



ECONOMIC DEVELOPMENT



Economic Development Strategic Goal

Project: INNOVATION @ Prince William Infrastructure

Project Description:

This project consists of infrastructure needed to attract targeted businesses. This project provides stormwater management ponds, roads and general site improvements to the INNOVATION @ Prince William Business Park. The business park is located north of Nokesville Road (Route 28) between Hornbaker Road and Godwin Drive.

Total Project Budget: **\$23,998,692**

Strategic Plan:

- ▶ **Economic Development Goal** - This project supports the Economic Development Strategic Goal to “develop appropriate infrastructure for targeted businesses.”

Service Impact:

- ▶ **Business Attraction** - Construction of this infrastructure will improve access to marketable sites at INNOVATION and create an environment attractive to targeted businesses.

Comprehensive Plan Impact:

- ▶ **Economic Development** - This project fulfills the Comprehensive Plan goal to increase and diversify the non-residential tax base through attracting and/or expanding environmentally sound businesses that provide a range of high-salary, professional employment opportunities and allow people to live and work in Prince William County.

Funding Sources:

- ▶ **General Obligation Debt Financing** - \$2,144,525 debt financing for this project was approved through the November 1998 bond referendum.
- ▶ **General Fund** - \$1,100,000 as a cash-to-capital investment from the General Fund has been added in each year for this project.
- ▶ **Variable Interest Debt Financing** - \$2,987,000 in variable interest debt financing is scheduled for FY 04 and FY 05.

Past Accomplishments:

- ▶ In conjunction with the repayment of the land and the sale of land to Economic Development prospects the County has made improvements to the property. Some of the major improvements include:
 - ▶ Construction of Loop Road/Innovation Drive
 - ▶ Placement of some streetlights
 - ▶ Completion of Stormwater Pond #4
 - ▶ Stabilization of two barns
 - ▶ Demolition of old sub-standard farm buildings
 - ▶ Execution of an archaeological study
 - ▶ Partial construction of Stormwater Pond #1

Critical Milestones:

- ▶ **Stormwater Management, Roads, Site Improvements** - Improvements to stormwater ponds, roads and site improvements are contingent on the specific location of land sales.
- ▶ **Annual Operating Costs** - Operating Costs include owner association fees and expenses, streetlight electricity costs and clearing and mowing at INNOVATION.
- ▶ **Market Conditions** - The construction schedule and scope of infrastructure improvements are subject to change due to economic market conditions and/or economic development prospects.

Lead Agency For This Project:

- ▶ **Economic Development**

**Prince William County Government
Department: Economic Development**

2005 CAPITAL IMPROVEMENT PROGRAM

PROJECT COST CATEGORIES	PRIOR YEARS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
Planning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$972,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$14,734,741	\$2,692,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$8,192,000
Project Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$99,341	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$15,806,692	\$2,692,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$8,192,000

FUNDING SOURCES	PRIOR YEARS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
INNOVATION Enterprise Fund	\$4,073,356	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Fund	\$2,949,130	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$6,600,000
Capital Fund	\$62,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	\$8,722,166	\$1,592,000	\$0	\$0	\$0	\$0	\$0	\$1,592,000
Fuel Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State/Federal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proffers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$15,806,692	\$2,692,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$8,192,000

OPERATING IMPACTS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
Debt Service	\$178,977	\$261,833	\$266,388	\$227,888	\$189,388	\$150,888	\$1,275,362
Facility Operating Cost	\$211,605	\$151,890	\$151,890	\$151,890	\$151,890	\$151,890	\$971,055
Program Operating Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidy Required	\$211,605	\$151,890	\$151,890	\$151,890	\$151,890	\$151,890	\$2,246,417
GENERAL FUND REQUIREMENT	\$1,490,582	\$1,513,723	\$1,518,278	\$1,479,778	\$1,441,278	\$1,402,778	\$8,846,417

Economic Development Strategic Goal

Project: Tourism and Performing Arts Partnerships

Project Description:

Funding is provided in the Capital Improvement Program for partnerships with non-profit organizations and other jurisdictions that promote tourism and fine arts opportunities in Prince William County.

National Museum of Military History - The National Museum of Military History is located at Manassas Regional Airport in the Brentsville Magisterial District. The museum's mission is to honor veterans and homefront heroes who fought to preserve freedom in the 20th century. As a way of preserving military history, many fully operational military vehicles are on display.

Fine Arts Center - Prince William County's partnership with George Mason University and the City of Manassas will explore the feasibility of a performing arts center in the County. Funding contained in the CIP represents the County's share of facility planning and design costs. Private fundraising efforts will occur as well to help finance the capital construction of the facility.

Heritage Center - The Heritage Center will ultimately be a 460,000 square foot facility on a 135 acre site adjacent to the Quantico Marine Corps Base. The land was donated by the County on September 21, 2001. The museum will feature the history of the Marine Corps and includes outdoor exhibits, display fields, a library and a theater. Prince William County's total project budget includes \$850,000 to bring utilities to the Heritage Center.

Science Museum - Funding is included in the CIP for a future science museum located at Belmont Bay. The Belmont Bay Science Museum will be approximately 138,000 square feet and house interactive and experimental exhibits on topics such as molecular biology and genetics.

Total Project Budget: **\$3,015,000**

Strategic Plan Impact:

► **Economic Development** - This project supports the Economic Development Strategic Goal by "focusing on tourism and historic preservation as positive contributors to economic development." This is accomplished by "encouraging partnerships such as the Heritage Museum, Science Museum, and the National Museum of Military History."

Service Impact:

► **Tourism Attendance** - Once built, the Heritage Center is expected to draw 400,000 visitors annually. The Belmont Bay Science Museum is projected to draw between 550,000 - 750,000 people annually.

Funding Sources:

► **General Fund** - The General Fund provides \$2,963,000 in funding towards this project.

► **Federal Funding** - In FY 03, the National Museum of Military History received a Transportation Efficiency Act for the 21st Century (TEA-21) grant in the amount of \$52,000 to develop conceptual site plans and schematic designs for the museum.

► **Land Donations** - Prince William County currently leases 26 acres of land to the National Museum of Military History at a cost of \$1 per year. In addition, the County donated 135 acres for the Marine Corps Heritage Center site. The assessed value of this land is not included in the total project budget.

Critical Milestones:

► **Fine Arts Center** - Design completion is estimated for March 2008 with construction beginning in 2010.

► **Heritage Center** - The museum, gift shop, visitor center, restaurant and 60,000 square feet of exhibition space is anticipated for completion in November 2005. Additional construction phases are planned beyond Fiscal 2010 for an auditorium, conference center and headquarters.

► **Science Museum** - Construction is anticipated to be finished by June 2005.

Lead Agency For This Project:

► **Public Works**

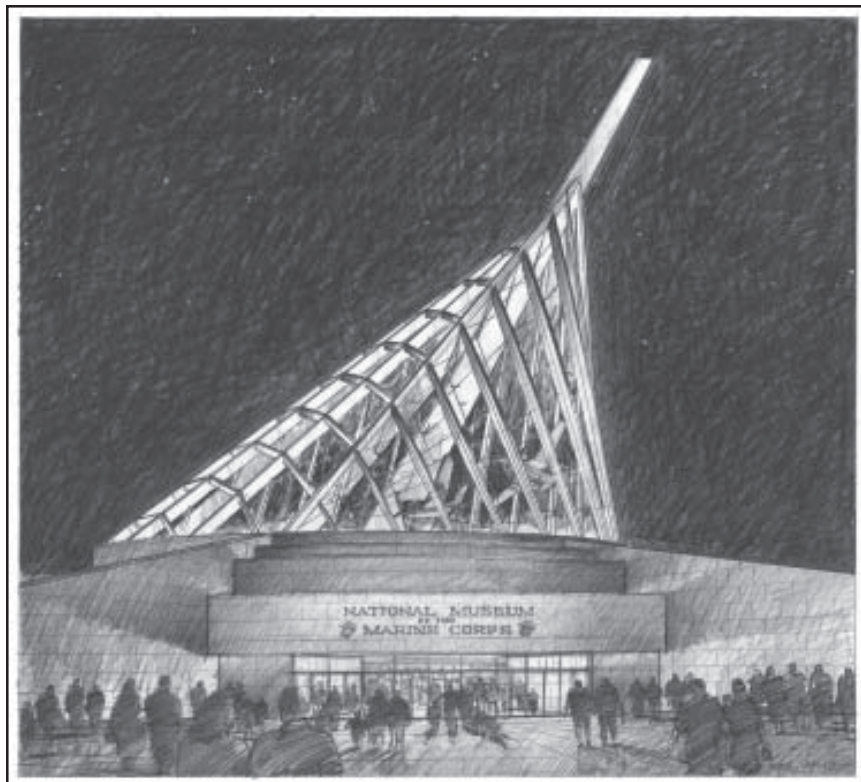
**Prince William County Government
Department: Public Works**

2005 CAPITAL IMPROVEMENT PROGRAM

PROJECT COST CATEGORIES	PRIOR YEARS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
National Museum of Military History	\$555,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Fine Arts Center	\$450,000	\$0	\$440,000	\$220,000	\$0	\$0	\$0	\$660,000
Heritage Center	\$850,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Science Museum	\$300,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
Total	\$2,155,000	\$200,000	\$440,000	\$220,000	\$0	\$0	\$0	\$860,000

FUNDING SOURCES	PRIOR YEARS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
General Fund	\$2,103,000	\$200,000	\$440,000	\$220,000	\$0	\$0	\$0	\$860,000
Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State/Federal	\$52,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proffers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,155,000	\$200,000	\$440,000	\$220,000	\$0	\$0	\$0	\$860,000

OPERATING IMPACTS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Operating Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Program Operating Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidy Required	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL FUND REQUIREMENT	\$200,000	\$440,000	\$220,000	\$0	\$0	\$0	\$860,000



Economic Development Strategic Goal

Project: McCoart Government Center

Project Description:

This project plans and constructs facilities for the County's McCoart Government Center. This is one of four government facility "nodes" in Prince William County along with the Sudley North Government Center, Ferlazzo Government Center and the Judicial Center Complex. The Government Center is being planned in accordance with the adopted Government Center Sector Plan in the County's Comprehensive Land Use Plan. The components of the Government Center project include:

- **Development Services Building** - The construction of a 100,000 square foot facility to meet the 10-year projected office space requirements for Public Works, the Planning Office and the Office of Information Technology (OIT), as well as conference room space for the entire McCoart complex. In addition, relocating Public Works' Building Development operations and the Office of Planning from the McCoart Building will provide 21,000 square feet of much-needed office space for the agencies remaining in the McCoart Building. Funds to backfill areas at McCoart are also included in this project.
- **Site Work** - This project includes funding to relocate the current parking area behind the McCoart Building and provides access roads and utility work.
- **Land Purchase** - Funding to purchase additional land around the existing government center complex is included in this project. The land is necessary to help address future facility needs of the County, specifically the need for a Central District Police Station and an additional fire and rescue station, both of which are discussed separately in this document.
- **Community Space** - The project includes funding for a community space connecting the McCoart Building with the Development Services Building. This aspect of the project addresses the need for an activity center amenity called for in the Government Center Sector Plan. The area will provide space for public activities such as festivals and concerts.

Total Project Budget: **\$39,847,159**

Strategic Plan Impact:

- ▶ **Customer Service** - Agencies providing services to citizens and the development community will be located in the Government Center/Development Services Building. This will improve customer service by providing a one-stop location for plan reviews, permitting and inspections.

Public Facilities Master Plan:

- ▶ **Public Facilities Master Plan** - Developed in 2000, the Public Facilities Master Plan identified County facility requirements through 2010. The report details current space deficiencies for Public Works, Planning, OIT and the Fire Marshal. Public Works and OIT offices are currently located in leased space at Ridgewood Center.

Comprehensive Plan Impact:

- ▶ **Government Center Sector Plan** - This Plan, adopted by the Board of County Supervisors, envisions a balanced and integrated world-class community of public and private development. It calls for high-quality design standards throughout the sector plan, sufficient land for expansion of the central administrative services of the County government, recreational uses that contribute to a mixed-use community and a central water feature amenity that serves as an activity center for governmental, civic and cultural uses.

Funding Sources:

- ▶ **General Fund** - \$6,592,197 is provided by the General Fund. Of this amount, \$1,836,182 was previously provided during budget carryover to FY 02 for planning and design costs associated with the Government Center/Development Services Building. The balance is for telecommunications, outfitting and renovation costs associated with the McCoart Building.
- ▶ **Debt**
- ▶ **Developer Contributions (Proffers)** - Developer contributions provide \$5,750 towards funding this project.

Critical Milestones:

- ▶ **Land** was purchased for this project in FY 04.
- ▶ **Design** began in January 2003 (FY 03) and is scheduled to finish summer 2004 (FY 05).
- ▶ **Site Work** began in December 2003 (FY 03).
- ▶ **Building Construction** is scheduled to begin fall 2004 (FY 05) and finish late fall 2005 (FY 06).
- ▶ **Occupancy** is scheduled for November 2005 (FY 06).

Lead Agency For This Project:

- ▶ **Public Works**

**Prince William County Government
Department: Public Works**

2005 CAPITAL IMPROVEMENT PROGRAM

PROJECT COST CATEGORIES	PRIOR YEARS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
Planning	\$416,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Acquisition	\$7,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$1,346,300	\$241,500	\$11,420	\$0	\$0	\$0	\$0	\$252,920
Construction	\$0	\$14,060,000	\$6,118,724	\$300,000	\$0	\$0	\$0	\$20,478,724
Project Management	\$115,000	\$59,500	\$25,246	\$0	\$0	\$0	\$0	\$84,746
Construction Management	\$75,000	\$215,000	\$38,063	\$0	\$0	\$0	\$0	\$253,063
Occupancy	\$351,800	\$3,392,176	\$2,441,371	\$0	\$0	\$0	\$0	\$5,833,547
Telecommunications	\$127,863	\$145,750	\$582,449	\$0	\$0	\$0	\$0	\$728,199
Debt Issuance Costs	\$327,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Contingency	\$0	\$1,513,200	\$912,487	\$30,000	\$0	\$0	\$0	\$2,455,687
Total	\$9,760,273	\$19,627,126	\$10,129,760	\$330,000	\$0	\$0	\$0	\$30,086,886

FUNDING SOURCES	PRIOR YEARS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
General Fund	\$2,432,613	\$3,886,218	\$273,366	\$0	\$0	\$0	\$0	\$4,159,584
Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater Management Fees	\$0	\$204,177	\$140,035	\$0	\$0	\$0	\$0	\$344,212
Debt	\$7,327,660	\$15,530,981	\$9,716,359	\$330,000	\$0	\$0	\$0	\$25,577,340
Fuel Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State/Federal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proffers Identified	\$0	\$5,750	\$0	\$0	\$0	\$0	\$0	\$5,750
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$9,760,273	\$19,627,126	\$10,129,760	\$330,000	\$0	\$0	\$0	\$30,086,886

OPERATING IMPACTS	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10	Total FY 05-10
Debt Service	\$3,125,975	\$3,051,939	\$2,977,903	\$2,903,866	\$2,829,830	\$2,755,794	\$17,645,307
Facility Operating Cost	\$0	\$395,145	\$976,038	\$981,043	\$986,348	\$991,972	\$4,330,546
Program Operating Cost	\$0	\$0	\$72,486	\$76,835	\$81,445	\$86,332	\$317,098
Lease Savings by Constructing Phase III Building	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Operating Subsidy Required	\$0	(\$104,855)	\$548,524	\$557,878	\$567,793	\$578,304	\$2,147,644
GENERAL FUND REQUIREMENT	\$7,012,193	\$3,220,450	\$3,526,427	\$3,461,744	\$3,397,623	\$3,334,098	\$23,952,535

