - Southbridge	1 Library
c. Library Facility - Gainesville	1 Library
d. Library Facility - Montclair	1 Library
Total:	4 Libraries
<i>Parks/Open Spaces</i>	
a. Neighborhood Park	288 Acres
b. Community Park	1299 Acres
c. Regional Park	1199 Acres
d. Linear/Resource Based Park	1538 Acres
Total:	4,324 Acres
<i>Telecommunication Monopole or Tower Sites</i>	
a. Green Valley Water Tank Vicinity	1 Facility
b. H.L. Mooney Plant	1 Facility
c. Sudley North	1 Facility
d. Cherry Hill	1 Facility
e. Bull Run Mountain I	1 Facility
f. Bull Run Mountain II	1 Facility
g. Old Antioch School Site	1 Facility
h. Locust Shade Park	1 Facility
i. Oakmont	1 Facility
Total:	9 Facilities

Infrastructure and Facilities Plan Transportation Unfunded Projects

The following facilities are identified in the County's Comprehensive Plan as existing or projected needs but are not currently funded as projects in the six-year CIP.

FACILITY	TERMINI
Aden Rd	Rt-28 to Rt-234
Artemus Rd	Rt-15 to Rt-234 Bypass (North)
Bristow Rd	Rt-28 to Rt-234
Catharpin Rd	Rt-234 to Heathcote Dr
Catharpin Rd	Heathcote Dr to Rt-55
Cherry Hill Spine Rd	Congressional Way to end
Cockpit Point Connector Rd	Congressional Way to Cockpit Point Rd
Coverstone Dr	Ashton Ave to Rt-234 Business
Dale Blvd	Benita Fitzgerald Blvd to I-95
Devlin Rd	Linton Hall Rd to Wellington Rd
Farm Creek Rd	Featherstone Rd to Rippon Blvd
Fauquier Dr	Fauquier Co to Rt-28
Featherstone Rd	Rt-1 to Farm Creek Rd
Fitzwater Dr	Rt-28 to Aden Rd
Fleetwood Dr	Fauquier Co to Aden Rd
Gideon Dr	Dale Blvd to Smoketown Rd
Groveton Rd	Pageland La to Balls Ford Rd
Gum Springs Rd	Loudoun Co to Rt-234
Haymarket Bypass	Rt-15 to Rt-29
Haymarket Dr	Thoroughfare Rd to Old Carolina Rd
Hornbaker Rd	Wellington Rd to Shallow Creek
Horner Rd	Prince William Pkwy to Rt-123
I-66	Rt-15 to Rt-29
I-95	Fairfax Co to Rt-234
I-95	Rt-234 to Stafford Co
Longview Dr/Montgomery Ave	Prince William Pkwy to Opitz Blvd
Lucasville Rd	Manassas to Bristow Rd
McGraws Corner Dr	Somerset Crossing Dr to Rt-55
Neabsco Mills Rd	Dale Boulevard to Rt-1
Neabsco Rd	Rt-1 to end
Old Centreville Rd	Fairfax Co to Rt-28
Opitz Blvd	Gideon Dr to Rt-1
Pageland La	Rt-234 to Groveton Rd

FACILITY	TERMINI
Potomac Pkwy	Rt-1 to Cherry Hill Spine Rd
Powells Creek Blvd	Rt-1 to River Ridge Blvd
Prince William Pkwy	Hoadly Rd to Caton Hill Rd
Purcell Rd	Vista Brook to Hoadly Rd
Purcell Rd (East)	Purcell Rd to Prince William Pkwy
Rippon Blvd	Rt-1 to Farm Creek Rd
Rixlew La	Wellington Rd to Rt-234 Business
Rollins Ford Rd	Rt-215 to University Blvd
Rt-1 (Jefferson Davis Hwy)	Brady's Hill to Neabsco Mills
Rt-1 (Jefferson Davis Hwy)	Featherstone Road to Route 123
Rt-15 (James Madison Hwy)	Loudoun Co to Route 234
Rt-15 (James Madison Hwy)	Route 29 to I-66
Rt-215 (Vint Hill Rd)	Fauquier Co to Rt-28
Rt-234 North Bypass	I-66 to Loudoun County
Rt-234 (Prince William Pkwy)	Rt-28 to Rt-234 (Dumfries Rd)
Rt-234 (Prince William Pkwy)	Rt-28 to I-66
Rt-28 (Nokesville Rd)	Fitzwater Drive to Fauquier County
Rt-29 (Lee Hwy)	Fauquier Co to Virginia Oaks Drive
Rt-29 (Lee Hwy)	Heathcote Drive to Route 234 Bypass
Signal Hill Rd	Liberia Ave to Signal View Dr
Smoketown Rd	Minnieville Rd to Gideon Dr
Smoketown Rd	Griffith Ave to Old Bridge Rd
Summit School Rd	Minnieville Rd to Telegraph Rd
Telegraph Rd	Summit School Rd to Caton Hill Rd
Telegraph Rd	Caton Hill Rd to Prince William Pkwy
Telegraph Rd	Minnieville Rd to Summit School Rd
Van Buren Rd (North)	Cardinal Dr to Rt-234
Van Buren Rd (South)	Rt-234 to Mine Rd
Waterway Dr	Rt-234 to Cardinal Dr
Wayside Dr	Rt-1 to Congressional Way
Wellington Rd	Rt-29 to Godwin Dr
Williamson Blvd	Rt-234 Business to Portsmouth Rd
Yates Ford Rd	Davis Ford Road to Fairfax Co

Collected Proffers in CIP

Proffers are contributions of land, capital improvements, and funding from developers to address the demand for community services created by new development. The inclusion of identified (collected) proffers into the funding sources for CIP projects reduces the level of general tax support and makes these projects more affordable for the community. A total of \$5.8 million in proffers is planned as funding in FY 10 for projects in this CIP. The table at right provides details regarding proffer allocations.

In addition to the projects listed in the CIP, several projects will receive proffer allocations in FY 10 an effort to begin to build sufficient revenue for use at some future date:

- Chinn Park \$14,919
- Fuller Heights Park \$6,079
- Rollins Ford Park \$106,760

Projected Proffers

Given the current economic conditions and the related impact on development, this CIP does not include projected proffer contributions. Proffer projections will be included in future CIPs once the market rebounds and we can better anticipate development trends.

	Prior Proffers	Proffers Identified	Total Proffer Funding
<u>Parks and Recreation</u>			
Hellwig-Independent Hill Sport Complex	\$ 797,979	\$ -	\$ 797,979
Land Acquisition	2,460,494	-	2,460,494
Silver Lake	-	350,000	350,000
Subtotal	\$ 3,258,473	\$ 350,000	\$ 3,608,473
<u>Economic Development</u>			
INNOVATION @ PW Infrastructure	\$ -	\$ 409,585	\$ 409,585
Subtotal	\$ -	\$ 409,585	\$ 409,585
<u>Fire and Rescue</u>			
Bacon Race Fire and Rescue Station	\$ -	\$ 161,445	\$ 161,445
Birchdale Station Reconstruction	180,075	73,696	253,771
Innovation Fire and Rescue Station	753,622	292,593	1,046,215
River Oaks Fire and Rescue Station	1,574,834	280,394	1,855,228
Subtotal	\$ 2,508,531	\$ 808,128	\$ 3,316,659
<u>Transportation</u>			
Heathcote Boulevard	\$ 616,698	\$ 271,688	\$ 888,386
James Madison Highway - North	2,556,133	-	2,556,133
James Madison Highway - South	391,028	333,869	724,897
Linton Hall Road	5,352,950	103,118	5,456,068
Minnieville Rd (Cardinal Dr - Spriggs Rd)	1,470,941	-	1,470,941
Minnieville Rd (Old Bridge Rd - Caton Hill)	261,759	-	261,759
Old Carolina Road	232,919	-	232,919
PW Parkway (Hoadly to Old Bridge)	2,837,596	1,542,731	4,380,327
Route 1 Improvements (Neabsco Mills to Featherstone)	1,839,276	-	1,839,276
Route 1 Improvements (Joplin to Brady)	585,098	1,056,315	1,641,413
Route 28 (Linton Hall to Fitzwater)	-	913,366	913,366
Subtotal	\$ 16,144,398	\$ 4,221,087	\$ 20,365,485
Grand Total	\$ 21,911,402	\$ 5,788,800	\$ 27,700,202

Suspended Projects

The following projects were included in the FY 09-14 CIP, but due to current economic conditions, they have been suspended and are not included in the FY 10-15 CIP. These projects will be reinstated as funding becomes available, building upon the work already done to date:

Community Development

- Historic Properties Acquisition
- Ben Lomond Community Center Expansion
- Chinn Fitness and Aquatics Center Expansion (still accumulating proffers)
- Fuller Heights Park (still accumulating proffers)
- Locust Shade Park – Phase II
- Trails Development
- Veterans Park Improvements

Public Safety

- Adult Detention Center Expansion – Phase II
- Public Safety Training Center Expansion

Transportation

- Minnieville Road (Spriggs to 234)
- Revenue Sharing Program
- Street Lighting for Road Bond Projects

General Government

- Gainesville Area Library
- Montclair Area Library

Future Debt Issuances

The following tables illustrate anticipated bond issuances, and the debt service payments associated with those issuances, during the FY 10 – 15 CIP.

2002 Road Referenda Projects

	Bond Term in Years Spring (S) Fall (F)	>	20 Year	20 Year S GO	20 Year S GO	20 Year S GO
	<u>Assumed</u> <u>Interest</u> <u>Rate</u>	>	<u>Total 2002</u> <u>Referendum</u> <u>Transportation</u> <u>Projects</u>	<u>J. Madison Hwy</u> <u>Route 15</u> <u>Improvements,</u> <u>Phase I - South</u>	<u>Minneville,</u> <u>Cardinal to</u> <u>Spriggs</u>	<u>Minneville, Old</u> <u>Bridge to Caton Hill</u>
FY 2009	5.50%		8,570,000	6,505,000	0	2,065,000
FY 2010	6.00%		1,805,000	1,805,000	0	0
FY 2011	6.25%		0	0	0	0
FY 2012	6.25%		0	0	0	0
FY 2013	6.25%		0	-	0	0
FY 2014	6.25%		0	0	0	0
FY 2015	6.00%		0	0	0	0
TOTAL			10,375,000	8,310,000	0	2,065,000

D/S FOR	FY 2009	0	0	0	0
D/S FOR	FY 2010	899,850	683,025	0	216,825
D/S FOR	FY 2011	1,074,833	863,686	0	211,146
D/S FOR	FY 2012	1,045,850	840,383	0	205,468
D/S FOR	FY 2013	1,016,868	817,079	0	199,789
D/S FOR	FY 2014	987,885	793,775	0	194,110
D/S FOR	FY 2015	958,903	770,471	0	188,431
D/S FOR	FY 2016	929,920	747,168	0	182,753
D/S FOR	FY 2017	900,938	723,864	0	177,074
D/S FOR	FY 2018	871,955	700,560	0	171,395
D/S FOR	FY 2019	842,973	677,256	0	165,716
D/S FOR	FY 2020	813,990	653,953	0	160,038

Roads (VRA) Projects

	Bond Term in Years Spring (S) Fall (F)	>	20 Year	20 Year S VRA	20 Year S VRA
	<u>Assumed Interest Rate</u>	>	<u>Total VRA Transportation Projects</u>	<u>James Madison Hwy Route 15 Improvements - North</u>	<u>Linton Hall Road III</u>
FY 2008	5.00%		0	0	0
FY 2009	5.50%		7,525,000	3,765,000	3,760,000
FY 2010	6.00%		9,370,000	5,160,000	4,210,000
FY 2011	6.25%		0	0	0
FY 2012	6.25%		0	0	0
FY 2013	6.25%		0	-	0
FY 2014	6.25%		0	0	0
FY 2015	6.25%		0	-	-
TOTAL			16,895,000	8,925,000	7,970,000
D/S FOR	FY 2009		0	0	0
D/S FOR	FY 2010		790,125	395,325	394,800
D/S FOR	FY 2011		1,800,131	952,571	847,560
D/S FOR	FY 2012		1,751,328	926,738	824,590
D/S FOR	FY 2013		1,702,524	900,904	801,620
D/S FOR	FY 2014		1,653,720	875,070	778,650
D/S FOR	FY 2015		1,604,916	849,236	755,680
D/S FOR	FY 2016		1,556,113	823,403	732,710
D/S FOR	FY 2017		1,507,309	797,569	709,740
D/S FOR	FY 2018		1,458,505	771,735	686,770
D/S FOR	FY 2019		1,409,701	745,901	663,800
D/S FOR	FY 2020		1,360,898	720,068	640,830

2007 Road Referenda Projects

	Bond Term in Years Spring (S) Fall (F)	>	20 Year	20 Year S GO	20 Year S GO	20 Year S GO
	<u>Assumed Interest Rate</u>	>	<u>Total Transportation Projects</u>	<u>HeathCote</u>	<u>Old Carolina</u>	<u>Route 1 Improvement(Joplin to Bradys Hill)</u>
FY 2009	5.50%		26,695,000	0	4,500,000	22,195,000
FY 2010	6.00%		10,085,000	0	0	10,085,000
FY 2011	6.25%		0	0	0	0
FY 2012	6.25%		0	0	0	0
FY 2013	6.25%		0	0	0	0
FY 2014	6.25%		0	0	0	0
FY 2015	6.25%		0	0	0	0
TOTAL			36,780,000	0	4,500,000	32,280,000

D/S FOR	FY 2009	0	0	0	0
D/S FOR	FY 2010	2,802,975	0	472,500	2,330,475
D/S FOR	FY 2011	3,838,914	0	460,125	3,378,789
D/S FOR	FY 2012	3,735,248	0	447,750	3,287,498
D/S FOR	FY 2013	3,631,581	0	435,375	3,196,206
D/S FOR	FY 2014	3,527,915	0	423,000	3,104,915
D/S FOR	FY 2015	3,424,249	0	410,625	3,013,624
D/S FOR	FY 2016	3,320,583	0	398,250	2,922,333
D/S FOR	FY 2017	3,216,916	0	385,875	2,831,041
D/S FOR	FY 2018	3,113,250	0	373,500	2,739,750
D/S FOR	FY 2019	3,009,584	0	361,125	2,648,459
D/S FOR	FY 2020	2,905,918	0	348,750	2,557,168

Schools Projects

	Bond Term in Years > Spring (S) Fall (F) >	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year
			VPSA	VPSA	VPSA	VPSA	VPSA	VPSA
	<u>Assumed Interest Rate</u>	<u>School Projects Page #1</u>	<u>Kettle Run High School, #11</u>	<u>Dumfries ES partial renewal</u>	<u>Triangle ES Replacement</u>	<u>Kettle Run ES</u>	<u>Pace West Replacement</u>	<u>Silver Lake Middle S</u>
FY 2009	5.00%	55,525,000	37,285,000	-	18,240,000	0	0	0
FY 2010	5.00%	84,730,000	37,285,000	0	-	25,265,000	-	22,180,000
FY 2011	5.50%	37,535,000	0	3,825,000	-	-	11,530,000	22,180,000
FY 2012	6.00%	0	0	0	-	-	-	-
FY 2013	6.25%	0	-	-	-	-	-	-
FY 2014	6.25%	0	-	0	0	0	0	0
FY 2015	6.25%	0	0	0	-	-	-	-
TOTAL		177,790,000	74,570,000	3,825,000	18,240,000	25,265,000	11,530,000	44,360,000

D/S FOR	FY 2010	1,851,759	1,243,455	0	608,304	0	0	0
D/S FOR	FY 2011	8,308,839	4,925,349	0	1,801,200	842,588	0	739,703
D/S FOR	FY 2012	14,951,680	7,270,575	0	1,755,600	2,494,919	422,978	3,007,608
D/S FOR	FY 2013	17,007,007	7,084,150	153,077	1,710,000	2,431,756	1,194,796	4,433,228
D/S FOR	FY 2014	16,825,603	6,897,725	415,013	1,664,400	2,368,594	1,163,089	4,316,783
D/S FOR	FY 2015	16,370,788	6,711,300	403,538	1,618,800	2,305,431	1,131,381	4,200,338
D/S FOR	FY 2016	15,915,973	6,524,875	392,063	1,573,200	2,242,269	1,099,674	4,083,893
D/S FOR	FY 2017	15,461,158	6,338,450	380,588	1,527,600	2,179,106	1,067,966	3,967,448
D/S FOR	FY 2018	15,006,343	6,152,025	369,113	1,482,000	2,115,944	1,036,259	3,851,003
D/S FOR	FY 2019	14,551,528	5,965,600	357,638	1,436,400	2,052,781	1,004,551	3,734,558
D/S FOR	FY 2020	14,096,713	5,779,175	346,163	1,390,800	1,989,619	972,844	3,618,113

Schools Projects (continued)

	Bond Term in Years >	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year
	Spring (S) Fall (F) >		VPSA	VPSA	VPSA	VPSA	VPSA	VPSA
	<u>Assumed</u>	<u>Subtotal</u>	<u>Potomac HS</u>	<u>Pattie ES</u>	<u>East Harbor</u>	<u>Nokesville</u>	<u>Benton MS</u>	<u>Bus Parking</u>
	<u>Interest</u>	<u>School</u>	<u>Addition</u>	<u>partial</u>	<u>Stn (TBD)</u>	<u>ES Addition</u>	<u>Addition</u>	<u>Lot</u>
	<u>Rate</u>	<u>Projects p2</u>		<u>renewal</u>	<u>ES</u>			
FY 2009	5.50%	0	0	0	0	0	0	0
FY 2010	6.00%	7,290,000	7,290,000	-	0	-	-	-
FY 2011	6.25%	16,660,000	7,290,000	0	0	8,360,000	0	1,010,000
FY 2012	6.25%	10,575,000	-	3,325,000	0	0	7,250,000	0
FY 2013	6.25%	0	-	0	0	0	0	0
FY 2014	6.25%	30,710,000	0	-	30,710,000	-	-	-
FY 2015	6.25%	0	-	-	-	-	-	-
TOTAL, 20 YR AMORT.		65,235,000	14,580,000	3,325,000	30,710,000	8,360,000	7,250,000	1,010,000
D/S FOR	FY 2010	0	0	0	0	0	0	0
D/S FOR	FY 2011	243,122	243,122	0	0	0	0	0
D/S FOR	FY 2012	1,337,032	988,524	0	0	348,508	0	0
D/S FOR	FY 2013	2,949,538	1,457,089	138,611	0	927,438	302,234	124,167
D/S FOR	FY 2014	3,603,762	1,418,816	368,867	0	901,313	804,297	110,469
D/S FOR	FY 2015	4,783,384	1,380,544	358,477	1,280,223	875,188	781,641	107,313
D/S FOR	FY 2016	6,809,451	1,342,271	348,086	3,406,891	849,063	758,984	104,156
D/S FOR	FY 2017	6,612,882	1,303,999	337,695	3,310,922	822,938	736,328	101,000
D/S FOR	FY 2018	6,416,312	1,265,726	327,305	3,214,953	796,813	713,672	97,844
D/S FOR	FY 2019	6,219,743	1,227,454	316,914	3,118,984	770,688	691,016	94,688
D/S FOR	FY 2020	6,023,173	1,189,181	306,523	3,023,016	744,563	668,359	91,531

Schools Projects (continued)

Bond Term in Years >		20 Year	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year
Spring (S) Fall (F) >			VPSA	VPSA	VPSA	VPSA	VPSA	VPSA	VPSA
	<u>Assumed</u> <u>Interest</u> <u>Rate</u>	<u>Subtotal</u> <u>School</u> <u>Projects p3</u>	<u>Penn ES</u> <u>Additiion</u>	<u>Potomac</u> <u>MS Addition</u>	<u>Rippon</u> <u>MS</u> <u>Addition</u>	<u>Stonewall</u> <u>ES (TBD)</u>	<u>Feather-</u> <u>stone ES</u>	<u>Swans</u> <u>Creek ES</u> <u>Addition</u>	<u>Haymarket</u> <u>ES (TBD)</u>
FY 2009	5.50%	0	0	0	0	0	0	0	0
FY 2010	6.00%	0	-	-	-	-	-	-	0
FY 2011	6.25%	8,765,000	0	0	0	4,000,000	0	4,765,000	0
FY 2012	6.25%	38,240,000	5,820,000	7,770,000	0	24,650,000	0	0	0
FY 2013	6.25%	35,015,000	0	0	0	0	5,770,000	0	29,245,000
FY 2014	6.25%	0	-	0	-	-	-	-	-
FY 2015	6.25%	6,620,000	0	0	6,620,000	-	-	-	-
TOTAL, 20 YR AMORT.		88,640,000	5,820,000	7,770,000	6,620,000	28,650,000	5,770,000	4,765,000	29,245,000
D/S FOR	FY 2010	0	0	0	0	0	0	0	0
D/S FOR	FY 2011	0	0	0	0	0	0	0	0
D/S FOR	FY 2012	365,391	0	0	0	166,750	0	198,641	0
D/S FOR	FY 2013	2,566,497	242,621	323,912	0	1,471,347	0	528,617	0
D/S FOR	FY 2014	6,646,914	645,656	861,984	0	3,165,859	240,537	513,727	1,219,151
D/S FOR	FY 2015	8,924,813	627,469	837,703	0	3,076,328	640,109	498,836	3,244,367
D/S FOR	FY 2016	8,944,471	609,281	813,422	275,971	2,986,797	622,078	483,945	3,152,977
D/S FOR	FY 2017	8,619,063	591,094	789,141	206,875	2,897,266	604,047	469,055	3,061,586
D/S FOR	FY 2018	8,352,406	572,906	764,859	196,531	2,807,734	586,016	454,164	2,970,195
D/S FOR	FY 2019	8,085,750	554,719	740,578	186,188	2,718,203	567,984	439,273	2,878,805
D/S FOR	FY 2020	7,819,094	536,531	716,297	175,844	2,628,672	549,953	424,383	2,787,414





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