

# Town of Vienna

## CIP Review

Fiscal Years 2026-2038



*September 16, 2024*

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**2020 Bond Issue: Projects by Category**  
**As of 06-30-2024**

	Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
Bond Issuance Costs		350,000	114,876	(125,884)	338,992	338,992	-
Police Station Renovation - Construction		14,900,000		(33,000)	14,867,000	14,809,925	57,075
Asphalt & Overlay - General		364,440	-	(6,904)	357,536	357,536	-
Asphalt & Overlay - VDOT Rev. Share	8	269,500	269,404	18,746	557,650	557,650	-
Miscellaneous Sidewalk Improvements		200,000	-	(26,445)	173,555	173,555	-
Northside Security Improvements		100,000	-	53,600	153,600	114,036	39,564
Multi-Modal Recommendations (removed)		215,000	-	(215,000)	-	-	-
Town Hall Improvements		200,000	-	7,100	207,100	175,563	31,537
Town wide Parking Demand/ Feasibility Study		-	-	115,000	115,000	114,825	175
Streetscape Master Plan/ Design		-	-	100,000	100,000	-	100,000
Streetscape Elements		-	-	54,500	54,500	-	54,500
Town Hall Emergency Generator		400,000	-	(70,500)	329,500	329,500	-
Meadow Lane Restrooms		200,000	-	100,000	300,000	39,000	261,000
Robinson Property Purchase		1,500,000	-	(29,485)	1,470,515	1,470,515	-
Community Center Emergency Generator		250,000	-	(250,000)	-	-	-
Nutley Street Yard Refurbishment		20,000	-	37,698	57,698	57,698	-
Parks Master Plan (moved to 2022)		100,000	-	(100,000)	-	-	-
Property Acquisition @ 301 Center St. S.		4,000,000	-	1,611,100	5,611,100	5,606,395	4,705
Central Business District Signage		40,000	-	-	40,000	38,900	1,100
Library Public Parking Garage- Construction		2,400,000	-	-	2,400,000	-	2,400,000
Library Public Parking Garage - Design		600,000	-	63,000	663,000	663,000	-
IT PC and Printer Replacements		-	-	98,298	98,298	98,298	-
Police Vehicle Laptop Replace		-	-	35,834	35,834	35,834	-
Misc. Parks Projects		-	-	44,576	44,576	44,576	-
<b><u>WATER AND SEWER PROJECTS</u></b>							
Fairfax Sewer Capital Improvements		2,500,000	-	276,427	2,776,427	2,776,427	-
Water Main Appurtenances		-	-	3,959,660	3,959,660	3,953,036	6,624
Sewer Rehabilitation Projects		-	639,568	919,590	1,559,148	1,550,802	8,346
Miscellaneous Water and Sewer Projects		5,400,000	-	(5,155,677)	244,323	244,323	-
<b><u>STORMWATER PROJECTS</u></b>							
Piney Branch Stream Restoration- construction	3	-	1,310,421	11,161	1,321,582	1,321,582	-
Cunningham Park Court Drainage	4	-	50,000	(756)	49,244	-	49,244

**2020 Bond Issue: Projects by Category**  
**As of 06-30-2024**

	Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
441 and 443 Orchard Street Drainage - Construct	4	-	40,000	(10,405)	29,595	29,595	-
200 Block Maple Ave Drainage	4	-	150,000	-	150,000	-	150,000
Bear Branch Strm. Ph 1-Design/ Construct	3	-	1,020,000	-	1,020,000	437,510	582,490
<b>100% OTHER FUNDING</b>							
Nutley Street Trail Project	6	-	272,000	-	272,000	68,776	203,224
<b>FUNDED FROM PREMIUM AND CONTINGENCY (\$3,549,615)</b>							
General Paving - FY 2020 & FY 2021		357,180	-	(7,650)	349,530	349,530	-
Sidewalk Repair/Construction - FY 2021		200,000	-	(7,872)	192,128	192,128	-
Leaf Collection Evaluation Study		26,000	-	(1,620)	24,380	24,380	-
Laptop Purchases		24,000	-	(605)	23,395	23,395	-
Laserfiche Weblink Upgrade		25,000	-	(1)	24,999	24,999	-
Debt Service Set-Aside for Future Payment		1,000,000	-	(1,000,000)	-	-	-
Set-Aside for Potential Property Acquisition		1,700,000	-	(1,700,000)	-	-	-
Heavy Vehicle Lifts @ Northside		-	-	560,200	560,200	512,173	48,027
Robinson Trust Project Management (TOV staff)		-	-	604,640	604,640	604,640	-
Transfer to Freeman Store Bridge Replacement		-	-	237,110	237,110	237,110	-
Transfer to Town Hall Elevator Replacement		-	-	29,670	29,670	29,670	-
Transfer to 2024 PC and Printer Replacements		-	-	79,964	79,964	79,964	-
Unallocated		283,495	-	(276,070)	7,425	-	7,425
<b>TOTAL</b>		<b>\$ 37,624,615</b>	<b>\$ 3,866,269</b>	<b>\$ -</b>	<b>\$ 41,490,874</b>	<b>\$ 37,485,838</b>	<b>\$ 4,005,036</b>

**Project Complete or Removed**

Funding

- |                            |                                      |                               |
|----------------------------|--------------------------------------|-------------------------------|
| (1) 100% VDOT Funded       | (4) Stormwater Fund                  | (7) Combination FHWA and VDOT |
| (2) 100% VDOT/NVTA         | (5) 100% C&I Tax (County)            | (8) VDOT 50% Revenue Sharing  |
| (3) 100% Stormwater grants | (6) 100% VDOT -I-66 Concession Funds | (9) NVTA grant                |

**2022 Bond Issue: Projects by Category**  
**As of 06-30-2024**

Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
Bond Issuance Costs	\$ 300,000	\$ -	\$ (68,205)	\$ 231,795	\$ 231,795	\$ -
Asphalt & Overlay - General	2,550,000	-	18,780	2,568,780	2,526,411	42,369
Miscellaneous Sidewalk Improvements	400,000	-	(18,857)	381,143	381,143	-
Church St./ Mill St. Improvements	150,000	-	-	150,000	101,610	48,390
W&OD Trail Crossing - Design	75,000	-	-	75,000	-	75,000
Town Hall Elevator	250,000	29,700	(36)	279,664	279,664	-
Freeman Store Roof & Brick Pavers Repl.	95,000	-	(17,950)	77,050	76,975	75
Miscellaneous Parks Repairs	-	-	287,250	287,250	179,323	107,927
Glyndon Park Parking Lot Replacement	300,000	-	-	300,000	-	300,000
Southside Park Refurbishment	112,500	-	(112,500)	-	-	-
Property Acquisition Improvements	300,000	-	(129,600)	170,400	150,787	19,613
Glyndon Park Nature Playground	300,000	-	-	300,000	-	300,000
Asset Maintenance Plan/ Land Use Study	150,000	-	(150,000)	-	-	-
Building Demolitions	-	-	365,000	365,000	346,517	18,483
Electric Vehicle Charging Stations	-	-	64,000	64,000	63,213	787
FY 2024 IT Servers, PCs & Equipment	-	50,000	174,030	224,030	-	-
Robinson Trust Project Management (TOV staff)	706,000	-	-	706,000	458,441	247,559
Maple Ave. Landscaping	-	-	502,000	502,000	472,269	29,731
Church St. Irrigation	-	-	280,000	280,000	-	280,000
Parks Master Plan (from 2020)	-	-	236,300	236,300	236,230	70
Meadow Lane Park Lighting	-	-	200,000	200,000	-	200,000
Town Green Restrooms	-	-	450,000	450,000	-	450,000
FY 2025 IT Servers, PCs & Equipment	-	-	125,000	125,000	-	125,000
Available Premium and Contingency @ 06-30-2024	2,501,966	-	(2,357,712)	144,254	-	144,254
<b><u>WATER AND SEWER PROJECTS</u></b>						
Fairfax Sewer Capital Improvements	3,300,000	-	52,660	3,352,660	3,352,655	5
Water Main Appurtenances	-	-	482,340	482,340	89,022	89,022
Sewer Rehabilitation Projects	-	-	-	-	-	-
Miscellaneous Water and Sewer Projects	535,000	5,000,000	(535,000)	5,000,000	-	5,000,000
<b><u>STORMWATER PROJECTS</u></b>						
200 Blk Manvell Dr., SE Drainage - Design	4	-	118,600	808	119,408	119,408

**2022 Bond Issue: Projects by Category**  
**As of 06-30-2024**

	Funding Source	Bond Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
100 Blk. Moore Ave., SE Drainage- Design	4	-	66,800	930	67,730	67,730	-
600 Blk Valley Drive ., SE Drainage - Design	4	-	80,000	(1,738)	78,262	36,833	41,429
900 Blk. Glyndon SE/300 Blk. Owaissa Rd. SE Drainage Study	4	-	50,000	-	50,000	49,972	28
100 Blk. Cherry Cir, SW Drain Study	4	-	50,000	-	50,000	834	49,166
Bear Branch Strm. Phase II -Design	3	-	600,000	-	600,000	543,258	56,742
<b>FEDERAL AND NVTA GRANTS</b>							
Federal Safety Action Plan/ Neighborhood Safety Study	8		250,000	62,500	312,500	-	312,500
Southside Park Trail from Southside Park to Cottage St., SW	9		1,100,000	-	1,100,000	-	1,100,000
Library Public Parking Garage - Construction	9		2,300,000	90,000	2,390,000	-	2,390,000
<b>TOTAL</b>		<b>\$ 12,025,466</b>	<b>\$ 9,695,100</b>	<b>\$ -</b>	<b>\$ 21,720,566</b>	<b>\$ 9,764,090</b>	<b>\$ 11,956,476</b>

**Project Complete or Removed**

Funding

- (1) 100% VDOT funded
- (2) 100% VDOT / NVTA
- (3) 100% Stormwater grants
- (4) Stormwater Fund

- (5) 100% C&I Tax (County)
- (6) Combination FHWA and VDOT
- (7) VDOT 50% Revenue Sharing

- (8) FHWA 80% funded
- (9) NVTA grant

**2024 Bonds: Projects by Category**  
**As of 06-30-2024**

	Funding Source	Borrowing Funding	Other Funding	Adjustments	Budget	Total Spent/ Encumbered	Balance
Asphalt & Overlay - General		\$ -	\$ 857,000	\$ -	\$ 857,000	\$ 428,500	\$ 428,500
Glyndon NE Roadway Improvements	8	-	400,000	-	400,000	-	400,000
Wilmar Drive SW - Design	10	-	10,000	-	10,000	-	10,000
<b><u>WATER AND SEWER PROJECTS</u></b>							
Borrowing Issuance Costs		\$ 134,000	\$ -	\$ (4,320)	\$ 129,680	\$ 129,680	\$ -
Contingency		181,250	-	-	181,250	-	181,250
Fairfax Sewer Capital Improvements		1,942,150	-	3	1,942,153	1,942,153	-
Water Main Appurtenances		1,092,400	-	-	1,092,400	1,092,334	66
Sewer Rehabilitation Projects		978,000	1,297,000	-	2,275,000	1,368,684	906,316
Unallocated		4,306,200		4,317	4,310,517	-	4,310,517
<b><u>STORMWATER PROJECTS</u></b>							
600 Blk Valley Drive, SE Drain -Constr.	4	-	250,000	-	250,000	166,795	83,205
Bear Branch Strm. Ph. II-Constr.	3	-	2,040,000	-	2,040,000	-	2,040,000
Unidentified Locations	4	-	500,000	-	500,000	-	500,000
<b><u>VDOT/ NVTA GRANTS</u></b>							
Church St./ East St. Mini Roundabout	2	-	550,000	-	550,000	379,268	170,732
<b>TOTAL</b>		<b>\$ 8,634,000</b>	<b>\$ 5,904,000</b>	<b>\$ -</b>	<b>\$ 14,538,000</b>	<b>\$ 5,507,414</b>	<b>\$ 9,030,586</b>

**Project Complete or Removed**

Funding

- (1) 100% VDOT Funded
- (2) 100% VDOT/NVTA
- (3) 100% Stormwater grants
- (4) Stormwater Fund

- (5) 100% C&I Tax (County)
- (6) Combination FHWA and VDOT
- (7) VDOT 50% Revenue Sharing

- (8) NVTA grant
- (9) Robinson Trust Sidewalk Program (RTSP)
- (10) Sidewalk Escrow

**CIP 2026 - 2038**

**Summary of Different Option Changes - Total of All Years 2026-2038**

*In \$000's*

	Bond Funded	Outside (Grant) Funded	Total
<b>2024 Approved CIP</b>	<b>\$ 62,900</b>	<b>\$ 26,338</b>	<b>\$ 89,238</b>
<b>Option 1, 2025:</b>			
<b>3% Meals Taxes, No Aquatics</b>			
Reduce Building Improvements	(\$10,500)		(\$10,500)
Remove Recreation A&E	(\$1,000)		(\$1,000)
Move Stormwater Funding to external	(\$2,000)	\$2,000	\$0
Move Street Funding to external	(\$500)	\$2,050	\$1,550
Increase Sidewalk Funding	\$4,809	\$2,020	\$6,829
Increase Community Center	\$3,240		\$3,240
Add P&R Repairs / Maintenance	\$1,570		\$1,570
Add Town Green Improvements	\$1,000		\$1,000
Other DPW changes	\$617		\$617
Other P&R changes	\$1,790	\$85	\$1,875
<b>Total Changes</b>	<b>(\$974)</b>	<b>\$6,155</b>	<b>\$5,181</b>
<b>Option 1 Total Bonds and Grants</b>	<b>\$ 61,926</b>	<b>\$ 32,493</b>	<b>\$ 94,419</b>
<b>Option 2, 2025:</b>			
<b>3% Meals Taxes, Add Aquatics 2036-38</b>			
All changes in Option 1 PLUS:	(\$974)	\$6,155	
Decrease Paving in 2026 & 2028	(\$500)		
Add Aquatics in 2036-38	\$26,800		
<b>Total Changes</b>	<b>\$25,326</b>	<b>\$6,155</b>	<b>\$31,481</b>
<b>Option 2 Total Bonds and Grants</b>	<b>\$ 88,226</b>	<b>\$ 32,493</b>	<b>\$ 120,719</b>
<b>Option 3, 2025</b>			
<b>4% Meals Taxes 2025-2034</b>			
<b>Add Aquatics in 2028-30 (moved up 8 years)</b>			
All changes in Options 1 & 2 PLUS:	\$25,326	\$6,155	
Restore Paving	\$500		
Move Aquatics from 2036 to 2028	(\$5,050)		
Add Aquatics maint from 2033-38	\$800		
<b>Total Changes</b>	<b>\$21,576</b>	<b>\$6,155</b>	<b>\$27,731</b>
<b>Option 3 Total Bonds and Grants</b>	<b>\$ 84,476</b>	<b>\$ 32,493</b>	<b>\$ 116,969</b>

Aquatics timeline:

Design 1/2036-7/2037  
 Construct 10/2037-  
 10/2039  
 Open winter 2040  
 Paid for after 2037

Design 1/2028-7/2029  
 Construct 10/2029-  
 10/2031

Open winter 2032  
 Paid for after 2029

## 2025 CIP OPTION 1 MODEL ASSUMPTIONS

### *3% Meals Taxes, No Aquatics*

<p>Projects funded by Bonds (aside from Water and Sewer) are repaid by meals taxes, grants from NVTa, VDOT and other sources as indicated. Interest rates forecasted to decrease beginning in September 2024.</p>	<p><u>Interest rate on Debt:</u>                  2026 - 3%                  2028-2034 - 2.5%                  2026-2038 - 3.5%</p>
<p>Meals Tax estimated to finish 2024 at \$3.5 million; For 2024 growth was 2% over prior year, but over 8% a month for the last three months.</p>	<p><u>Estimated Growth Year over Year:</u>                  2025 - 3%                  2026-2038 - 3.5%</p>
<p>Changes from 2024 plan are:</p> <ul style="list-style-type: none"> <li>- Increase in paving to support pavement condition index</li> <li>- Increase in parks spending and preventive maintenance</li> <li>- Decrease in unspecified building improvements</li> <li>- Cash infusion of \$450k in interest earnings in 2025</li> </ul>	
<p>Challenges:</p> <ul style="list-style-type: none"> <li>- Plan does not support investment in aquatics</li> <li>- Risk to indefinitely defer building maintenance</li> </ul>	
<p>Water and sewer infrastructure spending remains on plan to spend \$6.6 million in 2026 increasing by 3% every bond issue. Fairfax sewer capital is partially offset by \$850,000 earmark in the fall of 2024. This cost funded by water and sewer fees.</p>	

**CIP 2026 - 2038**

**Bond Portion Summary**

**OPTION 1 - 3% MEALS TAXES, NO AQUATICS**

*In \$000's*

	Bond Total	% of Total	Outside Funding	Source	Total Funding
Asphalt & Mill Overlay	\$ 17,504	28.3%	\$ 6,763	GF	\$ 24,267
Other Infrastructure Improvement	\$ 11,900	19.2%			\$ 11,900
Streets	\$ 3,590	5.8%	\$ 6,390	VDOT/ NVTA	\$ 9,980
Sidewalks and Trails	\$ 800	1.3%	\$ 15,770	VDOT/ NVTA	\$ 16,570
Stormwater / Drainage	\$ 2,800	4.5%	\$ 2,700	Storm	\$ 5,500
Northside Property Yard	\$ 1,550	2.5%			\$ 1,550
Other Public Works	\$ 510	0.8%			\$ 510
Building Improvements	\$ 2,500	4.0%			\$ 2,500
Town Hall	\$ 300	0.5%			\$ 300
<b>DPW TOTAL</b>	<b>\$ 41,454</b>	<b>66.9%</b>	<b>\$ 31,623</b>		<b>\$ 73,077</b>
Southside Park	\$ 3,100	5.0%			\$ 3,100
Meadow Lane	\$ 2,435	3.9%	\$ 35	Storm	\$ 2,470
Glyndon Park	\$ 1,320	2.1%			\$ 1,320
Waters & Caffi Fields	\$ 1,795	2.9%	\$ 835	VLL / BR	\$ 2,630
Branch Road Tot Lot	\$ 500	0.8%			\$ 500
Community Center	\$ 4,025	6.5%			\$ 4,025
Town Green	\$ 1,000	1.6%			\$ 1,000
Aquatics Facility	\$ -	0.0%			\$ -
Parks & Rec Other Projects	\$ 680	1.1%			\$ 680
Parks & Rec Repairs and PM	\$ 1,850	3.0%			\$ 1,850
<b>P&amp;R TOTAL</b>	<b>\$ 16,705</b>	<b>27.0%</b>	<b>\$ 870</b>		<b>\$ 17,575</b>
Economic Development	\$ 400	0.6%			\$ 400
Contingency and Issuance	\$ 3,367	5.4%			\$ 3,367
<b>Total</b>	<b>\$ 61,926</b>	<b>100%</b>	<b>\$ 32,493</b>		<b>\$ 94,419</b>

**OPTION 1 - 3% MEALS TAXES, NO AQUATICS**

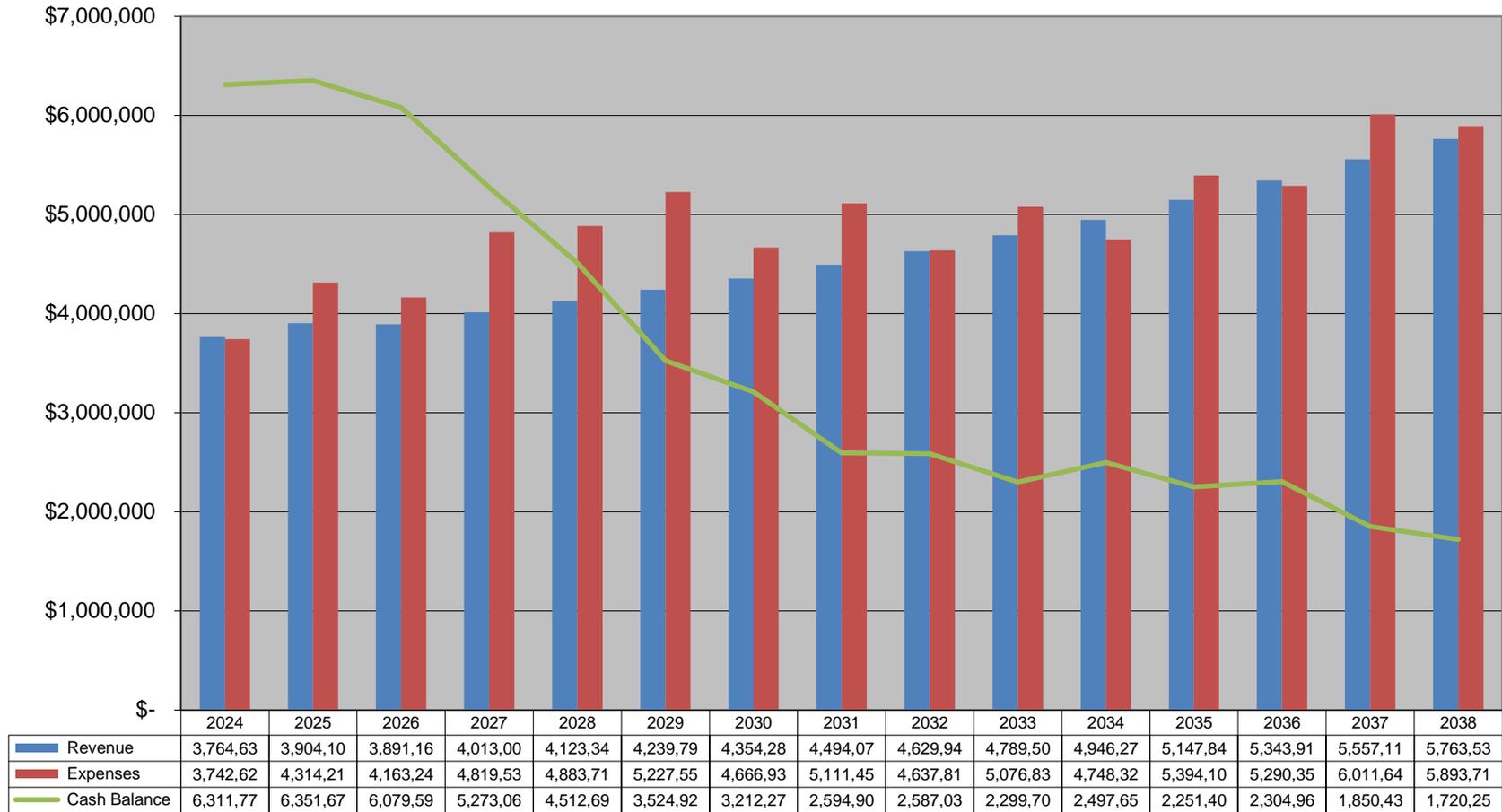
**Changes from 2024 CIP**

	<u>2025 Opt 1</u>	<u>2024 Final</u>	<u>Change</u>
Asphalt Mill and Overlay	\$ 17,504	\$ 16,750	\$754
Streets *	\$ 3,590	\$ 4,090	(\$500)
<hr/>			
<i>Sidewalks/Trails/Other</i>	<i>\$ 12,700</i>	<i>\$ 7,891</i>	<i>\$4,809</i>
<i>Infrastructure</i>			
Stormwater / Drainage *	\$ 2,800	\$ 4,800	(\$2,000)
Northside Property Yard	\$ 1,550	\$ 1,625	(\$75)
Other Public Works	\$ 510	\$ 572	(\$62)
<b>Building Improvements</b>	<b>\$ 2,500</b>	<b>\$ 13,000</b>	<b>(\$10,500)</b>
Town Hall	\$ 300	\$ 300	\$0
<hr/>			
Southside Park	\$ 3,100	\$ 3,050	\$50
Meadow Lane	\$ 2,435	\$ 2,230	\$205
Glyndon Park	\$ 1,320	\$ 500	\$820
Waters & Caffi Fields	\$ 1,795	\$ 1,165	\$630
Branch Road Tot Lot	\$ 500	\$ 545	(\$45)
<b>Community Center</b>	<b>\$ 4,025</b>	<b>\$ 785</b>	<b>\$3,240</b>
Town Green	\$ 1,000	\$ -	\$1,000
Recreational A&E	\$ -	\$ 1,000	(\$1,000)
Parks & Rec Other Projects	\$ 680	\$ 830	(\$150)
<b>Parks &amp; Rec Repairs/Maint</b>	<b>\$ 1,850</b>	<b>\$ -</b>	<b>\$1,850</b>
<hr/>			
Economic Development	\$ 400	\$ 400	\$0
Contingency and Issuance	\$ 3,367	\$ 3,367	\$0
<b>Total Bond</b>	<b>\$ 61,926</b>	<b>\$ 62,900</b>	<b>(\$974)</b>
<b>Total Outside Funding</b>	<b>\$ 32,493</b>	<b>\$ 19,575</b>	<b>\$ 12,918</b>
<b>Total Planned Capital</b>	<b>\$ 94,419</b>	<b>\$ 82,475</b>	<b>\$10,716</b>

\* Shift to outside funding

**CAPITAL IMPROVEMENT PLAN 2024 - 2038 DATED 9/16/24**

**OPTION 1 - 3% MEALS TAXES; NO AQUATICS**



## 2025 CIP OPTION 2 MODEL ASSUMPTIONS

### *3% Meals Taxes, Aquatics in 2036/38*

<p>Projects funded by Bonds (aside from Water and Sewer) are repaid by meals taxes, grants from NVT, VDOT and other sources as indicated. Interest rates forecasted to decrease beginning in September 2024.</p>	<p><u>Interest rate on Debt:</u>                  2026 - 3%                  2028-2034 - 2.5%                  2026-2038 - 3.5%</p>
<p>Meals Tax estimated to finish 2024 at \$3.5 million; For 2024 growth was 2% over prior year, but over 8% a month for the last three months.</p>	<p><u>Estimated Growth Year over Year:</u>                  2025 - 3%                  2026-2038 - 3.5%</p>
<p>Changes from 2024 plan are:</p> <ul style="list-style-type: none"> <li>- Increase in paving to support pavement condition index</li> <li>- Increase in parks spending and preventive maintenance and</li> <li>- Decrease in unspecified building improvements</li> <li>- Cash infusion of \$450k in interest earnings in 2025</li> <li>- Addition of Aquatics facility in 2036/38</li> </ul>	
<p>Challenges:</p> <ul style="list-style-type: none"> <li>- Risk to indefinitely defer building maintenance</li> </ul>	
<p>Water and sewer infrastructure spending remains on plan to spend \$6.6 million in 2026 increasing by 3% every bond issue. Fairfax sewer capital is partially offset by \$850,000 earmark expected to be received in the fall of 2024. This cost funded by water and sewer fees.</p>	

# CIP 2026-2038

## Bond Portion Summary

## OPTION 2 - 3% MEALS TAXES; AQUATICS 2036/38

In \$000's

	Bond Total	% of Total	Outside Funding	Source	Total Funding
Asphalt & Mill Overlay	\$ 17,004	19.3%	\$ 6,763	GF	\$ 23,767
Other Infrastructure Improvement	\$ 11,900	13.5%			\$ 11,900
Streets	\$ 3,590	4.1%	\$ 6,390	VDOT/ NVTA	\$ 9,980
Sidewalks and Trails	\$ 800	0.9%	\$ 15,770	VDOT/ NVTA	\$ 16,570
Stormwater / Drainage	\$ 2,800	3.2%	\$ 2,700	Storm	\$ 5,500
Northside Property Yard	\$ 1,550	1.8%			\$ 1,550
Other Public Works	\$ 510	0.6%			\$ 510
Building Improvements	\$ 2,500	2.8%			\$ 2,500
Town Hall	\$ 300	0.3%			\$ 300
<b>DPW TOTAL</b>	<b>\$ 40,954</b>	<b>46.4%</b>	<b>\$ 31,623</b>		<b>\$ 72,577</b>
Southside Park	\$ 3,100	3.5%			\$ 3,100
Meadow Lane	\$ 2,435	2.8%	\$ 35	Storm	\$ 2,470
Glyndon Park	\$ 1,320	1.5%			\$ 1,320
Waters & Caffi Fields	\$ 1,795	2.0%	\$ 835	VLL / BR	\$ 2,630
Branch Road Tot Lot	\$ 500	0.6%			\$ 500
Community Center	\$ 4,025	4.6%			\$ 4,025
Town Green	\$ 1,000	1.1%			\$ 1,000
Aquatics Facility	\$ 26,800	30.4%			\$ 26,800
Parks & Rec Other Projects	\$ 680	0.8%			\$ 680
Parks & Rec Repairs and Prev Maintenance	\$ 1,850	2.1%			\$ 1,850
<b>P&amp;R TOTAL</b>	<b>\$ 43,505</b>	<b>49.3%</b>	<b>\$ 870</b>		<b>\$ 44,375</b>
Economic Development	\$ 400	0.5%			\$ 400
Contingency and Issuance	\$ 3,367	3.8%			\$ 3,367
<b>Total</b>	<b>\$ 88,226</b>	<b>100%</b>	<b>\$ 32,493</b>		<b>\$ 120,719</b>

**OPTION 2 - 3% MEALS TAXES; AQUATICS 2036/38**

**Changes from 2024 CIP**

	<u>2025 Opt 2</u>	<u>2024 Final</u>	<u>Change</u>
Asphalt Mill and Overlay	\$ 17,004	\$ 16,750	\$254
Streets *	\$ 3,590	\$ 4,090	(\$500)
<hr/>			
<i>Sidewalks/Trails/Other</i>	<i>\$ 12,700</i>	<i>\$ 7,891</i>	<i>\$4,809</i>
<i>Infrastructure</i>			
Stormwater / Drainage *	\$ 2,800	\$ 4,800	(\$2,000)
Northside Property Yard	\$ 1,550	\$ 1,625	(\$75)
Other Public Works	\$ 510	\$ 572	(\$62)
<b><i>Building Improvements</i></b>	<b><i>\$ 2,500</i></b>	<b><i>\$ 14,000</i></b>	<b><i>(\$11,500)</i></b>
Town Hall	\$ 300	\$ 300	\$0
<hr/>			
Southside Park	\$ 3,100	\$ 3,050	\$50
Meadow Lane	\$ 2,435	\$ 2,230	\$205
Glyndon Park	\$ 1,320	\$ 500	\$820
Waters & Caffi Fields	\$ 1,795	\$ 1,165	\$630
Branch Road Tot Lot	\$ 500	\$ 545	(\$45)
<b><i>Community Center</i></b>	<b><i>\$ 4,025</i></b>	<b><i>\$ 785</i></b>	<b><i>\$3,240</i></b>
Town Green	\$ 1,000	\$ -	\$1,000
<b><i>Aquatics Facility</i></b>	<b><i>\$ 26,800</i></b>		<b><i>\$26,800</i></b>
Parks & Rec Other Projects	\$ 680	\$ 830	(\$150)
<b><i>Parks &amp; Rec Repairs/Maint</i></b>	<b><i>\$ 1,850</i></b>		<b><i>\$1,850</i></b>
<hr/>			
Economic Development	\$ 400	\$ 400	\$ -
Contingency and Issuance	\$ 3,367	\$ 3,367	\$ 0
<b>Total Bond</b>	<b>\$ 88,226</b>	<b>\$ 62,900</b>	<b>\$ 25,326</b>
<b>Total Outside Funding</b>	<b>\$ 32,493</b>	<b>\$ 19,575</b>	<b>\$ 12,918</b>
<b>Total Outside Funding</b>	<b>\$ 120,719</b>	<b>\$ 82,475</b>	<b>\$ 38,244</b>

\* Shift to outside funding

**UNFUNDED / TIMING MOVED CAPITAL PROJECTS**

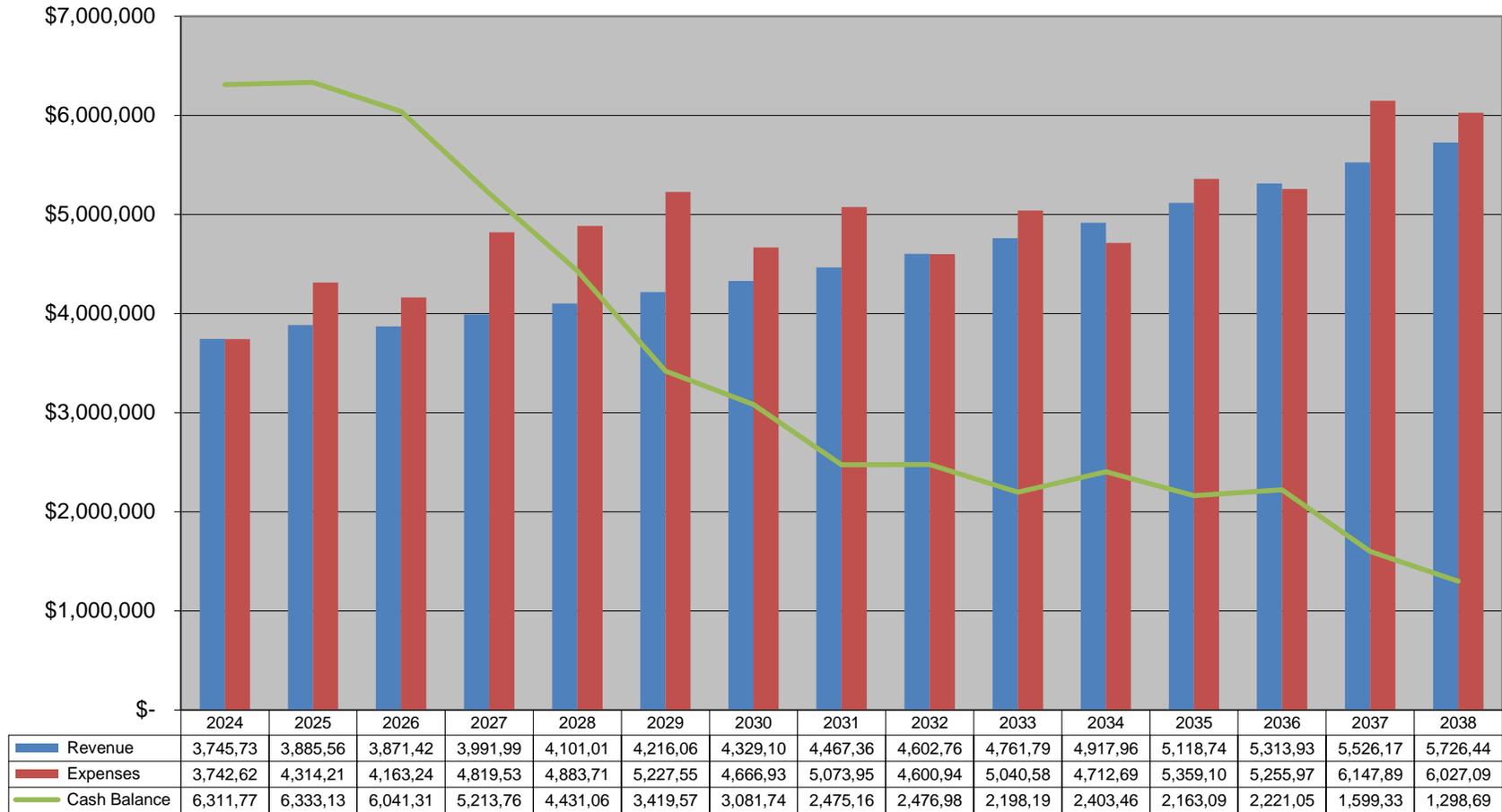
**OPTION 2 - 3% MEALS TAXES; AQUATICS IN 2036-38**

From 2024 Plan:	2026	2028	2030	2032	2034	2036	2038	Bond Total
Asphalt & Mill Overlay	\$ (500)	\$ (500)	\$ (500)		\$ 250	\$ 250	\$ 500	\$ (500)
Northside / Nutley Design and Construction			(500)	(2,500)				\$ (3,000)
Unspecified Public Buildings				(6,000)	(1,000)		(6,000)	\$ (13,000)
Recreation Facility A&E				(1,000)				\$ (1,000)
	<b>\$ (500)</b>	<b>\$ (500)</b>	<b>\$ (1,000)</b>	<b>\$ (9,500)</b>	<b>\$ (750)</b>	<b>\$ 250</b>	<b>\$ (5,500)</b>	<b>\$ (17,500)</b>

*By increasing investments in paving, sidewalks and parks, other building systems and repairs / replacements are under-funded. Study will be undertaken in FY 2025 to determine needs for FY 2026 plan and subsequent bond issue.*

**CAPITAL IMPROVEMENT PLAN 2024 - 2038 DATED 9/16/24**

**OPTION 2 - 3% MEALS TAXES; AQUATICS IN 2036-38**



**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2026 Bond**

Comments	Project	Bond Funding	Other Funding	Source of Other Funding
Increase	D-1 Asphalt & Mill Overlay	2,000,000 <i>(500,000)</i>	883,000	General Fund
Increase	D-2 Concrete Construction - various locations	900,000	-	
Increase	D-3 Transportation Infrastructure Improvements	800,000	-	
	D-4 Long-Range Transportation Master Plan	110,000		Moved from 2022; added \$30,000
	D-5 Electric Vehicle Charging Stations	100,000	-	
	D-6 Northside Property Yard - General Maintenance HVAC Replacement	50,000	-	
Increase	D-7 Nelson Drive NE Sidewalk Improvements from Beulah Road NE to Town line		200,000	
Increase	D-8 Ayr Hill Sidewalk Reconstruction Lawyers Road to Dominion Drive NW		200,000	
New	D-9 Ayr Hill and Lawyers Traffic Calming		270,000	
Increase	D-10 Mashie Drive SE Sidewalks from Hine Street SE to Echols Street SE		300,000	
	D-11 Locust St SW Trail Improvements		1,900,000	VDOT
Increase	D-12 Wilmar Drive SW - Roadway Construction		1,000,000	NVTA
N/A	Water and Sewer Projects		5,815,200	Water and Sewer Fees
N/A	Fairfax Sewer Capital Improvements		3,400,000	Water and Sewer Fees
	P-1 Southside Park Ballfields 1 & 2 Refurbishment	2,200,000		
	P-2 Southside Park Playground Equipment and Surfacing	500,000		
	P-3 Southside Park Court Upgrades	200,000		



**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2028 Bond**

Comments	Project	Bond Funding	Other Funding	
Increase	D-1 Asphalt & Mill Overlay	2,150,000 <i>(500,000)</i>	909,000	
Increase	D-2 Concrete Construction - various locations	900,000	-	
Increase	D-3 Transportation Infrastructure Improvements	800,000	-	
	D-5 Electric Vehicle Charging Stations	200,000	-	
	D-13 Ross Drive SW Culvert Replacement	1,500,000	-	
From 2026	D-14 W& OD Trail Construction	300,000		
	D-15 Streets/High Crown Roads: Unidentified Locations	590,000	590,000	VDOT/ NVTA
	D-16 Northside Property Yard Flat Roof Replacement	200,000	-	
New	D-17 Berry St SE Curb, Gutter, Sidewalk and Drainage from Echols Street to Pine Street SE		200,000	
	D-18 Niblick SE Curb, Gutter and Sidewalk, Maple to end, Engineering		300,000	Stormwater
	D-7 Nelson Drive NE Sidewalk Improvements from Beulah Road NE to Town line		1,700,000	VDOT / NVTA Construction moved from 2026
	D-8 Ayr Hill Sidewalk Reconstruction Lawyers Road to Dominion Drive NW		1,800,000	VDOT / NVTA Construction moved from 2026
	D-10 Mashie Drive SE Sidewalks from Hine Street SE to Echols Street SE		3,300,000	VDOT / Stormwater Construction moved from 2026
N/A	Water and Sewer Projects		5,960,600	Water and Sewer Fees
N/A	Fairfax Sewer Capital Improvements		3,400,000	Water and Sewer Fees



**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2030 Bond**

Comments	Project	Bond Funding	Other Funding	Source of Other Funding
Increase	Asphalt & Mill Overlay	2,309,000 <i>(500,000)</i>	936,000	
Increase	Concrete Construction - various locations	900,000	-	
Increase	Transportation Infrastructure Improvements	800,000	-	
	Electric Vehicle Charging Stations	100,000	-	
	Glyndon Street SE		400,000	VDOT / NVTA
	Church St. Crosswalks - Replace Three Intersections	500,000	-	
	Northside Property Yard - Vehicle Maint. Fall Restraint System	300,000	-	
	Town Hall Cooling Tower Replacement	100,000	-	
Increase	Niblick SE Curb, Gutter and Sidewalk, Maple to end, Construction		3,300,000	VDOT / NVTA
Decrease	Berry St SE Curb, Gutter, Sidewalk and Drainage from Echols Street to Pine Street SE		2,300,000	VDOT/ NVTA /Stormwater
N/A	Water and Sewer Projects		6,109,600	Water and Sewer Fees
N/A	Fairfax Sewer Capital Improvements		3,400,000	Water and Sewer Fees
<b>LEGEND</b>				
				Police
				Public Works
New	Southside Park Basketball Ct & Bridge Replacement	200,000		Parks & Recreation
	Waters Field Upgrades - Nets and Poles	450,000		Planning and Zoning
				Economic Development
				Finance / Human Resources

**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2030 Bond**

Comments	Project	Bond Funding	Other Funding	Source of Other Funding
Increase	Branch Road Playground Equipment, Surfacing & Fencing	500,000		
	Northside Park Asphalt Trail Construction and Replacement	250,000		
Increase	Resurfacing Parks Courts - Meadow Lane and Glyndon	250,000		
from 2028	Non-Profit Display Boards	50,000		
From 2032	Glyndon Park Turf Replacement	400,000		
New	General Repairs, Improvements, & Preventative Maintenance	121,000		
New	Parks Maintenance	125,000		
	Contingency	250,000	-	
	Issuance Costs	100,000	118,200	
<b>Project Totals:</b>		<b>\$ 7,205,000</b>	<b>\$ 16,563,800</b>	

<b>LEGEND</b>
Police
Public Works
Parks & Recreation
Planning and Zoning
Economic Development
Finance / Human Resources

**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2032 Bond**

Comments		Project	Bond Funding	Other Funding	Source of Other Funding
Increase	D-1	Asphalt & Mill Overlay	2,478,000	964,000	General Fund
Increase	D-2	Concrete Construction - various locations	900,000	-	
Increase	D-3	Transportation Infrastructure Improvements	800,000	-	
		Stormwater Drainage Improvements		500,000	Stormwater Fund
		Town Hall Chiller Replacement	100,000	-	
		Street Improvements	750,000	750,000	VDOT
		Northside Property Yard - Vehicle Maint. Lubricant Replumbing	300,000	-	
		Northside Property Yard - Fuel Tank and Dispense Rehabilitation	500,000	-	
		Northside Building Improvements	200,000		
		Glyndon Street SE		1,400,000	VDOT / NVTA
	N/A	Water and Sewer Projects		6,262,300	
	N/A	Fairfax Sewer Capital Improvements		3,500,000	
New		General Repairs and Preventive Maintenance	235,000		
New		Community Center Auditorium Improvements	300,000	-	
New		Glyndon Fencing on residential side	45,000		
New		Meadow Lane Park Storm Water Improvements		35,000	
		Contingency	400,000	-	
		Issuance Costs	171,200	77,000	

<b>LEGEND</b>
Police
Public Works
Parks & Recreation
Planning and Zoning
Economic Development
Finance / Human Resources

**Project Totals: \$ 7,179,200 \$ 13,488,300**

**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2034 Bond**

Comments	Project	Bond Funding	Other Funding	Source of Other Funding
Increase	D-1 Asphalt & Mill Overlay	2,659,000	993,000	General Fund
		<b>250,000</b>		
Increase	D-2 Concrete Construction - various locations	900,000	-	
Increase	D-3 Transportation Infrastructure Improvements	800,000	-	
	Stormwater Drainage Improvements		500,000	Stormwater Fund
	Street Improvements	750,000	750,000	VDOT
N/A	Water and Sewer Projects		6,419,000	Water and Sewer Fees
N/A	Fairfax Sewer Capital Improvements		3,500,000	Water and Sewer Fees
New	Unspecified Building A&E	500,000		
New	VCC HVAC Replacement, Boilers and New Roof	1,580,000		
New	VCC Accessible Playground	1,000,000		
New	Replace Gymnastics Floor Mats, FH Bleachers, Basketball Structures	510,000		
	General Repairs and Preventive Maintenance	250,000		
	Contingency	350,000	-	
	Issuance Costs	142,000	130,000	Water and Sewer Fees

<b>LEGEND</b>
Police
Public Works
Parks & Recreation
Planning and Zoning
Economic Development
Finance / Human Resources

**Project Totals: \$ 9,691,000 \$ 12,292,000**

**2025 CIP PROJECTS OPTION 2 - 3% MEALS TAXES, AQUATICS IN 2036-38**

**Capital Improvement Plan: 2036 Bond**

Comments	Project	Bond Funding	Other Funding	Source of Other Funding
<b>Decrease</b>	D-1 Asphalt & Mill Overlay	2,852,000	1,023,000	General Fund
		<b>250,000</b>		
<b>Increase</b>	D-2 Concrete Construction - various locations	900,000	-	
<b>Increase</b>	D-3 Transportation Infrastructure Improvements	800,000	-	
<b>From 2032</b>	Maple Ave & Center Street N Drainage Improvements	1,300,000	700,000	Stormwater \$700K
	Stormwater Drainage Improvements		500,000	Stormwater Fund
	Street Improvements	750,000	750,000	VDOT
<b>N/A</b>	Water and Sewer Projects	-	6,579,000	Water and Sewer Fees
<b>N/A</b>	Fairfax Sewer Capital Improvements		4,000,000	Water and Sewer Fees
<b>New</b>	Unspecified Building Construction	2,000,000		
<b>New</b>	Aquatics A&E	2,000,000		
	General Repairs and Preventive Maintenance	250,000		
	Contingency	400,000	-	
	Issuance Costs	150,000	122,000	

<b>LEGEND</b>
<b>Police</b>
<b>Public Works</b>
<b>Parks &amp; Recreation</b>
<b>Planning and Zoning</b>
<b>Economic Development</b>
<b>Finance / Human Resources</b>

**Project Totals: \$ 11,652,000 \$ 13,674,000**



## 2025 CIP OPTION 3 MODEL ASSUMPTIONS

### *4% Meals Taxes for 10 Years, Aquatics in 2028/30*

<p>Projects funded by Bonds (aside from Water and Sewer) are repaid by meals taxes, grants from NVTa, VDOT and other sources as indicated. Interest rates forecasted to decrease beginning in September 2024.</p>	<p><u>Interest rate on Debt:</u>                  2026 - 3%                  2028-2034 - 2.5%                  2026-2038 - 3.5%</p>
<p>Meals Tax estimated to finish 2024 at \$3.5 million; For 2024 growth was 2% over prior year, but over 8% a month for the last three months.</p>	<p><u>Estimated Growth Year over Year:</u>                  2025 - 3%                  2026-2038 - 3.5%</p>
<p>Changes from 2024 plan are:</p> <ul style="list-style-type: none"> <li>- Increase meals taxes from 3% to 4% for 10 years</li> <li>- Increase in paving to support pavement condition index</li> <li>- Increase in parks spending and preventive maintenance and</li> <li>- Decrease in unspecified building improvements</li> <li>- Cash infusion of \$450k in interest earnings in 2025</li> <li>- Addition of Aquatics facility in 2028 / 30 - 8 years earlier with meals tax increase</li> </ul>	
<p>Challenges:</p> <ul style="list-style-type: none"> <li>- Risk to indefinitely defer building maintenance</li> </ul>	
<p>Water and sewer infrastructure spending remains on plan to spend \$6.6 million in 2026 increasing by 3% every bond issue. Fairfax sewer capital is partially offset by \$850,000 earmark expected to be received in the fall of 2024. This cost funded by water and sewer fees.</p>	

# CIP 2026-2038

## Bond Portion Summary

## OPTION 3 - 4% MEALS TAXES; AQUATICS 2028/30

In \$000's

	Bond Total	% of Total	Outside Funding	Source	Total Funding
Asphalt & Mill Overlay	\$ 17,504	20.7%	\$ 6,763	GF	\$ 24,267
Other Infrastructure Improvement	\$ 11,900	14.1%			\$ 11,900
Streets	\$ 3,590	4.2%	\$ 6,390	VDOT/ NVTA	\$ 9,980
Sidewalks and Trails	\$ 800	0.9%	\$ 15,770	VDOT/ NVTA	\$ 16,570
Stormwater / Drainage	\$ 2,800	3.3%	\$ 2,700	Storm	\$ 5,500
Northside Property Yard	\$ 1,550	1.8%			\$ 1,550
Other Public Works	\$ 510	0.6%			\$ 510
Building Improvements	\$ 2,500	3.0%			\$ 2,500
Town Hall	\$ 300	0.4%			\$ 300
<b>DPW TOTAL</b>	<b>\$ 41,454</b>	<b>49.1%</b>	<b>\$ 31,623</b>		<b>\$ 73,077</b>
Southside Park	\$ 3,100	3.7%			\$ 3,100
Meadow Lane	\$ 2,435	2.9%	\$ 35	Storm	\$ 2,470
Glyndon Park	\$ 1,320	1.6%			\$ 1,320
Waters & Caffi Fields	\$ 1,795	2.1%	\$ 835	VLL / BR	\$ 2,630
Branch Road Tot Lot	\$ 500	0.6%			\$ 500
Community Center	\$ 4,025	4.8%			\$ 4,025
Town Green	\$ 1,000	1.2%			\$ 1,000
Aquatics Facility	\$ 22,550	26.7%			\$ 22,550
Parks & Rec Other Projects	\$ 680	0.8%			\$ 680
Parks & Rec Repairs and Prev Maintenance	\$ 1,850	2.2%			\$ 1,850
<b>P&amp;R TOTAL</b>	<b>\$ 39,255</b>	<b>46.5%</b>	<b>\$ 870</b>		<b>\$ 40,125</b>
Economic Development	\$ 400	0.5%			\$ 400
Contingency and Issuance	\$ 3,367	4.0%			\$ 3,367
<b>Total</b>	<b>\$ 84,476</b>	<b>100%</b>	<b>\$ 32,493</b>		<b>\$ 116,969</b>

**OPTION 3 - 4% MEALS TAXES; AQUATICS 2028/30**

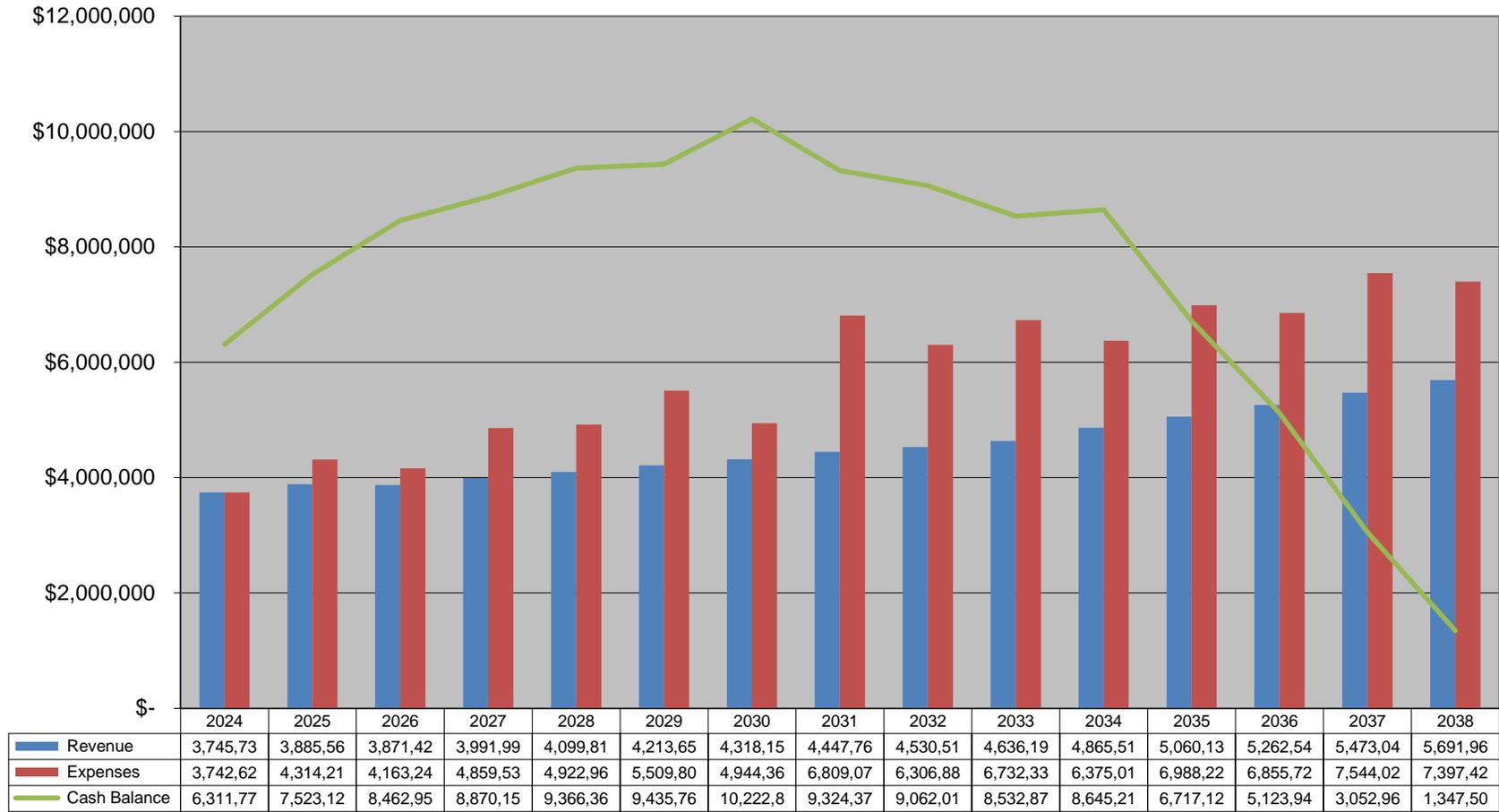
**Changes from 2024 CIP**

	<u>2025 Opt 3</u>	<u>2024 Final</u>	<u>Change</u>
Asphalt Mill and Overlay	\$ 17,504	\$ 16,750	\$754
Streets *	\$ 3,590	\$ 4,090	(\$500)
<hr/>			
<i>Sidewalks/Trails/Other</i>	<i>\$ 12,700</i>	<i>\$ 7,891</i>	<i>\$4,809</i>
<i>Infrastructure</i>			
Stormwater / Drainage *	\$ 2,800	\$ 4,800	(\$2,000)
Northside Property Yard	\$ 1,550	\$ 1,625	(\$75)
Other Public Works	\$ 510	\$ 572	(\$62)
<b><i>Building Improvements</i></b>	<b><i>\$ 2,500</i></b>	<b><i>\$ 14,000</i></b>	<b><i>(\$11,500)</i></b>
Town Hall	\$ 300	\$ 300	\$0
<hr/>			
Southside Park	\$ 3,100	\$ 3,050	\$50
Meadow Lane	\$ 2,435	\$ 2,230	\$205
Glyndon Park	\$ 1,320	\$ 500	\$820
Waters & Caffi Fields	\$ 1,795	\$ 1,165	\$630
Branch Road Tot Lot	\$ 500	\$ 545	(\$45)
<b><i>Community Center</i></b>	<b><i>\$ 4,025</i></b>	<b><i>\$ 785</i></b>	<b><i>\$3,240</i></b>
Town Green	\$ 1,000	\$ -	\$1,000
<b><i>Aquatics Facility</i></b>	<b><i>\$ 22,550</i></b>		<b><i>\$22,550</i></b>
Parks & Rec Other Projects	\$ 680	\$ 830	(\$150)
<b><i>Parks &amp; Rec Repairs/Maint</i></b>	<b><i>\$ 1,850</i></b>	<b><i>\$ -</i></b>	<b><i>\$1,850</i></b>
<hr/>			
Economic Development	\$ 400	\$ 400	\$ -
Contingency and Issuance	\$ 3,367	\$ 3,367	\$ 0
<b>Total Bond</b>	<b>\$ 84,476</b>	<b>\$ 62,900</b>	<b>\$ 21,576</b>
<b>Total Outside Funding</b>	<b>\$ 32,493</b>	<b>\$ 19,575</b>	<b>\$ 12,918</b>
<b>Total Outside Funding</b>	<b>\$ 116,969</b>	<b>\$ 82,475</b>	<b>\$ 34,494</b>

\* Shift to outside funding

**CAPITAL IMPROVEMENT PLAN 2024 - 2038 DATED 9/16/24**

**OPTION 3 - 4% MEALS TAXES FOR 10 YRS; AQUATICS IN 2028-30**





# Appendix - A

## *2026 Project Details*

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**PROJECT D-1: ASPHALT & MILL OVERLAY STREET IMPROVEMENTS**

**Department:** Public Works

**Status:** Ongoing

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2024 thru 2029:** \$7,608,000

**Total Future Capital Budget Requests:**

**DESCRIPTION:**

There is a need to increase funding levels to improve the condition of roadways. This project will rehabilitate asphalt on various streets as determined by the department, using the annual pavement (roadway) condition rating survey and other factors. The rehabilitation methods will include, mill and overlay, patching, slurry seal, crack sealing or full depth reconstruction as determined by the condition of each street.

Financing for the project is from a combination of the Town's General Fund and future bond issues.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$1,500,000	\$1,650,000	\$1,809,000
General Fund	\$857,000	\$883,000	\$909,000
Total	\$2,357,000	\$2,533,000	\$2,718,000

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(2)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$2,357,000	\$2,533,000	\$2,718,000
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$2,357,000</b>	<b>\$2,533,000</b>	<b>\$2,718,000</b>
Operating Costs or Savings	Avoid future major road reconstruction costs (2)	Avoid future major road reconstruction costs (2)	Avoid future major road reconstruction costs (2)

- (1) The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.
- (2) Based on estimates provide by the Town’s engineering staff, the cost to completely reconstruct one-half mile of a standard two-lane roadway segment is approximately \$305,000 in 2022 dollars. The Town maintains 134 lane miles of road.



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**CONCRETE CONSTRUCTION**

**PROJECT D-2: CONCRETE CONSTRUCTION UPGRADES - VARIOUS LOCATIONS**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 thru 2031:** \$ 2,700,000

**Total Future Capital Budget Requests:** \$3,600,000 - Fiscal Years 2032-2038

**DESCRIPTION:**

This project will replace existing concrete curb, gutter, driveway aprons, sidewalk, wheelchair ramps and related items at locations determined by the department.

Projects may include:

- Replacing wheelchair ramps not compliant with current ADA requirements
- Replacing deteriorating curb, gutter and sidewalk
- Replace driveway aprons or storm inlets
- Repair or replacement of retaining walls
- Replacement of asphalt sidewalks with concrete

Financing for the project is through the use of the 2026 and future general obligation bond issues.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$900,000	\$900,000	\$900,000
VDOT/NVTA Grants	-0-	-0-	-0-
General Fund	-0-	-0-	-0-
<b>Total</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>\$900,000</b>

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**CONCRETE CONSTRUCTION**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$900,000	\$900,000	\$900,000
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>\$900,000</b>
Operating Costs or Savings	Avoid future major concrete reconstruction costs	Avoid future major concrete reconstruction costs	Avoid future major concrete reconstruction costs

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**TRANSPORTATION INFRASTRUCTURE**

**PROJECT D-3: TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 thru 2031:** \$2,400,000

**Total Future Capital Budget Requests:** \$3,200,000 Fiscal Years 2032-2038

**DESCRIPTION:**

Funds are for engineering and construction of recommended small sidewalk or other minor improvement projects. These projects are generally not eligible for Virginia Department of Transportation (VDOT) grants.

Projects may include:

- Construct curb and gutter in front of new single homes where the builder is required to construct sidewalk under the March 11, 2021 ordinance.
- Installation of missing segments of curb or sidewalk along a street.
- Installing traffic calming measures.

Financing for the project is included in the proposed 2026 and future general obligation bond issues.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$800,000	\$800,000	\$800,000
VDOT/NVTA Grants	-0-	-0-	-0-
<b>Total</b>	<b>\$800,000</b>	<b>\$800,000</b>	<b>\$800,000</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**TRANSPORTATION INFRASTRUCTURE**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$800,000	\$800,000	\$800,000
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$800,000</b>	<b>\$800,000</b>	<b>\$800,000</b>
Operating Costs or Savings	Minimal annual maintenance costs anticipated	Minimal annual maintenance costs anticipated	Minimal annual maintenance costs anticipated



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**PROJECT D-4: LONG-RANGE TRANSPORTATION MASTER PLAN AND LOCAL CIRCULATOR STUDY**

**Department:** Public Works

**Status:** Planning

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 & 2027:** \$110,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The first project (at \$80,000) will establish a long-range transportation master plan for the Town which is needed to adequately address current and future transportation initiatives.

The second project (at \$30,000) will analyze a potential local circulator route or routes that could provide frequent, all-day service to and between Maple Avenue and Church Street destinations. This would fill a critical existing deficiency in locally oriented bus transit service. The circulator concept would fill the existing local transit gap and serve local trips for existing and future residents.

Both planning efforts are recommended improvements contained in the Town’s Maple Avenue Multimodal Study. Financing for the study and master plan is included in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$110,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$110,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**CAPITAL BUDGET REQUEST <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$110,000	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$110,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**MISCELLANEOUS PUBLIC IMPROVEMENTS**

**PROJECT D-5: ELECTRIC VEHICLE CHARGING STATIONS**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Environmentally sustainable community

**FY 2026 thru 2029:** \$400,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

One of the goals of the Strategic Plan is to purchase alternative fuel vehicles. The Vehicle Replacement Program (VRP) projects the increasing availability of Electric Vehicles (EVs) sedans in the coming years. In order to support EVs the charging infrastructure must be in place. Reasonably priced pickup trucks should start hitting the market in the next several years and electric sedans are already available.

In CY 2024, two charging stations were installed at Northside, and a Nissan Leaf CV was purchased for use at Northside. The Towns plan for future EV chargers at the Community Center, Police Station, Town Hall, and another location tbd. The approximate cost to design, permit and build each future EV station is \$80,000 to \$100,000 depending upon site constraints. For these stations, the total estimate is \$400,000. The Town could seek contracting opportunities with a private entity to own, operate and maintain these stations.

Financing for the project is included in the proposed 2026 general obligation bond issue (1 EV charging station at \$100,000), the proposed 2028 general obligation bond issue (2 EV charging stations at 200,000) and 2030 general obligation bond issue (1 EV charging station at \$100,000).

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$100,000	\$200,000	\$100,000
Total	\$100,000	\$200,000	\$100,000

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**MISCELLANEOUS PUBLIC IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$20,000	\$40,000	\$20,000
Construction	\$80,000	\$160,000	\$80,000
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$100,000</b>	<b>\$200,000</b>	<b>\$200,000</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**NORTHSIDE PROPERTY YARD IMPROVEMENTS**

**PROJECT D-6: GENERAL MAINTENANCE HVAC REPLACEMENT**

**Department:** Public Works

**Status:** Construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 & 2027:** \$50,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The Northside Property Yard is equipped with three AC / heater rooftop units that control the climate in the office areas. Two of the three units failed and were replaced in 2017 and 2018. The third unit is original to the building and is approaching its limited lifespan. This project plans to replace the unit as necessary.

Financing for the project is included in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$ 50,000	\$ -0-	\$ -0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$ 50,000</b>	<b>\$ -0-</b>	<b>\$ -0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**NORTHSIDE PROPERTY YARD IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$50,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$50,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**PROJECT D-7: NELSON DRIVE NE SIDEWALK IMPROVEMENTS FROM BEULAH ROAD,  
NE TO THE TOWN LINE**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 thru 2029:** \$1,900,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project will connect the existing sidewalk segments and complete the pedestrian path along Nelson Drive, NE from Beulah Road to the Town's east corporate line. This project will provide better drainage and new pedestrian connections to Beulah Road.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Other Funding	\$200,000	\$1,700,000	N/A
Total	\$200,000	\$1,700,000	N/A

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$200,000	-0-	-0-
Construction	-0-	\$1,700,000	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$200,000</b>	<b>\$1,700,000</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**PROJECT D-8: AYR HILL SIDEWALK RECONSTRUCTION FROM LAWYERS ROAD TO  
DOMINION DRIVE NW**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 thru 2029:** \$2,000,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would eliminate the existing ditch system and replace it with curb, gutter and sidewalk along Ayr Hill Avenue NW from Lawyers Road to East of Dominion Road. The storm drainage system must be designed to connect the existing storm drainage pipes from Lawyers to Dominion Road. A full sidewalk project will provide a safe route for pedestrians walking to the businesses on Mill Street and Dominion Road, in addition to providing access to the regional trail and the historic Vienna Train Station.

Financing for the project is through two anticipated grants: VDOT (at \$1,000,000) and NVTA (at \$800,000).

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Other Funding	\$200,000	-0-	-0-
VDOT/NVTA Grants	-0-	\$1,800,000	-0-
Total	\$200,000	\$1,800,000	-0-

*(1) The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.*

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$200,000	-0-	-0-
Construction	-0-	\$1,800,000	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	\$200,000	\$1,800,000	-0-
Operating Costs or Savings	N/A	N/A	N/A

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**TRAFFIC IMPROVEMENTS**

**PROJECT D-9 AYR HILL TRAFFIC CALMING AT LAWYERS RD NW**

**Department:** Public Works

**Status:** Planning/design and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026:** \$270,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

At the March 4, 2024 Town Council Meeting, Council approved the TSC motion and recommendation to implement these improvements. This project will bump out the curb ramps located at the Ayr Hill Avenue leg of the Ayr Hill Avenue and Lawyers Road intersection. This improvement will also include adding curb and gutter along Ayr Hill Avenue near the intersection, replacing/adding sidewalk, adding driveway aprons, and on-street parking lines where applicable. These improvements will provide traffic calming effects with the narrowing of Ayr Hill Avenue within the area of the intersection. It will also create a safer environment for pedestrians. These recommendations were presented to the community at the Nov. 28, 2023, TSC meeting in which the TSC approved the motion unanimously.

The design was funded by ARPA (\$116,000) and the construction will be funded by NVTA funds (estimated to be \$270,000)

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	-0-	-0-	-0-
VDOT/NVTA Grants	\$270,000	-0-	-0-
Total	\$270,000	-0-	-0-

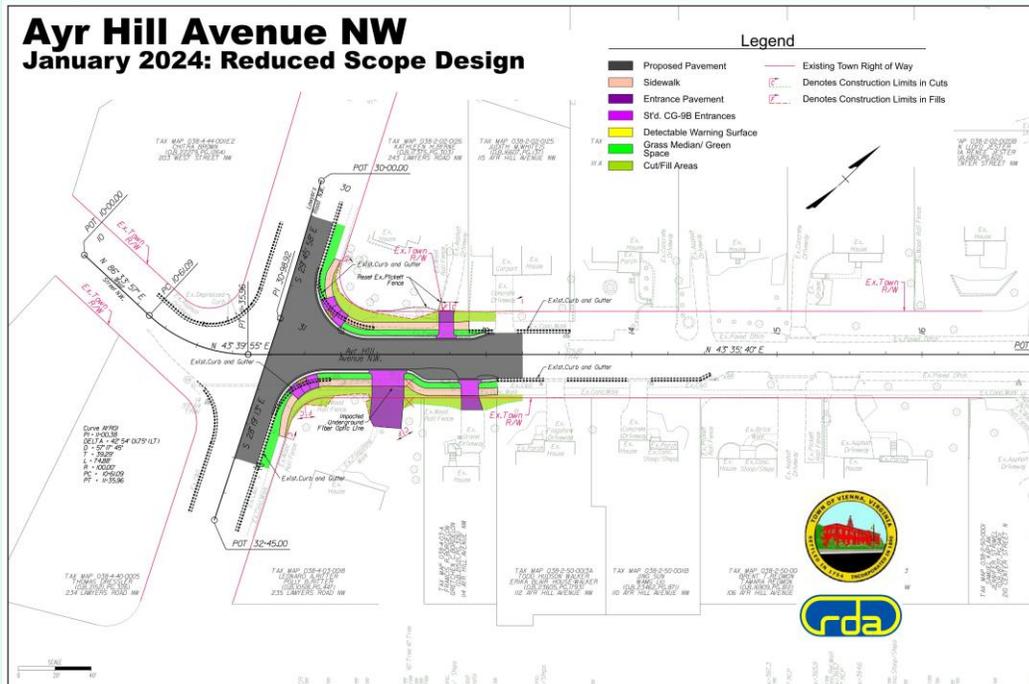
**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**TRAFFIC IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

Cost Category	Fiscal Years 2024 & 2025	Fiscal Years 2026 & 2027	Fiscal Years 2028 & 2029
Planning & Engineering	-0-	-0-	-0-
Construction	\$270,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$270,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**PROJECT D-10: MASHIE DRIVE SE CURB, GUTTER, AND SIDEWALKS FROM HINE STREET SE TO ECHOLS STREET SE**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 thru 2029:** \$3,600,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would eliminate the existing drainage ditches along both sides of the roadway. In place of the current ditch system, new curb, gutter, drainage infrastructures, and sidewalks would be installed for approximately 2,400 feet along both sides of Mashie Drive SE.

Financing for the project is through an anticipated NVTA and VDOT grants.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Other Funding	\$300,000	-0-	-0-
VDOT/NVTA Grants	-0-	\$2,500,000	-0-
Stormwater Fund	-0-	\$800,000	-0-
Total	\$300,000	\$3,300,000	-0-

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$300,000	-0-	-0-
Construction	-0-	\$3,300,000	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$300,000</b>	<b>\$3,300,000</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**PROJECT D-11: LOCUST ST SW TRAIL IMPROVEMENTS**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 & 2027:** \$1,900,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would demolish and reconstruct the existing trail from the Center Street S/Locust St SW intersection to the W&OD Trail (approximately 680 Feet). The project would widen the trail to 10 feet and be re-categorized a Shared-Use Path (SUP)

The project will also include drainage improvements (drainage infrastructures and grading).

Note that the PE cost includes design, VDOT OS, ROW/Easements, and contingencies.

Financing for this project was approved by VDOT (TA Funds) in 2023 and the Town will apply for NVTA funding for local match.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	-0-	-0-	-0-
VDOT Grants	\$1,900,000	-0-	-0-
Stormwater Fund	-0-	-0-	-0-
Total	\$1,900,000	-0-	-0-

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$800,000	-0-	-0-
Construction	\$1,100,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,900,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**PROJECT D-12: WILMAR DRIVE SW – ROADWAY DESIGN**

**Department:** Public Works

**Status:** Planning

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2026 & 2027:** \$1,000,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would prepare a design to eliminate the existing ditch system and replace it with curb, gutter, drainage pipes and sidewalk along Wilmar Place NW from Lawyers Road to Center Street N. The storm drainage system must be designed to connect the existing storm drainage pipes from Lawyers to Dominion Road. Construction funding for this project will be secured from a future bond issue and upon collection of future escrow funds.

Preliminary design was begun in 2024 using a combination of ARPA and developer escrow funds. Completion of design and construction is proposed to be provided through a NVTA grant.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2027 &amp; 2028</b>	<b>Fiscal Years 2029 &amp; 2030</b>
Bond Issue	-0-	-0-	-0-
VDOT/NVTA Grants	\$1,000,000	-0-	-0-
Sidewalk Escrow	-0-	-0-	-0-
<b>Total</b>	<b>\$1,000,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$200,000	-0-	-0-
Construction	\$800,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARKS IMPROVEMENTS**

**PROJECT P-1: SOUTHSIDE PARK BALL FIELD #1 AND #2 REFURBISHMENTS**

**Department:** Parks and Recreation

**Status:** Planning and construction

**Strategic Plan Objective:** Environmentally sustainable and complete community

**FY 2026 & 2027:** \$2,200,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would completely reconstruct the Southside Fields #1 and #2 and replace the ball field lighting with LED lights. The plans include design work (A&E) followed by amending, grinding, laser grading and sodding the infield, wings areas, and home plate from the back stop. The project also includes several other improvements such as installing irrigation to the outfield, replacing the dugouts, and installing warning track and foul poles. Improvements would include assembly areas for wheelchair spaces as identified by the American with Disabilities Act (ADA) standards.

Currently, games often are cancelled because the fields do not drain properly. There is no irrigation system and the lights on Field #1 are over 30 years old. The creek restoration at Southside Park is scheduled in 2024 so the timing works for the field restoration.

The Town anticipates using the 2026 general obligation bond to fund this project.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$2,200,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
<b>Total</b>	<b>\$2,200,000</b>	<b>-0-</b>	<b>-0-</b>

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARKS IMPROVEMENTS**

**CAPITAL BUDGET REQUEST <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$440,000	-0-	-0-
Construction	\$1,760,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$2,200,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	Anticipate electric utility costs savings with LED lights.	N/A	N/A

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

PARKS IMPROVEMENTS

Southside Park Field #2



Southside Park Field #1



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-2: SOUTHSIDE PARK PLAYGROUND EQUIPMENT AND SURFACING**

**Department:** Parks and Recreation

**Status:** Acquisition and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2026 & 2027:** \$500,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The existing playground was built in 1998. On average a playground will last approximately 20 to 25 years. Those 25 years of use include exposure to weather elements, wear and tear from everyday play and, at times, vandalism. Creating a welcoming, safe and accessible playground is just as important as the play equipment installed. A well-designed inclusive playground makes the space more comfortable and user friendly for children and families of all ages and abilities. The Park Master Plan will assist in determining what type of equipment the community would desire at this park.

Financing for the project is from the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$500,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Total	\$500,000	-0-	-0-

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: (1)**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2029</b>
Planning & Engineering	-0-	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	\$500,000	-0-	-0-
<b>TOTAL</b>	\$500,000	-0-	-0-
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-3: SOUTHSIDE PARK COURT UPGRADES – FENCING & LIGHTS**

**Department:** Parks and Recreation

**Status:** Acquisition and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2026 & 2027:** \$200,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would resurface the basketball court and install new LED lights, fencing, poles and rims at the Southside Park basketball court. The last resurfacing was completed in 2014. Park maintenance guidelines recommend resurfacing courts every 7-10 years.

The Town financing this project from the 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$200,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
<b>Total</b>	<b>\$200,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	\$200,000	-0-	-0-
<b>TOTAL</b>	<b>\$200,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-4: WATERS FIELD UPGRADES – GRADING AND NETS**

**Department:** Parks and Recreation

**Status:** Planning and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2026 thru 2029:** \$650,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The details of this project include grading the grounds around the concession stand and press box, as there are water issues that cause flooding in the concession stand and storage area of the press box. The estimated cost is \$100,000.

The last component is installing poles and netting around the perimeter of Waters Field to keep balls from exiting the ballfield during practice and play. Over the years, dead or dying trees have been removed around the perimeter of the field. These trees served as natural shields that diverted balls from exiting the ballfield. Babe Ruth baseball players are routinely hitting foul balls onto Center and Cherry Street potentially damaging vehicles and hitting pedestrians. The addition of collegiate play at Waters Field impacts field usage of Caffi Field 3 as homeruns land in the softball playing area. The estimated cost for this project component is \$500,000

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$600,000	-0-	-0-
Babe Ruth & VYI	\$50,000	-0-	-0-
<b>Total</b>	<b>\$650,000</b>	<b>-0-</b>	<b>-0-</b>

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$10,000	-0-	-0-
Construction	\$90,000	\$500,000	-0-
Other Costs	\$50,000	-0-	-0-
<b>TOTAL</b>	<b>\$150,000</b>	<b>\$500,000</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

PARK IMPROVEMENTS



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-5: CAFFI FIELDS DRAINAGE IMPROVEMENT**

**Department:** Parks and Recreation

**Status:** Planning & Construction

**Strategic Plan Objective:** Engaged and Complete Community

**FY 2026 & 2027:** \$300,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The three fields at Caffi Fields have water drainage issues. Field 1 has a concentrated sheet flow from the gate on the first base line flowing to the third base line. Field 2 and 3 have an infield drainage problem. This project would involve laser leveling all outfields.

When water remains on the field surface and does not drain many problems occur including slippery and unsafe conditions. Games are cancelled and maintenance practices are delayed.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$430,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Other	-0-	-0-	-0-
Total	\$430,000	-0-	-0-

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$80,000	-0-	-0-
Construction	\$350,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$430,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-6: GLYNDON PARK RESTROOM**

**Department:** Parks and Recreation

**Status:** Planning and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2026 & 2028:** \$50,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The existing restroom was built in 1983. In 2022, the exterior of the facility was improved by a local builder to include a new slate hip roof with a 4' overhang to include recessed lighting, stone veneer and stucco on the walls and a flagstone walkway around the facility. Future plans include upgrading the interior of the building by replacing stalls, installing epoxy flooring and adding additional ADA compliant bathrooms.

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$50,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
ARPA	-0-	-0-	-0-
<b>Total</b>	<b>\$50,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: (1)**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$50,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$50,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-7: MEADOW LANE RE-FENCING**

**Department:** Parks and Recreation

**Status:** Construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2026 & 2027:** \$80,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would replace all the fencing around Meadow Lane Park. The current playground and ballfield fence was installed in 1984. The basketball and tennis fences were installed in 1998. The average useful life for these types of fencing installations is approximately 30 years.

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$80,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$80,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$80,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$80,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**COMMUNITY CENTER IMPROVEMENTS**

**PROJECT P-8: TEEN CENTER REMODEL**

**Department:** Parks and Recreation

**Status:** Construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2026 & 2027:** \$350,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The Club Phoenix Teen Center, constructed in 1999, needs to be remodeled to better reflect current programs and services. The Teen Center serves hundreds of middle school children, Monday through Friday, and is home to a wide variety of after-school opportunities including drop-in activities, summer camp, events and facility rentals.

The only upgrades made to the Teen Center since it was constructed in 1999 have been to the audio-visual equipment which was upgraded in 2013. The useful life of audio-visual equipment is dependent on software compatibility, though a general standard is ten years. In addition, the Teen Center’s floors, counters, kitchen and seating areas are also in need of replacement and a refreshed look.

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$350,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$350,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**COMMUNITY CENTER IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: (1)**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$350,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$350,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**COMMUNITY CENTER IMPROVEMENTS**

**PROJECT P -9: COMMUNITY CENTER CARPET REPLACEMENT**

**Department:** Parks and Recreation

**Status:** Construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2028 & 2029:** \$35,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project proposes replacing the carpeting in the community center. The life expectancy of a commercial grade carpet is typically ten to twelve years. The original carpet was installed in 2017.

Financing for the project is include in the proposed 2028 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$35,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
ARPA	-0-	-0-	-0-
<b>Total</b>	<b>\$35,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**COMMUNITY CENTER IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	\$35,000	-0-	-0-
<b>TOTAL</b>	<b>\$35,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**COMMUNITY CENTER IMPROVEMENTS**

**PROJECT P-10: COMMUNITY CENTER PERVIOUS PAVEMENT REPLACEMENT**

**Department:** Parks and Recreation

**Status:** Planning & Construction

**Strategic Plan Objective:** Environmentally sustainable community

**FY 2026 & 2027:** \$250,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project proposes replacing the pervious pavement in the community center parking lot. The current pervious concrete pavement is crumbling and can result in a safety issue for those parking in handicapped parking spaces. The concrete could be replaced with a pervious rubber pavement which better withstands the weight and wear from vehicles.

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$250,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
ARPA	-0-	-0-	-0-
Total	\$250,000	-0-	-0-

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**COMMUNITY CENTER IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$250,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$250,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-11: BOWMAN HOUSE KILNS AND WHEELS REPLACEMENT**

**Department:** Parks and Recreation

**Status:** Acquisition

**Strategic Plan Objective:** Complete community

**FY 2026 & 2027:** \$30,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would replace two kilns and nine wheels for the pottery program. The average useful life for this type of equipment is ten years. The current kilns and wheels were purchased in 2017.

The Town’s kilns and wheels are heavily used and although serviced annually, do begin to breakdown after many years of use.

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$30,000	-0-	-0-
Fairfax County/VLL	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$30,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: (1)**

Cost Category	Fiscal Years 2026 & 2027	Fiscal Years 2028 & 2029	Fiscal Years 2030 & 2031
Planning & Engineering	-0-	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	\$30,000	-0-	-0-
<b>TOTAL</b>	<b>\$30,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-12: WILDWOOD PARK STREAM VALLEY – WATER FLOW**

**Department:** Parks and Recreation

**Status:** Construction

**Strategic Plan Objective:** Environmentally sustainable community

**FY 2026 & 2027:** \$50,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The Wildwood Park stream restoration, completed many years ago, had an impact on the flow of the water from the residential side of the asphalt path to the creek in a number of locations. Some of these areas along the asphalt trail are low lying causing water to pool or flood the asphalt trail. This flooding causes large puddles and frozen ice on the asphalt trail. This project will remedy these troublesome areas so the water can be diverted under the asphalt pathways to access the stream.

Financing for the project is include in the proposed 2026 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$50,000	-0-	-0-
Fairfax County/VLL	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$50,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$50,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$50,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-13: PARK BRIDGE INSPECTION, REPAIR AND REPLACEMENT**

**Department:** Parks and Recreation

**Status:** Planning and Construction

**Strategic Plan Objective:** Engaged and Complete

**FY 2026 & 2027:** \$300,000

**Total Future Capital Budget Requests:** Expected every 6-8 years

**DESCRIPTION:**

The Town has 8 bridges in parks. None of the bridges have been inspected by a qualified inspector. A structural engineer will be hired to inspect and assess 8 park bridges. Make the recommended repairs or replacement.

Glyndon Park – 1 timber bridge

Northside Park – 1 aluminum bridge and 1 wooden bridge

East Creek Trail – 1 metal frame bridge

Wildwood Park – 1 aluminum bridge

Vienna Community Center – 1 aluminum bridge

Southside Park – 1 metal frame bridge and 1 timber bridge

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$300,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Other	-0-	-0-	-0-
<b>Total</b>	<b>\$300,000</b>	<b>-0-</b>	<b>-0-</b>

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$100,000	-0-	-0-
Construction	\$200,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$300,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT: P-14** GLYNDON PARK – PLAYGROUND SAFETY AND FUNCTION IMPROVEMENTS

**Department:** Parks and Recreation

**Status:** Planning & Construction

**Strategic Plan Objective:** Engaged and Complete Community

**FY 2026 & 2027: \$700,000**

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The playground safety and functional improvements received \$300,000 with the 2022 CIP bond however that is insufficient to engineer and construct the project. We are requesting an additional \$700,000 for the following.

- Design an improved layout of the playground that incorporates and optimizes the grade of the land and connects the adjunct swing sets into the design. The design will complement and enhance or replace the existing structures, retaining walls, play components and picnic shelter.
- Add ADA trail to the playground.
- Add a poured-in-place surface to allow park users with special needs a surface to travel upon (portion of the playground).
- Sandbox - increase the play capacity and improve on the design of the playground and provide relief for the maintenance burden of the current design.
- Bring the retaining walls into building code compliance.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$700,000	-0-	-0-
Total	\$700,000	-0-	-0-

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	\$150,000	-0-	-0-
Construction	\$550,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$700,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

GENERAL FACILITY IMPROVEMENTS

PROJECT P-15: GENERAL REPAIRS AND PREVENTATIVE MAINTENANCE

**Department:** Parks and Recreation

**Status:** Ongoing

**Strategic Plan Objective:** Well-Governed and Complete Community

**FY 2026 thru 2029:** \$489,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

**Project Overview:** The projects identified under "General Repairs" represent areas of preventative maintenance, replacement of Furniture, Fixtures, and Equipment (FFE), and other essential repairs intended to support the continued operations of the Vienna Community Center, Bowman House, two historic sites, programs, and special events. These projects ensure that facilities remain safe, functional, and welcoming to the public while preserving the integrity of the buildings and amenities.

Given the evolving needs of the community and the facilities, the scope and specifics of these projects may be adjusted as necessary to address emerging priorities or unforeseen circumstances. This flexibility ensures that resources are allocated effectively and that the Department of Parks & Recreation remains responsive to the needs of its users.

**List of Projects FY 2026 & 2027:**

- **Outdoor PA System** - \$6,000  
Installation of a new outdoor PA system to enhance communication during events and improve safety through clear and reliable announcements.
- **Replacement of Gymnastics Equipment** - \$15,000  
Replacing worn and outdated gymnastics equipment to ensure safety and maintain high standards for youth and adult programming.
- **Replacement and Addition of Building Bollards** - \$15,000  
Replacing existing deteriorating bollards and adding new ones to improve safety and traffic management around the community center.
- **Replacement of Hydraulic Loading Dock for the Auditorium Stage** - \$50,000  
Replace the aging hydraulic loading dock; ensuring safe and efficient loading operations to support continued use of the auditorium for performances and events,.
- **New Marquee at the Vienna Community Center** - \$40,000  
Installing a new marquee to improve visibility and effectiveness in promoting department activities, events, and community information.

**GENERAL FACILITY IMPROVEMENTS**

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- **Replacement of an HVAC Unit and AC Blower at the Freeman Store - \$26,000**  
Replacing the aging HVAC unit and AC blower to ensure a comfortable environment for visitors and the preservation of historical exhibits.
- **Electrical Upgrades to the Freeman Store - \$50,000**  
Upgrading the electrical panel and rewiring to meet current safety standards and accommodate the building's power needs.
- **Replacement of Cleaning Equipment - \$15,000**  
Replacing the Viper Floor Machine and a smaller walk-behind cleaning machine to maintain the cleanliness and longevity of the two gymnasium floors, reducing long-term maintenance costs.
- **Replace Stacking Chairs for Rentals, Special Events, & Theater Performances - \$25,000**  
Replacing worn stacking chairs and increasing the inventory to support community rentals, events, and performances, ensuring comfort and availability.
- **Exterior Maintenance of Two Historical Sites - \$15,000**  
Conduct necessary siding repairs, soft washing, and painting to preserve the historic integrity and appearance of the Freeman Store and Little Library Museum.
- **Replacement of the Town Green Chairs - \$8,000**  
Replace worn chairs to maintain quality seating options for programs/events.

**List of Projects FY 2028 & 2029:**

- **Replace Exterior Railing and Steps - Community Center Fire Exit - \$37,000**  
Replacing an aging exterior railing and steps to ensure a safe and reliable emergency exit at the Vienna Community Center.
- **Replace Four Large Sinks in the Community Center Restrooms - \$45,000**  
Installing new sinks that are easier to maintain and better suited to the needs of restroom users, improving both functionality and aesthetics.
- **Replace Auditorium Wheelchair Lift - \$22,000**  
Replacing the existing wheelchair lift at the end of its lifecycle to ensure continued ADA-compliant access to the auditorium stage, maintaining the inclusivity of public events and performances.
- **Create an Elevated Boardwalk - Wildwood Park Stream Valley - \$75,000**  
Constructing an elevated boardwalk to provide safe and accessible passage through the Wildwood Park stream valley, enhancing the visitor experience while protecting natural habitats.
- **Community Needs Assessment - \$45,000**  
Conducting a comprehensive needs assessment to gather input from users and non-users of parks and recreation services, refining our master plan, and developing targeted initiatives for future strategic planning.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**GENERAL FACILITY IMPROVEMENTS**

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$265,000	\$224,000	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
<b>Total</b>	\$265,000	\$224,000	-0-

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL BUDGET REQUEST:** <sup>(1)</sup>

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	\$265,000	\$224,000	-0-
<b>TOTAL</b>	\$265,000	\$224,000	-0-
Operating Costs or Savings	N/A	N/A	N/A

**PARKS IMPROVEMENTS AND MAINTENANCE**

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**PROJECT P-16: PARK REPAIRS AND PREVENTATIVE MAINTENANCE**

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**Department:** Parks and Recreation

**Status:** Ongoing

**Strategic Plan Objective:** Well-Governed and Complete Community

**FY 2026 & 2027:** \$160,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

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**Project Overview:** The "Park Repairs" project group addresses essential maintenance and improvements at various parks and outdoor spaces maintained by the Department of Parks and Recreation. These projects focus on enhancing the safety, accessibility, and functionality of park amenities, ensuring that these spaces continue to serve the community effectively and sustainably.

Recognizing the dynamic needs of our parks and outdoor spaces, the scope and specifics of these projects may be adjusted to accommodate evolving priorities or unexpected challenges. This flexibility allows the Department of Parks and Recreation to respond effectively to the community's needs and ensure the ongoing quality and sustainability of our park facilities.

**List of Projects:**

- **Replacement of Baseball Fence at Glyndon Park - \$45,000**  
Replacing the deteriorating baseball fence to ensure the safety of players and spectators and maintain the quality of the athletic facilities.
- **Repair Southside Park Stream Valley Trail & Stream Crossing - \$60,000**  
Addressing erosion and structural issues along the stream valley trail and stream crossing to improve safety and accessibility for park visitors.
- **Replacement of Tennis Backboard at Meadow Lane Park - \$9,000**  
Replacing the worn tennis backboard to support continued recreational use and enhance the experience for tennis players.
- **Addition of Automatic Door Locks to Park Bathrooms - \$10,000**  
Installing automatic door locks to improve security and accessibility of park restroom facilities, ensuring they are available during designated hours. Locations include Southside, Meadow Lane, the Town Green, and Glyndon Park.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARKS IMPROVEMENTS AND MAINTENANCE**

- **Storm Water Improvements to Meadow Lane Park - \$35,000**  
Implementing stormwater management solutions to address drainage issues and protect park infrastructure from water-related damage.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Bond Issue	\$160,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
ARPA	-0-	-0-	-0-
<b>Total</b>	<b>\$160,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

**CAPITAL BUDGET REQUEST:** <sup>(1)</sup>

<b>Cost Category</b>	<b>Fiscal Years 2026 &amp; 2027</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>
Planning & Engineering	-0-	-0-	-0-
Construction	-0-	-0-	-0-
Other Costs	\$160,000	-0-	-0-
<b>TOTAL</b>	<b>\$160,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



# Appendix - B

## *2028 Project Details*

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**DRAINAGE AND STORMWATER IMPROVEMENTS**

**PROJECT D-13: ROSS DRIVE CULVERT REPLACEMENT**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Environmentally sustainable community

**FY 2028 & 2029:** \$1,500,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project will replace the undersized culvert under Ross Drive SW, located between Southside Park and Yeonas Park. Due in part to the currently undersized culvert, periodic flooding has caused property damage to residences nearby. Upgrading the culvert provides an opportunity to reduce upstream flooding impacts and to convey Bear Branch more efficiently. An upgraded culvert also allows for improved water quality and ecosystem benefits. The current culvert headwall requires additional maintenance and repairs.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$1,500,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
Total	\$1,500,000	-0-	-0-

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**DRAINAGE AND STORMWATER IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$300,000	-0-	-0-
Construction	\$1,200,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,500,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARKS TRAIL IMPROVEMENTS**

**PROJECT D-14: W&OD TRAIL CROSSINGS - CONSTRUCTION**

**Department:** Public Works

**Status:** Construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2028 & 2029:** \$300,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This concept proposes a redesign of the three crossings of the W&OD Trail (one at Maple Avenue, one at Church Street, and one at Park Street) to reflect current design guidance contained in the Maple Avenue Multi-Modal Study. The trail crossing redesigns would provide the following enhancements: raised trail crossings (at Church Street and Park Street); install high-visibility markings; provide consistent signage and relocate signal push buttons (at Maple Avenue). NOVA Parks is expected to start design of dual trail improvements by 2028. This project will design and construct crossings to coordinate with the NOVA dual trail project.

Construction and design costs will be financed with the proposed 2030 general obligation bond issue. Design was approved for funding in 2022 but given the timeline of the NOVA dual trail project, the town design money is now included in this 2030 project.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$300,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$300,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARKS TRAIL IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$300,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$300,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	Minimal annual maintenance costs anticipated	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

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**STREET IMPROVEMENTS**

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**PROJECT D-15: STREET RECONSTRUCTION / HIGH CROWN ROADS – UNIDENTIFIED LOCATIONS**

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**Department:** Public Works

**Status:** Construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2028 & 2029:** \$1,180,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

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This project reconstructs roadway components (i.e., replaces sidewalks, curbs, and pavement) at unidentified locations that have reached the end of their life cycle. Generally, when roadway asphalt has been milled and overlaid multiple times over decades the middle of the roadway (called the crown) becomes significantly higher than the edges of the roadway. This creates steeper than standard cross slopes. Reconstruction re-establishes the proper crown elevation and resets the pavement lifetime of the road.

Financing for the project is through the proposed 2028 general obligation bond and the anticipated VDOT and NVTA grant sources.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$590,000	-0-	-0-
VDOT/NVTA Grants	\$590,000	-0-	-0-
Stormwater Fund	-0-	-0-	-0-
<b>Total</b>	<b>\$1,180,000</b>	<b>-0-</b>	<b>-0-</b>

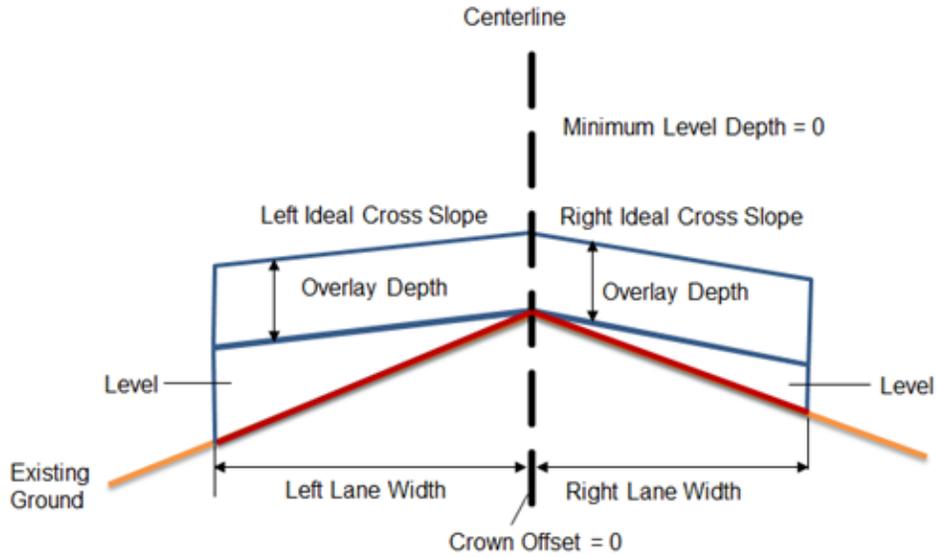
<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**STREET IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

Cost Category	Fiscal Years 2028 & 2029	Fiscal Years 2030 & 2031	Fiscal Years 2032 & 2033
Planning & Engineering	\$240,000	-0-	-0-
Construction	\$940,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,180,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	Savings in repaving costs	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**NORTHSIDE PROPERTY YARD IMPROVEMENTS**

**PROJECT D-16: NORTHSIDE PROPERTY YARD FLAT ROOF REPLACEMENT**

**Department:** Public Works

**Status:** Construction

**Strategic Plan Objective:** Safe community

**FY 2028 & 2029:** \$200,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project proposes to replace the three flat roof areas on the Northside Property Yard facility. These areas have been repaired over time to prevent leaks; however, the roofs are original to the building and are approaching the end of their useful lives.

Financing for the project is included in the proposed 2028 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$200,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$200,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**NORTHSIDE PROPERTY YARD IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	-0-	-0-	-0-
Construction	\$200,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$200,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM-2028**

**SIDEWALK IMPROVEMENTS**

**PROJECT D-17: BERRY STREET SE CURB, GUTTER, AND SIDEWALKS FROM ECHOLS STREET SE TO PINE STREET SE**

**Department:** Public Works

**Status:** Planning and construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2028 & 2029:** \$200,000

**Total Future Capital Budget Requests:** \$2,300,000 construction 2030

**DESCRIPTION:**

This project would eliminate the existing drainage ditches along both sides of the roadway. In place of the current ditch system, new curb, gutter, drainage infrastructures, and sidewalks would be installed for approximately 1,600 feet along both sides of Berry Street SE.

Financing for the project is anticipated through VDOT and NVTA grant sources.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	-0-	-0-	-0-
VDOT/NVTA Grants	\$200,000	\$2,300,000	-0-
Stormwater Fund	-0-	-0-	-0-
<b>Total</b>	<b>\$200,000</b>	<b>\$2,300,000</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna's capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town's bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM-2028**

**SIDEWALK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$200,000	-0-	-0-
Construction	-0-	\$2,300,000	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$200,000</b>	<b>\$2,300,000</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**PROJECT D-18: NIBLICK DRIVE SE CURB, GUTTER AND SIDEWALK FROM END OF STREET BORDERING OLG C TO MAPLE AVE**

**Department:** Public Works

**Status:** Planning and Construction

**Strategic Plan Objective:** Safe and efficiently mobile community

**FY 2028 thru 2031:** 3,600,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project will provide curb, gutter and sidewalk and storm drainage along both sides of Niblick Drive from the Our Lady of Good Counsel Church (OLGC) property to Maple Ave. This approximate 2,400 LF section of roadway already has some short sections of curb, gutter and sidewalk that may need to be removed as determined during engineering. Some of the design challenges include; the existing roadway is 22 feet wide in most sections, many yards are below existing street elevation, lack of storm drainage and pavement condition.

Initial construction cost estimates will be done upon establishment of funding and future CIP requests will be adjusted accordingly.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	-0-	-0-	-0-
VDOT/NVTA Grants	-0-	\$3,300,000	-0-
Stormwater Fund	300,000	-0-	-0-
<b>Total</b>	<b>\$300,000</b>	<b>\$3,300,000</b>	<b>-0-</b>

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**SIDEWALK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$300,000	-0-	-0-
Construction	-0-	\$3,300,000	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$300,000</b>	<b>\$3,300,000</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup>The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-17: WATERS FIELD TURF REPLACEMENT**

**Department:** Parks and Recreation

**Status:** Planning and construction

**Strategic Plan Objective:** Environmentally sustainable community

**FY 2028 & 2029:** \$1,100,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would replace the synthetic turf at Waters Field which was previously replaced in Fall 2015. The life expectancy of synthetic turf is ten to twelve years.

Financing for the project is included in the proposed 2028 general obligation bond issue (at \$315,000) and an anticipated grant from Fairfax County/Greater Vienna Babe Ruth and Vienna Youth Inc. (at \$785,000).

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$315,000	-0-	-0-
Fairfax County/VLL	\$785,000	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$1,100,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$150,000	-0-	-0-
Construction	\$950,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,100,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-18: MEADOW LANE PLAYGROUND EQUIPMENT AND RESURFACING**

**Department:** Parks and Recreation

**Status:** Acquisition and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2028 & 2029:** \$1,080,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

The existing playground was built in 2001. On average a playground will last approximately 20 to 25 years. That is several years of withstanding the elements, wear and tear from everyday play and, at times, vandalism. Creating a welcoming, safe, and accessible playground is just as important as the play equipment installed. A well-designed inclusive playground makes the space more comfortable and user friendly for children and families of all ages and abilities. The Park Master Plan will assist in determine what equipment the community would desire at this park. Meadow Lane Park playground is the most popular park for young children in Town.

Financing for the project is include in the proposed 2028 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$1,080,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$1,080,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$100,000	-0-	-0-
Construction	\$980,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,080,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-19: MEADOW LANE SOFTBALL FIELD REFURBISHING**

**Department:** Parks and Recreation

**Status:** Planning and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2028 & 2029:** \$900,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would be a total reconstruction of the softball field at Meadow Lane Park and includes installing a LED lighting system. The work needed is extensive and includes amending the field; grinding and laser grading the infield; installing irrigation to the outfield; installing infield mix; installing base anchors for bases; replacing dugouts; and installing a warning track and foul poles.

Financing for the project is include in the proposed 2028 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$900,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
Bond Premium	-0-	-0-	-0-
<b>Total</b>	<b>\$900,000</b>	<b>-0-</b>	<b>-0-</b>

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$135,000	-0-	-0-
Construction	\$765,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$900,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	Anticipate cost for electricity should be minimal.	N/A	N/A



**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**PROJECT P-20: MEADOW LANE PAVILION REPLACEMENT**

**Department:** Parks and Recreation

**Status:** Planning and construction

**Strategic Plan Objective:** Engaged and complete community

**FY 2028 & 2029:** \$250,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

This project would replace the small pavilion at Meadow Lane Park with a larger pavilion and one additional pavilion to accommodate shaded seating for more park users. Currently the park has one small pavilion and an uncovered concrete slab for two picnic tables. A pavilion is the heart of a park. It functions as a gathering place; a dining space and an iconic feature that blends people with the natural environment. Pavilion structures can be designed to capture and display the character of their surroundings. The Park Master Plan will assist in determining placement of the two pavilions in the park.

Financing for the project is include in the proposed 2028 general obligation bond issue.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$250,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
ARPA	-0-	-0-	-0-
<b>Total</b>	<b>\$250,000</b>	<b>-0-</b>	<b>-0-</b>

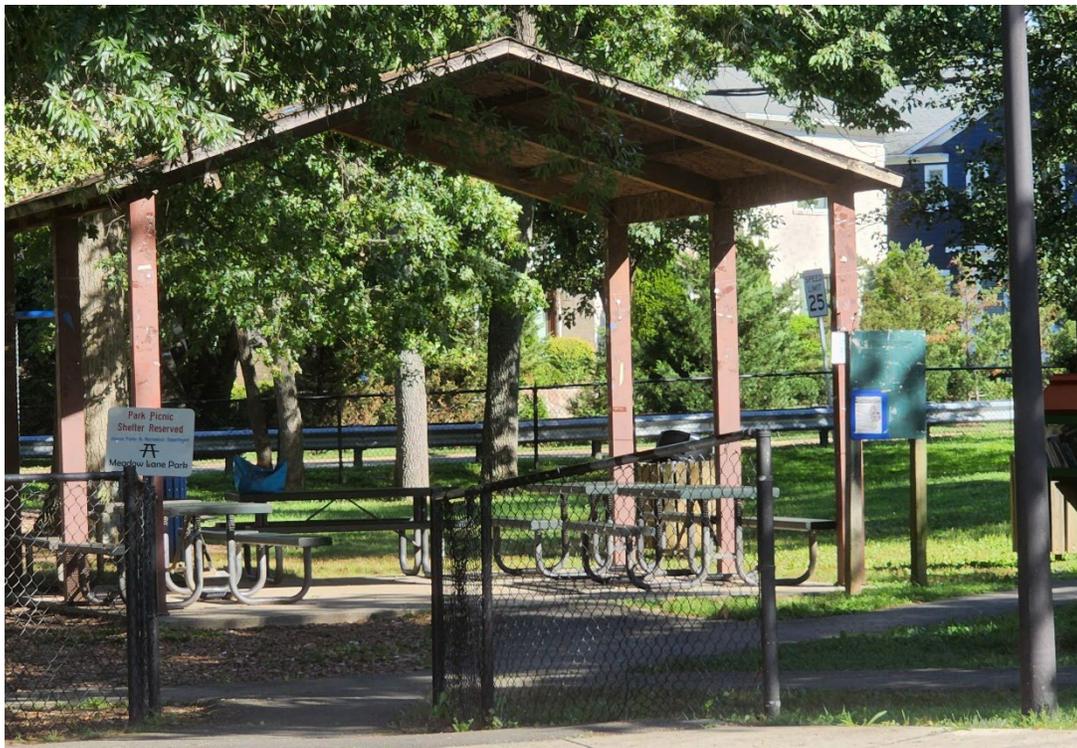
<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: (1)**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$37,500	-0-	-0-
Construction	\$212,500	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$250,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A



**PARK IMPROVEMENTS**

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**PROJECT P-21: RENOVATION OF THE TOWN GREEN PLAZA, UPPER LAWN, & FOUNTAIN**

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**Department:** Parks & Recreation

**Status:** Planning

**Strategic Plan Objective:** Safe, Influential and Well-Governed, Economically Prosperous, Engaged, and Complete community.

**FY 2028 & 2029:** \$1,000,000

**Total Future Capital Budget Requests:** N/A

**DESCRIPTION:**

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This project proposes the comprehensive renovation of the Town Green plaza, upper lawn, and memorial fountain to enhance community use, reduce maintenance costs, and improve accessibility and safety. The renovation will also ensure compliance with Crime Prevention Through Environmental Design (CPTED) principles and address ongoing issues with the memorial fountain.

Renovation of the Town Green plaza, upper lawn, and memorial fountain represents a significant investment in enhancing community spaces, promoting accessibility, and ensuring long-term sustainability. By integrating modern design principles and addressing infrastructure challenges, the project will create a vibrant and inclusive hub for residents and visitors alike.

**Scope of Work:**

- **Engineering and Design Phase:**
  - Allocate \$100,000 for the first year to conduct engineering assessments, develop design plans, and obtain necessary permits and approvals.
- **Construction and Renovation Phase:**
  - Budget \$900,000 for subsequent phases, covering construction, repair of the memorial fountain, and landscaping improvements.
  - Implement design changes guided by the upcoming Parks & Recreation Master Plan to optimize community usability and aesthetic appeal.
- **Plaza and Upper Lawn Redesign:**
  - Redesign the plaza and upper lawn areas to maximize usability, integrate accessible pathways, seating, and lighting, and enhance overall community engagement.

**PARK IMPROVEMENTS**

- **Memorial Fountain Renovation:**
  - Address issues with tree roots infiltrating underground utilities supplying electricity and water to the fountain.
  - Upgrade fountain infrastructure to ensure long-term functionality and minimize maintenance needs.

**Justification:**

- **Community Use and Accessibility:** Redesigning the plaza and upper lawn will improve community access and encourage diverse uses, promoting social interaction and recreational activities.
- **Safety and CPTED Compliance:** Implementing CPTED principles will enhance safety by designing spaces that deter crime and create a sense of security for users.
- **Fountain Infrastructure:** Repairing and renovating the memorial fountain will resolve ongoing maintenance issues caused by tree root infiltration, ensuring reliable operation and minimizing future repair costs.
- **Long-term Planning:** Aligning renovations with findings from the forthcoming Parks & Recreation Master Plan will ensure that improvements meet current and future community needs and preferences.

**Benefits:**

- **Enhanced Community Space:** The renovated plaza, upper lawn, and memorial fountain will provide a welcoming environment for community gatherings, events, and relaxation. It will draw residents and visitors alike to benefit the community and businesses.
- **Improved Aesthetics:** Landscaping enhancements and thoughtful design will beautify the area, complementing surrounding architecture and natural features.
- **Sustainability:** Upgraded fountain infrastructure and landscaping practices will promote environmental stewardship and resource conservation.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Bond Issue	\$1,000,000	-0-	-0-
VDOT/NVTA Grants	-0-	-0-	-0-
<b>Total</b>	\$1,000,000	-0-	-0-

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**PARK IMPROVEMENTS**

**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2028 &amp; 2029</b>	<b>Fiscal Years 2030 &amp; 2031</b>	<b>Fiscal Years 2032 &amp; 2033</b>
Planning & Engineering	\$100,000	-0-	-0-
Construction	\$900,000	-0-	-0-
Other Costs	-0-	-0-	-0-
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>-0-</b>	<b>-0-</b>
Operating Costs or Savings	N/A	N/A	N/A

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.



## Appendix - C

*2036 Proposed Aquatic and Fitness Facility*

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**2036 & Forward BOND ISSUE**

**PROJECT:** AQUATIC AND FITNESS FACILITY (ANNEX)

**Department:** Parks and Recreation

**Status:** Planning & Construction

**Strategic Plan Objective:** Vienna is a Complete Community

**First year capital budget amount:** \$2,000,000 A&E

**Total Future Capital Budget Requests:** 2038 - \$24,800,000 for construction plus \$100,000 annually in capital maintenance. 2040 & Forward - \$200,000

**DESCRIPTION:**

The Town of Vienna contracted with Kimmel Bogrette Architecture & Kimley Horn to review the former Faith Baptist Church located at 301 Center Street, South, Vienna, Va. (Annex) and identify potential long-term uses for the property including robust community engagement in 2022. The long-term use study report will be used as a basis for discussion and decision making by legislators and key town staff. Town leadership made this purchase for both identified needs, and to strategically add to town resources for future projects and developments.

At the June 10, 2024 Council work session, Council supported a leisure pool and fitness center (weight, cardio, group exercise studio) to be located at the Annex property. Also included will be general locker rooms, family changing rooms, lobby, storage and restrooms. Total building would be approximately 24,500 square feet.

**Financing/ Sources:** <sup>(1)</sup>

<b>Financing Source</b>	<b>Fiscal Years 2036 &amp; 2037</b>	<b>Fiscal Year 2038</b>	<b>Fiscal Years 2039 &amp; Forward</b>
Bond Issue	\$2,000,000	\$24,800,000	\$100,000 annually
Other	-0-	-0-	-0-
Total	\$2,000,000	\$24,800,000	\$100,000 annually

**CAPITAL IMPROVEMENT PROGRAM 2026-2038**

**2036 & Forward BOND ISSUE**

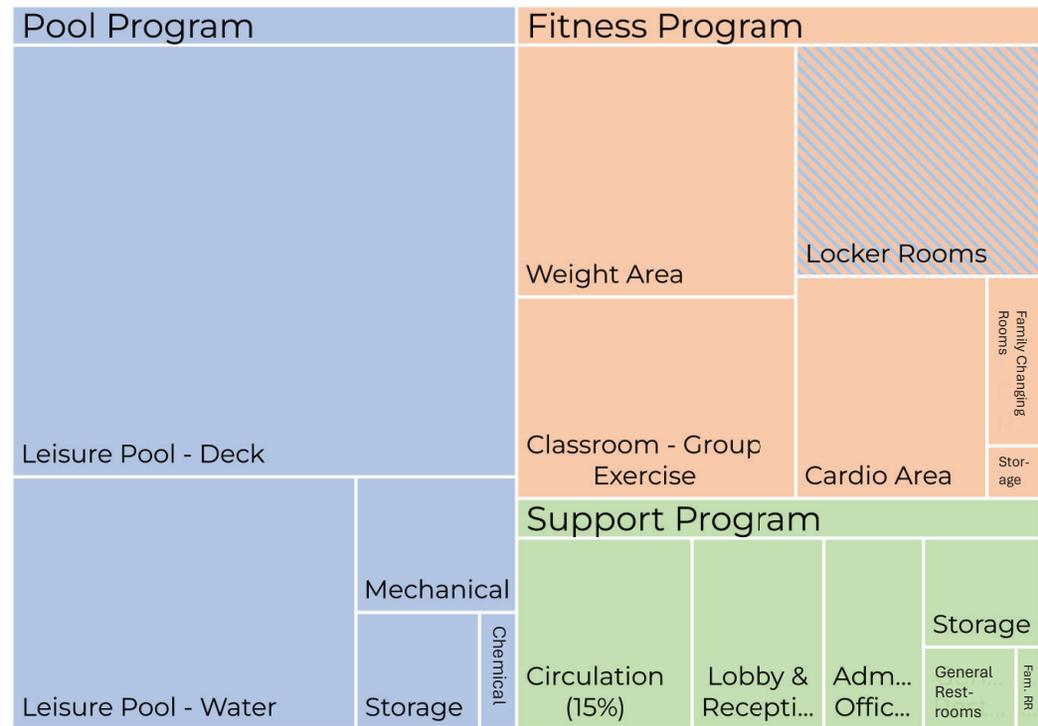
**CAPITAL BUDGET REQUEST: <sup>(1)</sup>**

<b>Cost Category</b>	<b>Fiscal Years 2036 &amp; 2037</b>	<b>Fiscal Year 2038</b>	<b>Fiscal Years 2039 &amp; forward</b>
Planning & Engineering	\$2,000,000	-0-	-0-
Construction	-0-	\$23,000,000	-0-
Other Costs – Project Management	-0-	\$1,800,000	\$100,000 annual capital reserve
<b>TOTAL</b>	\$2,000,000	\$24,800,000	\$100,000 annually
Operating Costs or Savings	See study from consultants. Annual operating deficit beginning at opening in 2039.	N/A	N/A

<sup>(1)</sup> The Town of Vienna’s capital improvement plan (CIP) is based on a two-fiscal year cycle and corresponds with the Town’s bond issuance schedule.

# 2. Community, Wellness, & Aquatics (Leisure Pool)

- Pool Program (12,000 sf)
  - Leisure Pool with Decking
  - Pool Storage, Mechanical, and Chemical Rooms
- Fitness Program (8,500 sf)
  - Weight, Cardio, Group Exercise Studio
  - General Locker Rooms, Family Changing Rooms, and Storage
- Support Program (4,000 sf)
  - Lobby, Administration, Circulation
  - Facility Storage, Restrooms, Family Restrooms
- Total Building: (24,500 SF)
  - Parking Spaces (147)



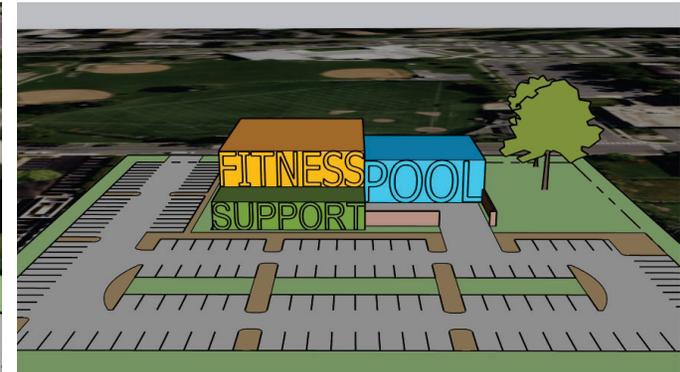


# Town of Vienna - Annex Long-Term Use Study

June 10th, 2024 | 20 of 35

Community, Wellness, & Aquatics 2





# Town of Vienna - Annex Long-Term Use Study

June 10th, 2024 | 21 of 35

Community, Wellness, & Aquatics 2



## 2. Community, Wellness, & Aquatics (Leisure Pool)

A+F 2	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$2,248,166	\$2,270,647	\$2,338,767	\$2,408,930	\$2,481,197
Revenue	\$1,712,055	\$1,883,261	\$2,015,089	\$2,075,541	\$2,137,808
Town of Vienna Subsidy	(\$536,111)	(\$387,387)	(\$323,678)	(\$333,388)	(\$343,390)
Percentage w/ Capital	76.2%	82.9%	86.2%	86.2%	86.2%
Capital (cumulative)	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000

- Leisure Pool
  - Variety of Amenities
- Fitness
  - Minimum Suggested Size
  - Variety of Programming
- Hours of Operation
  - 5:30A-9:00P M-F
  - 7:00A-7:00P Sat
  - 10:00A-7:00P Sun
- Membership Fees (annual)
  - \$480 Youth
  - \$660 Adult
  - \$960 Household
  - \$540 Senior
  - \$675 Senior+1
- Daily Options
- New Line of Business



## 2. Community, Wellness, & Aquatics (Leisure Pool)

### Estimated Project Costs:

- \$14,850,000 – 17,100,000
  - Includes Construction Costs, FFE, Soft Costs, & Contingency
- 5 Year Cost Escalation:
  - 2029 Construction Start Date
  - \$17,215,000 – \$21,825,000
- 10 Year Cost Escalation:
  - 2034 Construction Start Date
  - \$19,950,000 – \$27,850,000

### Average of Revenues, Expenses, & Cost Recovery at Year 2-5

- Annual Expenses = \$2,374,885
- Annual Capital Improvements = \$100,000
- Annual Revenues = \$2,027,925
- Annual Subsidy = **(\$346,961)**
- Cost Recovery = 85.4%

