

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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November 18, 2024

Please Take Notice

The Charlottesville Planning Commission will hold a Work Session on **Tuesday November 26, 2024, at 5pm CitySpace Main Conference room (100 5th Street NE).**

AGENDA

1. Closed Meeting
 - a. Pending Litigation
2. Capital Improvement Program (approx. 5:30)

Materials for this meeting are available here: [Planning Commission Work Session • Agendas & Minutes • CivicClerk](#)

Public comment will be accepted in writing at the meeting or by emailing comments to creasym@charlottesville.gov during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3185 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.

City of Charlottesville City Manager's Office MEMO



TO: Planning Commission
FROM: Krisy Hammill, Director, Budget and Performance Management
CC: Sam Sanders, City Manager
City Council
DATE: November 26, 2024
SUBJECT: **FY 2026 – 2030 Proposed Capital Improvement Program**

Presented for the Planning Commission's consideration is a draft of the Proposed FY 2026 - 2030 Capital Improvement Program (CIP).

The draft CIP contains revenues and expenses totaling \$31,412,635 in FY 2026 and \$185,771,507 for the 5-year (FY 2026 – 2030) plan.

What is being presented to the Planning Commission reflects what we know currently regarding the City's total revenue and expenditure needs for FY 2026. Until staff has a complete picture for the total budget, including how City revenues are projected to perform in FY 2026 and how expenditure needs will be balanced with available revenue, the 5-year CIP will remain a work in progress and could see adjustments between now and when the Proposed Budget is presented to City Council in March.

We look forward to the upcoming discussion with the Planning Commission on this draft 5-year plan. If you have questions or need more information before the Planning Commission meeting, please don't hesitate to contact me at hammillk@charlottesville.gov.

Materials for November 26th Work Session

In preparation for the November 26th Planning Commission work session, attached is information on the Proposed FY 2026-2030 Capital Improvement Program. Staff will give a short Power Point presentation followed by a question/answer session.

Attachment I – FY 2026-2030 Proposed CIP Draft
[Online CIP Budget Book](#) – available online November 19th
(www.charlottesville.gov/budget)

ATTACHMENT I

Proposed Capital Improvement Program

FY 2026-2030

Still Under-Discussion							
Reflects a change from FY25 - FY29 Plan							
	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Revenues							
Transfer from General Fund	7,145,529	8,692,096	8,851,059	9,039,791	9,234,184	11,434,410	47,251,540
Transfer from General Fund - Mall Vendor Fees	78,000	100,000	100,000	100,000	100,000	100,000	500,000
Transfer from General Fund - VCF Allocation	575,000	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	200,000	1,000,000
Contribution from Schools - Gainshare	2,200,000	0					0
Contribution from Schools - Construction Grant Funds	0	0	0	0			0
Contribution from Schools - Fund Balance	0	0	0	0			0
CIP Contingency (from prior year surplus)	584,816	0	1,964,486	0	716,749		2,681,235
PEG Fee Revenue	40,000	40,000	40,000	40,000	40,000	40,000	200,000
Stribiling Avenue Funding Agreement	2,900,000	0	0	0			0
CY 2025 Bond Issue	20,760,418	0	0	0			0
CY 2026 Bond Issue	0	21,805,539	0	0			21,805,539
CY 2027 Bond Issue	0	0	26,341,329	0			26,341,329
CY 2028 Bond Issue	0	0	0	46,395,396			46,395,396
CY 2029 Bond Issue					25,758,755		25,758,755
CY 2030 Bond Issue						10,962,713	10,962,713
Bond Previously Authorized - West Main Street	0	0	0	0			0
Bond Previously Authorized - Parking Structure	1,317,000	0	0	0			0
TOTAL AVAILABLE REVENUES	\$35,800,763	\$31,412,635	\$38,071,874	\$56,350,187	\$36,624,688	\$23,312,123	\$185,771,507
Expenditures							
BONDABLE PROJECTS							
EDUCATION	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project							
Lump Sum to Schools (City Contribution)	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
City Schools HVAC Repair	750,000	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	1,250,000	6,250,000
Charlottesville High School Roof Replacement	1,937,504	2,357,489	0	0	0		2,357,489
Charlottesville City School Reconfiguration	0	0	0	0	0		0
Charlottesville Walker School Pre-K Center	0	0	4,000,000	26,000,000	0		30,000,000
Clark Elementary School Windows Replacement	450,000	0	0	0	0		0
Burnley-Moran Elementary School Roof Replacement	0	0	1,500,000	0	0		1,500,000
Jackson-Via Elementary School Roof Replacement	0	0	0	1,500,000	0		1,500,000
Johnson Elementary School Roof Replacement	0	0	0	0	1,500,000		1,500,000
SUBTOTAL	\$5,587,504	\$5,557,489	\$8,700,000	\$30,700,000	\$4,700,000	\$3,200,000	\$52,857,489
FACILITIES CAPITAL PROJECTS	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project							
Lump Sum to Facilities Capital Projects	1,482,083	1,119,956	1,159,155	1,193,930	1,217,809	1,242,165	5,933,014
City Facility HVAC Replacement	250,000	500,000	500,000	500,000	500,000	500,000	2,500,000
City and Schools Solar PV Program	75,000	75,000	0	0	0		75,000
IT Data Center AC Units	0	0	0	0	0		0

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Proposed Capital Improvement Program

FY 2026-2030

Still Under-Discussion							
Reflects a change from FY25 - FY29 Plan							
	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
General District Court - FFE and Hearing Room	410,000	201,838	0	0	0		201,838
RSWA Baler and Baling Facility	1,788,000	0	0	0	0		0
Climate Action Initiatives	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		4,000,000
City Hall Lobby Renovations	0	0	0	0	0		0
Council Chamber Renovations - A&E	0	0	0	0	0		0
Jefferson-Madison Regional Library Renovations	0	0	857,109	0	9,676,141		10,533,250
SUBTOTAL	5,005,083	2,896,794	3,516,264	2,693,930	12,393,950	1,742,165	23,243,102
PUBLIC SAFETY AND JUSTICE	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project							
Replacement Fire Apparatus	0	0	1,334,065	0	1,470,806	0	2,804,871
Replacement EMS Apparatus	0	458,918	0	481,864	0	505,958	1,446,740
Bypass Fire Station - Add'l Funding - FFE	150,000	0	0	0	0	0	0
Bypass Fire Station (old building) Repurpose/Upfit	0	100,000	0	0	0	0	100,000
SUBTOTAL	\$150,000	\$558,918	\$1,334,065	\$481,864	\$1,470,806	\$505,958	\$4,351,611
TRANSPORTATION AND ACCESS	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project							
New Sidewalks	100,000	910,000	776,000	1,193,000	1,194,000	631,000	4,704,000
Sidewalk Repair	500,000	500,000	500,000	650,000	700,000	700,000	3,050,000
SIA Immediate Implementation	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Small Area Plans	100,000	150,000	150,000	150,000	150,000	150,000	750,000
Street Milling and Paving	1,250,000	1,250,000	1,500,000	1,700,000	1,750,000	2,000,000	8,200,000
ADA Pedestrian Signal Upgrades	240,000	240,000	240,000	240,000	0	0	720,000
Minor Bridge Repairs	225,000	225,000	225,000	225,000	0	0	675,000
Citywide ADA Improvements - Sidewalks and Curbs	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Infrastructure Replacement	1,000,000	250,000	2,000,000	3,000,000	1,000,000	1,000,000	7,250,000
Stribling Avenue Sidewalk	4,217,000	0	0	0	0	0	0
Fontaine Avenue Streetscape	750,000	0	0	0	0	0	0
ADA Transition Plan		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
SUBTOTAL	\$8,682,000	\$5,825,000	\$7,691,000	\$9,458,000	\$7,094,000	\$6,781,000	\$36,849,000
PARKS AND RECREATION	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Project							
Key Recreation Slate Roof Replacement	0	0	0	0	0		0
Pen Park Bathroom ADA Renovation	80,000	0	0	0	0		0
Forest Hills Splash Pad	270,000	0	0	0	0		0
Meadowcreek Golf Course	2,000,000	0	0	0	0		0
Downtown Mall Infrastructure Repairs	728,000	100,000	100,000	100,000	100,000	100,000	500,000
YMCA Trail	400,000	0	0	0	0		0
SUBTOTAL	\$3,478,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
AFFORDABLE HOUSING	Adopted	Proposed	Projected	Projected	Projected	Projected	5 Year

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Proposed Capital Improvement Program

FY 2026-2030

Still Under-Discussion							
Reflects a change from FY25 - FY29 Plan							
	Adopted	Proposed	Projected	Projected	Projected	Projected	5 Year Total
	FY25	FY26	FY27	FY28	FY29	FY30	Total
Project	FY25	FY26	FY27	FY28	FY29	FY30	Total
Public Housing Redevelopment - (CRHA)	3,000,000	3,000,000	0	0	0	0	3,000,000
Westhaven Redevelopment	0	5,000,000	5,000,000	5,000,000	0	0	15,000,000
SUBTOTAL	\$3,000,000	\$8,000,000	\$5,000,000	\$5,000,000	\$0	\$0	\$18,000,000
TOTAL BONDABLE PROJECTS	\$25,902,587	\$22,938,201	\$26,341,329	\$48,433,794	\$25,758,756	\$12,329,123	\$135,801,202
NONBONDABLE PROJECTS							
EDUCATION	Adopted	Proposed	Projected	Projected	Projected	Projected	5 Year
Project	FY25	FY26	FY27	FY28	FY29	FY30	Total
School Small Capital Improvements Program	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
SUBTOTAL	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
ECONOMIC DEVELOPMENT	Adopted	Projected	Projected	Projected	Projected	Projected	5 Year
Project	FY25	FY26	FY27	FY27	FY29	FY30	Total
Economic Development Strategic Initiatives	0	0	0	0	0	0	0
SUBTOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FACILITIES CAPITAL PROJECTS	Adopted	Projected	Projected	Projected	Projected	Projected	5 Year
Project	FY25	FY26	FY27	FY27	FY29	FY30	Total
HVAC Contingency Fund - City and School Facilities	50,000	50,000	50,000	50,000	50,000	50,000	250,000
SUBTOTAL	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
PUBLIC SAFETY AND JUSTICE	Adopted	Proposed	Projected	Projected	Projected	Projected	5 Year
Project	FY25	FY26	FY27	FY28	FY29	FY30	Total
Police Mobile Data Terminals	75,000	82,000	83,000	85,000	87,000	88,000	425,000
Police Portable Radio Replacement	45,000	75,000	75,000	75,000	75,000	75,000	375,000
Fire Portable Radio Replacement	45,000	75,000	75,000	75,000	75,000	75,000	375,000
Sheriff Portable Radio Replacement	18,800	40,000	40,000	40,000	40,000	40,000	200,000
Fire - Self-Contained Breathing Apparatus Replacements	150,000	150,000	150,000	25,000	25,000	25,000	375,000
Fire - Protective Clothing/Turnout Gear Replacement	300,000	60,000	60,000	60,000	60,000	300,000	540,000
SUBTOTAL	\$633,800	\$482,000	\$483,000	\$360,000	\$362,000	\$603,000	\$2,290,000
TRANSPORTATION & ACCESS	Adopted	Proposed	Projected	Projected	Projected	Projected	5 Year
Project	FY25	FY26	FY27	FY28	FY29	FY30	Total
State Bridge and Highway Inspections	100,000	100,000	100,000	100,000	100,000	100,000	500,000
CAT Transit Bus Replacement Match	187,376	245,234	169,645	150,293	77,133	150,000	792,305
Intelligent Transportation System	185,000	185,000	185,000	185,000	200,000	200,000	955,000
City Wide Traffic Engineering Improvements	150,000	150,000	150,000	150,000	150,000	150,000	750,000

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FY 2026-2030

Still Under-Discussion							
Reflects a change from FY25 - FY29 Plan							
	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Neighborhood Transportation Improvements	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Bicycle Infrastructure	100,000	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	100,000	500,000
Traffic Sign Retro Reflective Compliance	75,000	25,000	25,000	25,000	25,000	25,000	125,000
Historic District and Entrance Corridor Design Guidelines	50,000	0	50,000	0	50,000	0	100,000
LED Streetlight Conversion Project							0
SUBTOTAL	\$1,022,376	\$1,005,234	\$979,645	\$910,293	\$902,133	\$925,000	\$4,722,305
PARKS & RECREATION							
Project	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Parks and Recreation Lump Sum Account	400,000	400,000	400,000	400,000	400,000	400,000	2,000,000
Parks and Schools Playground Renovations	112,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Urban Tree Planting	100,000	125,000	125,000	125,000	125,000	125,000	625,000
Parkland and Trails Acquisition and Development	185,000	125,000	125,000	125,000	125,000	125,000	625,000
Oakwood Cemetery Drainage and Road Issues	0	150,000	0	0	0	0	150,000
Hazard and Liability Ash Tree Removal	100,000	0	0	0	0	0	0
City/County - Ivy Creek Preservation Study and Construction	0	0	0	0	0	0	0
Downtown Mall Trees Active Lifecycle Management	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Invasive Plant Removal	75,000	150,000	150,000	150,000	150,000	150,000	750,000
Lower Meadowcreek Trail - Holmes to Locust Ave	500,000	0	0	0	0	0	0
Downtown Mall Tree Management Plan		315,000	0	0	0	0	315,000
SUBTOTAL	\$1,572,000	\$1,565,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$5,965,000
TECHNOLOGY INFRASTRUCTURE							
Project	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Communications Technology Account/Public Access	40,000	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	250,000	1,250,000
Voting Equipment Replacement	100,000	150,000	150,000	0	0	0	300,000
Circuit Court Case Management System	120,000						0
SUBTOTAL	\$510,000	\$440,000	\$440,000	\$290,000	\$290,000	\$290,000	\$1,750,000
AFFORDABLE HOUSING							
Project	Adopted FY25	Proposed FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	5 Year Total
Charlottesville Affordable Housing Fund (CAHF)	1,500,000	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	900,000	4,500,000
Friendship Court Infrastructure Improvements	0	0	650,000	350,000	1,560,000	840,000	3,400,000
Friendship Court Redevelopment - Phase 1	0	0	0	0	0	0	0
Friendship Court Redevelopment - Phase 2	500,000	0	0	0	0	0	0
Friendship Court Redevelopment - Phase 3	0	0	2,047,500	1,102,500	0	0	3,150,000
Friendship Court Redevelopment - Phase 4	0	0	0	0	2,925,000	1,575,000	4,500,000
PHA - MACAA Project Apartments	1,885,000	0	0	0	0	0	0
PHA - Park Street Apartments	1,125,000	0	0	0	0	0	0
PHA - 501 Cherry Avenue	0	1,000,000	2,150,000	0	0	0	3,150,000

ATTACHMENT I

Proposed Capital Improvement Program

FY 2026-2030

	Still Under-Discussion							
	Reflects a change from FY25 - FY29 Plan							
		<u>Adopted</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year Total</u>
		<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	
Carlton Mobile Home Park			1,332,200	1,230,400	1,153,600	1,076,800	3,000,000	7,793,000
SUBTOTAL		\$5,910,000	\$4,732,200	\$8,477,900	\$5,006,100	\$7,961,800	\$7,815,000	\$33,993,000
OTHER GOVERNMENTAL PROJECTS		<u>Adopted</u>	<u>Proposed</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>5 Year</u>
<u>Project</u>		<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>Total</u>
		0	0	0	0	0	0	0
SUBTOTAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL NONBONDABLE PROJECTS		\$9,898,176	\$8,474,434	\$11,730,545	\$7,916,393	\$10,865,933	\$10,983,000	\$49,970,305
Nonbondable Contingency		\$0	\$0	\$0	\$0	\$0	\$0	0
TOTAL NONBONDABLE EXPENDITURES		\$9,898,176	\$8,474,434	\$11,730,545	\$7,916,393	\$10,865,933	\$10,983,000	\$49,970,305
TOTAL PROJECT EXPENDITURES		\$35,800,763	\$31,412,635	\$38,071,874	\$56,350,187	\$36,624,689	\$23,312,123	\$185,771,507
Funding Gap		\$0	\$0	\$0	\$0	\$0	\$0	\$0