



APPLICATIONS FILED: September 29, 2011
PLANNING COMMISSION: January 18, 2012
BOARD OF SUPERVISORS: February 28, 2012
@ 3:30 p.m.

County of Fairfax, Virginia

January 5, 2012

STAFF REPORT

APPLICATIONS PCA 74-2-113-4, DPA 74-2-113-8, PRC 74-2-113-2
Concurrent with 2232-H11-18

HUNTER MILL DISTRICT

APPLICANT: Fairfax County Board of Supervisors

ZONING: PRC (Planned Residential Community)

PARCEL: 17-1 ((1)) 14B

ACREAGE: 8.44 Acres (Total Site)
5.44 Acres (Development Site)

FAR: 0.103 (Total Site)
0.162 (Development Site)

OPEN SPACE: 36% (Total Site)
29% (Development Site)

PLAN MAP: Public Facility

DPA Designation: Town Center – Public Facility

PRC Use: Public Facility (Police Station and Governmental Office)

PROPOSAL: Amend the proffers and plans for the redevelopment of the North County Government Center to construct a new facility for the police station and Hunter Mill District Government Center.

William Mayland, AICP

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that 2232-H11-18 is substantially in accord with the provisions of the adopted Comprehensive Plan and satisfies the criteria of location, character and extent as specified in Virginia Code 15.2-2232, as amended.

Staff recommends approval of PCA 74-2-113-4, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of DPA 74-2-113-8.

Staff recommends approval of PRC 74-2-113-2, subject to the development conditions contained in Appendix 2 of the staff report.

Staff recommends approval of a modification of the transitional screening and barrier requirement to permit the landscaping depicted on the PRC plan per Section 13-305 of the Zoning Ordinance.

Staff recommends approval of a modification of the tree preservation target to 28% instead of 32% on the development site per Section 12.0513 of the Public Facilities Manual.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\Bmayla\RZPCA\PRC 74-2-113-2 Reston police



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Planned Residential Community

PRC 74-2-113-2



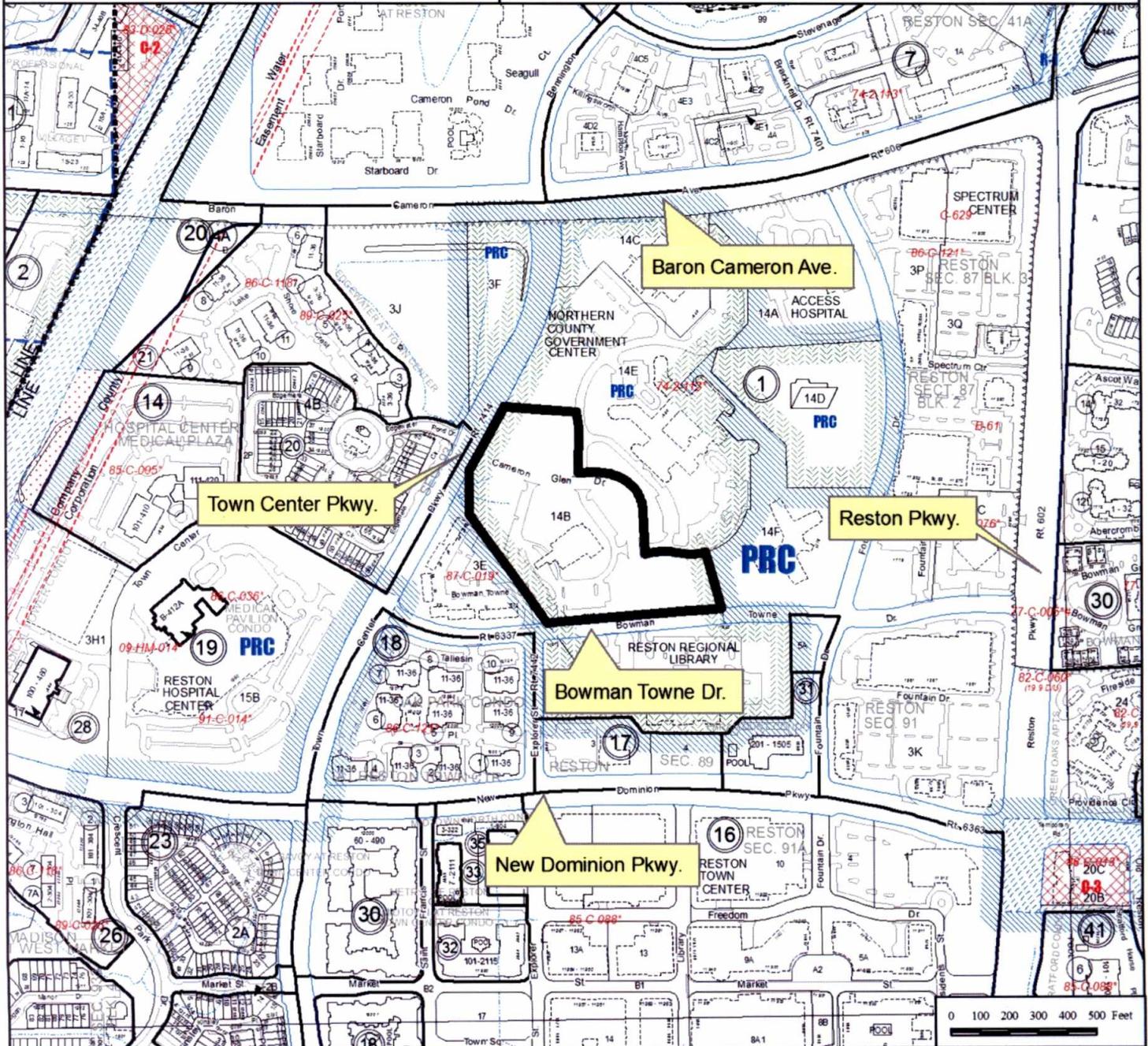
Applicant: FAIRFAX COUNTY BOARD OF SUPERVISORS
Accepted: 09/29/2011
Proposed: TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA 74-2-113

Area: 8.44 AC OF LAND; DISTRICT - HUNTER MILL

Located: NORTHEAST AND SOUTHEAST QUADRANT OF THE INTERSECTION OF TOWN CENTER PARKWAY AND CAMERON GLEN DRIVE AND NORTH SIDE OF BOWMAN TOWNE DRIVE

Zoning: PRC

Map Ref Num: 017-1- /01/ /0014B



PROFFER CONDITION AMENDMENT PLAT / DEVELOPMENT PLAN AMENDMENT / PRC PLAN RESTON DISTRICT POLICE STATION AND COUNTY GOVERNMENTAL CENTER

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

AUGUST, 2011

REVISED: SEPTEMBER, 2011
REVISED: NOVEMBER 19, 2011
REVISED: DECEMBER 15, 2011
REVISED: DECEMBER 21, 2011

ZONING REQUIREMENTS PRC DISTRICT:

MINIMUM LOT SIZE: NO REQUIREMENT
MINIMUM LOT WIDTH: NO REQUIREMENT
MAXIMUM BUILDING HEIGHT: NO REQUIREMENT
MINIMUM YARD REQUIREMENTS: THERE ARE NO SPECIFICALLY REQUIRED MINIMUM YARDS FOR THIS PROJECT. THE YARDS WILL BE ASSESSMENT WITH THE APPROVED DEVELOPMENT PLAN.
MAXIMUM FLOOR AREA RATIO: NO REQUIREMENT
LANDSCAPED OPEN SPACE: NO REQUIREMENT

SITE TABULATION (FOR PRC PLAN)

DESCRIPTION	DEVELOPMENT SITE
TOTAL SITE AREA	5.40 ACRES
TOTAL BUILDING GROSS FLOOR AREA	38,000 GROSS SQ. FT.
FLOOR AREA RATIO	21.42
BUILDING HEIGHT	N/A
OPEN SPACE	N/A
	29% (70,894 SQ. FT.)

PARKING TABULATION

A. PUBLIC BUILDING AREAS (SUPERVISOR'S OFFICE AND COMMUNITY MEETING ROOM / PUBLIC PARKING AREA)
 EQUAL ACCESSIBILITY COUNTY STAFF AT 1 SPACE/PERSON: 8 SPACES
 VISITOR/COMMUNITY ROOM PARKING: 30 SPACES
 TOTAL PUBLIC PARKING SPACES REQUIRED: 38 SPACES
 PROPOSED: 43 SPACES
 EXCESSIBLE PARKING SPACES: 5 SPACES
 NOTE: ALL AS PAVING SPACES WILL TYPICALLY BE AVAILABLE FOR THE COMMUNITY MEETING ROOM DURING EVENING HOURS WHEN THE STAFF OFFICES ARE CLOSED.

B. SECURE BUILDING AREAS (DISTRICT POLICE FACILITY/SECURE PARKING AREA)
 REQUIRED PARKING:
 64 POLICE PERSONNEL PARKING AT ONE SPACE/PERSON: 64 SPACES
 100 POLICE VEHICLES AT ONE SPACE/VEHICLE: 100 SPACES
 TOTAL SECURE PARKING SPACES REQUIRED: 164 SPACES (MAXIMUM)
 PROPOSED: 164 SPACES
 TOTAL PARKING SPACES PROPOSED: 164 SPACES (MAXIMUM)
 CURRENTLY PROJECTED 20-YEAR STAFF GROWTH PROJECTIONS AND SHIFT OVERLAP REQUIREMENTS, AND MAY BE ADJUSTED WITH FINAL DESIGN, BUT WILL NOT BE INCREASED.

C. ACCESSIBLE PARKING
 TOTAL NON-COUNTY VEHICLE PARKING SPACES PROPOSED: 107 SPACES
 ACCESSIBLE PARKING SPACES REQUIRED: 5 SPACES
 ACCESSIBLE PARKING SPACES PROPOSED: 5 SPACES
 NOTE: ACCESSIBLE PARKING INCLUDES TWO VAN ACCESSIBLE SPACES.



VICINITY MAP SCALE 1"=100'

SOILS

THE PORTION OF THE PROPERTY PROPOSED FOR REDEVELOPMENT, BEING THAT PORTION CONTAINED WITHIN THE CONVEYANCE AND INSTRUMENT IDENTIFIED AS "URBAN LAND-USE/PLANNING COMPLEX", HAVING THE FOLLOWING CHARACTERISTICS:
 EROSION POTENTIAL: HIGH
 SUBSURFACE DRAINAGE: POOR
 FOUNDATION SUPPORT: GOOD
 THE PORTION OF THE PROPERTY TO THE NORTH OF CAMERON GLEN DRIVE CONTAINS THE PORTION OF THE PROPERTY TO THE EAST OF CAMERON GLEN DRIVE CONTAINS HAYTOWNSHIP SOIL.
 * REFER TO SHEET # FOR MAPPING OF SOIL LOCATIONS.

SHEET INDEX

- 1. COVER SHEET
- 2A. PIA PLAN/DEVELOPMENT PLAN AMENDMENT/PRC PLAN - SCHEMATIC SITE LAYOUT
- 2B. PIA PLAN/DEVELOPMENT PLAN AMENDMENT/PRC PLAN - CONCEPTUAL GRADING PLAN
- 3. EXISTING AND PROPOSED UTILITIES
- 4. EXISTING CONDITIONS AND VEGETATION MAP
- 5-10. SWM MAPS, DETAILS AND NARRATIVES
- 11-13. BUILDING ELEVATIONS

NOTES:

1. THE PROPERTY SHOWN ON THIS PLAN/PLAT IS LOCATED ON FAIRFAX COUNTY RESUBDIVISION MAP NO. 10-1-A AS (1) PARCEL 14A.
2. OWNER/APPLICANT: BOARD OF SUPERVISORS, COUNTY OF FAIRFAX, 10000 GOLF COURSE DRIVE, SUITE 300, FAIRFAX, VA 22030. CONTACT INFORMATION: (703) 431-4041.
3. RECORDING PLAN: DESIGNATION: TOWN CENTER, PUBLIC FACILITY.
4. EXISTING ZONING: PRC PLANNED RESIDENTIAL, COMMUNITY (PRA1, PRA2, PRA3).
5. EXISTING ZONING: PRC PLANNED RESIDENTIAL, COMMUNITY (PRA1, PRA2, PRA3).
6. EXISTING TOPOGRAPHY AND ELEVATIONS SHOWN HEREON BASED ON FIELD-RUN TOPOGRAPHIC SURVEY BY COUNTY OF FAIRFAX.
7. SURVEYING OFFICE: CONTOUR INTERVAL: 0.001 FEET.
8. THERE IS NO 100-YEAR FLOOD PLAIN FOR ANY RESIDUAL PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR, LISTING ON THIS PROJECT.
9. THE PROPERTY IS SITED BY PUBLIC UTILITIES AND SANITARY SEWER FACILITIES.
10. STORM WATER RETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES REQUIREMENTS APPLICABLE TO THE PROPOSED DEVELOPMENT ARE TO BE MET BY EXISTING OFF-SITE STORM WATER MANAGEMENT POND (SEE SHEET 4).
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES (PETROLEUM, DRUG WATER, URINE, STORED TREATED WASTE) ON THIS PROPERTY OR IN THE VICINITY OF THE PROPERTY.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES (PETROLEUM, DRUG WATER, URINE, STORED TREATED WASTE) ON THIS PROPERTY OR IN THE VICINITY OF THE PROPERTY.
13. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES (PETROLEUM, DRUG WATER, URINE, STORED TREATED WASTE) ON THIS PROPERTY OR IN THE VICINITY OF THE PROPERTY.
14. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES (PETROLEUM, DRUG WATER, URINE, STORED TREATED WASTE) ON THIS PROPERTY OR IN THE VICINITY OF THE PROPERTY.
15. PRESERVATION: THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
16. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
17. THE ONLY EXISTING STRUCTURE ON THE PROPERTY IS THE EXISTING POLICE STATION/ COMMUNITY CENTER BUILDING, CONSTRUCTED IN 1998. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY.
18. SPECIAL AMENITIES PROPOSED: A COMMUNITY ROOM AVAILABLE FOR COMMUNITY FUNCTIONS WILL BE PROVIDED WITHIN THE BUILDING.
19. PROPOSED PUBLIC IMPROVEMENTS:
 A. PUBLIC UTILITY SEWER EXTENSION TO THE SITE FROM THE PUBLIC STREET.
 B. PUBLIC UTILITY SEWER EXTENSION TO THE SITE FROM THE PUBLIC STREET.
20. THE PROPOSED DEVELOPMENT OF THIS PROPERTY WILL BE DESIGNED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND PERMITS TO SECURE FLOOD OF PUBLIC FACILITY MANUAL. A REQUEST IS BEING MADE FOR A PERMIT TO SATISFY STORM WATER DETENTION REQUIREMENTS APPLICABLE TO THE PROPOSED DEVELOPMENT BY MEANS OF STORM WATER MANAGEMENT POND.
21. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT APPLICABLE TO THE SOUTHWEST BOUNDARY OF THE PROPERTY IS BEING REQUESTED. THE MODIFICATION IS TO BE SHOWN ON SHEET 3 IN ORDER TO MAINTAIN THE TREES AT A DISTANCE FROM THE SECURITY FENCE.
22. IT IS NOT NECESSARY TO SATISFY THE TREE PRESERVATION TRUST REQUIREMENT BASED SOLELY ON THE AREA OF THE PROPERTY. THE TREE PRESERVATION TRUST REQUIREMENT WILL BE SATISFIED BY THE TREE PRESERVATION TRUST REQUIREMENT BASED SOLELY ON THE AREA OF THE PROPERTY. THE TREE PRESERVATION TRUST REQUIREMENT WILL BE SATISFIED BY THE TREE PRESERVATION TRUST REQUIREMENT BASED SOLELY ON THE AREA OF THE PROPERTY.
23. THE USE OF THE PROPERTY AS PROPOSED HEREON IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE.
24. THE EXISTING BUILDING (WOODHURST, PARKER SPACES) AND OTHER FEATURES, SHOWN ON THIS PLAN, WILL REMAIN IN PLACE AND WILL BE MAINTAINED IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS, ENDORSEMENTS AND ASSURANCES MADE BY THE ARCHITECT.
25. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
26. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
27. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
28. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
29. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.
30. THE PROPOSED DEVELOPMENT PLAN DOES NOT REQUIRE ANY TRAIL OR IN THE VICINITY OF THE PROPERTY. HOWEVER, THE USE OF THESE ADJOINING LOTS ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ANY PRESERVATION REQUIREMENTS.



AECOM

BURGESS & NIPLE
 4180 PLEASANT PK. (703) 631-6200 FAX (703) 631-4041

PROJECT
RESTON POLICE STATION & GOVT CENTER
 12000 BOWMAN TOWNE DRIVE
 RESTON, VA 20190
CLIENT

DPWES
 DPWES DIVISION
 12000 GOVERNMENT CENTER PKWY
 FAIRFAX, VA 22035-0602
 (703) 462-4900 fax (703) 462-4905 fax
 www.aecom.com
ARCHITECT

AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd Suite 900
 ARLINGTON, VA 22201
 (703) 462-4900 fax (703) 462-4901 fax
 www.aecom.com
CIVIL ENGINEERING CONSULTANT

BURGESS & NIPLE
 4800 HAZARD WALK, INC.
 10000 WOODBURN AVENUE
 WASHINGTON, DC 20048
 (703) 462-4902 FAX (703) 462-4904



REVISIONS

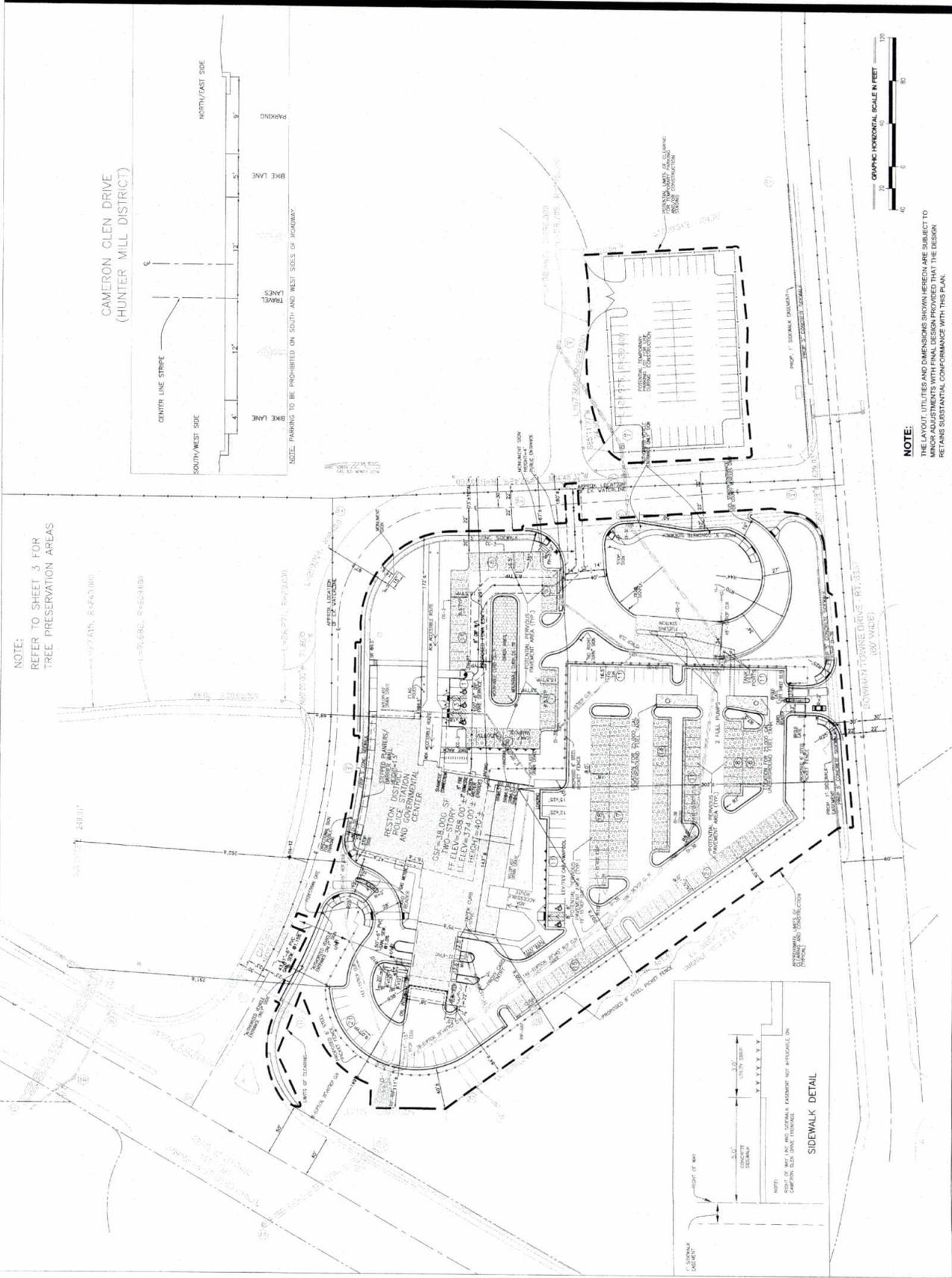
NO.	DATE	DESCRIPTION
1	12/17/11	COUNTY COMMENTS
2	12/17/11	COUNTY COMMENTS
3	12/27/11	RESTON INC COMMITTEE COMMENTS

KEY PLAN

PROJECT NUMBER
 60212377

SHEET TITLE
PCA PLAN/ DEVELOPMENT PLAN
AMENDMENT/ PRC PLAN - SCHEMATIC SITE LAYOUT

SHEET NUMBER
 2A



PROJECT
RESTON POLICE STATION & GOV'T CENTER
 12000 BOWMAN TOUHY DRIVE
 RESTON, VA 20190

CLIENT
 DPWES
 RESTON POLICE STATION
 12000 GOVERNMENT CENTER PARKWAY
 FAIRFAX, VA 22035-0052
 703.324.9800 (M) 703.324.4365 (F)
 www.aecom.com

ARCHITECT
 AECOM
 AECOM TECHNICAL SERVICES, INC.
 3101 Wilson Blvd, Suite 900
 Arlington, VA 22201
 703.682.4801 (M)
 www.aecom.com

CIVIL ENGINEERING CONSULTANT
 BURGESS & NIPLE
 4425 WILSON BLVD, SUITE 200
 ARLINGTON, VA 22201
 PH: (703) 651-9638 FAX: (703) 651-5609



REVISIONS

NO.	DATE	DESCRIPTION
3	12/21/11	REFIN R/W COMMITTEE COMMENTS
2	12/16/11	COUNTY COMMENTS
1	11/19/11	COUNTY COMMENTS

KEY PLAN

PROJECT NUMBER
60212377

SHEET TITLE
 PCA PLAT/ DEVELOPMENT
 PLAN AMENDMENT/
 PRC PLAN- CONCEPTUAL
 GRADING PLAN
 SHEET NUMBER

2B

© 2011 AECOM TECHNICAL SERVICES, INC.

- NOTE:**
- REFER TO SHEET 3 FOR CONCEPTUAL LANDSCAPE PLAN
 - IF A TEMPORARY PARKING LOT IS CONSTRUCTED AT THE SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN HEREON, IT WILL BE UTILIZED FOR THE CONSTRUCTION OF THE PROJECT. AFTER CONSTRUCTION, IT WILL BE REMOVED AND THE DISTURBED AREA STABILIZED THROUGH SEEDING OR SOODING.
 - AN AREA FOR THE INSTALLATION OF A PUBLIC ART WORK WILL BE PROVIDED AT THE FRONT OF THE BUILDING.

PRELIMINARY SEQUENCE OF CONSTRUCTION NARRATIVE

GIVEN THAT THE EXISTING POLICE STATION BUILDING ON THE SITE WILL HAVE TO BE MAINTAINED AND FULLY OPERATIONAL UNTIL THE NEW BUILDING IS OCCUPABLE AND THE POLICE FUNCTIONS HAVE BEEN TRANSFERRED TO IT, CONSTRUCTION WILL HAVE TO BE PHASED TO MAINTAIN OPERATIONAL CAPABILITY OF THE EXISTING BUILDING AND WILL MAINTAIN SUFFICIENT PARKING SPACES FOR THE EXISTING POLICE STATION. IT IS CURRENTLY ANTICIPATED THAT THE INITIAL PHASE WILL INCLUDE THE CONSTRUCTION OF THE NEW PARKING AND THE NORTHWEST VEHICULAR ENTRANCE WHICH WILL BE CONSTRUCTED FIRST. THIS WILL PERMIT DEMOLITION OF THE EXISTING SECURE VEHICULAR ENTRANCE ON CAMERON GLEN DRIVE AND INITIATION OF THE NEW BUILDING. THE PHASED CONSTRUCTION WILL ALLOW FOR THE ADDITIONAL PORTIONS OF THE EXISTING PARKING AREAS DEMOLISHED. IT IS CURRENTLY ANTICIPATED THAT IT MAY PROVE NECESSARY AT SOME POINT TO CONSTRUCT THE NEW BUILDING AS SITE DEVELOPMENT PROGRESSES. THE PHASED CONSTRUCTION OF THE NEW BUILDING ON THE EAST SIDE OF CAMERON GLEN DRIVE IN THE SOUTHWEST CORNER OF THE SITE AREA ON THE EAST SIDE OF CAMERON GLEN DRIVE IS PROPOSED FOR DEVELOPMENT AT THIS TIME. POTENTIALLY RESULTING IN THE CLEARING OF EXISTING TREES IN THAT AREA AND MINIMAL GRADING AS REQUIRED TO ACCOMMODATE THE NEW BUILDING. DEVELOPMENT HAS REACHED THE POINT WHERE THE NEW BUILDING HAS BEEN DEMOLISHED. THE EXISTING BUILDING AND ANY REMAINING PARKING AREAS SLATED FOR REMOVAL WILL TAKE PLACE AND THE REMAINDER OF THE SITE INFRASTRUCTURE WILL BE CONSTRUCTED. THE EXISTING BUILDING AND ANY REMAINING PARKING AREAS WILL BE REMOVED AND THE DISTURBED GRADING AREA RESEED. THE PHASING OF THE PROJECT AND THE SEQUENCING IS PRELIMINARY AND THE SPECIFIC PHASING OF SITE DEMOLITION AND CONSTRUCTION ACTIVITIES MAY VARY.



NOTE:
 THE LAYOUT, UTILITIES AND DIMENSIONS SHOWN HEREON ARE SUBJECT TO MINOR ADJUSTMENTS WITH FINAL DESIGN PROVIDED THAT THE DESIGN RETAINS SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

REFER TO SHEET 3 FOR TREE PRESERVATION AREAS

PROJECT
RESTON POLICE STATION & GOV'T CENTER
 12000 BOWMAN TOWNE DRIVE
 RESTON, VA 20190

CLIENT
 DPWES
 PLANNING & DESIGN DIVISION
 10000 BOWMAN TOWNE CENTER PKWY
 FAIRFAX, VA 22034-0062
 703.324.8600 (tel) 703.324.4365 (fax)
 www.fairfaxcounty.gov/dpwes

ARCHITECT
AECOM
 AECOM TECHNICAL SERVICES, INC.
 1515 COMMONWEALTH AVENUE, SUITE 400
 ARLINGTON, VA 22202
 703.682.4900 (tel) 703.682.4901 (fax)
 www.aecom.com/usa

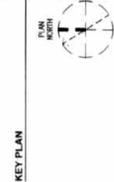
CIVIL ENGINEERING CONSULTANT
BRUNNEN & NEPL
 4100 PLAZA DRIVE, SUITE 200
 FALLS CHURCH, VA 22033
 (703) 531-4000 FAX (703) 531-4000



NOT CERTIFIED AS TO DESIGN

REVISIONS

NO.	DATE	DESCRIPTION

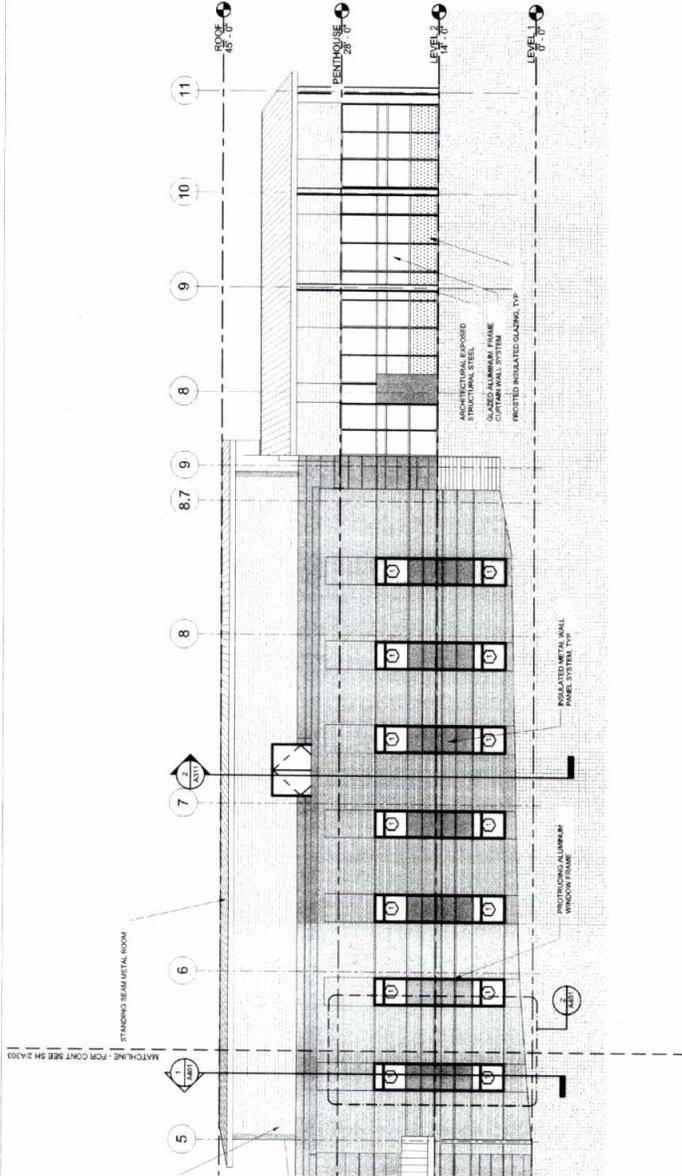


PROJECT NUMBER
 60212377

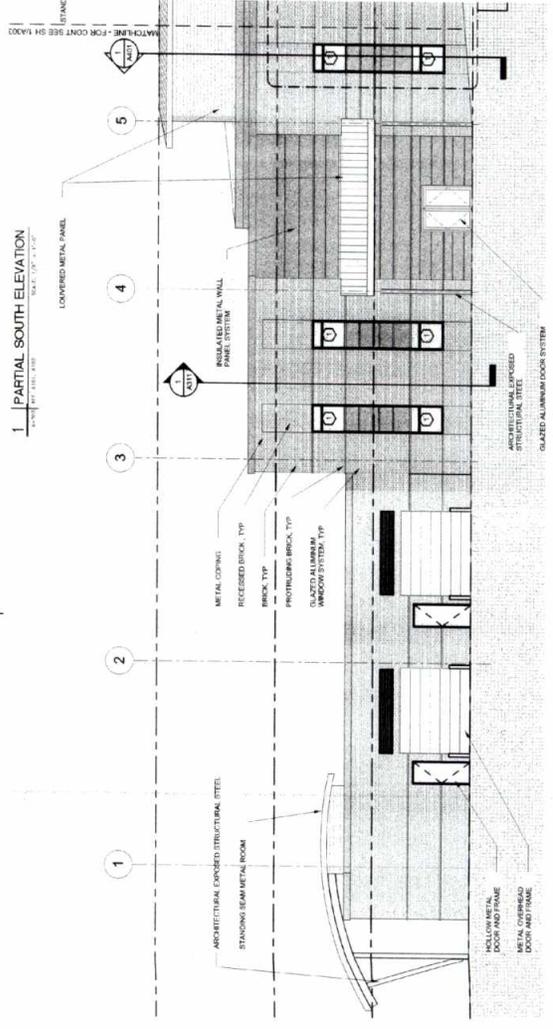
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
13

© 2010 AECOM TECHNICAL SERVICES, INC.



1 | PARTIAL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 | PARTIAL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



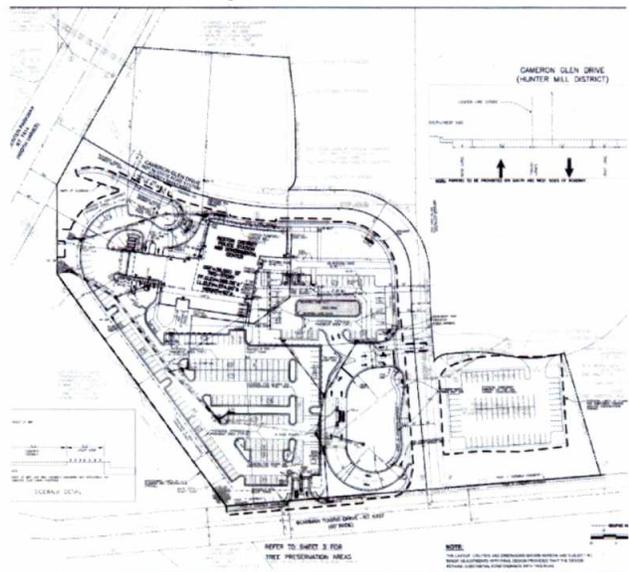
**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATIONS

The Fairfax County Board of Supervisors, requests to amend the proffers (PCA 74-2-113-4) and development plan (DPA 74-2-113-8) and approve the PRC Plan (PRC 74-2-113-2) for the 8.44 acre site (Tax Map 17-1 ((1)) 14B) that was rezoned to the PRC (Planned Residential Community) District as part of the North County Government Center. The Board of Supervisors requests to remove the existing 16,200 square foot police station and Hunter Mill District Government Center and replace it with a new two story 38,000 square foot facility for the same uses. The existing and proposed building is located on 5.44 acres to the south and west of Cameron Glen Drive and is referenced as the development site. The development site will continue to provide for a fuel island for the police and other County vehicles and buses. The applications are concurrent with a review of the public facility in accordance with Section 15.2-2232 of the Code of Virginia.

The Hunter Mill District has seen a 16% increase in population from 2000 to 2010 and is anticipated to grow an additional 23% by 2030. The police station currently has 137 officers and staff and the supervisor's office has seven. The police station is projected to increase to 164 staff members by 2020 and 171 by 2030. With additional personnel and equipment needs over the years the police have outgrown their existing facility. According to the Fairfax County Police Station Standards a police station with a community room should be between 32,410 and 34,106 square feet. The existing station and community room is 14,224 square feet and the proposed will be 33,500 square feet. The supervisor's office is also undersized in comparison to the County space program standards of 2,939 square feet. The existing space is approximately 2,000 square feet and the proposed space will be 3,000 square feet. The new facility will provide for the required space needs and relocate the existing fuel station outside the secure parking area to make it available for other County vehicles.

The area to the north of Cameron Glen Drive is proposed to be tree save, but could be developed in the future. The area to the east of Cameron Glen Drive is proposed as temporary parking until construction is complete and non-residential use permit (Non-RUP) for the new facility is issued. Once the temporary parking area is no longer needed it will be removed and grass planted. The proposed proffers, development conditions and statement of justification and affidavit are contained in Appendix 1-4, respectively.



Waivers and Modifications

Modification of the transitional screening requirement to allow the landscaping proposed on the PRC plan.

Modification of the tree preservation target for the development site located south and west of Cameron Glen Drive.

LOCATION AND CHARACTER

The development site is located on the south and west side of Cameron Glen Drive and north of Bowman Towne Drive at 12000 Bowman Towne Drive in Reston. The site is developed with a 16,200 square foot one story building for the Reston Police and Hunter Mill Supervisor's office. A refueling area is located inside the secure parking area for the police to the west of the existing building. The 8.44 acre site includes the wooded parcels to the north and east of Cameron Glen Drive.



North: Inova Health Care Services (PRC) Plan: Mixed Uses

East: Inova Health Care Services (PRC) Plan: Mixed Uses

West: Townhouses (PRC) Plan: Mixed Uses

South: Reston Regional Library, Community Shelter (PRC) Plan: Mixed Uses

BACKGROUND

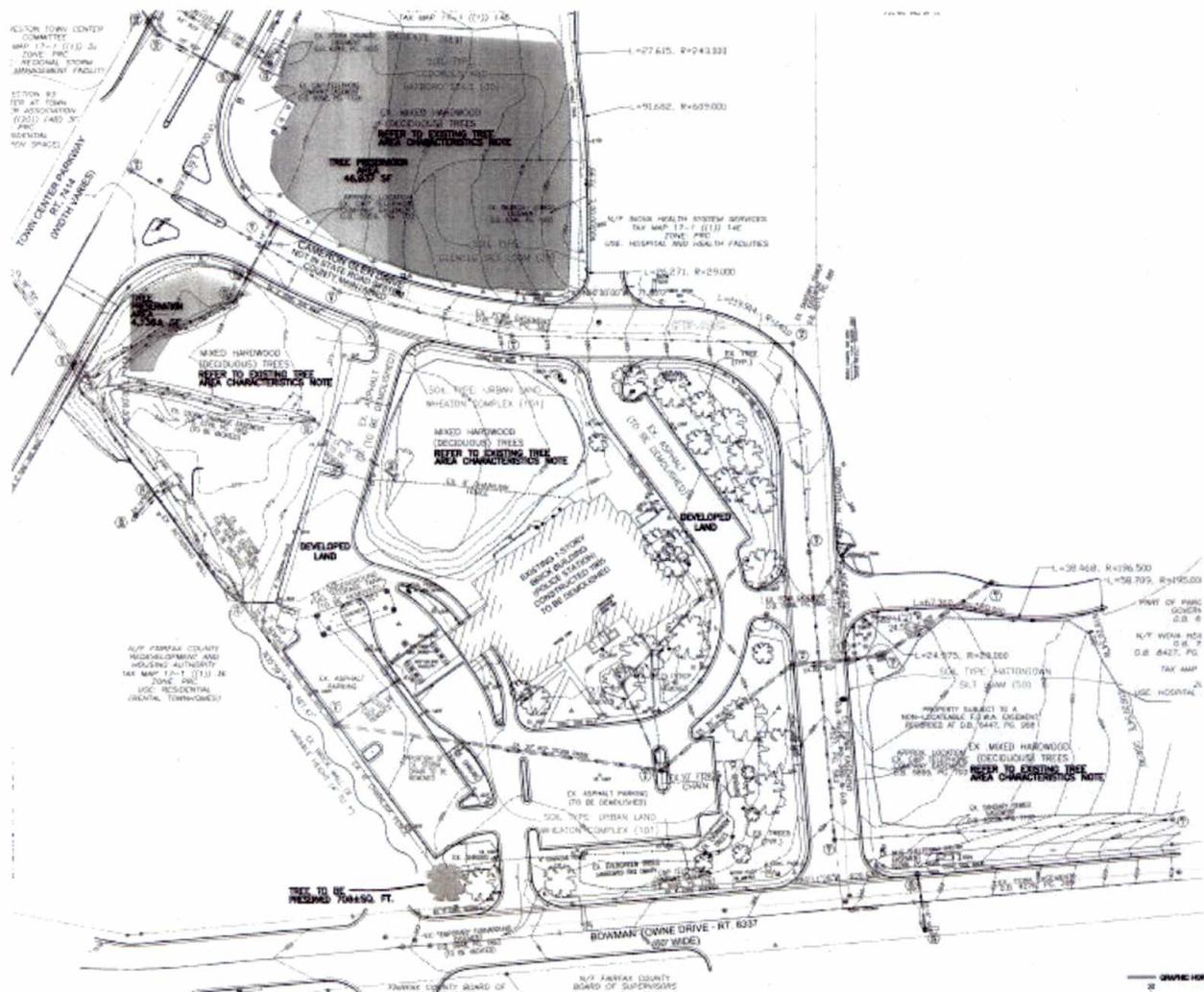
On May 10, 1976, the Board of Supervisors approved RZ 74-2-113 to rezone 72.93 acres from the RE-1 (Residential Estate) District to the PRC District for 50 acres for the North County Government Center and 22.93 acres of commercial uses. The approved Development Plan is a general plan that set forth land uses, general building location, circulation, open space and landscaping. The existing 16,200 square foot building was constructed in 1985. Copies of the proffers and plans are contained in Appendix 5.

PRC/DPA PLAN (Copy at front of staff report)

The PRC Plan titled: "Reston District Police Station and County Governmental Center" was submitted by Burges and Niple consisting of 14 sheets dated August 2011 as revised thru December 21, 2011, is reviewed below.

Existing and Proposed Structure

The 5.4 acre development site is developed with a one story 16,200 square foot building for the Reston Police Station and government center for offices for the Hunter Mill District Supervisor. The building is located in the central portion of the site with a refueling station to the west of the building. The site has two existing entrances from Cameron Glen Drive to the north of the building and one to the east. The site also has an entrance from Bowman Towne Drive. Most of the existing site is secured by a chain link fence.



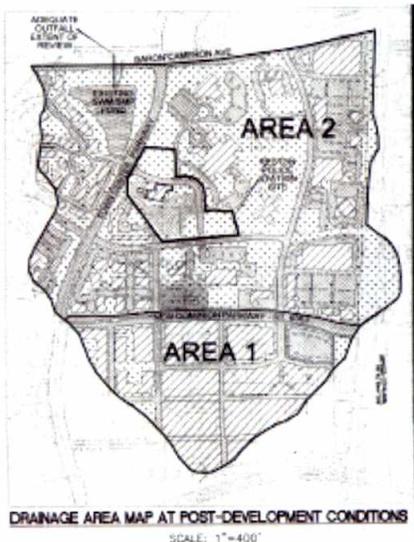
parking will include spaces for 100 county vehicles and 64 spaces for personal vehicles for shift changes for a total of 164 spaces, an increase from 92 spaces. The site will provide for 43 public spaces, an increase from 16 spaces. The plan proposes to eliminate parking along the southern and western side of Cameron Glen Drive. Temporary parking may be provided within an undeveloped area located to the east of Cameron Glen Drive. This location will be used to permit parking to serve the uses while the site is being redeveloped. When construction of the site is complete the temporary parking area would be removed and planted with grass. The applicant is working with adjacent parcel owners to determine if existing off-site parking areas may be usable and avoid clearing this area. Use of off-site parking would require an agreement to be approved by the Director of the Department of Public Works and Environmental Services (DPWES).

Elevations

The two story building façade will be brick, exposed steel and glazings. The renderings below depict the building from Cameron Glen Drive headed east and the eastern entrance.



Stormwater Management



Stormwater management is proposed to be provided off-site in an existing regional wet pond located to the northwest of the site across Town Center Parkway. This regional pond currently provides detention for site. The existing pond has adequate capacity and outfall for the proposed development. The site design includes low impact development (LID) and best management practices (BMP) by the use of pervious paving within the parking lot and tree filter boxes beyond the requirements of the Public Facilities Manual (PFM). The use of the off-site pond will require a waiver of on-site detention by the Department of Public Works and Environmental Services (DPWES). A final determination on this waiver will be made by DPWES concurrent with the review of the site plan.

COMPREHENSIVE PLAN PROVISIONS

In the Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D-1, on pages 46-47, the Plan states:

“Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.”

Plan Map: Public Facility

ANALYSIS

2232 Review/Comprehensive Plan Citation/Land Use Analysis (Appendix 6)

Virginia Code Section 15.2-2232, as amended, requires the Planning Commission to determine whether the general or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

Location

The proposed facility will be located on public property planned for and currently developed with the same public facility uses. The proposed construction of a new facility at its present location is well located to continue serving the Reston area and northern Great Falls, and is consistent with Plan guidelines that public facilities be appropriately sited to the area they are intended to serve. In addition, by utilizing the existing site, the proposal is consistent with Plan guidelines to locate public facilities in areas of compatible land uses since the majority of the adjacent land uses are public facilities. The continued co-location of the police station with the Supervisor's office is consistent with Plan guidelines to co-locate public facilities whenever appropriate.

The Policy Plan offers guidance for the location of police stations and recommends that police stations and facilities be located adjacent to commercial areas; be compatible with adjoining areas; be located on a major street with good access to all parts of the service area; and provide adequate parking for police, employees and visitors. The proposal meets all of these Plan recommendations by utilizing the current location which has good access to

major streets and is currently compatible with adjoining areas, and by providing increased, adequate parking.

Character

The design of the building and the materials proposed will be compatible with the surrounding area. The design optimizes use of the site, and by the use of different materials for the two uses provides a visual cue for the different functions. The new facility is consistent with the long-established public facility uses on the subject property and the design will be harmonious with the character of the surrounding area, in accordance with Plan guidelines.

Bowman Towne Drive and Town Center Parkway provide a buffer to surrounding neighborhoods. The adjacent residential property to the west is owned by the Fairfax County Housing and Development Authority and developed as townhouses. There is an existing solid brick wall along the edge of the two properties and a modified 25-foot wide vegetative screen yard will be established on the subject property adjacent to the common boundary, in accordance with Plan guidelines, to ensure that public facilities are properly screened and buffered.

Extent

The 5.44 acre development site exceeds the five acre site acreage recommendations for the proposed use when co-located with another public facility such as a governmental center. The police station would also be sized to meet the expected level of police service required to protect people and property in the service area as well as the minimum 35 square feet recommended per officer in the Comprehensive Plan. Therefore, the proposed expansion meets Plan guidelines to maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.

Environmental Analysis (Appendix 7)

Tree Preservation

Originally the application proposed removal of a dense stand of mixed evergreen and deciduous tree canopy located north of the Cameron Glen Drive to allow for a temporary construction equipment staging area during the redevelopment. However, in response to staff's request the application now shows the temporary staging and parking area located south and east of proposed facility in an area which is ultimately proposed for future open space.

Green Buildings

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. In accordance with the Fairfax County Board of Supervisors Policy for Sustainable Development for Capital Projects greater than 10,000 square feet, the site will attain the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating for the police station and government center expansion.

Transportation Analysis (Appendix 8)

The anticipated trip generation for the proposed development for the AM peak increased from 25 to 56 vehicles per hour and for the PM peak from 24 to 54 vehicles per hour over existing traffic. The development conditions propose transportation demand (TDM) measures which include the provision of a bus shelter, bike parking, re-striping Cameron Glen Drive for bike lanes, and distribution and display of materials showing transportation options to help address the additional trips to the site. The applicant has revised the design of the northwestern Cameron Glen Drive entrance to facilitate errant vehicles to exit the site without backing onto Cameron Glen Drive.

Urban Forestry Management (Appendix 9)

The Urban Forester noted that while the proposed tree preservation area on the north side of Cameron Glen Drive is in fair to good condition it does include trees that show signs of decline or are dead. Development conditions are proposed to remove dead trees and those in poor condition within striking distance of walkways, streets, buildings, or non-wooded open space.

The County environmental vision encourages the implementation of practices that result in a cleaner and healthier environment benefiting residents and the region's biological diversity. Natural landscaping techniques use appropriate placement of native and non-invasive plants, biodegradable mulch, reduced lawn areas, and improved soil quality to create diverse landscapes that enhance air and water quality, and resource conservation. The applicant made revisions to the existing vegetation map and proposed landscaping to address concerns of the Urban Forester. In addition, the conditions require the submission of the landscaping plan to the Urban Forestry Management Division for review and approval.

Public Facilities Analyses (Appendices 6 and 10)

Fairfax County Public School (Appendix 10)

Currently four school buses park overnight on Cameron Glen Drive. The applicant was requested to provide for school bus parking on-site. In addition, they were requested to verify that the fueling station would accommodate school buses. The applicant states that the fuel island was designed to accommodate school buses. The applicant has declined to provide for on-site bus parking. The applicant states that the site does not have additional capacity to accommodate bus parking. The secure parking area for the police cannot be used for the buses and the public parking spaces for the supervisor's office would be overwhelmed if buses were allowed to park on-site. In addition, the area to the east of Cameron Glen Drive is intended for temporary parking during construction and would be open space after the parking is no longer needed.

Fairfax County Park Authority (Appendix 6, Attachment B)

The Park Authority determined that the application bears no direct adverse impact on the land or resources of the Park Authority.

Stormwater Analysis (Appendix 6, Attachment F)

The applicant intends to provide the stormwater detention and water quality controls (BMP) using an existing off-site pond and is requesting a waiver of on-site stormwater detention concurrent with the review of the site plan by DPWES. There is no downstream drainage complaint on file.

Fire and Rescue Review (Appendix 6, Attachment H)

The property is serviced by the Hendon #404 Fire Station.

Fairfax County Water Authority Review (Appendix 6, Attachment I)

The property is served by Fairfax Water and adequate water and fire service is available from an existing twelve inch diameter water main located in Cameron Glen Drive.

Sanitary Sewer Analysis

The property is located in the Sugarland Run (B-2) watershed and is sewered into the Blue Plans Treatment Plant. Based on current and committed flow there is excess capacity and the existing eight inch line located on the property is adequate for the proposed use.

ZONING ORDINANCE PROVISIONS (Appendix 11)

The PRC District requires that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood. The district does not impose minimum lot sizes, building heights, and maximum or minimum yard requirements for either residential or commercial structures. The application property is an 8.44 acre parcel, located within the Reston Town Center as part of the North County Government Center.

P-District Standards

The PRC District regulations are designed to permit a greater flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. According to the Purpose and Intent of the PRC District as contained in the Zoning Ordinance, this flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. With every step of the planning, design and development within the PRC District (including the review of the PRC Plan), the applicant must demonstrate the achievement of the PRC objectives, which are contained in the Purpose and Intent of the PRC District (Sect. 6-301), as well as the P-District Standards, including the General and Design Standards (Sects. 16-101 and 16-102) and are provided in Appendix 11.

Purpose and Intent (Section 6-301)

The District should provide for a variety housing, employment opportunities and commercial services to achieve a balanced mix; provide an orderly and creative arrangement of all land uses; provide a comprehensive transportation system; the provision of cultural, educational, medical, and recreational facilities; the location of structures to take advantage of the environment; the provision of well-designed open space; and the proper staging of development.

The development will provide a 38,000 square foot government center for the Reston Police Station and office space for the Hunter Mill Supervisor. This is an increase from the existing 16,200 square foot facility. This proposal does not provide for housing or commercial spaces but is a part of the larger Reston Town Center where those services are provided. This area was designed for and has been used as a government center since 1985. The applicant has worked with the Fairfax County Department of Transportation (FCDOT) to provide for access to the site that complements the existing street network. The design of the buildings will activate the street by bringing the building closer to the street and provide for public amenities by providing a space for public art. The development is currently serviced by public utilities and will continue to be adequately served with the expansion. In staff's opinion, the site meets the purpose and intent of a PRC District.

Planned Development General Standards (Section 16-101)

The Zoning Ordinance provides six general standards that all planned developments must meet. Those standards are provided in Section 16-101 of the Zoning Ordinance and are provided in Appendix 11. Below is a summary of the requirements and staff's analysis of how the development meets those requirements.

Planned development must substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities; result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district; effectively utilize the available land, and protect and preserve scenic assets and natural features such as trees, streams and topographic features; prevent substantial injury to the use and value of existing surrounding development, be located in an area in which transportation, police and fire protection, other public facilities and public utilities, are or will be available and adequate for the uses proposed; and provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

The Comprehensive Plan map designates the subject area as Town Center. The PRC plan complies with all seven objectives of Section 6-301, which outlines the purpose and intent of Planned Residential Districts. The proposed development is consistent with the Comprehensive Plan for a public facility and the purpose of the planned district. The proposed development effectively utilizes the land with the development of the police station and government center. The development will protect trees to the extent possible and does not adversely impact the redevelopment of adjacent properties. The subject property is located in an area where all the identified public facilities and utilities are currently available. In staff's opinion, the site meets the general standards for a planned district.

Planned District Design Standards (Section 16-102)

Every planned district must meet three design standards provided in Section 16-102 of the Zoning Ordinance and are provided in Appendix 11. Below is a summary of those standards and staff's analysis of how the application meets the requirements.

In order to complement development on adjacent properties the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that similar conventional zoning district; the open space, off-street parking, sign and similar regulations shall have general application in all planned developments; and streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance. In addition, a network of trails and

sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The proposed structure will be surrounded by property zoned PRC on all sides. The areas to the north, east and south were rezoned as part of the same PRC case for the North County Government Center. The development site provides for 29% open space, required parking, and sidewalks. In staff's opinion, the site meets the design standards for a planned district.

Waivers and Modifications:

Transitional Screening and Barrier

The applicant requests a modification of the transitional screening requirement to allow the proposed landscaping and barrier as proposed on the development plan. The Zoning Ordinance requires a Type 2 transitional screening (35 foot wide unbroken landscape) and Barrier D (42-48" chain link fence), Barrier E (6 foot tall wall) of Barrier F (6 foot tall fence) for the western property line adjacent to the single family attached dwellings. An eight foot tall decorative iron fence is proposed on the edge of the parking lot and a 25 foot wide landscaped area adjacent to the residential property. The landscaping width and density of plants do not meet the planting intensity of the Zoning Ordinance. Paragraphs 3 and 14 of Section 13-305 allow for the modification of the transitional screening requirement and barrier for a public use when it has been specifically designed to minimize adverse impacts through architectural and landscaping techniques. The site has provided for a 25 foot wide landscaped area that is adjacent to a 4-7 foot tall wall for the single family attached use to the west. The decorative iron fence is provided instead of a wood fence or chain link fence to provide for a same type of fence along the secure parking area. The provision of additional area for landscaping would adversely limit provision of the required parking. In addition, the provision of additional landscaping is a concern for security reasons by the police. In staff's opinion, the provided landscaping is adequate and the proposed modification will not adversely impact the adjacent property.

Tree Preservation

The entire site is 8.44 acres with 5.44 acres located south and west of Cameron Glen Drive referenced as the development site. The overall project will preserve trees north of Cameron Glen Drive and an area to the southwest of Cameron Glen Drive on the development site. Overall the site meets the tree preservation goal; however, the development site does not meet the requirement on its own. To allow for future development of the areas to the north and east of Cameron Glen Drive to stand apart from the development site, staff requested that the applicant provide an analysis of the development site for tree preservation. The 5.44 acre development site has 32% of the site covered by the existing tree

canopy. The 10 year tree canopy requirement is 10% of the site or 0.54 acres. The existing preserved trees should be 32% (0.17 acres) of the required 10 year tree canopy requirement. The applicant has provided 28% (0.15 acres) of the tree canopy requirement by tree preservation on the development site. Section 12.0513 of the Public Facilities Manual allows for a modification of the requirement. The applicant will be meeting the tree canopy requirement overall with the existing and proposed landscaping. Staff supports the requested modification for the development site.

Tree Preservation Calculations	Total Property	Development Site
Gross Site Area	8.44 acres	5.44 acres
Pre-Development Area of Existing Tree Canopy	3.54 acres	1.72 acres
Percentage of Gross Site Area Covered by Existing Canopy	42%	32%
Percentage of 10-year Canopy Required	10% or 0.844 acres	10% or 0.544 acres
Percentage of Canopy that Should Be Met Through Tree Preservation	42% of 0.844 acres or 0.354 acres	32% of 0.544 acres or 0.174 acres
Percentage of Canopy that will be met through tree preservation	1.49 acres	0.15 acres (28%)

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject proposal to construct a new Reston Police Station and Hunter Mill Government Center satisfies the criteria of location, character and extent as specified in Virginia Code 15.2-2232, as amended. The proposed development has adequately addressed staff concerns related to environment and transportation impacts. The site has adequate public facilities to service the proposed use. In staff's opinion, the new building will meet the purpose and intent of the PRC District and the general standards and design guidelines for a planned district.

Recommendation

Staff recommends that the Planning Commission find that 2232-H11-18 is substantially in accord with the provisions of the adopted Comprehensive Plan and satisfies the criteria of location, character and extent as specified in Virginia Code 15.2-2232, as amended.

Staff recommends approval of PCA 74-2-113-4, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of DPA 74-2-113-8.

Staff recommends approval of PRC 74-2-113-2, subject to the development conditions contained in Appendix 2 of the staff report.

Staff recommends approval of a modification of the transitional screening and barrier requirement to permit the landscaping depicted on the PRC plan per Section 13-305 of the Zoning Ordinance.

Staff recommends approval of a modification of the tree preservation target to 28% instead of 32% on the development site per Section 12.0513 of the Public Facilities Manual.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proffers
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavit
5. RZ 74-2-113 Proffers and Plans
6. 2232/Comprehensive Plan Citation/Land Use Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Urban Forest Management Division Review
10. Public School Review
11. Zoning Ordinance Provisions
12. Glossary

**Proffers for
PCA 74-2-113-4
December 16, 2011**

Pursuant to Section 15-2.2303A of the Code of Virginia, 1950 edition, as amended, and subject to the Board of Supervisors approval of the Proffered Condition Amendments for Fairfax County Tax Map 17-1 ((1)) 14B, the Applicant/Owner, their successors or assigns, herein after referred to as "Title Owner" proffers the following. All previous proffers which apply to the application property shall, as applicable, remain in effect as stated in the proffer statement RZ 74-2-113 approved May 10, 1976, as amended, by the Board of Supervisors with the addition of proffer #7 provided below.

(NEW)

7. Subject to the provisions of Section 16-203 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in substantial conformance with the Development Plan Amendment (DPA) consisting of fourteen sheets, prepared by Burges and Niple, dated August 2011 as revised thru December 21, 2011. Minor modifications to the PRC Plan may be permitted as determined by the Zoning Administrator.

TITLE OWNER:

Board of Supervisors of Fairfax County, Virginia

By: _____

Anthony H. Griffin, County Executive

PROPOSED DEVELOPMENT CONDITIONS

PRC 74-2-113-2

January 5, 2012

If it is the intent of the Board of Supervisors to approve PRC 74-2-113-2, located at Tax Map 17-1 ((1)) 14B, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston District Police Station and County Governmental Center" prepared by Burges and Niple, consisting of 14 sheets, and dated August 2011 as revised through December 21, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The architectural design of the building shall be in substantial conformance with the elevations and sections shown on the PRC Plan. Modifications may be made with the final architectural design if they are determined to be in substantial conformance with the elevations shown on the PRC Plan.
3. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and locations of public art to be provided at the site. The applicant shall make the final selection of the public art features and their locations based on the recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final non-residential use permit (Non-RUP.) The applicant consult with IPAR for the design of any bike racks, benches, fences and other street furniture that maybe provided.
4. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification as determined necessary by the Director of the Department of Public Works and Environmental Services (DPWES). If the area to the east is not required for temporary parking it shall not be cleared or graded.
5. The applicant shall use best efforts to provide staging and parking for the facility without the disturbance of the wooded parcel located east of Cameron Glen Drive. In the event that the parcel to the east of Cameron Glen Drive is required to be used for parking or construction staging then the parcel shall be used only during the time of construction and the pavement shall be removed and site replanted with grass after the construction of the development site parking is complete and a non-residential use permit issued for the building.

6. The first and all subsequent submissions of the site plan shall include a tree preservation plan and narrative for review and approval by the Urban Forest Management Division that, in addition to the General Tree Conservation Plan Submission Requirements of Public Facilities Manual (PFM) 12-0501, provides the following:
 - A. An inventory of all on-site trees 10 inches in diameter and larger that are dead or in poor condition and within 100 feet of the limits of clearing and grading. Additional on-site trees that, as judged by their height, are within striking distance of walkways, streets, buildings, or non-wooded open space shall also be identified on the plan.
 - B. The timing for removal of any dead or potentially hazardous trees that may occur within the preservation areas.
 - C. Information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing and signage in accordance with PFM 12-0703.

7. The first submission of the site plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division, that generally conform to the Conceptual Landscape Plan approved with the PRC plan. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air and water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation. Such techniques include the following:
 - A. Reduce turf areas to minimize mowing operations and the resulting air pollution. Contiguous mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Mulched areas and turf areas shall be delineated on the landscape plan.
 - B. Plant trees in areas to contribute to energy conservation for the buildings, as depicted in Plate 4-12 of the Public Facilities Manual.
 - C. Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
 - D. Landscaping implemented with the site plan can be made up of groups of trees including overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for there to be some overlap in the 10 year projected canopies of overstory trees and the canopies of understory trees, as provide for in PFM 12-0510.4E(6). Landscaping plants shall consist of non-invasive plants.

8. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES.
9. The Applicant shall pursue incorporation of low impact development techniques subject to approval by DPWES. Such measures may include, but shall not be limited to, precast permeable pavers, porous pavement, tree pits, and compost amendments.
10. In accordance with the Fairfax County Board of Supervisors Policy for Sustainable Development for Capital Projects greater than 10,000 square feet, the proposed building shall be designed and built with green building measures to attain at a minimum the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating.
11. The Applicant shall formulate and implement a transportation demand management (TDM) program to encourage and facilitate the ability of employees of Reston Police Station and Hunter Mill Supervisor's office to travel to work by means other than single occupancy vehicle.
12. The TDM Program shall include the elements listed below. Such items may be adjusted from time to time as approved by Fairfax County Department of Transportation (FCDOT), without requiring a Proffered Condition Amendment.
 - A. A TDM Program Manager to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The program manager may be employed directly by the Applicant or be a contractor to the Applicant. The program manager position may be part of other duties assigned to the individual;
 - B. Participation in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home program offered in connection with the Metropolitan Washington Council of Governments;
 - C. Display in the main lobby transportation-related information for employees, volunteers, and visitors;
 - D. Distribute transportation information package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, carpool/vanpool, bicycling, or walking;
 - E. Maintain varied office shifts to allow for some work trips to occur outside of the typical AM and PM peak hours, and encourage telecommuting and flextime for administrative employees as appropriate;
 - F. Provide for on-site bicycle storage;
 - G. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation.

- H. Coordinate with Reston Area LINK program with enhanced participation when the area Metro Rail becomes available.
- I. A parking management program which shall include but not limited to preferential space for residential vanpools, car pools, etc.
- J. Provide a bus shelter and pad along the site on Cameron Glen Drive per the approximate location as determined by FCDOT. A sidewalk connection shall be provided from the bus shelter to the proposed sidewalk on Cameron Glen Road. The Applicant shall maintain the trash receptacle located at the bus stop.
- K. Restripe Cameron Glen Drive to include on-road bike lanes and a painted median per a design in consultation with FCDOT. Stripping for two bike lanes shall be done provided that restrictions are implemented to prohibit parking on the west and south sides of Cameron Glen Drive.



County of Fairfax, Virginia

MEMORANDUM

DATE: November 21, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division

FROM: Kimberly J. Callahan, P.E., Project Manager
Building and Design Branch
Building Design and Construction Division

SUBJECT: Reston District Police Station and Governmental Center
Application Property: 17-1 ((1)) 14B
Statement of Justification – PRC-74-2-113-2, PCA-74-2-113-4,
DPA-74-2-113-8

Please accept this memorandum as a statement of justification for a Proffer Condition Amendment/Development Plan Amendment (PCA/DPA) application and PRC Plan for the above referenced application property. The purpose of this application is to allow for the construction of a new two-story Reston District Police Station and Governmental Center and associated parking, located at 12000 Bowman Towne Drive, Reston, VA (Tax Map #17-1 ((1)) 14B). This application is being filed pursuant to a motion made by the Board of Supervisors of Fairfax County, Virginia on September 13, 2011.

Background:

The application property is zoned PRC with a site area of approximately 8.44 acres and contains a 16,200 square foot (SF), one-story building and associated parking, built in 1985, occupied by the Reston District Police Station and Hunter Mill District Supervisor's Office.

Based on demographic data from the Fairfax County Department of Neighborhood and Community Services, the Hunter Mill District has seen an approximately 16% increase in population from 2000 to 2010 and is anticipated to grow an additional 23% by 2030. With the need for additional personnel and equipment over the years, the police have outgrown their existing facility resulting in an inefficient and random space layout throughout the building. The Supervisor's Office is also undersized in comparison to the County space program standards. In the police station, the severe overcrowding has resulted in adjacency and circulation conflicts and teams are separated by unrelated functions and some police functions are located outside of the secure area. The sally port and inmate processing areas have been converted to mixed-use spaces out of necessity. The sally port, which ideally should only be used to bring an inmate into the station, serves as both inmate entrance and storage for a variety of equipment used by the

Department of Public Works and Environmental Services
Planning & Design Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365
www.fairfaxcounty.gov/dpwes



officers, as well as the officer entrance to the building. The inmate holding cells have been converted into work space for officer use. The report and roll call rooms are inadequate for the equipment and the number of police officers now utilizing these spaces, and the shower and locker spaces are limited and outdated. Overall, this building is an example of how functional overlaps and compromised circulation occur when there is insufficient space. Staff has mitigated operational problems as much as possible, but the limitations of the facility create unavoidable distances and barriers that impair secure and efficient daily operations.

In order to address these deficiencies, a renovation and expansion of the existing facility was approved as part of the 2006 Public Safety Bond Referendum. Prior to commencing design, a site master planning study was conducted for the Town Center North block that is bound by Town Center Parkway to the west, Baron Cameron Avenue to the north, Fountain Drive to the east, and New Dominion Parkway to the south, and includes the County-owned property where the existing Police Station and Governmental Center building is located. Two main goals of the study included: (1) finding a location for the Police Station that would allow opportunities for future development of the block, and (2) keeping the facility on Board-owned property so the project could move forward with design and construction. The study concluded that a new two-story station should be built on the west side of the current site to provide the most flexibility for potential future development, while keeping the facility on Board-owned property. This also allows the existing facility to remain operational during construction.

Proposal:

The purpose of this PCA/DPA is to provide a new building with increased square footage to meet the current and future needs of the Reston District Police Station and Hunter Mill District Supervisor's Office. The improved space layout and departmental organization will provide for greater building efficiency and safety of the occupants. The project is currently under design as shown on the Development Plan Amendment/PRC Plan, the proposed facility includes:

- **New Two-story Building** – The new building will be located on the west side of the site, directly south of Cameron Glen Drive. The site slopes rather significantly from east to west, allowing the opportunity for an at-grade entrance on both levels of the building. The public portion of the building is located on the top floor and is accessed from the east side of the building. The public areas of the building include a central lobby, community room, rest rooms, and office and support spaces for the District Supervisor's Office. The top level also includes the public area of the police station and some secured areas. The majority of the secure police functions is located on the lower level and is accessed from the south side of the building. The police functions include office and support space, interview rooms, intake processing area, evidence processing, storage functions, exercise and locker rooms, vehicle prep bay and a vehicle sally port. The vehicle prep bay and sally port are located on the west side of the lower level of the building.
- **Increased Secure and Public Parking** – The secure parking will increase from 92 spaces to approximately 172 spaces. The secure lot is located along the south and west boundaries of the site and is accessed from both Bowman Towne Drive and the east/west section of Cameron Glen Drive. The public lot, which serves the District Supervisor's Office and building visitors, will increase from 16 spaces to approximately 43 spaces. The public lot will be accessed from the north/south section of Cameron Glen Drive.

- Relocation of the Fuel Island - The existing County fuel island will remain on-site. The existing underground fuel storage tanks will remain within the secure police area, but the fuel pumps must be relocated outside of the secured police parking area so they may be accessed by non-police County vehicles. The fueling island will be located immediately adjacent to the secure parking lot, with an entrance and exit off of Cameron Glen Drive.
- Sustainable Development Features - The design for site and building will use the LEED Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact. All stormwater quantity and quality controls required by the PFM will be met by an existing off site regional stormwater management pond. However potential LID features, including tree filter boxes, soil amendments, and pervious paving may be included as supplemental stormwater management above and beyond the PFM requirements.
- Demolition of the Existing Police Station and Governmental Center – The existing facility will remain in operation throughout construction. Once the new facility is completely occupied, the existing facility will be demolished.

Hazardous Materials:

There are no known hazardous or toxic substances on this site. If any substances are found, the methods for disposal shall adhere to County, state, or federal law.

Comprehensive Plan:

The application property is located within the Reston Community Planning Sector within the Upper Potomac Planning District within Area III of the Fairfax County Comprehensive Plan. The use of the property as proposed herein is in conformance with the recommendations of the Fairfax County Comprehensive Plan, 2011 Edition, Amended through 7-27-2010.

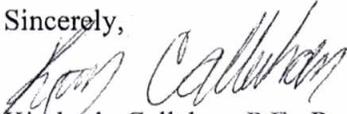
Design Waivers/Modifications:

Pursuant to Section 6-0300 of the Public Facilities Manual, a request is being made for permission to satisfy stormwater detention requirements applicable to the proposed site development by means of a stormwater management facility located outside of the subject property.

A modification of the transitional screening yard requirement along the southwest boundary of the property is being requested to permit the landscaping as shown on Sheet 3 of the PRC Plan in order to address Police security concerns.

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. Thank you for your cooperation and assistance.

Sincerely,



Kimberly Callahan, P.E., Project Manager
Building Design Branch, Building Design and Construction Division

Reston District Police Station and Governmental Center
Page 4 of 4

Attachments: As Stated

cc: Fred Seldon, Director, Department of Planning and Zoning
Brenda Akre, Director, Fairfax County Police Department
Goldie Harrison, Legislative Assistant, Hunter Mill District Supervisor's Office
Ronald N. Kirkpatrick, Deputy Director, Department of Public Works and Environmental
Services, Capital Facilities

REZONING AFFIDAVIT

DATE: November 21, 2011
 (enter date affidavit is notarized)

I, Kimberly Callahan, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

113657

in Application No.(s): PCA-74-2-113-4, and DPA-74-2-113-8
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Board of Supervisors	12000 Government Center Parkway, Suite 530 Fairfax, VA 22035	Title Owner of TM 17-1 ((1)) 14B pt. /Applicant
Department of Public Works and Environmental Services	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agents for Title Owner
James W. Patteson, Director DPWES	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agent for Title Owner
Ronald N. Kirkpatrick, Deputy Director DPWES, Capital Facilities	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Carey F. Needham, Director Bldg Design and Construction Division	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: November 21, 2011
 (enter date affidavit is notarized)

113657

for Application No. (s): _____
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Kimberly Callahan, Project Manager, Building Design Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Teresa Lepe, Senior Engineer Building Desing Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Anthony H. Griffin, Co. Executive	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Agent for Title Owner
Robert A. Stalzer, Dep. Co. Executive	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Agents for Title Owner
Brenda Akre, Director Fairfax County Police Department	10600 Page Avenue Fairfax, VA 22035	Agent for Title Owner
AECOM Services, Inc. Thomas Woods, Agent Jeannie Gasper, Agent	3101 Wilson Blvd., Suite 900 Arlington, VA 22201	Agents for Title Owner
Burgess & Niple, Inc. John P. Gaston, Agent Dennis M. Thomas, Agent James L. McCormack, Agent	4160 Pleasant Valley Road Chantilly, VA 20151	Agents for Title Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: November 21, 2011
(enter date affidavit is notarized)

113657

for Application No. (s): PCA-74-2-113-4, and DPA-74-2-113-8
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Burgess & Niple, Inc.
Dulles Office: 4160 Pleasant Valley Road, Chantilly, VA 20151
Corporate Office: 5085 Reed Road, Columbus, Ohio 43220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Kenneth R. Davis, Peggy (nmi) Garrison

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: November 21, 2011
(enter date affidavit is notarized)

113657

for Application No. (s): PCA-74-2-113-4, and DPA-74-2-113-8
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

AECOM Services, Inc
Arlington Office: 3101 Wilson Bouelevard, Suite 900, Arlington, VA 22201
Coroprate Office: 515 South Flower Street, Los Angeles, CA 90071

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

AECOM Services, Inc. is a wholly-owned subsidiary of AECOM Technical Services, Inc. AECOM Technical Services Inc. is a wholly-owned subsidiary of The Earth Technology Corporation (USA). The Earth Technology Corporation (USA) is a wholly-owned subsidiary of AECOM Technology Corporation. AECOM Technology Corporation is publicly traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 21, 2011
(enter date affidavit is notarized)

113657

for Application No. (s): PCA-74-2-113-4, and DPA-74-2-113-8
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

REZONING AFFIDAVIT

DATE: November 21, 2011
(enter date affidavit is notarized)

113657

for Application No. (s): PCA-74-2-113-4, and DPA-74-2-113-8
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

Fairfax County Board of Supervisors is the Title Owner

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: November 21, 2011
(enter date affidavit is notarized)

113657

for Application No. (s): PCA-74-2-113-4, and DPA-74-2-113-8
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant [x] Applicant's Authorized Agent
Kimberly Callahan, Project Manager/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 21st day of NOVEMBER 2011, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

My commission expires: 6/30/2015



[Signature]
Notary Public

May 12, 1976

Board of Supervisors of Fairfax County
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Proffers: Rezoning 74-2-113

Ladies and Gentlemen:

Gulf Reston, Inc., the developer listed in the rezoning affidavit filed in this case, hereby proffers that the development of the property that is the subject of this application shall be in strict accordance with the conditions set forth below unless amendment thereto is mutually agreed upon by Gulf Reston, Inc. and the Board of Supervisors.

1. Uses within the 22.9296 acre commercial area will be limited to commercial uses such as Auto Accessories; Auto Dealer; Auto Service/Repair; Boating Sales; Discount Store; Equipment Sales/Rental; Financial Institutions; Furniture; Home Building Supplies; Medical/Professional Supplies; Restaurants; Service Stations (possible with car wash); Tires, Batteries, Accessories Units; Veterinary Clinics.

2. For the site described above, special effort will be made to create a highway oriented commercial development of good design quality with positive visual impact. To achieve these ends, the site will be "compartmentalized" to break long vistas with such vertical elements as buildings, trees, hedging, landscaped mounds and retaining walls. Several significant stands of existing mature trees will be preserved. Landscaped mounds and berms will be provided around the periphery of nearly the entire site to present an attractive view from the road. Reverse frontage concepts will be employed on many buildings so that the building will screen parking areas when viewed from the road. Directed lighting fixtures will be used as much as possible to soften nighttime glare. All building, landscaping and signing plans must go through RHOA's Architectural Board of Review process.

3. Development of the remaining land within the Special Study Area along Baron Cameron Avenue (located to the west of the site described above) will be limited to transition uses such as Offices, Nursing Facility developments, Open

Space, Hotel/Motel, Apartments (high density residential). No direct access to Baron Cameron Avenue (between the Intra-county Road and the proposed 90' road shown on the development plan for this case) will be needed to serve the development described above.

4. Development of the land in the southwest quadrant of the intersection of Route 602 and Route 606 (between the County Governmental Complex and Reston Avenue south to and including the land presently zoned C-0) will be developed in office uses (both hi-rise offices and low-rise medical offices) and other commercial uses that function well with this development such as a pharmacy, medical or office supplies, restaurant, etc. A Reston example of how commercial uses relate to office development is the International Center with shops, restaurants and surrounding buildings. A hotel may also be built in this area as it could function well with the County Governmental Complex.

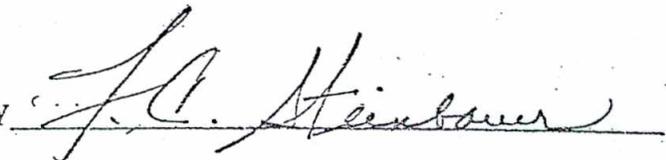
5. Development of the land between Reston Avenue and the eastern boundary of Reston within a 500' wide strip along the north side of Baron Cameron Avenue will be limited to non-commercial land uses per the current Reston Master Plan.

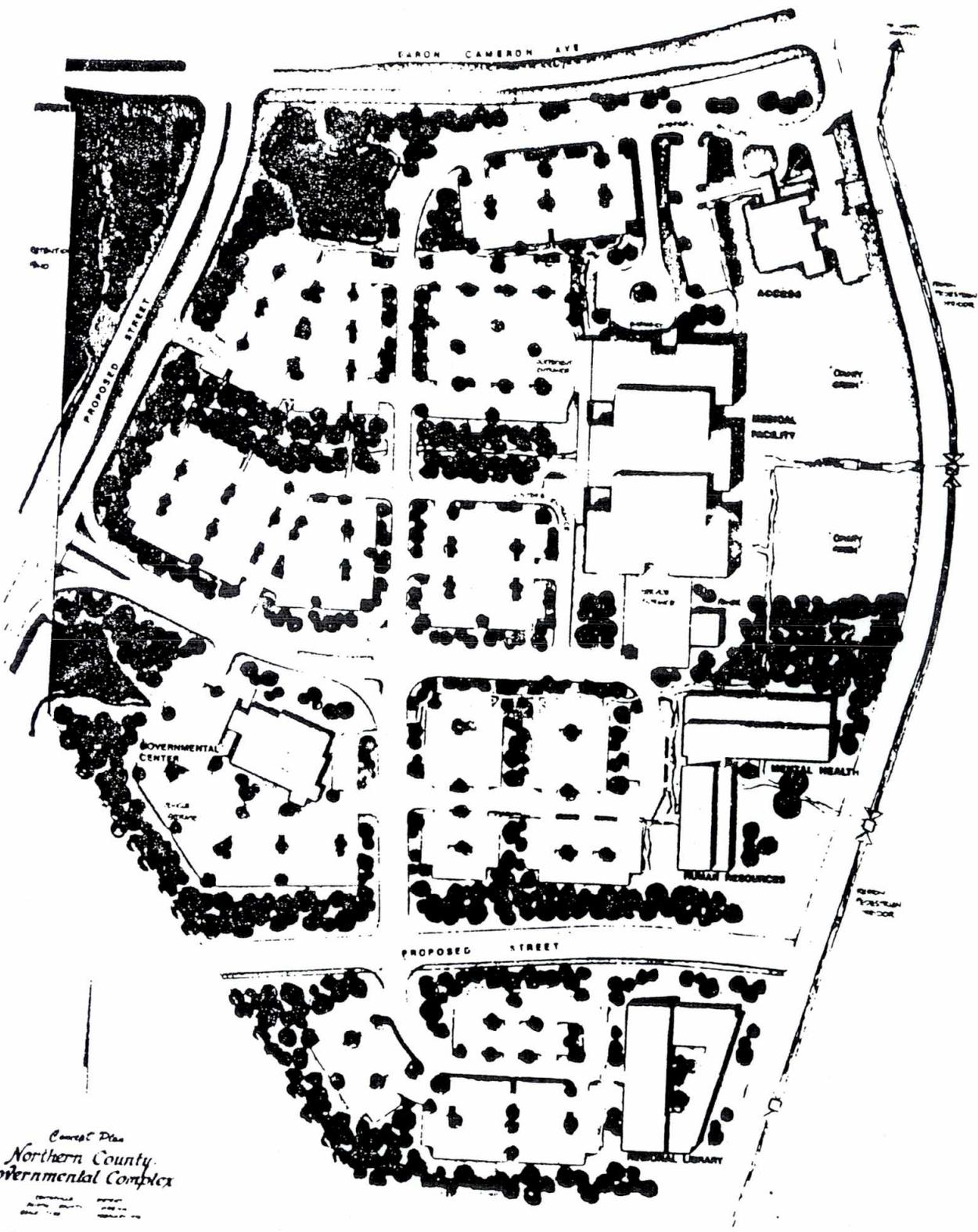
6. Gulf Reston will not agree to change the use of the church site in the southeast quadrant of the Route 606/Route 602 intersection nor will it change the zoning and platted use for 20 townhouses on the 5.2 acre parcel directly south of the above church site.

Very truly yours,

GULF RESTON, INC.

By





*Concept Plan
Northern County
Governmental Complex*

*Patton Harris, Rust and Gray
Architects and Planners, Inc.*

RESTON
NEW TOWN
CENTER



County of Fairfax, Virginia

MEMORANDUM

DATE December 12, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Chris B. Caperton, Chief
Public Facilities Planning Branch, DPZ

SUBJECT: Section 15.2-2232 Review
Application 2232-H11-18: (concurrent with PRC 74-2-113-2, PCA 74-2-113-4, and DPA 74-2-113-8)
Applicant: Fairfax County Department of Public Works and Environmental Services
Subject Property: Tax Map 17-1 ((1)) 14B
12000 Bowman Towne Drive, Reston, VA 20190

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning ("DPZ") staff regarding the review of public facility projects pursuant to Va. Code Sec. 15.2-2232, the Public Facilities Planning Branch of the Planning Division offers the following comments on the proposed construction of a new two-story Reston District Police Station and Hunter Mill District Governmental Center.

APPLICATION

Attachment A

Proposed Facility: The Fairfax County Department of Public Works and Environmental Services proposes to demolish the existing 16,200 square foot (SF) one-story building and associated parking, occupied by the Reston District Police Station and Hunter Mill District Supervisor's Office, and construct a new 36,000 SF, two-story (40' in height) building to house the same functions. The police functions include office and support space, interview rooms, an intake processing area, evidence processing, storage functions, exercise and locker rooms, a vehicle prep bay and vehicle sally port. The Supervisor's office includes offices, conference rooms, and support space. The public areas of the building are located on the second floor, accessed from the east side of the building and include a central lobby, community room, rest rooms, and the office and support spaces for the Supervisor's Office. The second level also includes the public area of the police station and some secured areas. The majority of the secure police functions are located on the lower level, accessed from the south side of the building. The vehicle prep bay and sally port are located on the west side of the lower level.

The building envelope of the Supervisor's Office, community room and entrance lobby will be articulated with a glazed aluminum curtain wall system and preformed metal panels. Contrastingly, the Police Department section of the building will have masonry and preformed

metal panels with punched openings of fixed aluminum frame windows. Two roof systems will be used to complete the building envelope – a standing seam metal roof system will be utilized on the taller volume of the roof on the north half of the building and the vehicle bays, and a flat built up roof will be installed on the south half of the building.

The proposal includes both a secure police parking lot comprised of 172 spaces and public parking lot comprised of 43 spaces, for a total of 215 parking spaces on site. The County fueling island will be relocated outside the secured parking area with an entrance and exit off of Cameron Glen Drive. A potential temporary parking lot for police vehicles is proposed to be located to the east of Cameron Glen Drive to allow for police parking during construction of the new facility. The existing trees would be removed and once temporary parking is no longer needed, the area would be replanted with grass, permitting use for passive or active recreation.

Location: 12000 Bowman Towne Drive; bound to the south by Bowman Towne Drive, to the west by Town Center Parkway, and a townhouse development, and to the north and east by Inova Health Care Services property. Cameron Glen Drive, a Fairfax County-owned and maintained street, runs through the site and connects to Town Center Parkway and Bowman Towne Drive.

Site: The 8.44 acre site contains the existing facility located to the portion of the site south and west of Cameron Glen Drive. Portions of the property to the north and east of Cameron Glen Drive are characterized by a mix of evergreen and deciduous trees. A public parking lot with 16 spaces is located off Cameron Glen Drive and has two means of egress. The secured police lot currently has 92 spaces, is accessed from both Cameron Glen Drive and Bowman Towne Drive, and runs along the south and west boundary of the site.

Access: Three access points are provided on Cameron Glen Drive; one for secure police access on the northern portion of Cameron Glen Drive, one for public access on the eastern portion of Cameron Glen Drive, and one for access to the fueling station near the intersection with Bowman Towne Drive. The exit from the fueling station is located adjacent to the public entrance to the building. A fourth access point is provided for secure police access from Bowman Towne Drive.

Operations: The Supervisor's Office is open Monday-Friday 9am-5pm and the police station is open 24 hours per day.

Service Area: The police station serves the residents Reston and northern Great Falls. The Supervisor's Office serves the residents of the Hunter Mill District.

COMPREHENSIVE PLAN

Subject property is included in Sub-unit D1 of the Reston-Herndon Suburban Center and Transit Station Area and is identified on the Comprehensive Plan Map for Public Facility use as are the areas immediately north, south and west. The townhomes to the southwest of the site are designated Residential Planned Community.

An assessment of the proposal for substantial conformance with the Comprehensive Plan (“the Plan”) has been guided by the following Plan citations:

Area Plan

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, Reston-Herndon Suburban Center and Transit Station Areas, Land Unit D, Sub-unit D1, pages 46-47:

“Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.”

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, Overview, Figure 7, Existing Public Facilities, page 24. The site is identified as an existing facility.

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Upper Potomac Planning District, as amended through July 27, 2010, UP5 – Reston Community Planning Sector, Figure 40, Reston Master Plan Community Facilities Plan, page 148. The site is identified as an existing police and governmental facility.

Policy Plan

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, as amended through January 10, 2005, Countywide Objectives and Policies, pages 2-4:

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.
- Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.
- Policy c. Design facilities to promote and enhance the community identity of existing character.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, as amended through January 10, 2005, Public Safety, Police, pages 15-17:

Location

- Objective 18: Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the County as a whole and to the individual police districts. (See Figure 2.)
- Policy a. Locate new police stations near the geographical center of the service area; preferably not in residential areas, but adjacent to commercial areas; compatible with adjoining areas; on a major street with good access to all parts of the service area; and adequate parking for police, employees and visitors.

Character and Extent

- Objective 19: Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.
- Policy a. Plan, locate and construct new police facilities based on 35 square feet per sworn officer per shift.
- Policy b. Size stations to meet the expected level of police service required to protect people and property located in the service area.
- Policy c. Construct new police stations on a minimum of two acres in order to provide the necessary minimum station square footage for civilian personnel, sworn officers, equipment, department and visitor vehicles.
- Policy d. Construct new police stations on a minimum of five acres when collocated with one other public facility such as a governmental center for a supervisor district or a fire and rescue station.

2232 ANALYSIS

There are no outstanding issues with the application. A summary of 2232 Review comments received is provided below.

Fairfax County Park Authority

Attachment B

The application bears no direct adverse impact on the land or resources of the Park Authority. Staff noted that the site is within the current Reston Master Plan Special Study.

Department of Transportation

Attachment C

DOT staff noted that the proposed expansion should not preclude a future extension of Library Street from its current northern endpoint to a realigned Cameron Glen Drive. DPWES confirmed that the proposed expansion does not impact this future extension. DOT staff also raised concern with a proposed third curb cut on Bowman Towne Drive to the fueling area – this additional entrance was relocated to Cameron Glen Drive in a revised submission.

The comments note that the proposed building should be relocated to the southeast corner of the site to allow for greater pedestrian access from the future Reston Parkway Metro Station. DPWES staff responded that the proposed location of the building on the northwest portion of the site was based on the concept to preserve the southeast corner of the site for future redevelopment opportunities, and allowing a higher intensity use and building more appropriately located closer to Metro.

DOT staff also raised concern about the amount of parking proposed. DPWES provided additional information that the proposed parking is based on Year 2030 staffing numbers and was calculated to accommodate parking for police vehicles and personal vehicles during shift changes.

DOT staff suggested that the entrances to the secure parking area should be redesigned to allow non-police vehicles to make U-turns. DPWES plans to provide signage to indicate the entrances are for authorized vehicles only and the security gates will be visible from the street. The plan was revised to allow space for a vehicle to turn around within the entrance area.

Finally, DOT staff noted that bicycle parking will be required on site. This is shown on the proposed plans.

Virginia Department of Transportation

Attachment D

Comments noted are the same as those submitted for the zoning applications and have been addressed.

Department of Public Works & Environmental Services

Urban Forest Management Division

Attachment E

Comments noted that tree preservation target calculations were needed and those have been provided. The Existing Vegetation Map was amended to provide additional information as

requested. The Conceptual Landscaping Plan and tree canopy calculations need additional information. The applicant stated that the final landscaping plan will show the detail required.

Site Development and Inspection Division

Attachment F

There is no Resource Protection Area (RPA) on site. The applicant confirmed that there is no 100-year flood plain on the site or near the site. The off-site pond was designed to detain flow from the subject site for the proposed development. Additional information will be provided at site plan.

Department of Planning and Zoning – Historic Preservation

Attachment G

The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. The comment to request comment from the Cultural Resource Protection and Management Section of the Fairfax County Park Authority was addressed as part of the Park Authority comments above.

Fairfax County Fire and Rescue Department

Attachment H

The application will not adversely affect the Fire and Rescue Department.

Fairfax Water

Attachment I

The property is served by Fairfax Water and adequate domestic water service and fire protection is available.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

Location

The proposed facility will be located on public property planned for and currently developed with the same public facility uses, and as such, the proposed construction of a new facility at its present location is well located to continue serving the Reston area and northern Great Falls, and is consistent with Plan guidelines that public facilities be appropriately sited to the area they are intended to serve. In addition, by utilizing the existing site, the proposal is consistent with Plan guidelines to locate public facilities in areas of compatible land use; the majority of the adjacent planned land uses are for public facilities. The continued collocation of the police station with the Supervisor's office is consistent with Plan guidelines to collocate public facilities whenever appropriate.

The Policy Plan offers guidance for the location of police stations and recommends that police stations and facilities be located adjacent to commercial areas; be compatible with adjoining areas; be located on a major street with good access to all parts of the service area; and provide

adequate parking for police, employees and visitors. The proposal meets all of these Plan recommendations by utilizing the current location which has good access to major streets and is currently compatible with adjoining areas, and by providing increased, adequate parking.

Character

The design of the building and the materials proposed will be compatible with the surrounding area. The design optimizes use of the site, and by using different materials for the two uses, provides a unique design separation for the different functions. The new facility is consistent with the long-established public facility uses on the subject property and the design will be harmonious with the character of the surrounding area, in accordance with Plan guidelines.

Bowman Towne Drive and Town Center Parkway provide a buffer to surrounding neighborhoods. The adjacent residential use to the south is owned by the Fairfax County Housing and Development Authority and developed as townhouses. There is an existing solid brick wall along the edge of the two properties and a modified 25-foot wide vegetative screen yard will be established on the subject property adjacent to the common boundary, in accordance with Plan guidelines to ensure that public facilities are properly screened and buffered.

Extent

The proposed expansion exceeds site acreage recommendations for the proposed use. Police stations, when collocated with another public facility such as a governmental center, should be located on a minimum of five acres, and this 8.44 acre site meets that Plan guidelines. Stations should also be sized to meet the expected level of police service required to protect people and property in the service area, and based on population projections and staffing needs provided by DPWES, the proposed expansion meets this guideline, as well as the minimum 35 square feet recommended per officer in the Comprehensive Plan. Therefore, the proposed expansion meets Plan guidelines to maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.

CONCLUSION AND RECOMMENDATIONS

Staff concludes that the subject proposal, as amended, by the Department of Public Works and Environmental Services, to construct a new Reston Police Station and Hunter Mill Governmental Center at 12000 Bowman Towne Drive, Reston, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended.

Staff therefore recommends that the Planning Commission find the subject Application **2232-H11-18**, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

CBC/LHO

COUNTY OF FAIRFAX, VIRGINIA

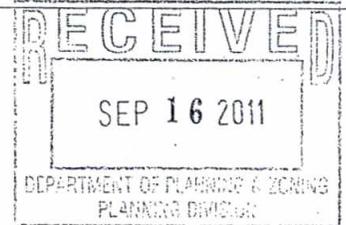
**APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

Application Number: 2232-H11-18
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY



ADDRESS OF PROPOSED USE

Street Address 12000 Bowman Towne Dr.

City/Town Reston Zip Code 20190

APPLICANT(S)

Name of Applicant Fairfax County Depart of Public Works & Environmental Services

Street Address: 12000 Government Parkway Suite 449

City/Town Fairfax State VA Zip Code 22035

Telephone Number: Work (703) 324-5800 Fax: (703) 324-4365

E-mail Address: Kimberly.callahan@fairfaxcounty.gov

Name of Applicant's Agent/Contact (if applicable): Kimberly J. Callahan

Agent's Street Address: 12000 Government Center Parkway, Suite 449

City/Town: Fairfax State: VA Zip Code: 22035

Telephone: Work (703) 324-5695 Fax: (703) 324-4365

PROPOSED USE

Street Address: 12000 Bowman Towne Dr., Reston, VA 20190

Fairfax Co. Tax Map and Parcel Number(s): 17-1 ((1)) 14B

Brief Description of Proposed Use: Police Station and Governmental Center

Total Area of Subject Parcel(s): 8.44 acres (acres or square feet)

Portion of Site Occupied by Proposed Use: 36,000 s.f. (acres or square feet)

Fairfax County Supervisor District: Hunter Mill

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Reston District Police Station and Governmental Center

Zoning of Subject Property: PRC

List all applicable Proffer Conditions, Development Plans, Special Exceptions,
Special Permits or Variances previously approved and related to this site

PRC 74-2-113

PROPERTY OWNER(S) OF RECORD

Owner: Board of Supervisors Fairfax County

Street Address: 12000 Government Center Parkway

City/Town: Fairfax State: VA Zip Code 22035

***PART II**, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.*

Name of Applicant or Agent: Kimberly J. Callahan

Signature of Applicant or Agent _____

Date September 15, 2011

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

FOR STAFF USE ONLY

Date application received: 9/16/11

By: JHS

Additional information requested to complete application:

REVISED 11/22/11

Date application accepted: 9/29/11

By: JHS

PART II: STATEMENT OF JUSTIFICATION

Please provide a separate written statement of justification describing the proposed use, its requirements and any potential impacts as set forth in items 1 through 8 of this section. For telecommunication uses, please also complete Application PART III, "Telecommunication Proposal Details," pages 7 through 9. Information in the Statement of Justification shall include, but need not be limited to, the following listed items:

1. DESCRIPTION OF PROPOSED USE

Section 15.2-2232 Review
Reston Police and Governmental Center
Project Number 302/009226
November 22, 2011

1. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Planning & Design Division, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0052
703-324-5800 (phone)
703-324-4365 (fax)

Contact Person:

Kimberly J. Callahan, Project Manager
703-324-5695 (phone)
703-324-4365 (fax)

2. LOCATION AND DESCRIPTION OF THE PROPERTY

Street Address: 12000 Bowman Towne Dr., Reston, VA
Property ID: Tax Map 17-1 ((1)) 14B
Magisterial District: Hunter Mill District
Planning Area: III
Planning District: Upper Potomac, Reston Community Planning Sector

Description of Property:

The property is zoned as PRC with a site area of approximately 8.44 acres and contains a 16,200 square foot (SF), one-story building and associated parking, occupied by the Reston District Police Station and Hunter Mill District Supervisor's Office. The site is bound to the south by Bowman Towne Drive, to the west by Town Center Parkway and a townhouse development, and to the north and east by Inova Health Care Services owned property. Cameron Glen Drive, which is a Fairfax County-owned and maintained street, runs through the site and connects Town Center Parkway and Bowman Towne Drive. The site slopes from east to west, and stormwater runoff drains east across Town Center Parkway via a storm sewer pipe into an existing regional pond. Existing development is limited to the portion of the site south and west of Cameron Glen Drive. Portions of the property to the north and east of Cameron Glen Drive are characterized by a mix of evergreen and deciduous trees. A public parking lot with 16 spaces is located off Cameron Glen Drive and has two means of egress. This lot is used by the general public, and the Hunter Mill District Supervisor's Office. The police secured parking lot with 92 spaces is accessed from both Cameron Glen Drive and Bowman Towne Drive and runs along the south and west boundary of the site.

PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF THE PROPOSED USE:

- **Type of Operation or Facility:**

The new facility will be a two story police station and governmental center. The building will house the Fairfax County Reston District Police Station, and Hunter Mill District Supervisor's Office. The police functions include office and support space, interview rooms, intake processing area, evidence processing, storage functions, exercise and locker rooms, vehicle prep bay and a vehicle sally port. The District Supervisor's Office includes offices, conference rooms, and support space. The site contains a County fueling station, and both a secure and public parking lot.

- **Dimensions of all Buildings and Structures including Maximum Heights:**

The proposed project will include construction of a new 36,000 sf, two story building located on the west side of the site, directly south of Cameron Glen Drive. The site slopes rather significantly from east to west, allowing the opportunity for an at-grade entrance on both levels of the building. The public portion of the building is located on the top floor and is accessed from the east side of the building. The public areas of the building include a central lobby, community room, rest rooms, and office and support spaces for the District Supervisor's Office. The top level also includes the public area of the police station and some secured areas. The majority of the secure police functions is located on the lower level and is accessed from the south side of the building. The vehicle prep bay and sally port are located on the west side of the lower level. The proposed building height is 40 feet. The secure site parking will increase from 92 spaces to approximately 172 spaces and the public parking will increase from 16 spaces to approximately 43 spaces. The fueling island will be relocated outside the secured parking area with an entrance and exit off of Cameron Glen Drive.

- **Material, Color, or Finish of Buildings or Structures:**

The building envelope of the District Supervisors, Community Room, and Entrance Lobby section of the building will be articulated with a glazed aluminum curtain wall system and preformed metal panels. Contrastingly, the Police Department section of the building envelope will have masonry and preformed metal panels with punched openings of fixed aluminum frame windows. Two roof systems will be used to complete the building envelope. A standing seam metal roof system will be utilized on the taller volume of the roof on the north half of the building and the vehicle bays, and a flat built up roof will be installed on the south half of the building.

- **Hours and Days of Operation:**

Supervisor's Office

Monday through Friday 9am- 5pm

Saturday and Sunday Closed

Reston District Police Station and Governmental Center

2232 Report

Page 3

Police Station

Monday through Sunday 24 hours

- **Estimated Number of Employees and Facility Users (patrons, visitors, students, etc.)
Expected Daily:**

Supervisor's Office

Staff: 7 full time equivalents

Visitors: 5 average daily

Police Station

Staff: 84 largest shift

Visitors: 25 average daily

- **Service Area of the Proposed Use:**
The Reston Police Station and Governmental Center building is located in the Hunter Mill District immediately north of the Reston Town Center. The police station serves the citizens of the entire Reston Community, and northern Great Falls. The Supervisor's Office serves the citizens of the Hunter Mill District.
- **Maintenance Requirements and Frequency:**
Standard custodial services, facility and equipment repairs, and routine grounds maintenance will be provided.
- **Facility Power/Energy Requirements and Operating Frequency:**
The Police Station and Governmental Center building will be designed under the principals of LEED (Leadership in Energy and Environmental Design) Green Building Design. As such, high efficiency equipment and technologies and materials with recycled content and renewable sources will be specified. The project will be registered with the US Green Building Council with the goal of a Silver certification.

Standard power and telecommunications requirements in addition to radio communications and dispatch for the Police Station will be provided. An emergency generator will be utilized as a back-up power source for the entire facility.
- **Manufacturer's Specifications for Proposed Equipment:**
Not applicable
- **Auxiliary Equipment/Facility Required in Support of Proposed Facility:**
The existing County fuel station will remain at this site. Access to the fuel pumps will be reconfigured so they are outside of the police secured parking area. The existing underground fuel storage tanks will be relocated from their current location, but will remain within the secure police area. An emergency generator will be installed to meet the power

demands of the new facility.

2. REQUIREMENT FOR PROPOSED USE:

- **Why the New/Expanded Facility is Needed:**

The Reston District Police Station and Governmental Center building was constructed in 1985 and, since that time, the population in the surrounding area has greatly increased. The Hunter Mill District has seen an approximately 16% increase in population from 2000 to 2010 and is anticipated to grow an additional 23% by 2030. With the additional personnel and equipment required over the years, the police have outgrown their facility resulting in an inefficient and random space layout throughout the building. The Supervisor's Office is also undersized in comparison with the County space program standards. In the police station, the severe overcrowding has resulted in adjacency and circulation conflicts and teams are separated by unrelated functions and some police functions are located outside of the secure area. The sally port and inmate processing areas have been converted to mixed-use spaces out of necessity. The sally port, which ideally should only be used to bring an inmate into the station, serves as both inmate entrance and storage for a variety of equipment used by the officers, as well as officer entrance to the building. The inmate holding cells have been converted into work space for officer use. The report and roll call rooms are inadequate for the equipment and the number of police officers now utilizing these spaces. The shower and locker spaces are limited and outdated. Overall, this building is an example of how functional overlaps and compromised circulation occur when there is insufficient space. Staff has mitigated operational problems as much as possible, but the limitations of the facility create unavoidable distances and barriers that impair secure and efficient daily operations.

The new building will provide additional square footage to meet the current and future needs of each of the users. The improved space layout and departmental organization will provide for greater building efficiency and safety of the occupants. In addition, the site vehicular circulation will be improved and security will be improved by having the fuel dispensing island located outside of the secured police parking area.

- **Why Proposed Location is the Best Location for the Proposed Use:**

The renovation and expansion of the existing Reston Police Station and Governmental Center was approved as part of the 2006 Public Safety Bond Referendum. Prior to commencing design, a site master planning study was conducted for the Town Center North block that is bound by Town Center Parkway to the west, Baron Cameron Avenue to the north, Fountain Drive to the east, and New Dominion Parkway to the south, and includes the County owned property where the existing Police Station and Governmental Center is located. Two main goals of the study included: (1) finding a location for the Police Station that would allow opportunities for future development of the block, and (2) keeping the facility on Board owned property so the project could move forward with design and construction. The study concluded that a new two-story station should be built on the west side of the current site to provide the most flexibility for potential future development, while

keeping the facility on Board-owned property. This also allows the existing facility to remain operational during construction.

- **Why Proposed Location and Type of Facility is the Least Disruptive Alternative:**
The Reston Police Station and Governmental Center will be constructed on the same site as the existing facility. The existing building will remain operational during construction, and the site work will be phased to allow continued parking on-site and limit disruption to ingress and egress. The properties adjoining this application property on its northern and eastern sides are currently developed as public uses. These adjoining uses are compatible with the proposed use of the subject property and would not be subject to adverse impacts as a result of the proposed development. The adjoining property to the south is owned by the Fairfax County Housing and Development Authority and developed as Townhouse residential. There is a solid brick wall along the edge of these two properties and a modified 25-foot wide vegetative screen yard will be established on the subject property adjacent to that common boundary. Properties to the west of the site are developed as townhouse residential and are separated from the site by a 68-foot wide roadway. The adjacent properties will not be impacted by this expansion.
- **Relevant Standards/Criteria Supporting the Facility and Location:**
The site area is sufficiently large enough to allow for a new facility and increased parking capacity for both the police and public. The design will meet the Zoning Ordinance requirements for parking, setbacks, open space, streetscape, landscaping and other improvements. The facility will also be designed to meet all applicable County, state, and federal codes and standards for life safety and accessibility. ADA complaint accessibility to the building will be provided from the parking area.
- **Vicinity or General Area to be Serviced by Proposed Use:**
The facility is adjacent to Reston Town Center and serves the citizens of the greater Reston area and Great Falls.

3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- SITE AND OFF SITE ENVIRONMENTAL FEATURES:

- **Traffic Impacts:**
No additional traffic is expected to be generated from the Police Station and Governmental Center use since staffing levels will not increase significantly and hours of operation will remain as they currently exist. The main access to the site for the public will remain on Cameron Glen Drive, but will be reduced from two access points to one. The Police will maintain two points of access, one from Cameron Glen Drive and a secondary access off of Bowman Towne Drive.
- **Noise and Light Impacts:** The facility will not have any major on or off site noise impact other than that generated by the vehicles accessing the facility. Appropriate setbacks and

Reston District Police Station and Governmental Center

2232 Report

Page 6

buffers will be provided or modified in accordance with the Zoning Ordinance. Parking lot lighting will meet the Zoning Ordinance standards for full cut-off fixtures and will be appropriately scaled for the facility size. The lighting levels will provide appropriate illumination for the patron security in the parking lot.

- **Impact on Environmental Features of Site:** The building and parking construction will require the removal of some trees around the site. Most tree removal will occur to the west and north of the existing station, just south of Cameron Glen Drive, where the new building will be constructed. Tree loss will be mitigated by additional tree planting and landscaping as appropriate in the overall site development plans. Tree protection measures and perimeter erosion control measures will be provided in accordance with the requirements of the Zoning Ordinance and the Public Facilities Manual (PFM) standards.

A small area of wetlands has been designated on the western boundary of the site, adjacent to the intersection of Town Center Parkway and Cameron Glen Drive. Wherever possible, impacts to the wetlands will be minimized.

The design for site and building will use the LEED Green Building principals and Low Impact Development (LID) guidelines to minimize environmental impact. Potential LID features include tree filter boxes, soil amendments, and pervious paving.

- **Air Quality:** No change in air quality is anticipated.

Water Quality: In accordance with the PFM requirements, erosion and sediment control systems will be installed to manage stormwater runoff during construction. All stormwater quantity and quality controls required by the PFM will be met by an existing off site regional stormwater management pond. Any on-site LID features will provide supplemental stormwater management above and beyond the PFM requirements. Appropriate design locations and computations for stormwater management and BMP facilities including the adequate outfall analysis, and stormwater and BMP narratives will be included in the development plans in accordance with the PFM requirements and for DPWES/Land Development Services (LDS) approval.

- **Visual Impacts:**
The setbacks will remain within zoning limitations. Major rooftop mechanical equipment will be screened.

4. ALTERNATIVE SITE CONSIDERED FOR THE PROPOSAL:

The project consists of construction of a new facility and associated parking on the same site as the existing facility. As such, no considerations were given to alternate locations. The facility is situated in a central location within the neighborhood which it serves and is a familiar community landmark.

Reston District Police Station and Governmental Center

2232 Report

Page 7

5. PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE

See Exhibit 1- Vicinity Map

6. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NO MORE THAN 50')

The full size Development Plan Amendment/PRC Plan is attached.

7. REDUCED COPY OF PLAN-

Exhibit 2- Development Plan Amendment/PRC Plan

8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR-

The site is located in a PRC District, and therefore requires approval of a Development Plan Amendment, PRC Plan, and Proffer Condition Amendment all of which are to be processed concurrently with this 2232 application.

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chris Caperton, AICP, Chief
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: November 4, 2011

SUBJECT: PC-2322-H11-18, Hunter Mill Government Center and Reston Police Station
Tax Map Number: 17-1 ((1)) 14B

The Park Authority staff has reviewed the above referenced plan and application for the Hunter Mill Government Center and Reston Police Station. Based on that review and current planned uses and policy, staff has determined that this application bears no direct adverse impact on the land or resources of the Park Authority.

However, staff also notes that planned uses and associated policy related to this site and extended area are currently under review. The subject site is within the Reston Master Plan Special Study area which is examining how to guide future development in Reston and the Dulles Corridor. The outcome of the on-going study will be an amendment to the County Comprehensive Plan. The subject site is within three-quarters of a mile of a future Metrorail station and in close proximity to several other public uses and County services, which when taken together, form a cluster of community serving public facilities in this area of Reston. It is likely that the context of this application, and the cluster of uses around it, may change within the upcoming years as a result of the plan amendment.

Understanding that the need for this facility is in the present – and will only grow with time – Park Authority staff only wishes to underscore that the nature of area uses, including the nearby Reston Town Green owned and operated by the Park Authority, may also change in the near future as a result of the special study outcome.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Leanna Hush O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Andrea L. Dorlester, Planner IV, Park Planning Branch
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: October 27, 2011

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief *For: Leonard Wolfenstein*
Transportation Planning Section
Department of Transportation

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-H11-18 to construct a new 36,000 square foot, 2-story, Hunter Mill Government Center and Reston District Police Station, located at 12000 Bowman Town Drive in Reston, Va.

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application and has the following comments:

- Potential exists for a future extension of Library Street from its current northern endpoint, at New Dominion Parkway, to a realigned Cameron Glen Drive. As part of the Reston Master Plan Special Study, FCDOT is looking at the extension of Library Street, from its southern endpoint at Bluemont Way, to Sunset Hills Road, allowing a direct connection from the future Reston Parkway Metrorail Station to the heart of Reston Town Center and eventually to the new Hunter Mill Government Center and Reston District Police Station. The proposed site plan should not preclude a future realignment of Cameron Glen Drive to connect with a future northern extension of Library Street.
- There are two existing curb cuts along Bowman Towne Drive between Cameron Glen Drive and Town Center Parkway. The site plan provided shows the addition of a proposed third curb cut between these points to exit a proposed vehicle fueling area. The distance between the centerline of the existing curb cut at Bowman Towne Court and Cameron Glen Drive is approximately 375 feet. Introducing another curb cut between these points will increase vehicle conflicts along Bowman Towne Drive. Additionally, Bowman Towne Drive is maintained by VDOT and the addition of a third curb cut will require VDOT permission. The proposed site plan should be reoriented to provide an entrance and exit to the fueling area from Cameron Glen Drive as this road is maintained by Fairfax County, is not subject to VDOT approval and serves lower volumes of vehicle traffic than Bowman Towne Drive.

- The proposed location for the new Hunter Mill Government Center and Reston District Police Station is located less than $\frac{3}{4}$ of a mile to the north of the future Reston Parkway Metrorail Station and less than 650 ft north of Reston Town Center, a dense, walkable, pedestrian friendly development located between the proposed site and the future Reston Parkway Metrorail Station. The site plan proposed orients the new Hunter Mill Government Center and Reston District Police Station on the most northwestern portion of the property, the area furthest from Reston Town Center and the future Reston Parkway Metrorail Station, with vast, open parking areas on the eastern and southern portions of the site, the portions of the site located closest to Reston Town Center and the future Reston Parkway Metrorail Station. With its high concentration of mixed-uses and dense, pedestrian friendly development pattern, Reston Town Center currently functions as the unofficial "Downtown" for the Reston area.

The opening of the future Reston Parkway Metrorail Station will build on this by encouraging the redevelopment of the area immediately surrounding the future station with transit oriented, pedestrian friendly, higher density, mixed-uses. Since the future Reston Parkway Metrorail Station and Reston Town Center are located within such close proximity to the proposed new Hunter Mill Government Center and Reston District Police Station, the proposed site plan should be amended to orient the new facility toward Reston Town Center and the future Reston Parkway Metrorail Station, along Bowman Town Drive. This reorientation will allow the new Hunter Mill Government Center and Reston District Police Station to take better advantage of transit and pedestrian trips generated by the future Reston Parkway Metrorail Station by providing the most direct, pedestrian friendly connection to the higher density Reston Town Center and future Reston Parkway Metrorail Station while fitting in with the more urban development patterns surrounding the proposed site.

- The existing site contains 92 secure parking spaces and 16 public parking spaces. The application proposes an increase of 102 parking spaces for a total of 170 secure parking spaces and 40 public parking spaces. The nearly 100% increase in total parking spaces seems excessive considering the new Hunter Mill Government Center and Reston District Police Station isn't anticipated to generate additional vehicle traffic. Further analysis should be completed to determine the necessity of the planned 210 parking spaces and every attempt possible should be made to reduce this number.
- The entrances to the secure parking area, from Cameron Glen Drive and Bowman Towne Drive, should be redesigned to allow non-police vehicles to make u-turns and exit back onto Cameron Glen Drive and Bowman Towne Drive.
- There are no planned roadway improvements or planned trail facilities shown on the Fairfax County Transportation Plan Map or on the Countywide Trails Plan within the vicinity of the site.
- No Fairfax Connector or Metrobus routes will be affected by the proposed new Hunter Mill Government Center and Reston District Police Station location; therefore, there should be no effect on existing transit service.

There appears to be no other significant traffic impacts resulting from the proposed use for the site. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) Kris.Morley-Nikfar@fairfaxcounty.gov.

Cc: Leanna O'Donnell, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Jaak Pedak, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT
Mike Garcia, FCDOT
Alan Kessler, FCDOT



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

October 27, 2011

To: Barbara Berlin

From: Noreen H. Maloney

Re: 2232-H11-18, Reston Governmental Center

We have reviewed the referenced plan as requested and offer the following comments.

1. Sidewalks located within the right of way should conform to VDOT's *Road Design Manual*, Appendix B.
2. The proposed sidewalk and offset should be in accordance with these dimensions:
 - A. Width from face of Curb (FC) to back of curb (BC) Standards CG-6 = 0' 6"
 - B. Minimum offset from BC to edge of 5' sidewalk (SW) Utility Strip = 3'.0"
 - C. Width of SW = 5'.0"
 - D. Minimum offset from edge of the SW to the right of way (RW) = 1'.0"
Total offset from FC to R/W (A+B+C+D) = 9.6"
3. Provide a typical section for the proposed sidewalk depicting the above.
4. Verify the throat length(s) of the entrances meet the Access Management requirements.
5. Spacing between entrances along Bowman Towne Drive should meet Access Management Requirements.



County of Fairfax, Virginia

MEMORANDUM

October 28, 2011

TO: Ms. Leanna O'Donnell AICP, Planner III
Planning Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Reston Police & Governmental Center, 12000 Bowman Towne Drive
2232-H11-018

I have reviewed the PCA/DPA/PRC plan for the above referenced site. The following comments and recommendations are based on this review and numerous visits to the site, most recently on October 27, 2011.

1. **Comment:** The plan does not include a completed PFM Table 12.3: Tree Preservation Target Calculation and Statement.

Recommendation: Require that the plan include a completed PFM Table 12.3. If the Tree Preservation Target requirement is not met, require that the plan include a request to deviate from the Tree Preservation Target in accordance with Step G of Table 12.4 and PFM 12-0508.4.

2. **Comment:** The Existing Vegetation Map (EVM) does not meet the requirements for an EVM as specified in PFM 12-0506. The EVM and the percentage of existing tree canopy on the site is to be use to determine the Tree Preservation Target and the areas of existing tree canopy most worthy of preservation.

Recommendation: Require the plan to include an EVM that meets the requirements of PFM 12-0506.

3. **Comment:** The Landscape Key, on the Conceptual Landscaping Plan, does not specify Category I, II, III or IV for the types of trees proposed for the site.

Recommendation: Require proposed trees to be categorized as Category I, II, III or IV as indicated in PFM Table 12-17, so a preliminary calculation can be completed to demonstrate how the tree canopy requirement can be met for the site.



Reston Police & Governmental Center, 12000 Bowman Towne Drive
2232-H11-018
October 28, 2011
Page 2 of 2

4. **Comment:** The plan does not provide PFM Table 12.10: 10-year Tree Canopy Calculation Worksheet.

Recommendation: Require that the plan include PFM Table 12.10 demonstrating how the tree canopy requirement can be met for the site.

5. **Comment:** It seems that the wooded area on the east side of Cameron Glen Drive is to be preserved. This area is not designated as a tree preservation area.

Recommendation: If this area is intended as a tree preservation area and can be credited toward satisfying the Tree Preservation Target and the overall tree canopy requirement, require that it is labeled to indicate this status and the area of tree canopy credit in square feet indicated.

6. **Comment:** A Supplemental Clearing Limit Note reserves the option to use the area in the northwest quadrant of the intersection of Bowman Towne Drive and Cameron Glen Drive as a staging area. In this case, existing trees would be replaced with additional landscape planting. The trees in this area are in poor to fair condition, primarily suffering from stem girdling roots.

Recommendation: Replacement of the trees with good quality nursery stock that is properly planted is recommended for the long term viability of the landscape.

If there are any questions, please contact me at 703-324-1770.

HCW/
UFMID #: 165024

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: November 14, 2011

TO: Leanna O'Donnell
Planner
Department of Planning and Zoning

FROM: Sharad Regmi, Stormwater Engineer
Site Development and Inspection Division
Department of Public Works and Environmental Services

SUBJECT: 2232- H11-18, Reston District Police Station & Government Center, Tax
Map # 097-1-01-0014-B, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this project (PFM 6-0401.2, CBPO 118-3-2(f)). The applicant has indicated to provide BMP requirement using existing off-site pond. Applicant needs to show on the site plan that the off-site pond was designed to provide BMP for the proposed development.

Floodplain

It appears that there is a minor floodplain in the vicinity of the site draining from more than 70 ac. Applicant needs to confirm that there is no floodplain on site and needs to demonstrate the drainage way on the Site plan.

Downstream Drainage Complaints

There is no downstream drainage complaint on file.

Stormwater Detention

Stormwater detention is required, if not waived. The applicant has indicated to provide the stormwater detention requirement using existing off-site pond. Applicant needs to show on the site plan that the off-site pond was designed to detain flow from the subject site for the proposed development (PFM 6-0301.3).



Sandi Beaulieu, Planner
2232 Application # 2232-H11-4, Sunset Hills Substation
March 14, 2011
Page 2 of 2

Site Outfall

An outfall narrative has been provided, however, tree preservation area has been proposed (sheet 3) at the location of the stormwater outfall. Stormsewer carrying offsite drainage shall be in a storm drainage easement {PFM § 6-0201.3}. Stormdrainage easement exists at the location of proposed tree preservation area. Applicant needs to demonstrate adequate capacity of the channel from the proposed stormwater outfall to the Ex Structure 7 (Sheet 2A) and tree preservation area can not be on the stormdrainage easement.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, Stormwater Planning
Division, DPWES

Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File (2232 – H11-18)



County of Fairfax, Virginia

MEMORANDUM

DATE: 28 October 2011

TO: Leanna Hush O'Donnell, Planner, Facilities Planning Branch

FROM: Linda Cornish Blank
Historic Preservation Planner *LCB*

SUBJECT: 2232-H11-18, Hunter Mill Government Center & Reston Police Station Expansion, 12000 Bowman Towne Dr., Tax Map 17-1 ((1)) 14B; construct new 36,000 square foot, 2-story Hunter Mill Government Center & Reston Police Station.

Finding: The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the property which is the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the proposed construction of the government center, police station and parking lot.

Recommendation: The Cultural Resource and Protection Section of the Fairfax County Park Authority be given the opportunity to provide comment on this application given the proposed land disturbance for the new construction.

cc: Elizabeth Crowell, Section Manager, Cultural Resource and Protection Section, Fairfax County Park Authority

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



O'Donnell, Leanna

From: Stone, Laurie A.
Sent: Friday, October 28, 2011 1:59 PM
To: O'Donnell, Leanna
Subject: FRD Comments on 2232-H11-18 and 2232-L11-19

Leanna,

The following applications do not adversely affect the Fire and Rescue Department:

2232-H11-18, Hunter Mill Governmental Center and Reston District Police Station Expansion
2232-L11-19, Olander and Margaret Banks Park Master Plan

Laurie Stone
Strategic Planner
Fairfax County Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030

Phone: 703-246-3889 Fax: 703-273-1049

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

Attachment I

OCT 26 2011

DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION

PLANNING & ENGINEERING
DIVISION

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

October 18, 2011

Ms. Kimberly Callahan
Facilities Planning Branch
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232 H11-18
17-1 ((11)) 14B
12000 Bowman Towne Drive

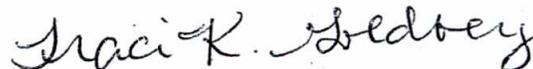
Dear Ms. Callahan:

The following information is submitted in response to your request for comments on the above referenced application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service and fire protection is available at the site from an existing 12-inch diameter water main located in Cameron Glen Drive. See the enclosed water system map, Generalized Development Plan and copy of Fairfax Water's response for DPA 74-2-113-08 and PCA 74-2-113-04 dated October 17, 2011.
3. The developer will be required to submit the site plan for this project for review and approval from Fairfax Water to ensure that all existing and proposed water mains and appurtenances conform to our design standards and policies.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,



Traci K. Goldberg, P.E.
Manager, Planning

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: December 29, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: DPA 74-2-113-8; PCA 74-2-113-4; PRC 74-2-113-2
Reston Police Station and Government Center by the Fairfax County Board of Supervisors

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Development Plan/Proffer Condition Amendment/ Planned Residential Community (DPA/PCA /PRC) plan, as revised through November 19, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8 states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10 states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance....”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19 states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

This application seeks approval for the construction of a new 2 story, 36,000 square foot Reston District Police Station and Government Center with 172 parking spaces for police vehicles, 40 spaces for the Supervisor, the supervisor's staff and the public and 10 handicapped accessible spaces located at 12000 Bowman Towne Drive with a proposed (floor area ratio) FAR of .10. The subject property is located in the Reston-Herndon Suburban Center and Transit Station Area.

Stormwater Management

The 8.44 acre subject property falls within the Sugarland Run Watershed. The stormwater management narrative for this application indicates that the stormwater quality and quantity requirements for the proposed site will be accommodated by two of the six existing regional ponds which serve the Reston Sugarland Run area. Specifically, Ponds #1 and #2 in the Reston Sugarland Run Stormwater Management system located northwest of the subject property are cited in the stormwater and outfall narratives as serving the subject property. In addition, certain low impact development measures are proposed onsite including tree box filters, porous pavers in the parking lots and entrance walkways, as well as soil amendments planted with native plants to supplement stormwater quality and quantity measures.

The proposed expansion of the subject property will result in a redevelopment which will be almost entirely impervious. Therefore, the applicant is encouraged to demonstrate that the proposed on site measures will be sufficient to accommodate water quality and quantity controls for the redevelopment above the minimum requirement. The adequacy of any proposed stormwater management/best management practice facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

Tree Preservation/Restoration

Originally the application proposed removal of a dense stand of mixed evergreen and deciduous canopy located north of the Government Center facility and north of Cameron Glen Drive to allow for a temporary construction equipment staging area during the redevelopment. However, in response to staff's request to find another location for temporary staging in order to preserve the treed area to the north, the application now shows the temporary staging area proposed south and east of proposed facility in area which is ultimately proposed for active recreation use in the future.

Green Buildings

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. In accordance with the Fairfax County Board of Supervisors Policy for Sustainable Development for Capital Projects greater than 10,000 square feet, the applicant has committed to attain the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating for the police station and government center expansion.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map does not depict any trails immediately adjacent to the subject property.

PGN/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: December 7, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 74-2-113-2)

SUBJECT: Transportation Impact

REFERENCE: PRC 74-2-113-02; Fairfax County Board of Supervisors
Traffic Zone: 1747
Land Identification Map: 17-1 ((01)) 14 B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan dated November 19, 2011.

The subject property is zoned PRC with a site area of approximately 8.44 acres and exists with a 16,200 square foot (SF), one-story building and associated parking, occupied by the Reston District Police Station and Hunter Mill District Supervisor's Office.

The new prepared facility proposed is a two-story, 36,000 square foot building housing the Fairfax County Reston District Police Station and hunter Mill District Supervisor's Office.

Proposed Hours of Operation; Supervisor's Office – Weekdays 9 am to 5 pm
Reston Police Station – Seven days a week at 24 hours

The anticipated trip generation for the proposed development and the existing development are shown below:

Trip Generation (Proposed Development-vehicular trips per am and pm peak hour period)

<u>Existing Development</u>	AM	PM	<u>Proposed Development</u>	AM	PM
General Office (Government and Police) 16,200 square feet	25	24	General Office (Government and Police) 36,000 square feet	56	54

Barbara Berlin
December 7, 2011
Page two

This department has reviewed the subject application and offers the following:

- The Applicant should commit to a general TDM Program that encompasses a marketing program, commuter surveys and versatile strategies that would encompass pre and post timing of the Metro Rail.
- The Applicant should provide a bus shelter and pad along the site on Cameron Glen Drive.
- The Applicant should commit to restripe Cameron Glen Drive to include on-road bike lanes.
- An improvement to the turnaround for any errant vehicles at the Police Station access to Cameron Glen Drive is desirable.
- At this time VDOT is still preparing comments with regard to the revised plan.

AKR/ak . cc: Michele Brickner, Director, Design Review, DPW & ES



County of Fairfax, Virginia

MEMORANDU

December 9, 2011

TO: William Mayland, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Reston District Police Station & Governmental Center, PRC 74-2-113-2

I have reviewed the PCA/DPA/PRC plan for the above referenced site, stamped as received by the Zoning Evaluation Division on November 22, 2011. The following comments and recommendations are based on this review and numerous visits to the site, most recently on October 27, 2011.

1. **Comment:** The Existing Vegetation Map (EVM) does not meet the requirements for an EVM as specified in PFM 12-0506. The EVM and the percentage of existing tree canopy on the site is to be used to determine the Tree Preservation Target and the areas of existing tree canopy most worthy of preservation.

Recommendation: Require the plan to include an EVM that meets the requirements of PFM 12-0506.

2. **Comment:** It is noted that the proposed tree preservation area on the north side of Cameron Glen Drive includes trees that show signs of decline. Others are dead. It is agreed that the overall condition and health of the stand is fair to good. Dead trees and those in poor condition within striking distance of walkways, streets, buildings, or non-wooded open space should be removed.

Recommendation: Include the following language as a condition of approval:

“The first and all subsequent submissions of the site plan shall include a tree conservation plan and narrative for review and approval by the Urban Forest Management Division that, in addition to the General Tree Conservation Plan Submission Requirements of PFM 12-0501, provides the following:

- An inventory of all trees 10 inches in diameter and larger that are dead or in poor condition and within 100 feet of the limits of clearing and grading. Additional trees that, as judged by their height, are within striking distance of walkways, streets, buildings, or non-wooded open space shall also be identified on the plan.
- The timing for removal of any dead or potentially hazardous trees that may occur within the preservation areas.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769

www.fairfaxcounty.gov/dpwes



- Information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing and signage in accordance with PFM 12-0703.”

3. **Comment:** The Landscape Key, on the Conceptual Landscaping Plan, does not specify Category I, II, III or IV for the types of trees proposed for the site.

Recommendation: Require proposed trees to be categorized as Category I, II, III or IV as indicated in PFM Table 12.17, to provide clarification regarding the species that may be proposed with the site plan.

4. **Comment:** Proposed planting at the southwest corner of the building is in a location that could be planted for energy conservation. The trees shown are large and small evergreen trees. Category III or IV deciduous trees in this location would contribute to energy conservation for the building.

Recommendation: Show Category III and/or IV trees in the available planting area at the southwest corner of the proposed building to contribute to energy conservation.

5. **Comment:** It appears that ornamental trees are proposed along the north wall of the proposed building. In this area between the building and the sidewalk, the low canopies of ornamental trees will likely create above ground conflicts with the building and pedestrian traffic. In addition, the spaces provided are only six feet wide with the tree located within four feet of the sidewalk. The planting spaces also appear to be restricted linearly.

Recommendation: Require revision of these planting spaces as follows:

- Provide Category III or IV trees to avoid conflicts with the pedestrian traffic and the building, based on the ultimate size of the trees.
- Provide a minimum planting area width of eight feet and at least the minimum planting area, as specified in PFM Table 12.17.
- If possible, provide contiguous, rather than divided, planting areas. If planting areas remain restricted, provide a detail showing how rooting area below pavement will be designed using structural cells or other technology to provide adequate rooting space for trees.

6. **Comment:** The County environmental vision encourages the implementation of practices that result in a cleaner and healthier environment benefiting residents and the region's biological diversity. Natural landscaping techniques use appropriate placement of native and non-invasive plants, biodegradable mulch, reduced lawn areas, and improved soil quality to create diverse landscapes that enhance air and water quality, and resource conservation.

Recommendation: Include the following language as a condition of approval:



“The first submission of the site plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division, that generally conform to the Conceptual Landscape Plan approved with the PRC plan. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air and water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation. Such techniques include the following:

- a. Reduce turf areas to minimize mowing operations and the resulting air pollution. Contiguous mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Mulched areas and turf areas shall be delineated on the landscape plan.
- b. Plant trees in areas to contribute to energy conservation for the buildings, as depicted in Plate 4-12 of the Public Facilities Manual (see attachment).
- c. Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
- d. Landscaping implemented with the site plan can be made up of groups of trees including overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for there to be some overlap in the 10-year projected canopies of overstory trees and the canopies of understory trees, as provide for in PFM 12-0510.4E(6).”

If there are any questions, please contact me at 703-324-1770.

HCW/
UFMID #: 165024

cc: RA File
DPZ File





FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

November 9, 2011

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director 
Office of Facilities Planning Services

SUBJECT: PRC 74-2-113-2/PCA 74-2-113-4/DPA 74-2-113-8

ACREAGE: 8.44 acres

TAX MAP: 17-1 ((1)) 14B

PROPOSAL: To construct a new two-story Reston District Police Station and Reston Governmental Center and associated parking

Currently, FCPS parks four school buses overnight during the week and on the weekends on Cameron Glen Drive, which is in front of the Reston Governmental Center. The proposal to redevelop the site to construct a new Reston District Police Station and Governmental Center presents an opportunity to include school bus parking onsite rather than to continue to park the school buses on Cameron Glen Drive and elsewhere in Reston. This would provide for a dedicated parking area for the school buses and provide more visibility on Cameron Glen Drive by parking the buses onsite. In addition, after the completion of the renovation, if parking is restricted to only one side of Cameron Glen Drive, then school bus parking would be impacted.

There is a need in this area of the county for more school bus parking space. As you may know, finding space to park school buses is an overall challenge in the county. Given that school bus parking is a public use, this would be compatible with the planned use of the site. School buses are parked at the main Government Center in Fairfax, so this would not be a new shared use.

To the extent possible, FCPS would appreciate a review of the feasibility to incorporate parking spaces for school bus parking onsite as part of the redevelopment of the police and governmental center site. In addition, FCPS would appreciate a review of the ingress and egress to the fuel pump area to ensure that school buses can access the fuel pump. This would provide for a coordinated public facility use.

Thank you for your consideration.

DMJ/mat

Attachment: Locator Map

cc: Stuart Gibson, School Board, Hunter Mill District
Dean Tistadt, Chief Operating Officer
Linda Farby, Director, Transportation Services
Tim Parker, Assistant Director, Transportation Services

PART 3 6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT**6-301 Purpose and Intent**

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dba value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		