

South County Police Station and Animal Shelter Community Steering Committee January 17, 2018

Building Design and Construction Division



COMMUNITY STEERING COMMITTEE

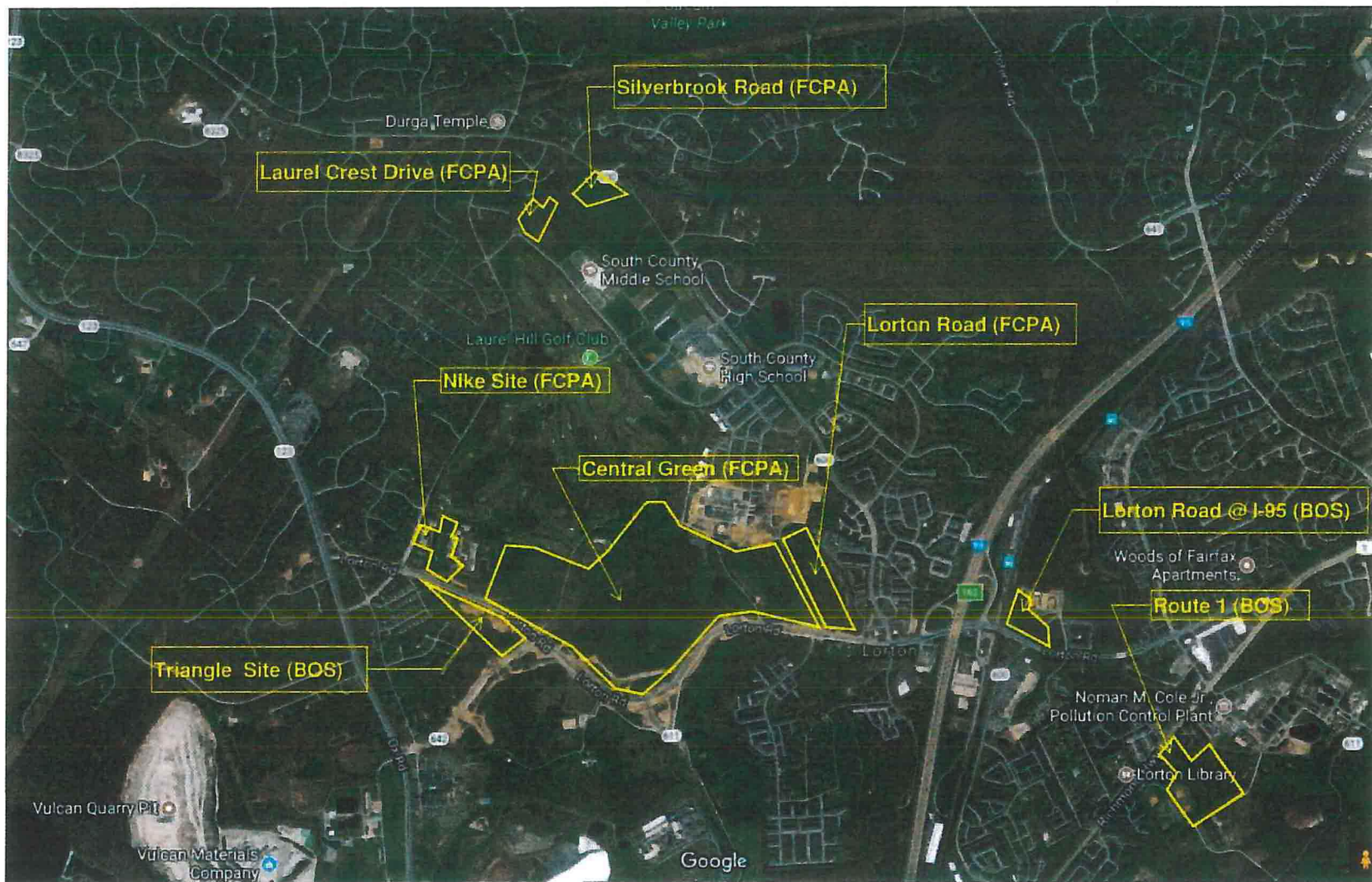
Agenda

- Introductions
- Site Selection Overview
- Potential Impacts
- Other District Police Stations in Residential Areas
- Site Features Examples
- Preliminary Site Test Fit – Triangle Site
- Schedule



South County Police Station and Animal Shelter

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Site Selection Overview

- Triangle Site
 - Most usable area (even with Historic District Restrictions)
 - Two access points from two different streets
 - Major roadwork improvements (Lorton Road widening) are complete
 - Fairly flat topography
 - Public Safety Use approved in Comprehensive Plan and BOS Owned
 - No wetland/RPA on site
- Nike Site
 - Sloped topography requiring major (costly) cut and fill
 - Historic buildings constraints limiting facility location on site
- Silverbrook Site
 - No second access point to a different street
 - If second access is provided to Laurel Crest roundabout, it is problematic for police ingress/egress
 - Lengthy extension required across Park Authority site to roundabout
 - Future use of Park Authority land for ballfields conflicts with police uses
 - Safety concern between school traffic and police
 - Roadwork improvements status for Silverbrook Road widening is undetermined



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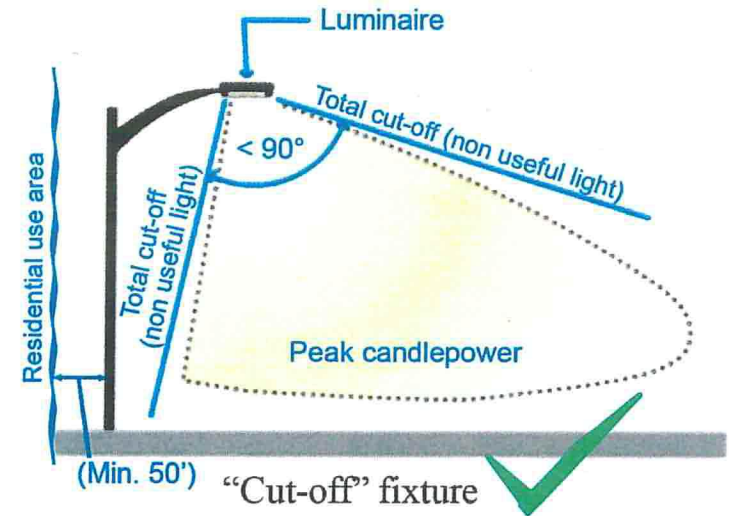
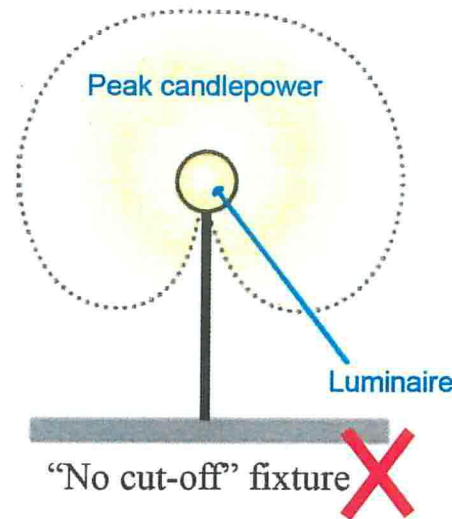
Concern	Possible Mitigation
Traffic	• Traffic Analysis of the following: • Police - Shifts times at non peak traffic hours • Animal Shelter - • Staff per day • Visitors per day • Animal Protection Police = Staff per Day • Lorton Road Recently Widened
Green Space	• Potential Undeveloped Land • Total site is ~13.7 acres • Site area required ~8 acres • Buffer between residential and new facility
Trees	• Tree preservation plan to be developed per regulations • Work with Urban Forestry to identify and protect specimen trees • Design to accommodate possible tree save areas • Plant additional trees/screening
Noise	• Provide tree buffer • Position building to provide buffer to residential areas • Position dog exercise areas to minimize • Internal kennels sound abatement
Light	• Full cut-off fixtures to prevent light trespass • Tree buffer
Loss of Trail	• Design to provide trail connectivity



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Cut-off Lighting

- Fairfax County outdoor lighting standards designed to:
 - Reduce the impacts of glare, light trespass and overlighting.
 - Promote safety and security.
 - Encourage energy conservation.

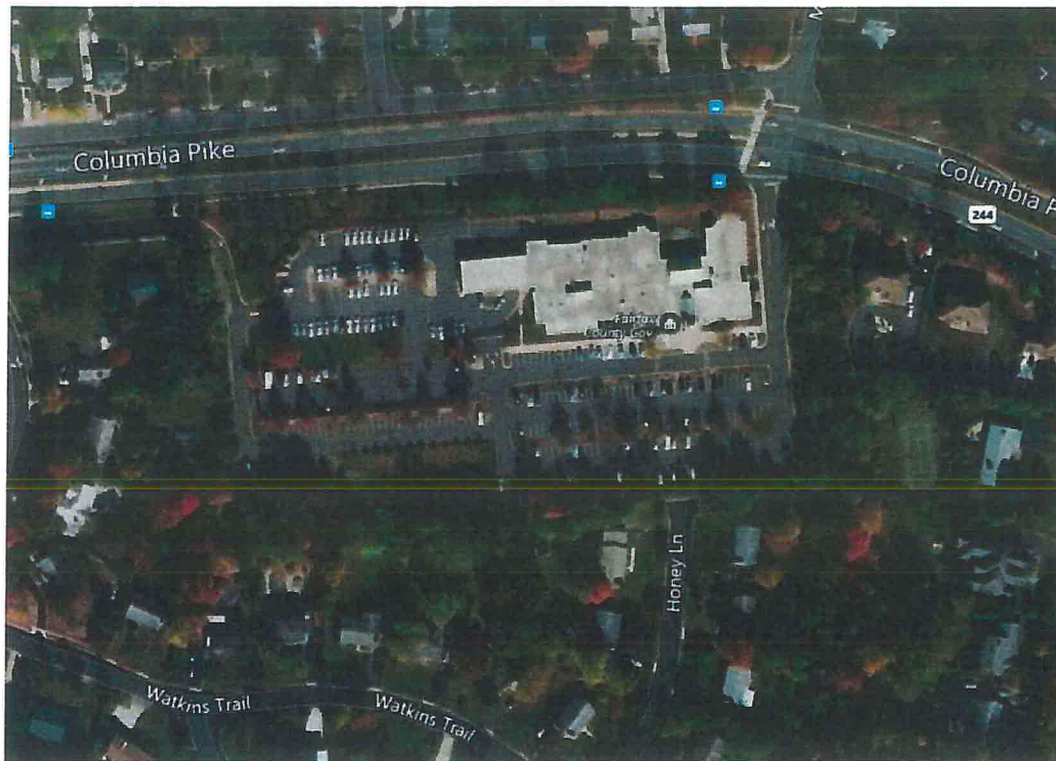


Fixtures adjacent to residentially zoned properties must conform to fixed mounting heights and provide supplemental opaque shielding to further reduce glare.

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Other FFXCo PS in Residential Areas



Mason PS



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Other FFXCo PS in Residential Areas



Reston PS



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Other FFXCo PS in Residential Areas



McLean PS



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Site Features Examples

Mason PS

- Fencing



Public Safety Headquarters



West Ox Animal Shelter

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Site Features Examples

- Screening Barriers
- Fuel Island

McLean PS



Screening Barrier



Reston PS

Screening Barrier

McLean PS



Fuel Island

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Site Features Examples

- Screening Barrier
- Landscaping

Reston PS



Screening Barrier & Landscaping



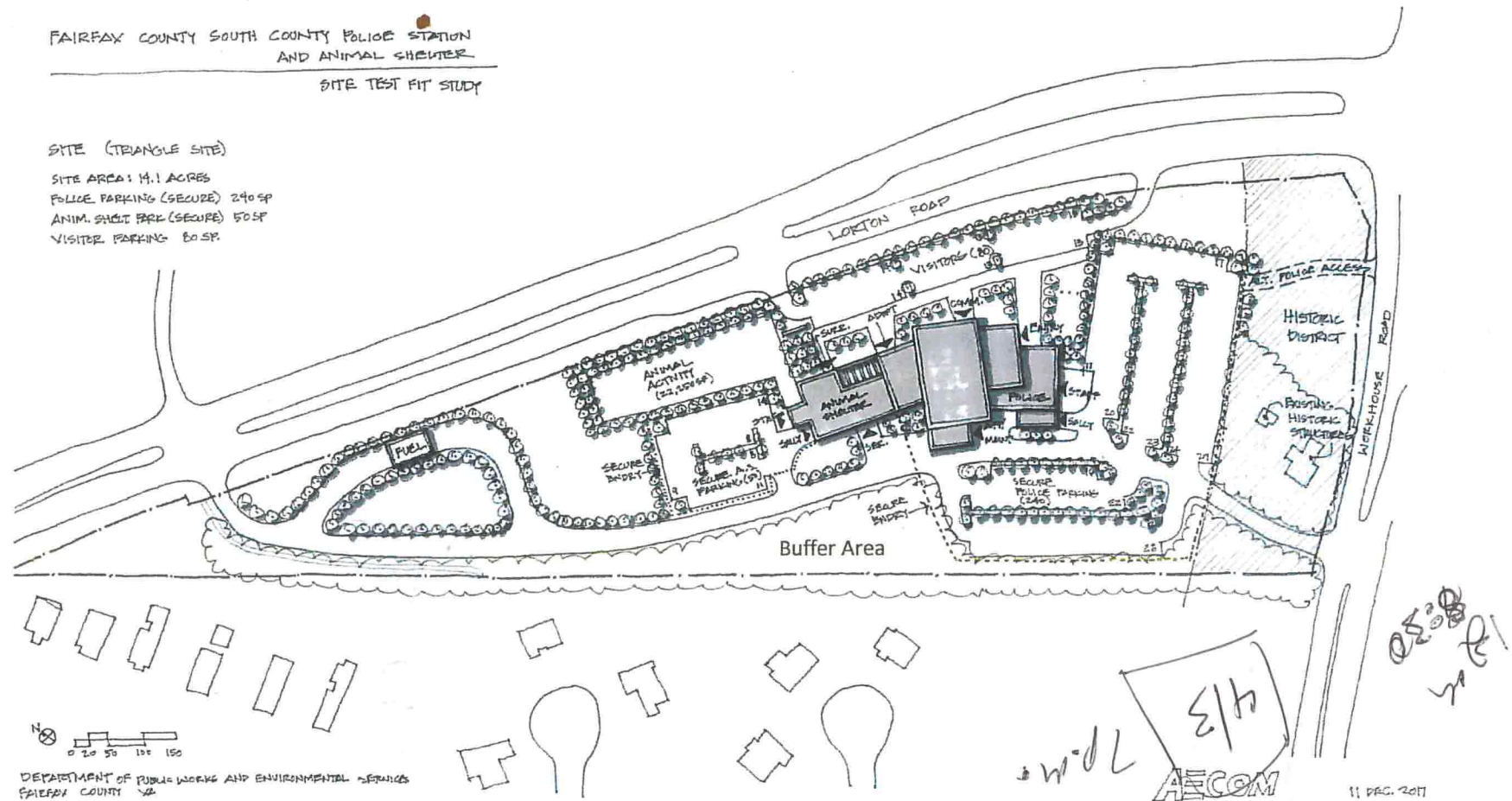
Landscaping



Landscaping

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Preliminary Site Test Fit - Triangle Site



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Schedule

- Steering Committee #5 1/17/2018
with Neighboring HOA Presidents
- A/E Preliminary Concepts Due 2/28/2018
- Steering Committee #6 3/1/2018
to Review Preliminary Concepts
- Community Meeting 3/4/2018
- A/E Modifies Concepts 3/22/2018
- Start 2232 Process and Schematic Design 4/4/2018

Approved for the Study

