



TOWN OF VIENNA, VIRGINIA

Capital Improvement Plan Work Session
June 8, 2026

What is a Capital Improvement Plan (CIP)



Long-Term Planning Tool



Funds major infrastructure and capital needs



Roadmap for investing in projects



Maintaining essential services, facilities, and quality of life



Financially feasible



Aligned with strategic priorities

How is the CIP Funded?

Bonds provide upfront capital for large-scale projects

Repaid over time using a combination of reliable revenue sources:

Meals Tax Revenue
(General
Infrastructure)

Water and Sewer User
Fees (Water and
Sewer Improvements)

Grants and Outside
Funding

Purpose and Value



Bonds supported by stable revenue streams spread the cost of long-term capital investments over time



Today's residents and future generations share equitably in the cost of improvements that provide lasting benefits to the community



Long-term planning, matching revenues to expenditures, and managing obligations, preserves the Town's AAA bond rating (highest rating available)



Allows the Town to borrow at the lowest interest rates, reducing cost for taxpayers, and more available funding for projects

CIP Planning Process



CIP Model & Assumptions

Inputs

- Citizen and Council Input
- Comprehensive Plan
- Strategic Plan
- Parks Master Plan
- Studies and Reports

Constraints

- Funding Capacity
- Debt Capacity
- Staffing Capacity
- Operating Capacity

Funded Projects in the Pipeline

Southside Park
Ballfields 1 & 2

Maple Avenue &
Church Street
Crosswalks

Caffi Field
Improvements

Town Hall
Bathroom
Improvements

Church St &
Glyndon St SE
Sidewalks

Nutley St.
Shared Use
Path

Ayr Hill
Sidewalks
(Lawyers to
Dominion)

Kingsley Road
Sidewalks

Ayr Hill Ave
Traffic Calming
at Lawyers Rd
NW

Locust St SW
Trail
Improvements

Glyndon St SE
and Owaissa Rd
SE Roadway
Improvements

Traffic Study –
Maple and
James Madison
Dr

Lawyers Rd NW
and Church St
NW

4% Meals Tax – Proposed Project Listing (Bond Funded)

Departme	Project	2028	2030	2032	2034	2036	2038	2040	2042
DPR	Park Maintenance Replacements	260,000	175,000	175,000	250,000	175,000	175,000	150,000	175,000
DPR	Small Lifecycle Replacements	227,000	170,000	150,000	180,000	150,000	150,000	175,000	150,000
DPR	VCC Parking Lot - Pervious Pavement Replacement	900,000							
DPR	Southside Park Playground, Court Upgrades, Bridge Replacement	960,000							
DPR	Waters Field Nets & Poles, Turf Replacement	825,000							
DPR	Glyndon Park Turf Replacement	400,000							
DPR	VCC Teen Center Remodel	350,000							
DPW	Asphalt Mill and Overlay	3,052,000	3,144,000	3,238,000	3,335,000	3,435,000	3,540,000	3,645,000	3,755,000
DPW	Concrete Infrastructure Repair	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000
DPW	Transportation Infrastructure Improvements	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
DPW	Town Hall Interior Renovation	2,362,000	1,360,000						
DPW	Northside Property Yard Facilities Maintenance Program	200,000						1,050,000	1,050,000
Econ Dev	Property Acquisition for Tourism	2,000,000							
Econ Dev	200 Dominion Rd Bank Building Phases 1 & 2	3,000,000							
Econ Dev	Streetscape Improvements	400,000							
Finance	Future Property Development	4,000,000	4,000,000	4,000,000	4,000,000				
Finance	Bond Issuance/Contingency	1,000,000	1,000,000	700,000	550,000	285,000	815,000	415,000	525,000
IT	Server Replacement/IT Infrastructure	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
DPR	Meadow Lane Playground, Softball Field, Pavilion, Courts, Re-Fencing, Storm Water, Tennis		3,027,000						
DPR	Town Green Plaza Renovations		500,000						
DPR	Branch Road Playground Equip, Resurface, Fence		400,000						
DPR	Glyndon Park Playground Playground, Parking Lot, Fencing			1,890,000					
DPR	VCC Auditorium Improvements			300,000					
DPR	Northside Park Asphalt Trail Replacement			250,000					
DPR	VCC - Field House Beachers & Basketball Support Structures				200,000				
DPR	Moorefield Dog Park Renovation & Lights				170,000				
DPW	Stormwater Drainage Improvements				1,000,000				
DPW	Town Hall HVAC Replacements				500,000			400,000	
DPR	Nutley Property Yard Replacement Facilities Design/Construction					1,000,000	10,000,000		
DPW	Brick Crosswalk Replacements (Maple Avenue & Church St)						700,000	700,000	
DPW	Stormwater Drainage Improvements							500,000	
Police	HVAC Replacement (Police)							500,000	
Police	Parking Lot Resurfacing (Police)							200,000	
DPW	Ross Drive SW Culvert Replacement								1,500,000
DPW	Maple & Center Drainage								1,300,000
DPW	Stormwater Drainage Improvements								500,000
Police	Elevator Refurbish (Police)								500,000
Police	Station and Community Room Improvements								500,000
		21,786,000	15,626,000	12,553,000	12,035,000	6,895,000	17,230,000	9,585,000	11,805,000

4% Meals Tax – Debt Service Model

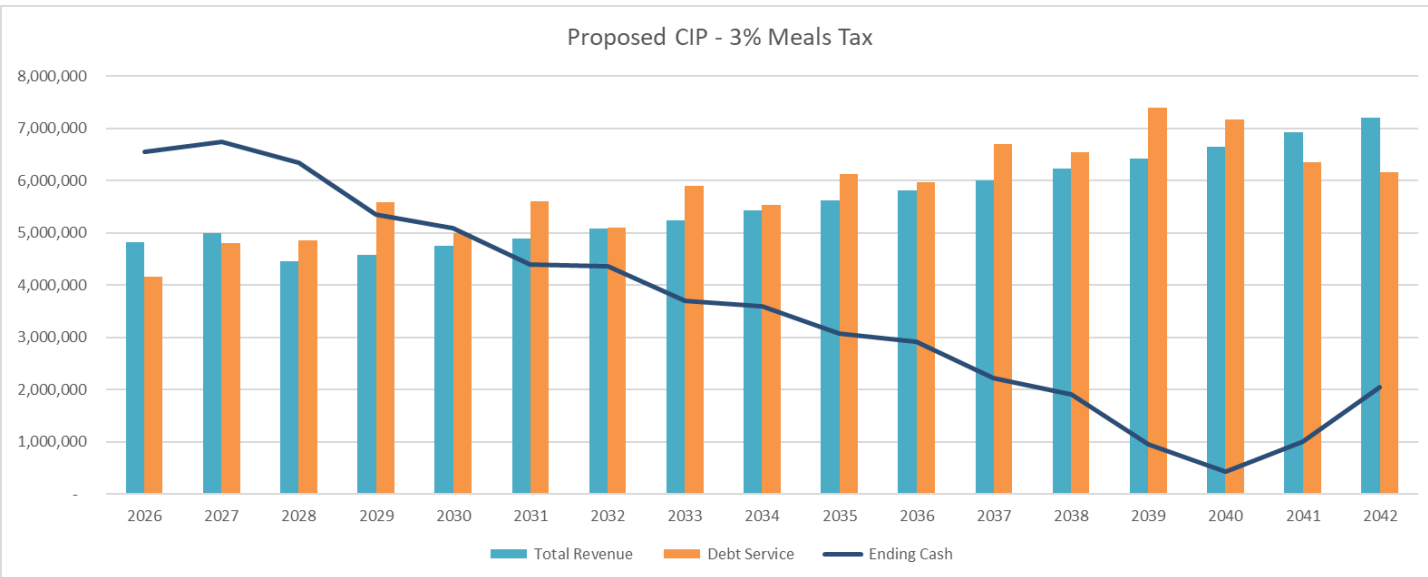


- Funds all department requests in “known universe”
- Conservative planning assumptions
- Includes \$16M from 2028 – 2034 for “Future Property Development”

3% Meals Tax – Proposed Project Listing (Bond Funded)

Department	Project	Is Tax Reduction	2028	2030	2032	2034	2036	2038	2040	2042
DPR	Park Maintenance Replacements		260,000	175,000	175,000	250,000	175,000	175,000	150,000	175,000
DPR	Small Lifecycle Replacements		227,000	170,000	150,000	180,000	150,000	150,000	175,000	150,000
DPR	VOC Parking Lot - Pervious Pavement Replacement	4-Year Deferment			900,000					
DPR	Southside Park Playground, Court Upgrades, Bridge Replacement		760,000	200,000						
DPR	Waters Field Nets & Poles, Turf Replacement		625,000	200,000						
DPR	Glyndon Park Turf Replacement		400,000							
DPR	VOC Teen Center Remodel	2-Year Deferment		350,000						
DPW	Asphalt Mill and Overlay		3,052,000	3,144,000	3,238,000	3,335,000	3,435,000	3,540,000	3,645,000	3,755,000
DPW	Concrete Infrastructure Repair		900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000
DPW	Transportation Infrastructure Improvements		750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
DPW	Town Hall Interior Renovation		2,362,000	1,360,000						
DPW	Northside Property Yard Facilities Maintenance Program		200,000						1,050,000	1,050,000
Econ Dev	Property Acquisition for Tourism		2,000,000							
Econ Dev	200 Dominion Rd Bank Building Phases 1 & 2	6-Year Deferment					3,300,000			
Econ Dev	Streetscape Improvements		400,000							
Finance	Future Property Development	No Reserve for Property Development								3,000,000
Finance	Bond Issuance/Contingency		500,000	500,000	500,000	350,000	285,000	625,000	500,000	1,000,000
IT	Server Replacement/IT Infrastructure		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
DPR	Meadow Lane Playground, Softball Field, Pavilion, Courts, Re-Fencing, Stormwater	2-Year Deferment			3,027,000					
DPR	Town Green Plaza Renovations	8-Year Deferment						500,000		
DPR	Branch Road Playground Equip, Resurface, Fence	8-Year Deferment						400,000		
DPR	Glyndon Park Playground Playground, Parking Lot, Fencing	6-Year Deferment						1,890,000		
DPR	VOC Auditorium Improvements	6-Year Deferment						300,000		
DPR	Northside Park Asphalt Trail Replacement	6-Year Deferment						250,000		
DPR	VOC - Field House Beachers & Basketball Support Structures	4-Year Deferment						200,000		
DPR	Moorefield Dog Park Renovation & Lights	4-Year Deferment						170,000		
DPW	Stormwater Drainage Improvements					1,000,000				
DPW	Town Hall HVAC Replacements					500,000			400,000	
DPR	Nutley Property Yard Replacement Facilities Design/Construction	4-Year Deferment							1,000,000	10,000,000
DPW	Brick Crosswalk Replacements (Maple Avenue & Church St)							700,000	700,000	
DPW	Stormwater Drainage Improvements								500,000	
Police	HVAC Replacement (Police)								500,000	
Police	Parking Lot Resurfacing (Police)								200,000	
DPW	Ross Drive SW Culvert Replacement									1,500,000
DPW	Maple & Center Drainage									1,300,000
DPW	Stormwater Drainage Improvements									500,000
Police	Elevator Refurbish (Police)									500,000
Police	Station and Community Room Improvements									500,000
			12,636,000	7,949,000	9,840,000	7,465,000	9,195,000	10,750,000	10,670,000	25,280,000

3% Meals Tax Model – Debt Service Model



- Does not include reserves for Future Property Development
- Defers ~\$19.6M of “known” projects for 2-8 years

Planning Year Considerations



This is a planning year only and does not include new borrowing authorizations



The CIP adopted this summer will serve as the Town's long-range capital planning framework



Staff will continue to refine project scopes, schedules, cost estimates, and funding assumptions throughout the year



The CIP will be re-evaluated and updated during the Spring/Summer of 2027 budget and capital planning process in advance of any future borrowing considerations

Next Steps

- Council Discussion & Direction
 - Preferred CIP funding scenarios:
 - 4% Meals Tax Model
 - 3% Meals Tax Model
 - Capital project priorities and overall program assumptions
 - Project timing, sequencing, and affordability
 - Any additions, removals, or modifications to planned projects
- Staff Actions (Following Council Direction)
 - Revise the 2028-2042 CIP to reflect Council direction
 - Incorporate modifications discussed during the work session
 - Prepare the recommended CIP for the July 6th Council Meeting

Detailed project description sheets for proposed 2028 projects included in the 4% Meals Tax funding model will follow and be a separate attachment