Proposed FY 2027 – FY 2032 Capital Improvement Plan

Planning Commission Public Hearing

February 9, 2026

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Definition and Purpose

The Capital Improvement Plan (CIP)

- Financial planning document with a six-year schedule for a variety of public facilities and improvements throughout the town.
- The first year of the CIP becomes part of the annual operating budget.
- Beyond the first year (the budget year) the CIP is a plan and a general commitment to support major project phases from concept through design and construction.

Alignment with Comprehensive Plan

The Capital Improvement Program (CIP)

- Projects should support the intent and implementation of the 2030 Comprehensive Plan.
- The 2030 Comprehensive Plan includes planning guidance for significant improvements in town infrastructure and facilities that may require the future use of additional debt or bonds.
- Major infrastructure CIP projects are necessary to support redevelopment per the Comprehensive Plan.

Alignment with Strategic Plan

The Capital Improvement Program (CIP)

- Projects support the intent and implementation of the 2024 Strategic Plan.



Responsibility/Process

The Capital Improvement Program (CIP)

- State Code: §15.2-2239. “Local planning commission to prepare and submit annually capital improvement plan to governing body or official charged with preparation of budget.”
- The Town Manager is requesting, per the State Code, the Commission’s recommendation regarding the proposed CIP and ranking of the proposed projects and proposals for additional projects for future years.
- The Town Manager will consider the Commission’s recommendation while developing the proposed FY 2027 Annual Budget for presentation to the Town Council.

Overview

The Proposed FY2027 – FY2032 CIP contains:

- General Government Projects pertaining to:
  - (9) Multi-Modal Transportation - $112,101,000
  - (12) Government Facilities Infrastructure - $31,325,000
  - (6) Parks and Recreation - $6,560,000
  - (2) Stormwater - $7,410,000
- Enterprise Fund Projects relating to:
  - (1) Golf - $350,000
  - (1) Cemetery - $2,300,000
  - (7) Water and Sewer - $111,344,000

The total capital costs Proposed FY27-FY32 - $271,390,000

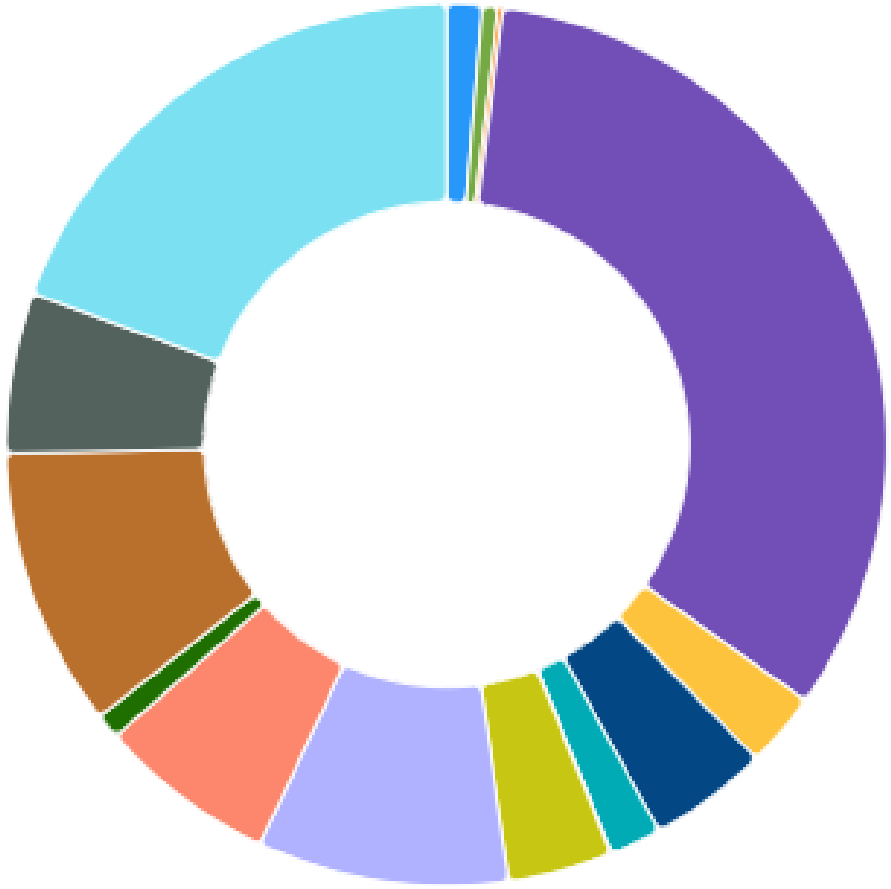
Summary of Proposed FY2027 – FY2032 Capital Cost

Planning Commission Proposed CIP 1/1/26/2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
General Government							
Community Development							
Central Elden Walkability Improvements	$ 422,000	$ 1,245,000	$ 990,000				$ 2,657,000
East Elden Street Improvements and Widening		$ 9,852,995	$ 23,745,532	$ 31,094,568			$ 64,693,095
Ferndale Ave. Improvements	$ 270,000	$ 235,000					$ 505,000
Herndon Parkway at Sunset Park Drive Intersection	$ 832,214		$ 1,741,422	$ 2,100,000	$ 2,321,573		$ 6,995,209
Locust Street ADA Sidewalk Improvements	$ 864,891		$ 1,326,516	$ 5,522,865			$ 7,714,272
Monroe Street Sidewalk Extension	$ 188,000	$ 580,000	$ 1,365,000	$ 490,000	$ 1,242,200		$ 3,865,200
South Elden St (Herndon Parkway to Sterling Rd	$ 2,393,800	$ 1,567,271	$ 1,567,271	$ 6,072,490	$ 6,072,489	$ 6,111,837	$ 23,785,158
Sterling Road Improvements	$ 128,000	$ 496,000		$ 462,000	$ 400,000		$ 1,486,000
Wayfinding & Identification Signage	$ 100,000	$ 100,000	$ 100,000	$ 100,000			$ 400,000
Total Community Development	**$ 5,198,905**	**$ 14,076,266**	**$ 30,835,741**	**$ 45,841,923**	**$ 10,036,262**	**$ 6,111,837**	**$ 112,100,934**
Public Works							
1481 Sterling Road's Future Determination	$ 75,000	$ 750,000					$ 825,000
Generator Upgrades		$ 75,000	$ 750,000				$ 825,000
Herndon Community Center Roof Replacement		$ 1,600,000					$ 1,600,000
Police Radio Consoles		$ 30,000	$ 325,000				$ 355,000
Police Security Gate (Rear Access)	$ 525,000						$ 525,000
Racquetball Court Renovation	$ 1,600,000						$ 1,600,000
Runnymede Park-Atkins House Demolition	$ 200,000						$ 200,000
Salt Storage		$ 120,000	$ 1,200,000				$ 1,320,000
Sidewalks, Trails and Bicycle Facilities	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,500,000
Town Hall Square & Depot Improvements		$ 650,000	$ 125,000				$ 775,000
Town Wide Energy Conservation	$ 5,000,000		$ 10,000,000			$ 6,000,000	$ 21,000,000
Town-wide Security Improvements		$ 250,000			$ 50,000	$ 500,000	$ 800,000
Total Public Works	**$ 7,650,000**	**$ 3,725,000**	**$ 12,650,000**	**$ 250,000**	**$ 300,000**	**$ 6,750,000**	**$ 31,325,000**
Parks & Recreation							
Bready Park Tennis Bubble Year Round Conversion	$ 270,000						$ 270,000
Herndon Community Center Life Cycle Projects	$ 550,000					$ 350,000	$ 900,000
Park Equipment Replacement Program	$ 250,000	$ 275,000	$ 449,000			$ 400,000	$ 1,374,000
Runnymede Park Passive Environmental Education	$ 50,000	$ 520,000					$ 570,000
Sports Field and Park Improvements	$ 376,000	$ 645,615	$ 100,000	$ 150,000	$ 1,425,000		$ 2,696,615
W&OD Trail Lighting				$ 80,000	$ 444,000	$ 225,000	$ 749,000
Total Parks & Recreation	**$ 1,496,000**	**$ 1,440,615**	**$ 549,000**	**$ 230,000**	**$ 1,869,000**	**$ 975,000**	**$ 6,559,615**
Stormwater							
Stormwater Facility Repair	$ 825,000	$ 560,000	$ 975,000				$ 2,360,000
Stream Restoration Program	$ 1,250,000	$ 350,000	$ 350,000	$ 2,400,000	$ 350,000	$ 350,000	$ 5,050,000
Total Stormwater	**$ 2,075,000**	**$ 910,000**	**$ 1,325,000**	**$ 2,400,000**	**$ 350,000**	**$ 350,000**	**$ 7,410,000**
Total General Government Projects	**$ 16,419,905**	**$ 20,151,881**	**$ 45,359,741**	**$ 48,721,923**	**$ 12,555,262**	**$ 14,186,837**	**$ 157,395,549**

Summary of Proposed FY2027 – FY2032 Capital Cost (continued)

Request Title	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Budgeted Years
Enterprise Fund Projects							
Cemetery							
Chestnut Grove Cemetery	$ 2,300,000						$ 2,300,000
Total Cemetery	**$ 2,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,300,000**
Golf Course							
Pump station for irrigation system	$ 350,000						$ 350,000
Total Golf Course	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Sewer Service & Maintenance							
Sewer System Conveyance		$ 13,000,000					$ 13,000,000
Sewer Main Relining and Manhole Rehab Program	$ 500,000	$ 600,000	$ 700,000	$ 800,000	$ 900,000	$ 500,000	$ 4,000,000
Sewer Capacity Purchase		$ 25,000,000					$ 25,000,000
Sewer - Major Vehicles/Equipment	$ 80,000	$ 350,000					$ 430,000
Total Sewer Service & Maintenance	**$ 580,000**	**$ 38,950,000**	**$ 700,000**	**$ 800,000**	**$ 900,000**	**$ 500,000**	**$ 42,430,000**
Water Supply & Maintenance							
Water Utility Master Plan Improvements	$ 9,407,000	$ 8,050,000	$ 16,150,000	$ 2,200,000			$ 35,807,000
Water - Major Vehicles/Equipment	$ 461,000	$ 500,000					$ 961,000
General Water Maintenance and Replacement	$ 4,742,000	$ 8,762,000	$ 7,006,000	$ 4,955,000	$ 3,841,000	$ 2,840,000	$ 32,146,000
Total Water Supply & Maintenance	**$ 14,610,000**	**$ 17,312,000**	**$ 23,156,000**	**$ 7,155,000**	**$ 3,841,000**	**$ 2,840,000**	**$ 68,914,000**
Total Water & Sewer Enterprise Fund	**$ 15,190,000**	**$ 56,262,000**	**$ 23,856,000**	**$ 7,955,000**	**$ 4,741,000**	**$ 3,340,000**	$ 111,344,000
Total Capital Costs	**$ 34,259,905**	**$ 76,413,881**	**$ 69,215,741**	**$ 56,676,923**	**$ 17,296,262**	**$ 17,526,837**	**$ 271,389,549**

Funding Sources for FY2027 – FY2032 CIP Projects



Capital Reserve Funds (1%)	$3,532,214.00
Community Project Funding / 20% Match (1%)	$1,561,000.00
Congestion Mitigation and Air Quality (CMAQ) - NVTA (0%)	$500,000.00
Enterprise Funds (33%)	$88,994,000.00
Fairfax County Stormwater Tax Revenue (3%)	$7,410,000.00
G.O. Bonds (4%)	$12,000,000.00
General Fund (2%)	$5,083,000.00
NVTA -Local 30% Revenue (HB2313 Local)) (0%)	$106,000.00
NVTA -Regional 70% Revenue (HB2313 Regional) (4%)	$10,400,000.00
Revenue Bonds/Water & Sewer (9%)	$25,000,000.00
Revenue Sharing (Local match) - VDOT Funding Program (7%)	$17,773,725.00
RSTP - NVTA Funding (1%)	$2,534,000.00
SmartScale - HP (State) - VDOT Funding Program (10%)	$27,791,095.00
SmartScale - District Program - VDOT Funding Program (6%)	$15,999,999.00
Unfunded (19%)	$52,704,516.00
TOTAL	**$271,389,549.00**

Staffs' Comments

- The projects are consistent with Town's 2030 Comprehensive Plan.
- Significant CIP transportation projects:
  - Included in the Comprehensive Plan
  - Included in regional plans and programs
  - Supported by county, regional, state and federal grants
- Significant Facilities Infrastructure Projects:
  - Included in Town of Herndon Strategic Plan
  - Part of TOH supported Energy Saving Performance Contract Program
- Portions of unfunded project costs may be considered for general obligation bond funding
- The staff recommends the resolution be adopted

Questions/Comments?

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