



CAPITAL IMPROVEMENT PROGRAM

FISCAL YEAR 2025-2029

CAPITAL IMPROVEMENT PROGRAM

Planning Commission Work Session

January 9, 2024



Planning Commission Role

PC as Advisor.

Local planning commissions serve primarily in an advisory capacity to their governing bodies, *see* Va. Code Sec. 15.2-2210. Each of the following transactions is one in which the PC performs an advisory function:

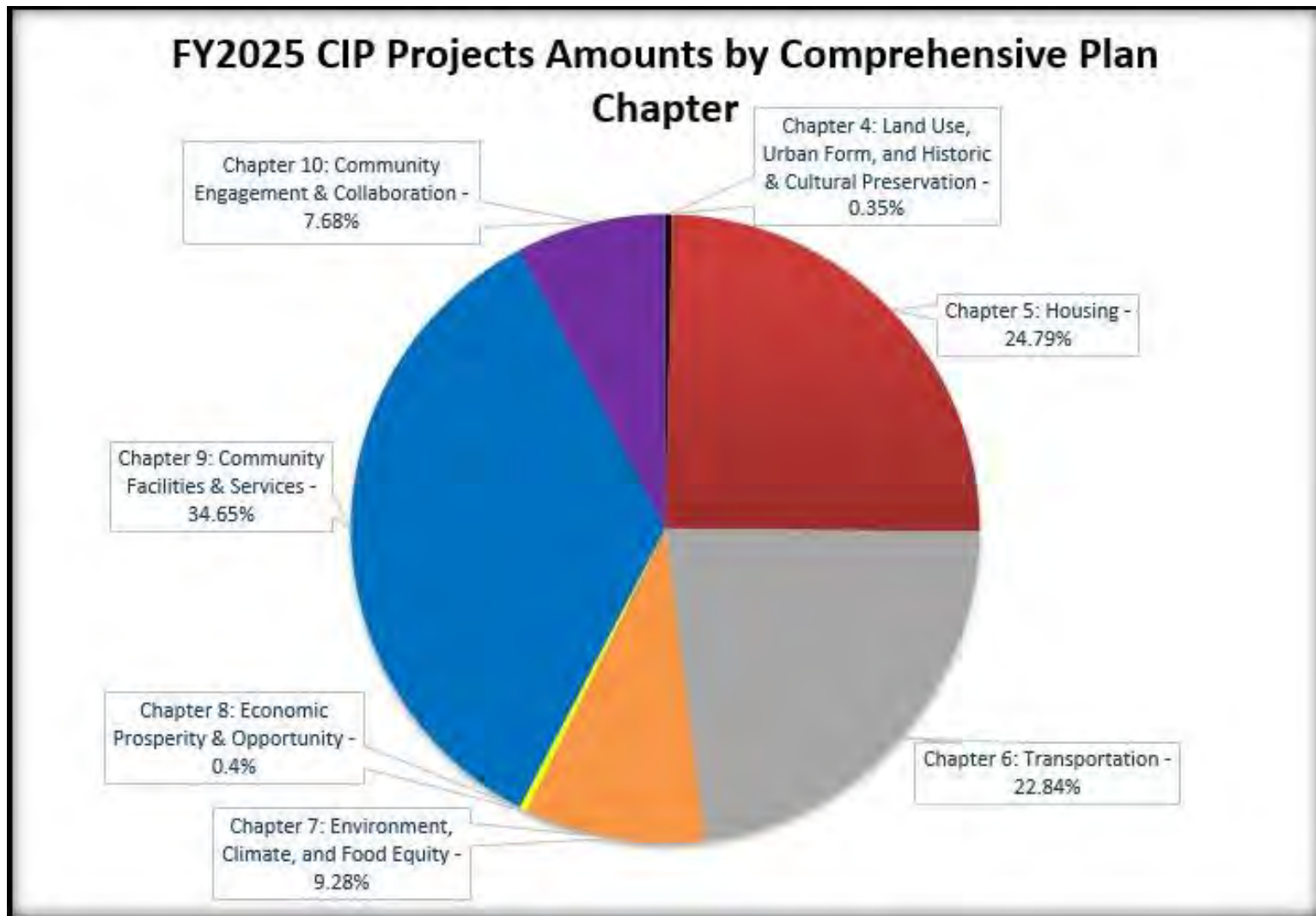
A. Planning Process: The Comprehensive Plan

Preparation/ Recommendation. Per VA Code 15.2-2223, the PC is required to prepare and *recommend* a comprehensive plan for the physical territory within the limits of the City of Charlottesville. The PC's *recommendation* to City Council must be set forth within a formal resolution, and the PC must certify a specific copy of the recommended Plan, in accordance with Va. Code 15.2-2225.

Updates. At least once every 5 years, the PC must review the Comprehensive Plan to determine whether it is *advisable* to amend the Plan. Va. Code 15.2-2230.

CIP. The PC reviews, prepares, and makes annual recommendations as to capital improvements that should be included within the City's Capital Improvement Plan. The CIP is one important mechanism by which the Comprehensive Plan is implemented.

Comprehensive Plan Alignment





FUNDING THE CIP

	<u>Proposed</u> <u>FY25</u>	<u>Projected</u> <u>FY26</u>	<u>Projected</u> <u>FY27</u>	<u>Projected</u> <u>FY28</u>	<u>Projected</u> <u>FY29</u>	<u>5 Year Total</u>
Revenues						
Transfer from General Fund	7,145,529	7,359,896	7,580,693	7,808,114	8,042,357	37,936,587
Transfer from General Fund - Mall Vendor Fees	78,000	78,000	78,000	78,000	78,000	390,000
Transfer from General Fund - VCF Allocation	575,000	575,000	575,000	575,000	575,000	2,875,000
Contribution from Schools (Small Cap Program)	200,000	200,000	200,000	200,000	200,000	1,000,000
Contribution from Schools - Gainshare	2,200,000	2,300,000				4,500,000
CIP Contingency (from prior year surplus)	584,816	399,679	2,008,452	0	681,776	3,674,723
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	200,000
Stribiling Avenue Funding Agreement	2,900,000	0	0	0		2,900,000
State Funding - Dogwood Vietnam Memorial	600,000	0	0	0	0	600,000
CY 2025 Bond Issue	21,027,418	0	0	0		21,027,418
CY 2026 Bond Issue	0	16,676,861	0	0		16,676,861
CY 2027 Bond Issue	0	0	17,608,220	0		17,608,220
CY 2028 Bond Issue	0	0	0	15,801,377		15,801,377
CY 2029 Bond Issue					10,867,809	10,867,809
TOTAL AVAILABLE REVENUES	\$35,350,763	\$27,629,436	\$28,090,365	\$24,502,491	\$20,484,942	\$136,057,995

*All figures are subject to change until the City **Manager's** Proposed Budget is released in March 2024.

Planned Revenues must equal Planned Expenses
Bondable and Non-Bondable Projects.



SUMMARY OF 5-YEAR PLAN

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Totals
Sources of Funds:						
General Fund Transfer	\$ 7,798,529	\$ 8,012,896	\$ 8,233,693	\$ 8,461,114	\$ 8,695,357	\$ 41,201,588
CIP Contingency	584,816	399,679	2,008,452	-	681,776	\$ 3,674,723
Bond Issues	21,027,418	16,676,860	17,608,220	15,801,377	10,867,809	\$ 81,981,684
Contribution from Schools	2,400,000	2,500,000	200,000	200,000	200,000	\$ 5,500,000
Other	3,540,000	40,000	40,000	40,000	40,000	\$ 3,700,000
Total sources	\$ 35,350,763	\$ 27,629,435	\$ 28,090,365	\$ 24,502,491	\$ 20,484,942	\$ 136,057,995
Uses of funds:						
Education	\$5,787,504	\$5,757,489	\$4,900,000	\$4,900,000	\$4,900,000	\$26,244,993
Facilities Capital Projects	\$4,655,083	\$2,696,794	\$2,459,155	\$2,493,930	\$2,517,809	\$14,822,771
Public Safety and Justice	\$783,800	\$1,208,918	\$1,909,065	\$1,850,768	\$350,000	\$6,102,551
Transportation and Access	\$9,704,376	\$5,036,234	\$5,044,645	\$5,025,293	\$4,452,133	\$29,262,681
Parks and Recreation	\$5,000,000	\$1,090,000	\$1,090,000	\$1,090,000	\$1,090,000	\$9,360,000
Affordable Housing	\$8,910,000	\$11,400,000	\$12,247,500	\$8,852,500	\$6,885,000	\$48,295,000
Technology Infrastructure	\$510,000	\$440,000	\$440,000	\$290,000	\$290,000	\$1,970,000
Total Uses	\$ 35,350,763	\$ 27,629,435	\$ 28,090,365	\$ 24,502,491	\$ 20,484,942	\$136,057,995
Funding Gap	\$0	-\$1	\$0	\$0	\$0	\$0

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Education

\$5,787,504 in FY 2025, \$26.2M 5-year Total

EDUCATION	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Lump Sum to Schools (City Contribution)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
City Schools HVAC Replacement	750,000	750,000	750,000	750,000	750,000	3,750,000
City Schools Priority Improvement Projects	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	6,250,000
Charlottesville High School Roof Replacement	1,937,504	2,357,489	0	0	0	4,294,993
Charlottesville City School Reconfiguration	0	0	0	0	0	0
Clark Elementary School Windows	450,000	0	0	0	0	450,000
Burnley-Moran Roof Replacement	0	0	1,500,000	0	0	1,500,000
Jackson-Via Roof Replacement	0	0	0	1,500,000	0	1,500,000
Johnson Elementary Roof Replacement	0	0	0	0	1,500,000	1,500,000
School Small Capital Improvements Program	200,000	200,000	200,000	200,000	200,000	1,000,000
SUBTOTAL	\$5,787,504	\$5,757,489	\$4,900,000	\$4,900,000	\$4,900,000	\$26,244,993

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Schematic Design – Field View



02.17.2022
Reconfiguration
Working Group

Facilities Capital Projects

\$4,655,083 in FY 2025, \$14.8M 5-year Total

FACILITIES CAPITAL PROJECTS

Project

	Proposed FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	5 Year Total
Lump Sum to Facilities Capital Projects	1,082,083	1,119,956	1,159,155	1,193,930	1,217,809	5,772,933
City Facility HVAC Replacement	250,000	250,000	250,000	250,000	250,000	1,250,000
City and Schools Solar PV Program	75,000	75,000	0	0	0	150,000
General District Court - FFE and Hearing Room	410,000	201,838	0	0	0	611,838
RSWA Baler and Baling Facility	1,788,000	0	0	0	0	1,788,000
Climate Action Initiatives	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
HVAC Contingency Fund - City and School Facilities	50,000	50,000	50,000	50,000	50,000	250,000
SUBTOTAL	4,655,083	2,696,794	2,459,155	2,493,930	2,517,809	14,822,771

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Public Safety and Justice

\$783,800 in FY 2025, \$6.1M 5-year Total

PUBLIC SAFETY AND JUSTICE

<u>Project</u>	<u>Proposed FY25</u>	<u>Projected FY26</u>	<u>Projected FY27</u>	<u>Projected FY28</u>	<u>Projected FY29</u>	<u>5 Year Total</u>
Replacement Fire Apparatus	0	0	1,434,065	1,500,768	0	2,934,833
Replacement EMS Apparatus	0	458,918	0	0	0	458,918
Bypass Fire Station - Add'l Funding - FFE	150,000	0	0	0	0	150,000
Fontaine Alerting System	0	175,000	0	0	0	175,000
Bypass Fire Station (old building) Repurpose/Upfit	0	100,000	0	0	0	100,000
Police Mobile Data Terminals	75,000	75,000	75,000	75,000	75,000	375,000
Police Portable Radio Replacement	45,000	75,000	75,000	75,000	75,000	345,000
Fire Portable Radio Replacement	45,000	75,000	75,000	75,000	75,000	345,000
Sheriff Portable Radio Replacement	18,800	40,000	40,000	40,000	40,000	178,800
Fire - Self-Contained Breathing Apparatus Replacements	150,000	150,000	150,000	25,000	25,000	500,000
Fire - Protective Clothing/Turnout Gear Replacement	300,000	60,000	60,000	60,000	60,000	540,000
SUBTOTAL	\$783,800	\$1,208,918	\$1,909,065	\$1,850,768	\$350,000	\$6,102,551

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Transportation and Access

\$9,704,376 in FY 2025, \$29.3M 5-year Total

TRANSPORTATION AND ACCESS

Project	Proposed FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	5 Year Total
New Sidewalks	100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Repair	500,000	550,000	600,000	650,000	700,000	3,000,000
SIA Immediate Implementation	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	100,000	100,000	100,000	100,000	100,000	500,000
Street Milling and Paving	1,250,000	1,500,000	1,500,000	1,500,000	1,500,000	7,250,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	240,000	0	960,000
Minor Bridge Repairs	225,000	225,000	225,000	225,000	0	900,000
Citywide ADA Improvements - Sidewalks and Curbs	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Infrastructure Replacement	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Stribling Avenue Sidewalk	4,217,000	0	0	0	0	4,217,000
Fontaine Avenue Streetscape	750,000	0	0	0	0	750,000
State Bridge and Highway Inspections	100,000	100,000	100,000	100,000	100,000	500,000
CAT Transit Bus Replacement Match	187,376	236,234	169,645	150,293	77,132	820,680
Intelligent Transportation System	185,000	185,000	185,000	185,000	200,000	940,000
City Wide Traffic Engineering Improvements	150,000	150,000	150,000	150,000	150,000	750,000
Neighborhood Transportation Improvements	100,000	100,000	100,000	100,000	0	400,000
Bicycle Infrastructure	100,000	100,000	100,000	100,000	100,000	500,000
Right of Way Appurtenance	75,000	100,000	100,000	100,000	100,000	475,000
Traffic Sign Retro Reflective Compliance	75,000	50,000	25,000	25,000	25,000	200,000
Historic District and Entrance Corridor Design Guidelines	50,000	0	50,000	0	0	100,000
SUBTOTAL	\$9,704,376	\$5,036,234	\$5,044,645	\$5,025,293	\$4,452,132	\$29,262,680

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Parks and Recreation

\$5,000,000 in FY 2025, \$9.4M 5-year Total

PARKS AND RECREATION

<u>Project</u>	Proposed FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	5 Year Total
Pen Park Bathroom ADA Renovation	80,000	0	0	0	0	80,000
Forest Hills Splash Pad	270,000	0	0	0	0	270,000
Meadowcreek Golf Course	2,000,000	0	0	0	0	2,000,000
YMCA Trail	400,000	0	0	0	0	400,000
Parks and Recreation Lump Sum Account	400,000	400,000	400,000	400,000	400,000	2,000,000
Parks and Schools Playground Renovations	112,000	112,000	112,000	112,000	112,000	560,000
Urban Tree Planting	100,000	100,000	100,000	100,000	100,000	500,000
Parkland and Trails Acquisition and Development	185,000	125,000	125,000	125,000	125,000	685,000
Downtown Mall Infrastructure Repairs	78,000	78,000	78,000	78,000	78,000	390,000
Hazard and Liability Ash Tree Removal	100,000	100,000	100,000	100,000	100,000	500,000
Downtown Mall Trees Active Lifecycle Management	100,000	100,000	100,000	100,000	100,000	500,000
Invasive Plant Removal	75,000	75,000	75,000	75,000	75,000	375,000
Dogwood Vietnam Memorial	600,000	0	0	0	0	600,000
Lower Meadowcreek Trail - Holmes to Locust Ave	500,000	0	0	0	0	500,000
SUBTOTAL	\$5,000,000	\$1,090,000	\$1,090,000	\$1,090,000	\$1,090,000	\$9,360,000

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Affordable Housing

\$8,910,000 in FY 2023, \$48.3M 5-year Total

AFFORDABLE HOUSING	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Public Housing Redevelopment - (CRHA)	3,000,000	3,000,000	0	0	0	6,000,000
Westhaven Redevelopment	0	5,000,000	5,000,000	5,000,000	0	15,000,000
Charlottesville Affordable Housing Fund (CAHF)	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Supplemental Rental Assistance (CSRAP)	900,000	900,000	900,000	900,000	900,000	4,500,000
Friendship Court Infrastructure Improvements	500,000	0	650,000	350,000	1,560,000	3,060,000
Friendship Court Redevelopment - Phase 2	0	0	0	0	0	0
Friendship Court Redevelopment - Phase 3	0	0	2,047,500	1,102,500	0	3,150,000
Friendship Court Redevelopment - Phase 4	0	0	0	0	2,925,000	2,925,000
PHA - MACAA Project Apartments	1,885,000	0	0	0	0	1,885,000
PHA - Park Street Apartments	1,125,000	0	0	0	0	1,125,000
PHA - 501 Cherry Avenue	0	1,000,000	2,150,000	0	0	3,150,000
SUBTOTAL	\$8,910,000	\$11,400,000	\$12,247,500	\$8,852,500	\$6,885,000	\$48,295,000

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Technology Infrastructure

\$510,000 in FY 2025, \$1.9M 5-year Total

TECHNOLOGY INFRASTRUCTURE	Proposed	Projected	Projected	Projected	Projected	5 Year
<u>Project</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>Total</u>
Communications Technology Account/Public Access	40,000	40,000	40,000	40,000	40,000	200,000
City Wide IT Strategic Infrastructure	250,000	250,000	250,000	250,000	250,000	1,250,000
Voting Equipment Replacement	100,000	150,000	150,000	0	0	400,000
Circuit Court Case Management System	120,000					120,000
SUBTOTAL	\$510,000	\$440,000	\$440,000	\$290,000	\$290,000	\$1,970,000

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CIP Revenues

5-Year Totals

\$41.2 million - Transfer from General Fund
 \$85.3 million - Bonds
 \$ 2.8 million - Year-End Surplus
 \$ 5.5 million - Transfer from Schools
 \$ 3.7 million - Other

Revenues

Transfer from General Fund	7,145,529
Transfer from General Fund - Mall Vendor Fees	78,000
Transfer from General Fund - VCF Allocation	575,000
Contribution from Schools (Small Cap Program)	200,000
Contribution from Schools - Gainshare	2,200,000
CIP Contingency (from prior year surplus)	584,816
PEG Fee Revenue	40,000
Stribiling Avenue Funding Agreement	2,900,000
State Funding - Dogwood Vietnam Memorial	600,000
CY 2025 Bond Issue	21,027,418
CY 2026 Bond Issue	0
CY 2027 Bond Issue	0
CY 2028 Bond Issue	0
CY 2029 Bond Issue	0

TOTAL AVAILABLE REVENUES

\$35,350,763

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What's New?

More than \$24 million in new projects has been added to the plan.

Westhaven Redevelopment - \$15M

Circuit Court Records Management System -\$120,000

Bypass Fire Station (Old Building) Repurpose/Upfit - \$100,000

Fire Self-Contained Breathing Apparatus - \$150,000

Fire Protective Clothing/Turnout Gear - \$300,000

PHA – 501 Cherry Avenue Redevelopment - \$3.2M



What's New?

Voting Equipment Replacement - \$400,000

Lower Meadowcreek ADA Trail - \$500,000

Pen Park ADA Bathroom Renovations - \$80,000

Forest Hills Splash Pad - \$270,000

Meadowcreek Golf Course Irrigation - \$2.0M

Dogwood Vietnam Memorial - \$600,000

YMCA Trail - \$400,000

Clark Elementary School Windows - \$450,000

Johnson Elementary Roof Replacement - \$1.5M



Still Under Consideration

- Homelessness & Housing Insecurities Strategy
- Pre-K Center at Walker campus \$25M-\$30M
- Additional Climate Action Initiatives

Regional Projects

- ECC
- Central Library Renovation - \$7-8M (city share)
- Dogwood Vietnam Memorial - \$600k (local funds)



CIP RESOURCES

- Budget Explorer Tool
 - [FY 24 CIP Funding Availability by Project](#)
- Online CIP Budget Book
 - [Online Story pages for each project included in 5-year plan](#)
- City Comprehensive Plan
 - <https://charlottesville.gov/1111/Comprehensive-Plan>
- City of Charlottesville Budget Webpage
 - <https://charlottesville.gov/budget>

Planning Commission – What's Next?





Questions and Discussion

