



FAIRFAX COUNTY PLANNING COMMISSION

November 20, 2008

**PUBLIC HEARING
FOR
PLANNING DETERMINATION**
Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: December 4, 2008 at 8:15 p.m.

Application Number: 2232-D08-21
Applicant: Fairfax County Department of Public Works and Environmental Services

Proposed Use: Construct replacement fire station at the existing Great Falls volunteer fire station location

Subject Property: 13-1 ((1)) 2
Supervisor District: Dranesville District
Area of Subject Property: Approximately 2.1 Acres
Building Footprint: Approximately 16,425 square feet (approximately 0.38 Acre)

Application Accepted: September 2, 2008
Application Revised: November 19, 2008

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Fairfax County Department of Public Works and Environmental Services, to construct a replacement fire station at the existing Great Falls volunteer fire station location at 9916 Georgetown Pike in Great Falls, substantially in accord with provisions of the adopted Comprehensive Plan.

dsj

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-D08-21

District: Dranesville

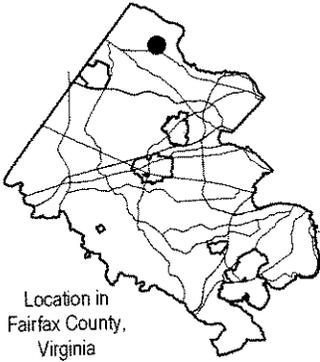
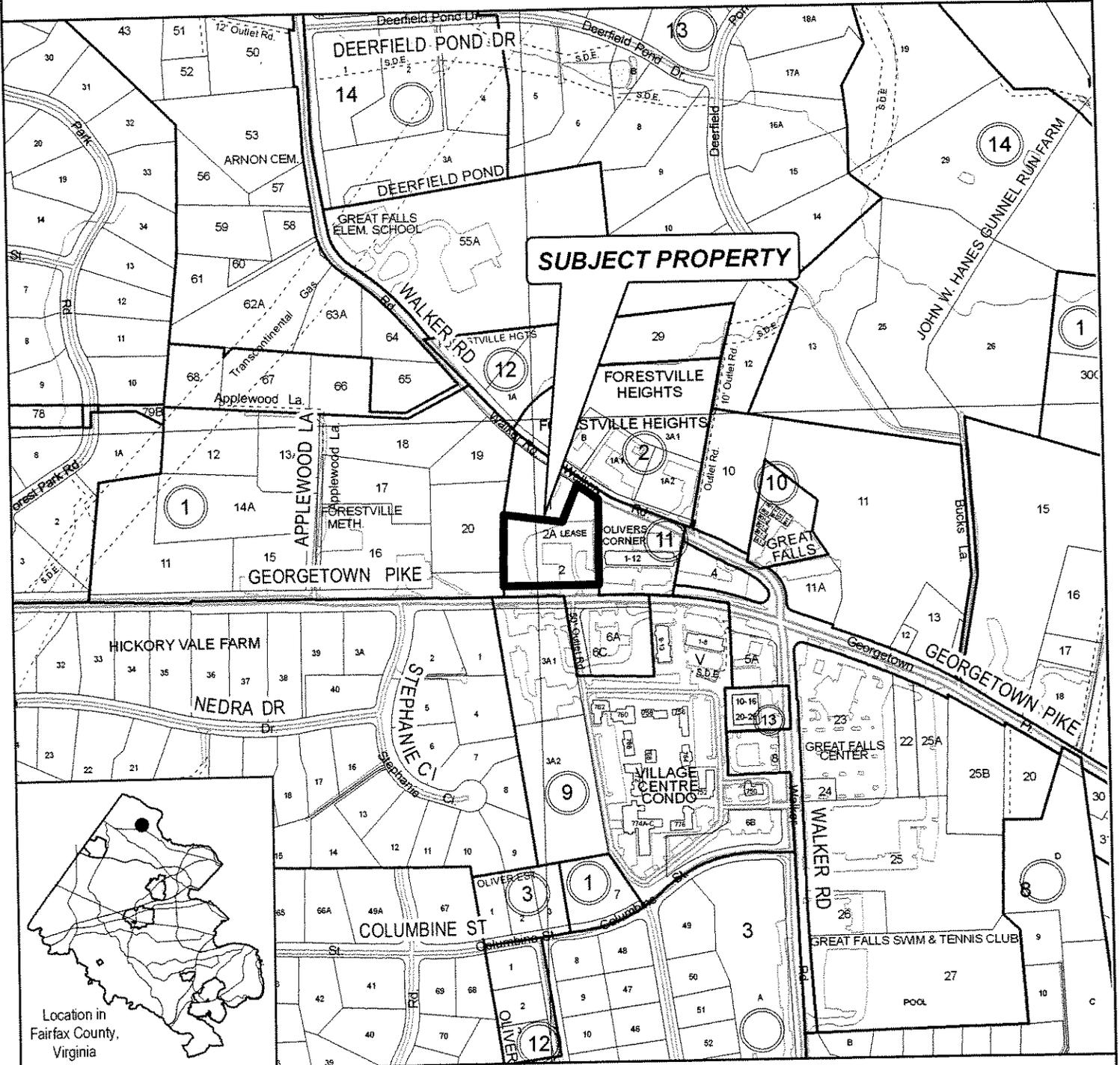
Acreage: 2.1 Ac.

Subject Property: 13-1 ((1)) 2

Planned Use: Public Facilities, Gov't. & Institutional

Applicant: Fairfax County Department of Public Works and Environmental Services

Proposed Use: Fire Station Replacement



Location in Fairfax County, Virginia

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS





**Great Falls Volunteer Fire Station
9916 Georgetown Pike**

NORTH ↑



Walker Road

Fire Station

Georgetown Pike

Great Falls Volunteer Fire Station
9916 Georgetown Pike

NORTH ↑

APPLICATION*(Attachment A)*

PROPOSAL: construct a replacement fire station at the existing volunteer fire station location.

APPLICANT: Fairfax County Department of Public Works and Environmental Services, on behalf of the Fairfax County Fire and Rescue Department (“FRD”).

SUBJECT PROPERTY: existing volunteer fire station; tax map 13-1 ((1)) 2; about 2.1 acres.

Location: 9916 Georgetown Pike in Great Falls Village; about six miles northwest of I-495.

Current owner: Great Falls Volunteer Fire Department (“GFVFD”).

Existing conditions:

- **Fire station** – one story building, about 7,000 square feet (“SF”); 21 full-time FRD employees.
- **Access** – from Georgetown Pike to south and Walker Road to north; 26 paved parking spaces.
- **Site** – storage shed, trees to west and north, 199-foot tall cable TV/telecommunications tower and equipment compound to northwest (no changes proposed; not part of subject proposal).

PROJECT JUSTIFICATION:

Service: operational since 1960; 18-square mile service area (includes Great Falls National Park and River Bend Park, and 3,700 commercial and residential properties); calls/responses average 5/day.

Needs: existing facility no longer meets current standards and program requirements for the area—its size is inadequate and its deteriorated condition requires major maintenance, repairs, and upgrades; estimated cost to maintain or repair facility is very high; 2007 feasibility study concluded that replacement fire station on existing site offers best use and highest value for available funds, and best meets current and future program requirements for FRD and GFVFD.

Transfer agreement: in March 2007, GFVFD agreed to transfer ownership of the property and station to the County prior to issuance of construction permit, and the County in turn will construct a new station on the site with sufficient space dedicated for GFVFD use. The County will own and operate the proposed replacement fire station.

Station requirements: the new fire station will meet the following FRD and GFVFD design, program, and service area requirements: storage for special equipment for swift-water rescue function (two inflatable boats, brush truck, and tanker); flexibility for future response configurations of various types of apparatus and functions; dedicated space for GFVFD use; large meeting room; new fire station design requirements; compliance with current health and safety standards; bunkrooms/locker facilities for male and female personnel; Great Falls community needs; increased need for fitness training, storage, and cleaning. Due to these needs, replacement fire station will be larger than the County’s standard 14,500 SF Type C-2 fire station.

PROPOSED USE: Applicant proposes to construct a replacement fire station on the subject property. Proposed facility will meet County Zoning Ordinance (“ZO”) and Public Facility Manual (“PFM”) requirements for parking, setbacks, transitional screening, barrier, open space, streetscape, landscaping and other improvements, as well as all relevant County, State, and Federal life safety and accessibility codes, and response time will meet FRD guidelines. Proposal is summarized below (see *Attachment A* for detailed descriptions); all dimensions and areas are approximate:

Fire station: two-story 18,700 SF building (176’ x 131’ x 37’ tall; 48’ tall hose tower); occupies 0.38 acre (18% of site); includes four drive-through apparatus bays, offices, control room, kitchen, dayroom, sleeping quarters (male and female), personal and equipment lockers, exercise room, storage, specialized equipment storage (swift water rescue), apparatus bay storage, GFVFD space, decontamination room, and conference room (mainly for station-related business; public use will be

limited due to availability of community rooms in the area); station will resemble a farmhouse with masonry exterior, reflecting the once-rural character of the area, and will be compatible with surrounding structures; designed under LEED (Leadership in Energy and Environmental Design) Green Building design principles using high efficiency equipment, technologies, and material, and registered with the U.S. Green Building Council with the goal of Silver Certification.

Water quality / stormwater management: no increase in surface runoff, due to decrease in pavement area from existing conditions; water quality and stormwater management controls include on-site rain gardens (as an option, one rain garden at front of site may be replaced by “Filterra” curb-inlet filters in site interior), vegetated roof, and an underground stormwater detention facility and filter system; adequate outfall will be addressed by redistributing runoff and using stormwater detention systems; drainage system design will meet VDOT standards, and County Best Management Practices (“BMP”) and PFM standards.

Public utilities: public water is available from Georgetown Pike; public sewer service is **not** available, therefore pump-and-haul sewage management system (currently in use for existing facility) will serve proposed facility (feasibility of on-site sewage disposal is being studied).

Lighting: parking lot security lighting will be appropriately scaled for facility’s size; horizontal light dispersion will be minimized with sharp cut-off type fixtures.

Energy requirements: standard power, information technology, and telecommunications.

Access: two driveways from Georgetown Pike (ramp at apparatus bays is “exit” only) and one driveway from Walker Road; locations of Georgetown Pike driveways are oriented to facility and cannot be aligned with existing entrances across Georgetown Pike; no traffic signals at driveways (pre-emption signal is being considered for Georgetown Pike/Walker Road intersection); no public use of subject property for cut-through traffic between Georgetown Pike and Walker Road (to improve traffic movement at the intersection, a separate County improvement project will provide a right-turn lane from southbound Walker Road to westbound Georgetown Pike; the right-turn lane will extend north about 200 feet from the intersection but will not interfere with the proposed entrance from Walker Road); 36 paved parking spaces; sidewalk, curb ramps, and curb/gutter along Walker Road; applicant has requested waiver for curb/gutter along Georgetown Pike.

Landscaping: transitional screening, buffer, and other landscaping.

Operations: 24 hours/day, 7 days/week; 54 full-time FRD employees, 2 part-time volunteers.

Maintenance: standard custodial services, repairs, and grounds maintenance.

Temporary fire station: during construction of replacement station, a temporary off-site facility will be provided to maintain existing fire station operations; **NOTE – temporary fire station is NOT included in the subject proposal, and will be subject to future 2232 Review.**

OFF-SITE CONSIDERATIONS:

Alternative Sites: alternate sites were considered but no suitable site in Great Falls was found.

Anticipated Impacts: Applicant’s assessments of off-site impacts are summarized below:

- Traffic – no significant impact expected.
- Noise – no significant impact expected; fire apparatus noise will remain the same; no exterior speakers on building; use of vehicle-mounted air horn/siren to be minimized.
- Light – minimal impacts; meets ZO glare standards.
- Environment – no mature trees near existing fire station; impacts on water quality to be mitigated by measures described above; reduction in overall post-development runoff; Low Impact Development (“LID”) guidelines to be used where applicable; no change in air quality.
- Visual – design has been coordinated with the community, and will be compatible with surrounding neighborhoods as has been demonstrated at other County fire stations.

DESCRIPTION OF SURROUNDING AREA

CHARACTER: Low Density Residential Areas and Suburban Neighborhoods

Nearby Land Uses:

- North – public school, commercial use, residential use.
- East – commercial use, public library, public park, residential use.
- South – post office, commercial, residential use.
- West – residential use, church use.

Nearby Vegetation: minimal tree cover on commercial, school, and library properties; light suburban tree cover on residential properties; medium tree cover in park.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP:

Planning Area and District: Area III, Upper Potomac Planning District.

Planning Sector: UP2-Springvale Community Planning Sector.

Land use recommendations:

- Subject property – public facilities.
- To North – residential at 0.2 – 0.5 dwelling unit per acre (“du/ac”); retail; public facilities.
- To East – residential at 0.2 – 0.5 du/ac; retail; public park; public facilities.
- To South – residential at 0.2 – 0.5 and 0.5 – 1 du/ac; retail.
- To West – residential at 0.2 – 0.5 and 0.5 – 1 du/ac.

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with current land use and design recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Area Plan:

Fairfax County Comprehensive Plan, Area II, 2007 Edition; Upper Potomac Planning District as amended through June 30, 2008, UP2-Springvale Community Planning Sector, RECOMMENDATIONS, Land Use, pages 78 – 80:

- “1. Land use in this sector should continue to reflect and support the established low density residential character. Public parkland and low density residential uses at .1-.2 dwelling unit per acre and .2-.5 dwelling unit per acre are planned for the area as shown on the Plan map.”

Fairfax County Comprehensive Plan, Area II, 2007 Edition; Upper Potomac Planning District as amended through June 30, 2008, UP2-Springvale Community Planning Sector, RECOMMENDATIONS, Transportation, pages 81 – 84:

“ . . . Georgetown Pike should be maintained within its existing right-of-way. . . . and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike . . . has been designated a Virginia Byway. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway . . . ”

Policy Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities as amended

through January 10, 2005; **FIRE AND RESCUE**, pages 18 and 21:

“Objective 20: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the County's population. (See Figure 3.) . . .

Objective 22: Safeguard the County's investment and ensure appropriate positioning of the Fire and Rescue Department's specialized emergency response equipment.”

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities as amended through January 10, 2005; **FIRE AND RESCUE**, page 20: **FIGURE 3**, entitled “**FIRE AND RESCUE STATIONS – Seven Minute Response Time Coverage**,” shows the existing Great Falls fire station and its associated seven minute response time coverage area. *(Attachment B)*

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities 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 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the County's Capital Improvement Program. Projects programmed for construction in the CIP should . . . 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; . . .

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population. . . .

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

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.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as

possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites. . . .

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space. . . .

Policy e. Locate, as possible, facilities on sites with public water and sewer.”

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Land Use as amended through September 22, 2008; LAND USE COMPATIBILITY, pages 9 – 10:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses. . . .

Policy l: Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties.”

Fairfax County Comprehensive Plan, Policy Plan, 2002 Edition; Environment as amended through February 25, 2008, pages 7 – 19:

“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 . . .

- Minimize the amount of impervious surface created. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. . . .

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. . . .

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. . . .

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.

. . .

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).”

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Transportation as amended through July 10, 2006; COUNTYWIDE OBJECTIVES AND POLICIES, page 9:

“Objective 9: Ensure safety for users of transportation facilities and services and for the general public. . . .

Policy b. Correct safety and security problems associated with existing transportation facilities and services that lie within the control of the County.”

STAFF ANALYSIS: See *Attachments C – I* for complete text of comments.

Department of Planning and Zoning (*Attachments C, D, E, and F*)

- Findings – Zoning Administration Division, Ordinance Administration Branch:
 - Subject property: Split-Zoned R-1 and C-8; subject to Special Exception Amendment SEA 83-D-079-2 for a public benefit association and telecommunications facility.
 - If fire station is owned and operated by Fairfax County, it will be deemed a public use, and permitted by right subject to the R-1 and C-8 District requirements. In such event, the Special Exception approval for a telecommunications facility will still be in effect.
- Findings – Zoning Evaluation Division:
 - Once ownership of the property is transferred to the County, the SEA for a public benefit association will not be needed, but the SEA for a telecommunications facility will remain in effect. The proposed change in the fire station use will be in substantial conformance with SEA 83-D-079-2.
- Findings – Planning Division, Environment and Development Review Branch:
 - Provide information about outfall adequacy and details for proposed stormwater/BMP facilities.
- Findings – Historic Preservation:
 - The scenic and historic character and integrity of Georgetown Pike are recognized in the

Plan. Proposed facility's visual impact on the Pike has been taken into consideration, and no major changes in roadway alignment or widening are proposed.

- o The design for stormwater management facilities adjacent to Georgetown Pike should protect the road's historic and scenic significance.

Department of Transportation ("DOT")

(Attachment G)

- Findings – Transportation Planning Section:
 - o Minor traffic increases associated with the replacement fire station will not be sufficient enough to alter the average daily vehicle trips along Georgetown Pike or Walker Road.
 - o From Georgetown Pike, site access to the east side of the property should be aligned with Village Centre Road to reduce confusion, and access to the west side of the property should be aligned with the post office entrance for the same reason.
 - o A sidewalk and curb ramps should be constructed across north portion of the site along Walker Road to connect the existing sidewalk on Walker Road.
 - o A cut-through on the subject property between Walker Road and Georgetown Pike is used significantly by non-emergency vehicles, creating a potential hazard and conflict with emergency vehicles (a September 2007 traffic count found 314 southbound and 852 northbound vehicles passed through the site between 7:00 am and 8:00 pm.). Existing signs at both entrances, stating that the cut-through is for emergency vehicles, are ignored. Only emergency vehicles, staff, and visitors should have access to drive through the site. Non-emergency vehicles, which currently use the cut-through, should be strongly discouraged.
 - o A pre-emption signal should be considered on Georgetown Pike at the fire station site.
 - o A right-turn lane from southbound Walker Road to westbound Georgetown Pike should help reduce delays at Walker Road and Georgetown Pike.

Department of Public Works and Environmental Services

(Attachment H)

- Findings – Stormwater Planning and Design:
 - o Applicant should use LID practices as allowed by the PFM to minimize/reduce runoff.
 - o Applicant should use bioretention swales in addition to bioretention filters and basins, and tree box filters and permeable pavement blocks for additional stormwater control.
 - o An increase in the volume of water leaving the fire station site could cause streams in the Difficult Run watershed to widen further to compensate for the increased runoff.

Virginia Department of Transportation ("VDOT")

(Attachment I)

- Findings – Transportation Planning Section:
 - o Entrances from Georgetown Pike and Walker Road should be to VDOT standards.
 - o Show sight distances for proposed entrances on application plans.
 - o Construct curb and gutter along the Georgetown Pike frontage, and adjust proposed drainage structures accordingly.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

(Attachment J)

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

Location: The existing fire station, which has been in operation on the subject property since 1960, is recognized in the Area III Plan as a public facility. In addition, the subject property is planned for

public facility use. Under the agreement between GFVFD and the County to replace the existing station, GFVFD will transfer ownership of the subject property and station to the County. Because the fire station will be owned and operated by Fairfax County, it will be a permitted public use according to Zoning Ordinance regulations.

The “Seven Minute Response Time Coverage” map in the Policy Plan shows the service area associated with the existing fire station. The proposed replacement fire station will be located on the same site, and thus will be well located to provide service in the same seven minute response time coverage area. Staff believes that the proposed facility is consistent with Plan objectives for locating public facilities in the area to be served, and providing a seven minute total response time coverage for emergency services, in accordance with FRD objectives stated in the Plan.

There are no areas of environmental sensitivity on the subject property, consistent with Plan guidance for public facilities. Public water service is available. The fire station is located outside of the County’s Approved Sewer Service Area, and public sewer is not available. However, the continued use of a pump-and-haul sewage management system is consistent with Plan guidelines. Thus, the proposed replacement fire station is consistent with the Plan’s land use recommendation for the subject property.

Character: The applicant states that the design of the proposed fire station, which will resemble a farmhouse to reflect a part of Great Falls’ history, will minimize the visual impact of the structure on contiguous properties. In staff’s opinion, the proposed replacement fire station will be compatible with the low-density character and aesthetics of the surrounding residential and commercial uses, and will enhance the community’s identity as recommended by the Plan. The facility’s compatibility with the surrounding area will be similar to that demonstrated at other County fire stations.

Transitional screening, buffers, and other landscaping will be provided to augment the existing tree buffer on the western and northern edges of the subject property to minimize the visual impact on adjacent properties. Screening and landscaping proposed for other portions of the site should further mitigate the facility’s impact on existing uses in Great Falls Village to the east and south. Staff believes the proposal conforms with Plan guidelines to screen and buffer public facilities in order to mitigate the visual impact on adjacent properties.

No widening of Georgetown Pike is proposed, consistent with Plan guidelines to protect the Pike’s scenic and historic character and integrity. The applicant has requested that VDOT waive its requirement for curb/gutter along the property’s Georgetown Pike frontage, in support of Plan guidelines to preserve the Pike’s historic integrity. Staff believes that the proposed replacement fire station will be compatible with the long-established existing fire station use on the subject property, and conforms with Plan guidelines that public facilities be designed to have minimal impact on adjacent areas.

Extent: A 2007 feasibility study for the fire station found that a replacement facility constructed on the subject property would offer the best use and highest value for the available funds, and that replacing (rather than rehabilitating or renovating) the existing fire station would best meet current and future program requirements for both Fairfax County and GFVFD. The size of the proposed fire station is based on design, program, and service area requirements, which staff believes conforms with Plan guidelines for safeguarding and ensuring the appropriate positioning of FRD’s specialized

emergency response equipment, and meeting public safety needs and required service levels. The proposal to design the fire station under LEED principles conforms with Plan objectives to use energy conservation, water conservation, and other green building practices in the design of redevelopment projects. Thus, staff believes that the proposal to replace the existing fire station is consistent with Plan recommendations regarding public facility standards, required service levels, and County standards and ordinances.

Currently, non-emergency vehicles cut through the eastern portion of the site between Walker Road and Georgetown Pike, although signs posted at both site entrances prohibit that use. This practice creates a potential hazard, and conflicts with emergency vehicles. Fairfax County DOT recommends that such cut-through use be strongly discouraged. Therefore, under the subject proposal, cut-through traffic on the subject property will be prohibited. In staff's opinion, this policy conforms with Plan goals that safety problems associated with existing transportation facilities be corrected (a southbound right-turn lane will be constructed at the intersection of Georgetown Pike and Walker Road under a separate project to alleviate the traffic congestion that prompts the cut-through use).

The applicant proposes stormwater management measures to address outfall, water quantity, and water quality requirements, in compliance with the County's Best Management Practices to minimize pollution of surface and groundwater resources and protect the ecological integrity of streams in the County. In staff's opinion, the proposal conforms with Plan recommendations aimed at preventing and reducing pollution of surface and groundwater resources, and of protecting the Potomac Estuary and Chesapeake Bay. The applicant states that measures are proposed to control the amount of noise generated at the fire station, and that all site lighting will comply with the County's Zoning Ordinance glare standards, both of which are in accord with Plan guidance to minimize noise and light impacts on nearby residential properties.

The subject property is large enough to accommodate the fire station building, required parking area, and all required setbacks and buffers, in accordance with Plan goals. The application plans for the proposed facility take into account on-site utilities, stormwater management requirements, landscaping, and the existing telecommunications facility (which is not part of the subject proposal), as recommended by the Plan.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to construct a replacement fire station at the existing Great Falls volunteer fire station location at 9916 Georgetown Pike in Great Falls, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-D08-21, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

ATTACHMENTS

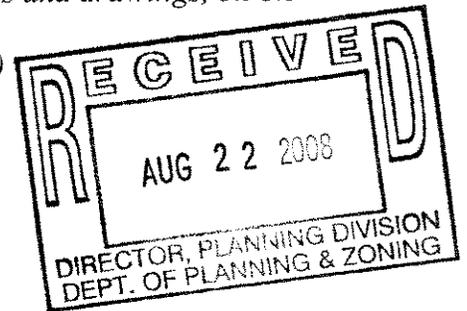
ATTACHMENT A

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: 2232-D08-21
(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: 9916 Georgetown Pike
City/Town: Great Falls State Virginia Zip Code: 22066

APPLICANT(S)

Name of Applicant: Department of Public Works and Environmental Services
Planning and Design Division, Building Design Branch

Street Address: 12000 Government Center Parkway, Suite 449

City/Town: Fairfax State Virginia Zip Code: 22035-0052

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

E-mail Address: ken.lim@fairfaxcounty.gov

Name of Applicant's Agent/Contact (if applicable): Planning and Design, DPWES,
Ken Lim, Project Manager

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

City/Town: Fairfax State: Virginia Zip Code: 22035-0052

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

PROPOSED USE

Street Address: 9916 Georgetown Pike, Great Falls, VA 22066

Fairfax Co. Tax Map and Parcel Number(s): 013-1 ((1)) Lot 2

Brief Description of Proposed Use: _____

The site is currently developed with a fire station building that is approximately 7,000 square feet (SF). An increase of approximately 11,700 SF is required to provide a four-bay fire station to meet Fairfax County Fire and Rescue Department (FRD) and Great Falls Volunteer Fire Department (GFVFD) requirements for current fire station design and to support the requirements for response to FRD and GFVFD needs in the service area. The fire station will occupy approximately 0.38 acres of the site. The remainder of the site is to be used for setbacks with landscaping and cellular telephone tower.

Total Area of Subject Parcel(s) 2.1 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 16,425sf or 0.38 acres (acres or square feet)

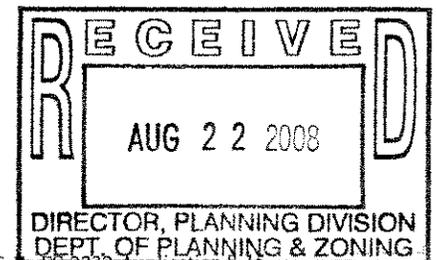
Fairfax County Supervisor District: Dranesville District

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Public Facilities

Zoning of Subject Property: C8 and R1

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

- Waiver 12938-WSWM -001-1 Approved 1998 Stormwater Management Waiver Telecommunication Tower .
- Waiver 12939-WRPA -001-1 Approved 1998 CBAY Telecommunication Tower
- Minor Site Plan 13165-MSP -001-1 Approved 1998 Minor Minor Site for Communication Tower.
- Minor Site Plan 18008-MSP -001-1 Approved 1998 Minor Site Plan for Communication Tower.
- Special Exception Application SEA 83-D-079-02 Approved 1998 Amend SE 83-D-079 for A Telecommunications Facility
- Special Exception Application SEA 83-D -079 Approved 1995 Amend SE 83-D-079 for a Telecommunications Facility
- Special Exception SE-D-079 Approved 1983 To Permit a Radio, Television and Microwave Facility.



PROPERTY OWNER(S) OF RECORD

Owner: Great Falls Volunteer Fire Department

Street Address 9916 Georgetown Pike,

City/Town Great Falls State Virginia Zip Code 22066

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: Ken Lim, Project Manager, PDD, DPWES

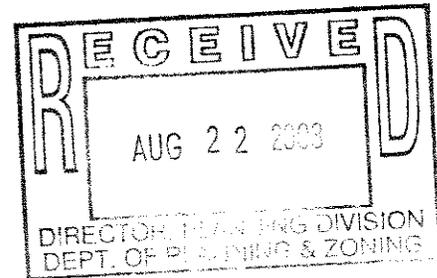
Signature of Applicant or Agent _____

Date _____

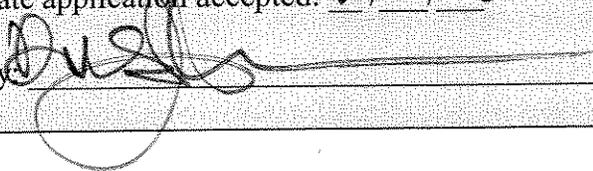
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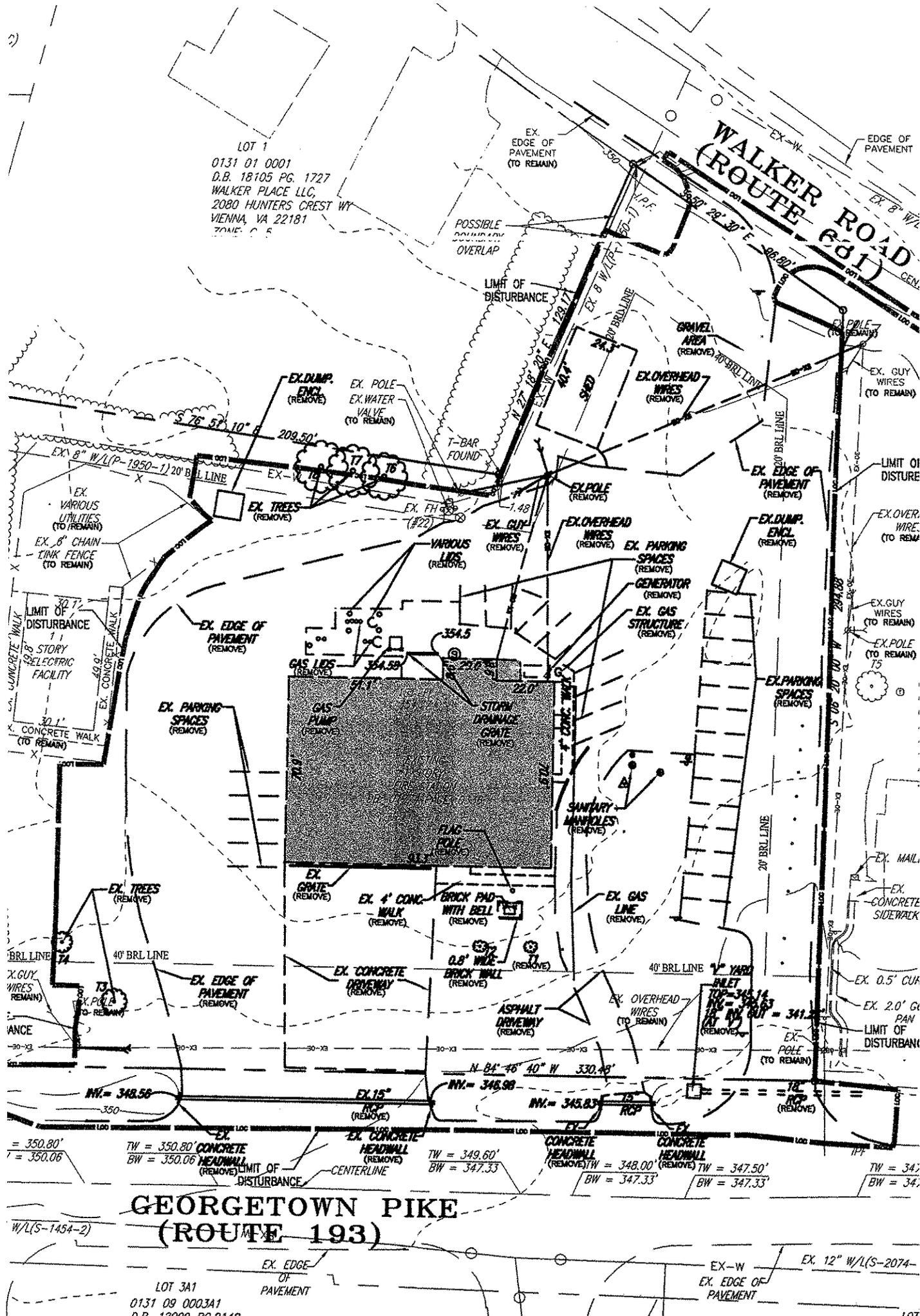
Submit completed application to:

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



<p>FOR STAFF USE ONLY</p> <p>Date application received: <u>8/22/03</u></p> <p>By: <u>DBM</u></p> <p>Additional information requested to complete application:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Date application accepted: 9 / 2 / 08
By: 



LOT 1
 0131 01 0001
 D.B. 18105 PG. 1727
 WALKER PLACE LLC,
 2080 HUNTERS CREST WY
 VIENNA, VA 22181
 ZONE: C-5

WALKER ROAD
 (ROUTE 681)

GEORGETOWN PIKE
 (ROUTE 193)

$350.80'$
 $350.06'$
 $TW = 350.80'$
 $BW = 350.06'$
 $EX. CONCRETE HEADWALL (REMOVE)$
 $TW = 349.60'$
 $BW = 347.33'$
 $EX. CONCRETE HEADWALL (REMOVE)$
 $TW = 348.00'$
 $BW = 347.33'$
 $EX. CONCRETE HEADWALL (REMOVE)$
 $TW = 347.50'$
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 $BW = 347'$

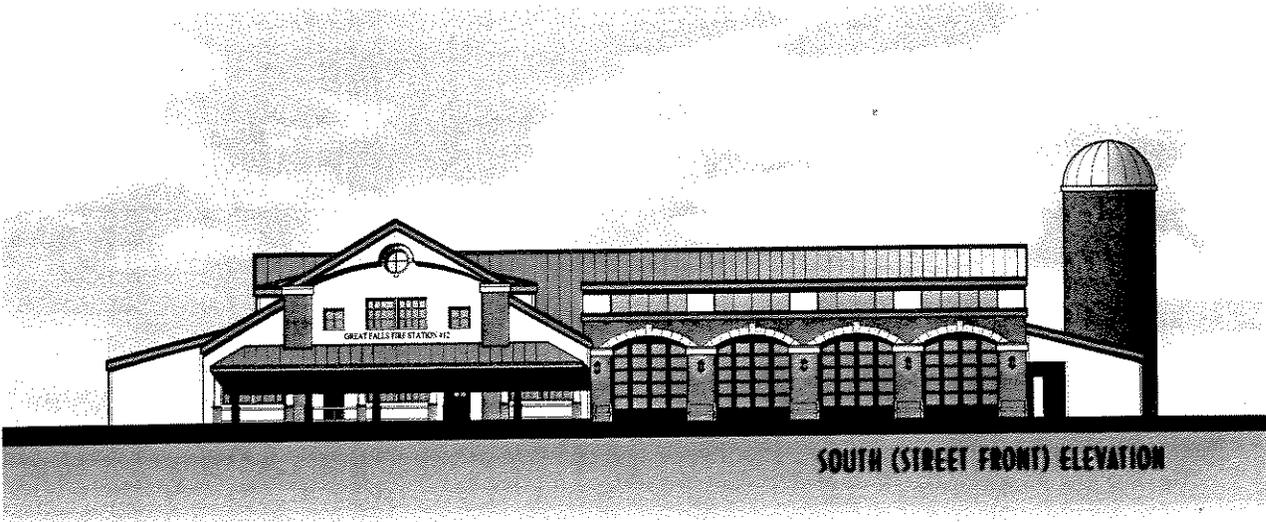
W/L(S-1454-2)

LOT 3A1
 0131 09 0003A1
 D.B. 12099 PG. 2148

LOT

EXHIBIT #3

FAIRFAX COUNTY
GREAT FALLS FIRE STATION
PROJECT NO. 312-009224



BUILDING ELEVATION
(No Scale)

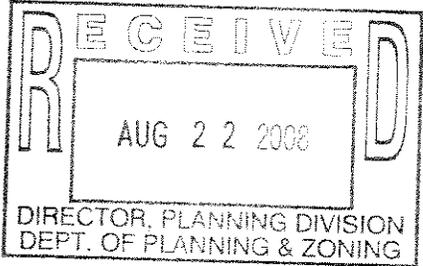
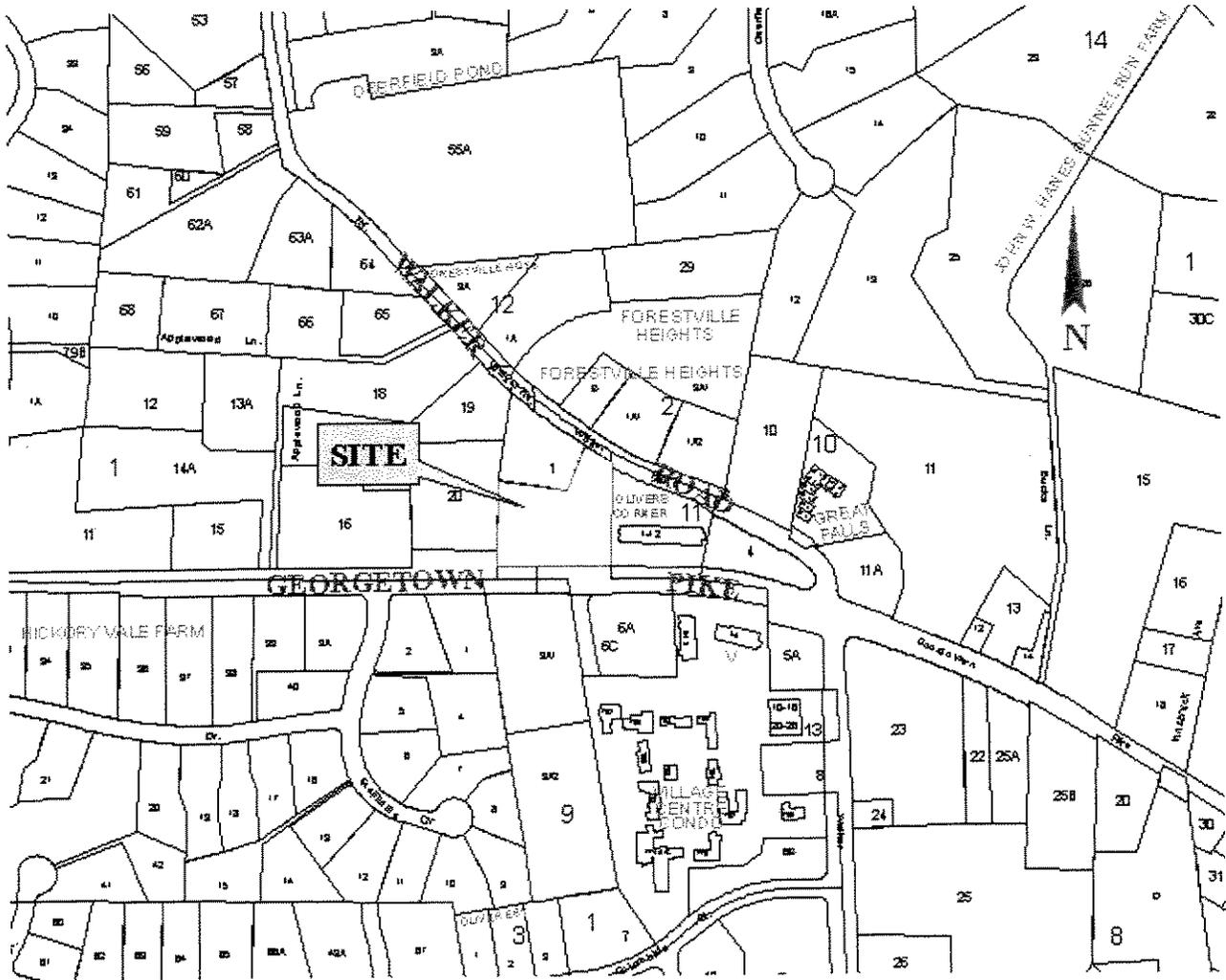
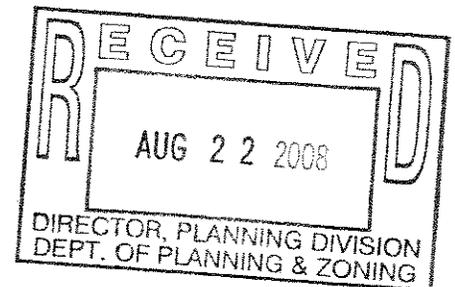


EXHIBIT #1

FAIRFAX COUNTY
GREAT FALLS FIRE STATION
PROJECT NO. 312-009224

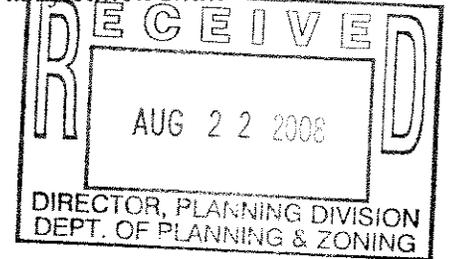


VICINITY MAP
Scale: 1"=500'



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 THE PROPOSED USE:

- **Type of Operation or Facility:**

The existing facility is a 7,000 SF, one-story fire station. The proposed project scope includes construction of a replacement fire station of approximately 18,700 sf at the existing Great Falls fire station location. The proposed fire station will be a C-2 type fire station. The proposed facility will include the following major elements: 4 drive-through bays for fire apparatus, office areas, kitchen, dayroom, sleeping quarters for men and women, equipment lockers, laundry room, storage, apparatus bay storage, and decontamination room.

Access to the station will be through two driveways on Georgetown Pike and Walker Road respectively. There will be no traffic signal for either driveway.

- **Dimensions of all buildings and structures including maximum heights:**

The proposed fire station will be a two-story building approximately 176' long, 131' wide and 37' high at the ridge line. The proposed building will also have a hose tower that is approximately 48' high. The Gross Floor Area (GFA) is approximately 18,700 SF. There will be approximately 36 parking spaces including 2 handicap parking spaces.

- **Material, color, or finish of buildings or structures:**

Detailed design work for the building is ongoing. The design will be reminiscent of a farmhouse vernacular to portray a once rural setting of Great Falls community. The exterior materials will be masonry with accents of same or other materials for aesthetic enhancement. Use of masonry is compatible with materials used in surrounding structures.

- **Hours and days of operation:**

Open 24 hours a day, seven days a week

- **Estimated number of employees and facility users (patrons, visitors, students, etc.) expected daily:**

Currently, there are a total of 21 full-time employees working 3 -24 hour shifts with 7 employees per shift. The facility is designed for maximum occupancy of 54 full-time employees with 18 employees working 3 -24 hour shifts. In addition, the station is expected to receive a daily average of 2 visitors seeking emergency assistance.

- **Service area of the proposed use:**

The proposed Great Falls fire station is located in the business section of Great Falls, along Georgetown Pike and serves the citizens of Forestville Heights, Georgetown Estates, Riverbend Estates, Hickory Creek, Green Acres, Eagon Hills and others. The coverage area comprises approximately 18 square miles that includes approximately 3,723 commercial and residential properties. The first due boundaries include the Algonkian Parkway on the west, Tysons Corner on the east, Potomac River on the north, and portions of Route 7 (Leesburg Pike) on the south. On average, the Great Falls Fire Station responds to 5 calls per day.

The facility will have a large meeting room that may be available to citizens for civic functions as scheduled by the facility staff.

- **Maintenance requirements and frequency:**

Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be provided.

- **Facility power/energy requirements and operating frequency:**

Standard power, information technology, and telecommunication requirements for a public facility will be provided. The facility will be designed under the LEED (Leadership in Energy and Environmental Design) Green Building principles. As such, high efficiency equipment, 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.

- **Manufacturer's specifications for proposed equipment:**

Not applicable

- **Auxiliary equipment/facility required in support of proposed facility:**

Not applicable

2. REQUIREMENT FOR PROPOSED USE:

- **Why the new/expanded facility is needed:**

Great Falls Fire Station is currently owned by GFVFD. There are 28 active volunteer members. On March 27, 2007, Fairfax County and GFVFD reached an agreement to transfer the ownership of the property and station to the County. The County will, in turn, construct a new station with sufficient space dedicated for GFVFD use. This additional space together with the updated program necessitates the station be a larger facility than the County's standard C-2 fire station.

In order to accommodate the increased program requirements, respond to the needs of Great Falls community, create flexibility for future response configurations of various types of apparatus and functions, and provide sufficient space for GFVFD use; it was determined that the Great Falls Fire Station be constructed as a four-bay fire station of approximately 18,700 SF, in lieu of the standard C-2 fire station of 14,500 SF that was originally proposed.

Since 1988, Fairfax County has undergone significant growth in population. As a result, additional demand has been placed on fire station facilities throughout the county. The Great Falls fire station has experienced an increased level of call volume and response. In addition, fire station design requirements have changed, and additional considerations are required for compliance with health and safety standards. The increase in female firefighters in the fire department has resulted in the need for facilities that can accommodate appropriate bunkrooms and locker facilities. There is also an increase in need for fitness equipment for firefighter training, equipment storage, and gear cleaning. Additionally, the Great Falls fire station has a swift water rescue function that requires specialized equipment in addition to the typical firefighting equipment.

The Great Falls Fire and Rescue Station project was included as part of the fall FY 2006 Public Safety Bond Referendum. The feasibility study for Great Falls Fire Station was completed in February 2007 concluding that a replacement fire station to be constructed at the existing site offers the best use and highest value for the available funds. It also best meets the current and future program requirements of Fire and Rescue Department and Great Falls Volunteer Fire Department. Since Great Falls Fire Station is one of the few fire stations in Fairfax County that has a specialized swift water rescue function, additional space is needed to meet this required program. In addition to the standard equipment, Great Falls fire station has 2 inflatables, a brush truck, and a tanker that requires proper storage.

The existing fire station was constructed in 1960. The building is inadequate in size and has deteriorated significantly and thus requiring extensive repair, upgrade and maintenance to meet the current requirements. It was concluded that a new replacement fire station is more economical for Great Falls fire station. A replacement fire station will be designed to meet the current program requirements and Fairfax County fire station standards. The proposed facility will include a larger bunkroom area to accommodate female bunkrooms and lockers, a meeting room, offices, and spaces for GFVFD use. Additionally, the new station will have an exercise room, control room, hose tower for training, personal and gear lockers, and extra storage space for GFVFD use.

- **Why proposed location is the best location for the proposed use:**

An extensive search was conducted for a viable relocation site, but a suitable site in the Great Falls area that can be developed for a fire station and meet the response time requirements was not found. The proposed fire station is to be located at the existing fire station site. At this location, the response time is within the required time frame per Fire and Rescue Department. Moreover, most of the utilities are already available at the existing site. Since Great Falls is not densely developed, it is important to locate a fire station where the response time is optimum and infrastructure is available.

- **Why proposed location and type of facility is the least disruptive alternative:**

Since a fire station already exists on this site, there would be minimal impact to its immediate surroundings. It will maintain its current hours of operation and it will be designed under the LEED's Green building principles to achieve lower environmental impact with respect to light, noise, and water or air quality than exists today.

- **Relevant standards/criteria supporting the facility and location:**
The site area is sufficiently large to allow for a larger building and additional parking. The design will meet the Zoning Ordinance and the Public Facility Manual (PFM) requirements for additional parking, setbacks, transitional screening and barrier, open space, streetscape, landscaping and other improvements. The facility will also be designed to meet all County, State, and Federal codes for life safety and accessibility.
- **Vicinity or general area to be serviced by proposed use:**
The Great Falls Fire Station provides service to Great Falls Park, River Bend Park and Colvin Run Mill Park. The coverage area comprises approximately 18 square miles that includes approximately 3,723 commercial and residential properties. The first due area boundaries are the Algonkian Parkway on the west, Tysons Corner on the east, Potomac River on the north, and portions of Route 7 (Leesburg Pike) on the south.

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

- **Traffic impacts:**
No significant traffic impact is expected from the proposed fire station. The hours of operation and fire station programs will remain the same.
- **Noise and light impacts:**
Noise impact generated by the fire engines will remain the same since there is no new program proposed for the facility. Appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance. There will be no exterior speakers on the buildings, and the use of vehicle-mounted air horns/sirens in the immediate vicinity of the fire station will be minimized to the extent possible. Parking lot lighting, appropriately scaled for the facility size will be installed to provide security. All sight lighting will be designed to comply with Section 14-900 of the Zoning Ordinance Glare Standards. Horizontal dispersion of light to off site properties will be minimized through the use of sharp, cut-off type fixtures.
- **Impact on environmental features of site:**
The project will include construction of a replacement fire station that is approximately 18,700 SF in size. Pavement area will be slightly increased. There are no mature trees in the very close proximity of the building. The environmental impact from increase in pavement will be mitigated in part with the installation of on-site rain gardens, vegetated roof, underground stormwater detention facility and, possibly, other stormwater management practices. Where feasible, additional tree planting and landscaping areas will be incorporated in the overall site development plan. Where applicable, the site and building design will incorporate the Sustainable Design principles and Low Impact Development guidelines to further minimize environmental impact.
- **Impact on air quality:**
No change in air quality is anticipated.

- **Water quality:**

Stormwater management controls will be installed during and after construction in accordance with the Public Facilities Manual (PFM). An underground storm water detention system and filter system will be installed to meet the water quantity and quality requirements per PFM. The adequate outfall requirement will be met through redistribution of runoff and use of stormwater detention systems.

There is no public sanitary sewer available in the vicinity and therefore the proposed facility will continue to be serviced by a pump-and-haul sewage management system. A separate feasibility study is being conducted to investigate the possibility for implementing an on-site sewage disposal system.

Water service will be obtained from the public water main currently located on Georgetown Pike south of the site. The existing water service will be adequate for expanded use and no change in water quality is expected.

- **Visual impacts:**

The architecture of the building is reminiscent of a farmhouse vernacular that was part of Great Falls' history. The facility will be a two-story building resembling a farmhouse to reflect the history of once rural Fairfax County. To minimize any visual impact of the structure on the contiguous properties, the aesthetic compatibility of the building with the neighborhood will be taken into consideration and appropriate transitional screening, buffer and necessary landscaping will be provided as part of the design. The setback is within zoning limitations. The site and building design has been coordinated closely with the community through several community meetings.

4. ALTERNATIVE SITE CONSIDERED FOR THE PROPOSAL:

An extensive search was conducted for a viable relocation site, but a suitable site in the Great Falls area that can be developed for a fire station and meet the response time requirements was not found. The proposed fire station is to be located at the existing fire station site. The site is situated in a central, convenient location and is a familiar community landmark. Response time has been determined to be within the desired range per Fire and Rescue Department. Moreover, most of the utilities are already available at the existing site. Since Great Falls is not densely developed, it is important to locate a fire station where the response time is optimum and infrastructure is available.

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')

See Exhibit #2 – Site plan

See Attachment for full size site plan sheets.

7. REDUCED COPY OF PLAN

See Exhibit #3 Building Elevation

See Exhibit #4 Floor Plan

8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATION:

The Great Falls Volunteer Fire Department (GFVFD) is the current owner of the property. In order to meet the cost of building a replacement fire station, GFVFD has agreed to transfer the title of the property to Fairfax County. The transfer of ownership of the property is expected to be completed upon approval of building plans. The design of the replacement fire station will reflect a cooperative effort between Fairfax County and GFVFD. Approval of this request for a 2232 Determination will allow the increase in fire station size by approximately 11,700 SF to a total of about 18,700 SF and will allow DPWES to proceed with the design of this new facility.

The construction of this project is scheduled to begin in the spring 2009 with the completion date in the fall 2010. During construction of the project, an off-site temporary facility will be set up to maintain operation of the fire station. The exact location of the off-site temporary facility has not yet been identified.

A conceptual plan and elevations for the fire station are contained herein (Exhibit #3 and #4). The detailed site and building design will be undertaken upon approval of this application. The facility design will be comparable in functionality to other Fairfax County Fire Stations. The compatibility of the site design and the building design with the surrounding community will be similar to that demonstrated at other County fire stations.

There will be no changes to the existing telecommunications tower facility under this 2232 application for the fire station.

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.

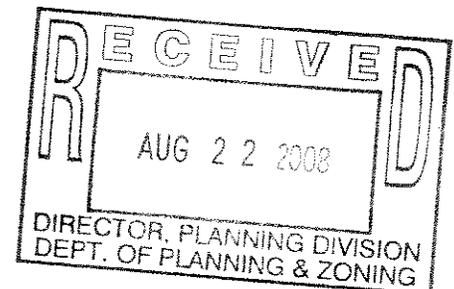
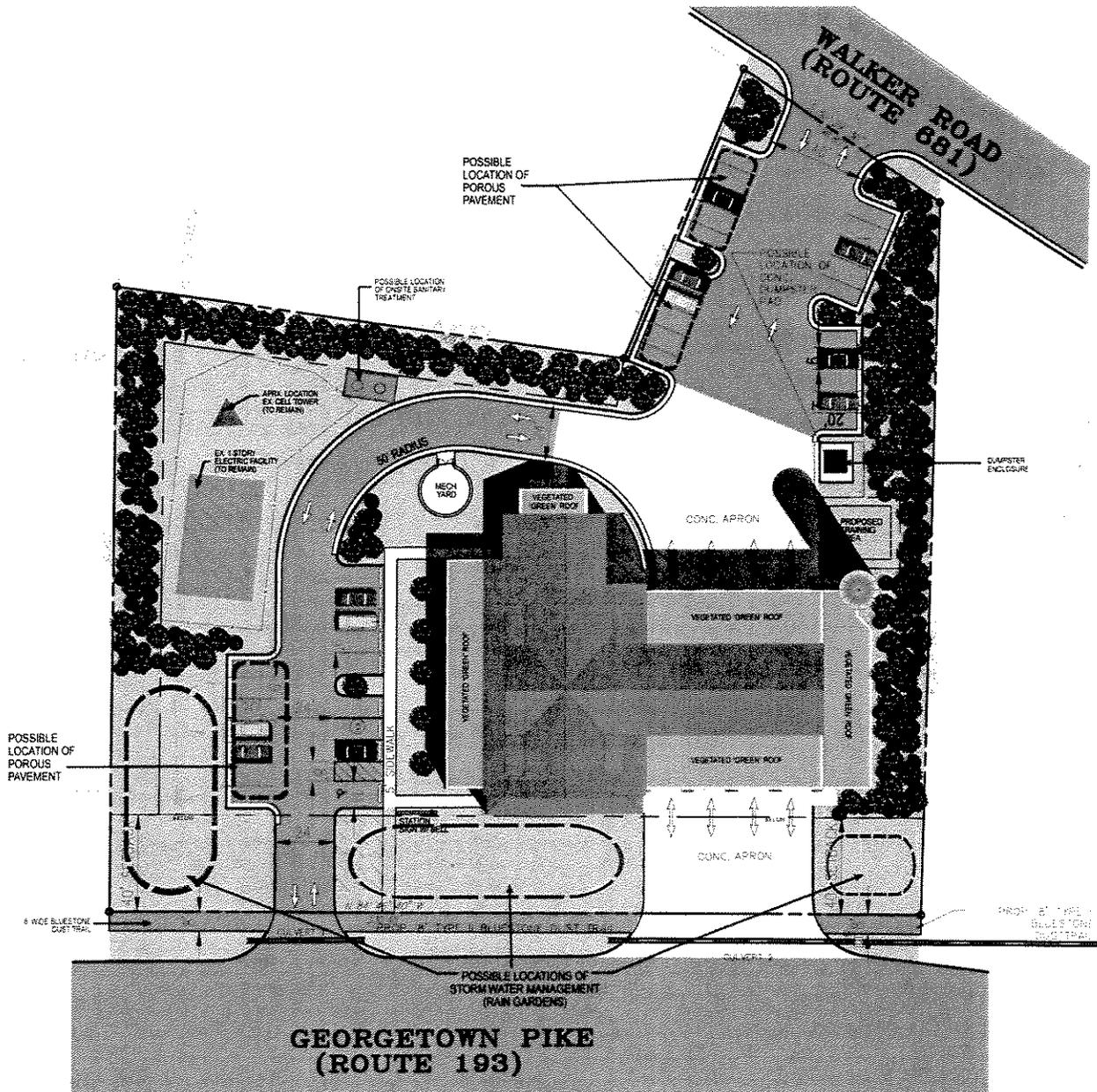
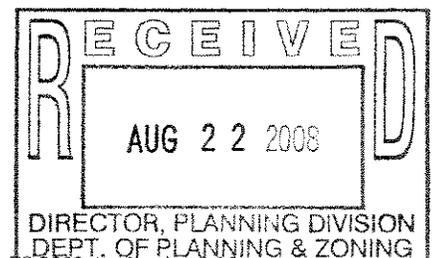


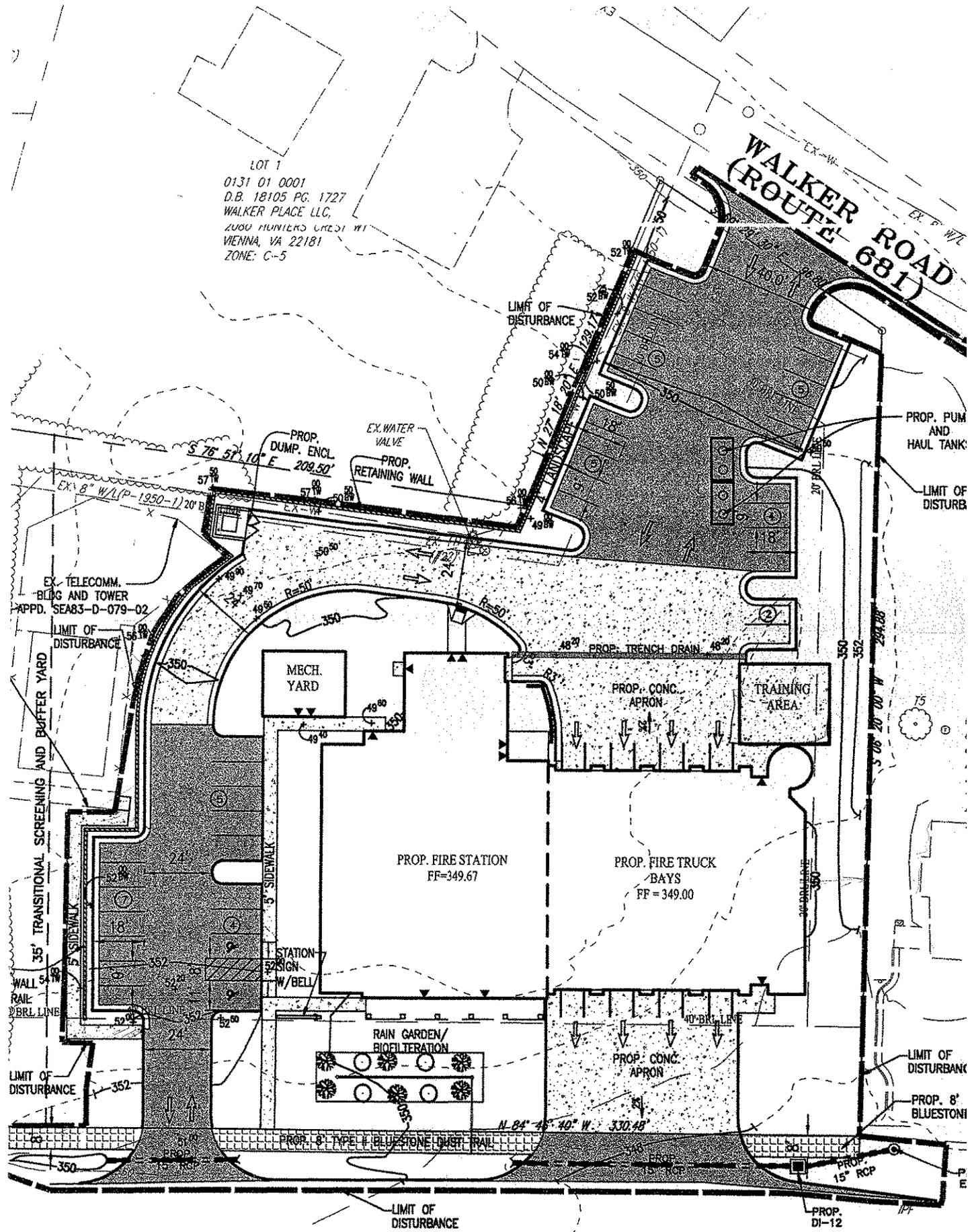
EXHIBIT #2

FAIRFAX COUNTY
GREAT FALLS FIRE STATION
PROJECT NO. 312-009224



SITE PLAN
(No Scale)





LOT 1
 0131 01 0001
 D.B. 18105 PG. 1727
 WALKER PLACE LLC,
 ZUOU HUNIKS KRESI W/
 VIENNA, VA 22181
 ZONE: C-5

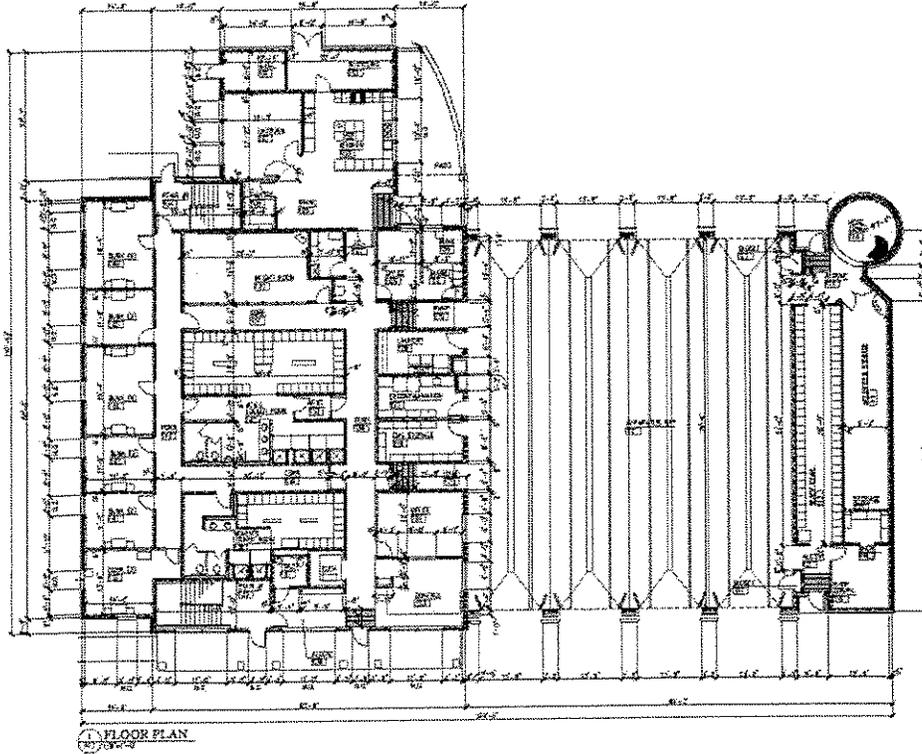
WALKER ROAD
 (ROUTE 681)

GEORGETOWN PIKE
 (ROUTE 193)

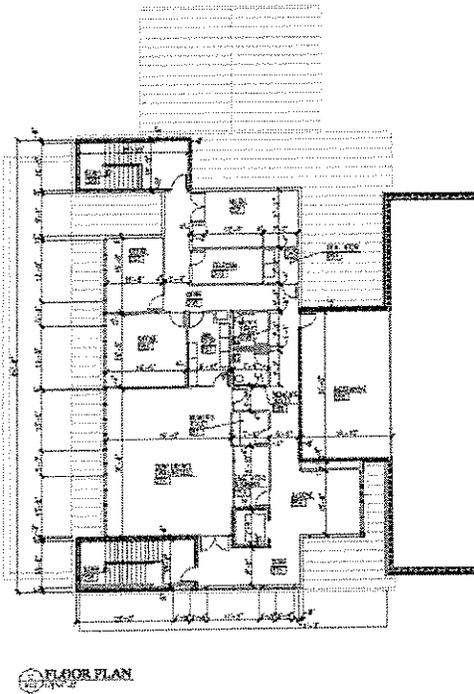
EX. 5" W/L(S-1454-2)

EX. 12" W/L(S-2074-

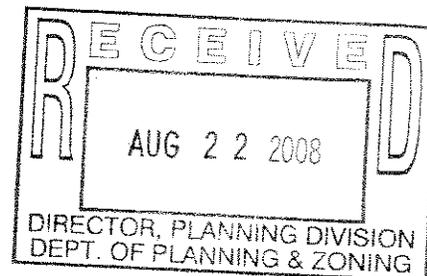
EXHIBIT #4
FAIRFAX COUNTY
GREAT FALLS FIRE STATION
PROJECT NO. 312-009224



FLOOR PLAN
FIRST FLOOR



FLOOR PLAN
SECOND FLOOR



Jillson, David

From: Lim, Ken
Sent: Monday, September 22, 2008 12:00 PM
To: Jillson, David
Cc: Smith, Russell; Welton, Mary Ann
Subject: RE: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

David,

1- We are planning to utilize a Filterra as a supplemental measure to meet the BMP requirements. We will provide detailed information as soon as it becomes available.

2- The overall post-development runoff from the site vs. the current condition is actually reduced since we are reducing the onsite imperviousness. We will provide the computation as soon as it is available. With regards to adequate outfall, our analysis point is quite a bit upstream from the eight outfall protection projects (DF9007A). We have adequate outfall as the analysis point is within the storm sewer upstream from DF9007A. We are available to meet you (or SWPD folks) to further discuss this issue.

Thank you,

Kenneth Lim, P.E.
Project Manager
Fairfax County, Virginia
Department of Public Works and Environmental Services Planning and Design Division
Telephone: 703-324-5826; Fax: 703-324-4365
Email: ken.lim@fairfaxcounty.gov

-----Original Message-----

From: Jillson, David
Sent: Wednesday, September 17, 2008 8:47 AM
To: Lim, Ken
Cc: Smith, Russell; Welton, Mary Ann
Subject: FW: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

Ken -

I am forwarding to you these comments from Russell Smith in DPWES/SWPD - please reply to me in response to his comments regarding the following:

1. The application states that, in addition to the proposed on-site rain gardens, vegetated roof, and underground stormwater detention facility, other stormwater management practices may "possibly" be included - SWPD supports the proposed use of LID techniques, but recommends use of additional such techniques. DPZ would like a definitive commitment from DPWES to implement other stormwater management techniques.

2. Please address comments #2 and #3 below regarding adequate outfall.

Thanks

David S. Jillson , Senior Planner
Planning Division / DPZ
Tel: 4-1249
Fax: 4-3056

-----Original Message-----

From: Smith, Russell
Sent: Tuesday, September 09, 2008 4:07 PM
To: Jillson, David; Khan, Qayyum M.; Salim, Elfatih; Stonefield, Jerry
Cc: Lim, Ken
Subject: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

9/09/08

David (DPZ) and Jerry, Qayyum and Elfatih (EFRD) Review of RZ application 2232-D08-21 (Great Falls Fire Station) SWPD offers the following recommendations and information for consideration for this Rezoning Application:

1) The applicant's application (received by DPZ on 8/22/08) proposes to use three rain gardens, multiple vegetated "green" roofs and possibly porous pavement for stormwater management.

- SWPD supports the use of Bioretention Filters and Basins (raingardens), Vegetated Roofs and Porous Pavement.
- SWPD recommends and the county is encouraging that the applicant employ "Better Site Design" development techniques and use LID practices to the full extent as allowed by the PFM and the Letters to Industry to minimize/reduce the volume of water that leaves the site.
- The applicant could use Bioretention (Vegetated) Swales in addition to the Bioretention Filters and Basins. Also the applicant could use Tree (Vegetated) Box Filters, and Permeable Pavement Blocks to provide additional stormwater control.
- The use of multiple LID practices on the site is very effective in reducing the volume of water leaving the site and benefits the streams.

2) The Difficult Run Watershed Plan recommends eight outfall protection projects (DF9007A). One of these projects is the outfall of the storm sewer system that drains the catchment that the fire station is in. There are sign of erosion and scour where it outfalls into the natural channel and into the floodplain.

3) The assessment of Captain Hickory Run in Difficult Run is POOR and the channel evolutionary model is Level 3, indicating that the streams have downcut and are widening to compensate for increased runoff volume. An increase in volume of water leaving the site could cause the streams to downcut and widen even further to compensate for the increased runoff. (Based on the Fairfax County Stream Physical Assessment Report 2004.)

4) According to the SPS Report (2001) this subwatershed falls into the SPS Watershed Protection category. Areas in the protection category have lower development densities and relatively healthy biological communities. The primary goal of this category is to preserve biological integrity by taking active measures to identify and protect conditions responsible for current high quality ratings. The use of LID measures are recommended.

5) Soils - The county's soils map indicates that the soils are Glenelg soils which are good for infiltration.

Jillson, David

From: Lim, Ken
Sent: Thursday, October 09, 2008 1:44 PM
To: Jillson, David
Cc: Smith, Russell
Subject: Great Falls Fire Station- 2232 Application Review

avid,

This is in response to your email dated October 7, 2008 requesting further clarification on adequate outfall and upgrade of stormwater management measure.

We are currently developing site plans for the project based on the redevelopment of the existing fire station site. We analyzed the storm drainage system and compared the overall post-development runoff to that of the existing condition. The impervious area for the post-development condition will be reduced and therefore, no increase in runoff as a result of the development will be anticipated. We further analyzed the outfall adequacy and determined that the outfall was adequate as the analyzed point was within the storm sewer system far upstream from the DPWES's outfall protection projects (DF9007A). DF9007A projects are located much further downstream from the limit of adequate outfall analysis for the referenced project and therefore they will not be affected by the proposed project. We will provide the DPWES's review agency necessary documentations justifying the outfall adequacy per PFM.

We are also planning to utilize Filterrras to supplement the BMP capacity to meet the PFM requirements. We will provide necessary documentations for LDS plan review.

Kenneth Lim, P.E.
Project Manager
Fairfax County, Virginia
Department of Public Works and Environmental Services
Planning and Design Division
Telephone: 703-324-5826; Fax: 703-324-4365
Email: ken.lim@fairfaxcounty.gov

Jillson, David

From: Lim, Ken
Sent: Friday, November 07, 2008 2:22 PM
To: Jillson, David
Subject: Great Falls FS- Response to 2232 Comments

David,

Here are the responses to comments:

- DPZ Historical Preservation: The rain garden at the front of the site will be non-intrusive with small ornamental and native plants. However, we are investigating an option of replacing the rain garden with two Filterra (Curb inlet filter) units in the interior part of the site, around the back parking lot to address the BMP requirements. If this option is viable, the design will be submitted for LDS approval.
- DPZ Zoning Administration Division: Per Agreement signed by the County and GFVFD, the County will own and operate the proposed replacement Great Falls Fire Station. The transfer of the property will be completed prior to the construction permit issuance.
- FCDOT: The eastern entrance ramp is an out only ramp from the fire truck bays. This ramp is not for general traffic. Due to the orientation and size of the facility, this entrance cannot be relocated to be centered on the village center entrance. The same applies to the western exit with regard to its alignment. Besides, due to existing telecommunication building and tower, this entrance cannot be move any further west.
- FCDOT: Sidewalk, curb ramps, and curb and gutter are proposed along Walker Road frontage.
- FCDOT: Internal circulation will meet minimum radii of 50' for fire engines.
- FCDOT: Preemption signal is being considered at the intersection of Georgetown Pike and Walker Road.
- VDOT: The current design includes a waiver for curb and gutter on Georgetown Pike to be in conformance with the County Comprehensive Plan. However, if the waiver request is not approval, the design will be modified to include curb and gutter.
- VDOT: Proposed drainage system will be designed to meet VDOT and PFM design standard. The design will be submitted for LDS review and approval.
- VDOT: The design of C&G and drainage system will be coordinated with Georgetown Pike/ Walker Road Intersection Improvement Project, Project R19301.
- Georgetown Pike/ Walker Road Intersection Improvement Project (Project R19301): In order to improve traffic movement at the intersection of Georgetown Pike and Walker Road, the County has undertaken an intersection improvement project. This project is currently under design phase and the construction phase is scheduled to start in the winter 2010. The scope of this project includes adding a right turn lane on the southbound of Walker Road to the westbound of Georgetown Pike. A crosswalk and curb ramps at the southwest and southeast corners of the intersection will be installed and traffic signal will be modified to reflect the new traffic pattern. To provide the added right turn southbound pavement section of Walker Road will be widen and extended by approximately 200 feet from the intersection. The pavement widening will not interfere with the proposed fire station rear exit driveway. Pavement will be restriped to achieve the new lane configuration at the intersection.
- The proposed Great Falls Fire Station will be designed based on the C-2 Fire Station Standard. Additional space will be included for Great Falls Volunteers Fire Department use. Great Falls Fire Station also includes an additional function of swift water rescue that requires additional equipment and thus space. In order to meet the program's needs, a total square footage of approximately 18,700 sf will be provided.
- Swift water rescue function additional equipment including 2 inflatables, brush truck and tanker.
- There is no conference room in the existing fire station and all meetings are conducted in the dining room. The proposed replacement fire station will include a conference room that will be use mainly for fire station related business. Community use of the conference room will be very limited since there are many other community conference room available in the area including the Grange, Old Schoolhouse and community library.
- The requirements for Stormwater Management/ BMP will be addressed per PFM. Either a rain garden or Filterras units will be utilized to meet the BMP requirements.
- There are 21 full-time employees currently assigned to the existing fire station. These employees are divided in to three 8-hour shifts of 7 employees per shift. In addition, there are on average 1 or 2 part-time volunteers who would be working at the station on a daily basis.
- The existing facility is in need of major repair or replacement. The current cost of maintenance or repair was projected to

11/7/2008

be very high. The facility no longer meets the current standard and program requirement for the community. With the proposed project, Georgetown Pike and Walker Road intersection will be improved via Project R19301. This improvement will mitigate the long standing traffic concern at the intersection.

Kenneth Lim, P.E.

Project Manager
Fairfax County, Virginia
Department of Public Works and Environmental Services
Planning and Design Division
Telephone: 703-324-5826; Fax: 703-324-4365
Email: ken.lim@fairfaxcounty.gov

Jillson, David

From: Lim, Ken
Sent: Wednesday, November 19, 2008 10:45 AM
To: Jillson, David
Subject: RE: Great Falls VFD station replacement - impervious surface

David,

The correction is below.

Kenneth Lim, P.E.
Project Manager
Fairfax County, Virginia
Department of Public Works and Environmental Services
Planning and Design Division
Telephone: 703-324-5826; Fax: 703-324-4365
Email: ken.lim@fairfaxcounty.gov

From: Jillson, David
Sent: Wednesday, November 19, 2008 10:02 AM
To: Lim, Ken
Subject: Great Falls VFD station replacement - impervious surface

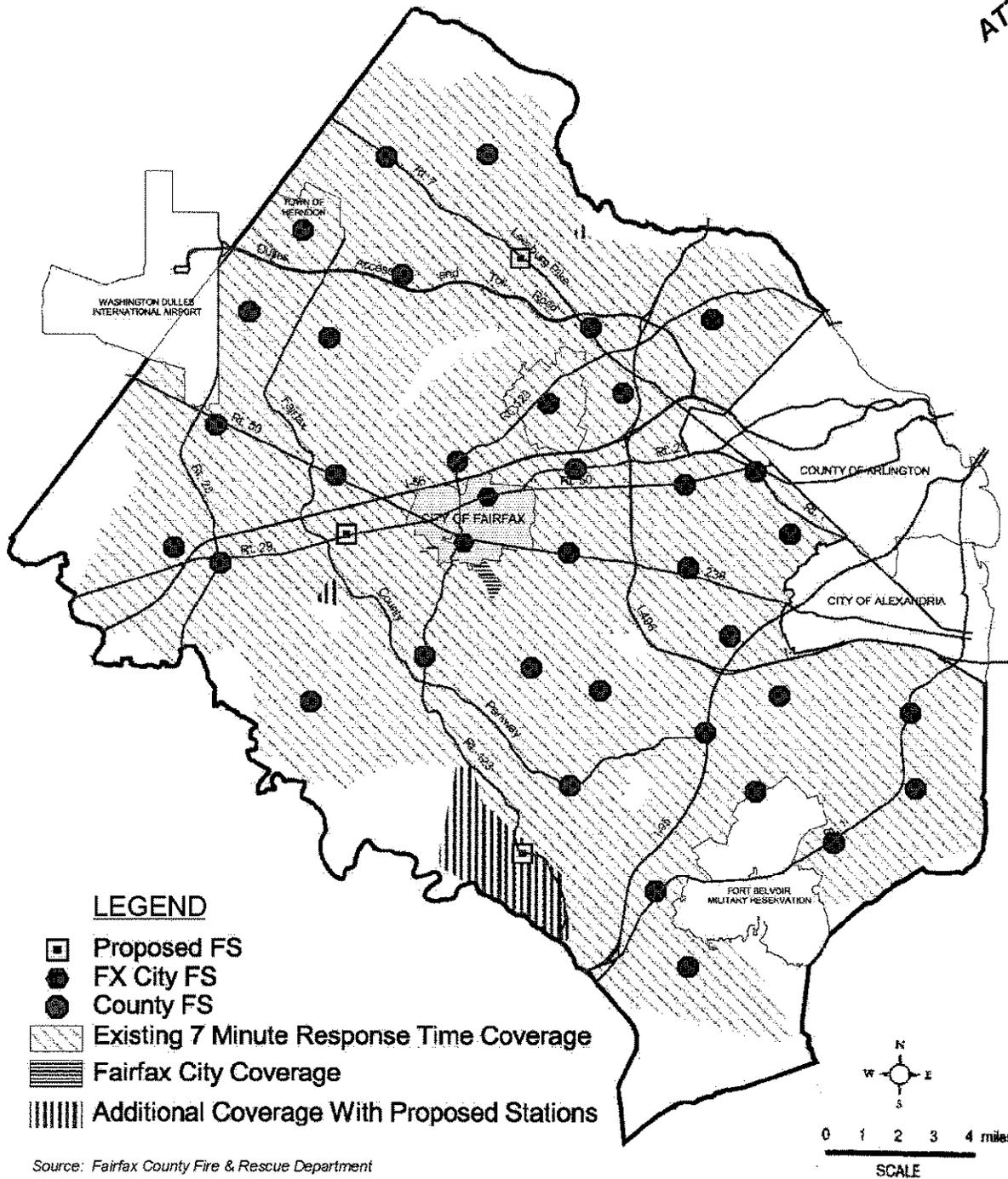
Ken -

Let me know today if this is an accurate statement:

" The site's pavement area will decrease slightly and the environmental impact will be mitigated by either on-site rain gardens or Filterrras, vegetated roof, and an underground stormwater detention facility and filter system. Thus, because on-site imperviousness will be reduced, there will be a reduction in overall post-development runoff from the site in comparison to the current condition . "

I will include this in the staff report, to be distributed to the PC Thursday night.

David



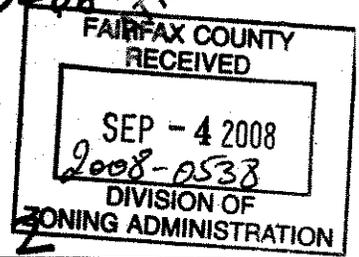
**FIRE AND RESCUE STATIONS
 SEVEN MINUTE RESPONSE TIME COVERAGE** **FIGURE 3**

Fairfax County Department of Planning and Zoning
Planning Division, Suite 730
12055 Government Center Parkway, Fairfax, Virginia 22035-5505

ATTACHMENT C

TO: Distribution Below
FROM: David S. Jillson, Planner
Facilities Planning Branch, Planning Division, DPZ
SUBJECT: 2232 Review Application
Application 2232-D08-21 TAX MAP: 13-1 ((1))

DATE: 9-3-08



Attached for your Review and Comment is a 2232 Review Application submitted by FAIRFAX CO. DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES requesting that the Fairfax County Planning Commission make a determination, pursuant to Va. Code Section 15.2-2232, whether this proposal to

CONSTRUCT A NEW 18,700 SF 2-STORY FIRE STATION TO REPLACE EXISTING 7,000 SF 1-STORY FIRE STATION; INCLUDES 4 DRIVE-THROUGH BAYS, OFFICES, KITCHEN, DAYROOM, MEN'S & WOMEN'S SLEEPING QUARTERS, LOCKERS, STORAGE at 9916 GEORGETOWN PIKE (GREAT FALLS VOLUNTEER FIRE DEPARTMENT STATION)

is substantially in accord with provisions of the adopted Comprehensive Plan. To be considered in the staff analysis, send, fax (703-324-3056), or e-mail (david.jillson@fairfaxcounty.gov) your comments to David Jillson (tel. 703-324-1249), Planning Division, DPZ by WEDNESDAY, SEPT. 24, 2008

Distribution:

- DPWES /
 - LDS - Environmental & Site Review Div.
 - LDS - Urban Forestry
 - SWM - Stormwater Planning Div.
 - WM - Wastewater Plan. & Monitoring Div.
- DPZ /
 - Planning Div. - Env. & Dev. Review
 - Planning Div. - Historic Preservation
 - Zoning Administration Div. - Ord. Admin.
 - Zoning Evaluation Div. - RZ & SE Eval.
- FCPS /
 - Property Management.
 - Facilities Planning
- Fire & Rescue / Strategic Planning
- DOT / Transportation Planning Div.
- VDOT / District Land Development Mgr.
- _____
- _____
- _____
- _____

~~ZAD (for proposed telecommunications facilities): Permitted in accordance with, and subject to the provisions of, Zoning Ordinance Section 2-514~~ Property is split

Zoned C-8 and R-1 and is subject to Special Exception
SEA 83-D079-2 is a public benefit association and telecommunication
Facility. If the fire station is to be owned and operated by the
County, it would be deemed a public use which is permitted
in right subject to the C-8 and R-1 District requirements =>

In such event, the special exception approval for a telecommunication facility would still be in effect.

Referred to ZED



County of Fairfax, Virginia

ATTACHMENT D

MEMORANDUM

DATE: November 17, 2008

TO: David S. Jillson, Planner
Facilities Planning Branch, Planning Division, DPZ

FROM: Kevin Guinaw, Chief *K. Guinaw*
Special Projects/Applications Management Branch
Zoning Evaluation Division, DPZ

SUBJECT: Proposed new Fire Station to replace an existing Fire Station at
9916 Georgetown Pike, Tax Map 13-1 ((1)) 2

This is in response to your request for a determination as to whether the proposed 2-story replacement fire station consisting of 18,700 square feet would be in substantial conformance with the development conditions imposed by the Board of Supervisors in conjunction with the approvals of Special Exception Amendment SEA 83-D-079-2 for a public benefit association and telecommunication facility. As described in the 2232 application dated September 3, 2008, the construction of a new fire station is proposed. The new structure would include four drive-through bays, offices, kitchen, dayroom, men's and women's sleeping quarters, lockers and storage facilities. A copy of the 2232 application is attached, including a sketch that depicts the proposed fire station.

The subject property is split zoned C-8 and R-1 and is subject to Special Exception Amendment SEA 83-D-079-2 for a public benefit association and telecommunication facility. The ownership of the property is to transfer from the Great Falls Volunteer Fire Department to Fairfax County who will also operate the future facility. Once the transfer of ownership occurs there will be no need for the SEA for a public benefit association because a new fire station (under Fairfax County ownership) will be deemed a public use which is permitted by-right subject to C-8 and R-1 District zoning regulations.

However, the special exception amendment approval for a telecommunication facility will remain in effect. It is my understanding from the Fire and Rescue Department that the existing telecommunication facility will not be modified. Therefore, it is my determination that the proposed change in the fire station use would be in substantial conformance with SEA 83-D-079-2. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any further questions, please feel free to contact me or Lisa Feibelman at 703-324-1290.

N:\Interpretations\Other\memo - Georgetown Pike Fire Station.doc



County of Fairfax, Virginia

MEMORANDUM

Attachments: A/S

cc: John W. Foust, Supervisor, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Laurie Stone, Strategic Planner, Fire and Rescue Department, 4100 Chain Bridge Rd., Fairfax, VA 22030
File: SEA 83-D-079-2, MIS 0809 013, Imaging, Reading File



County of Fairfax, Virginia

MEMORANDUM

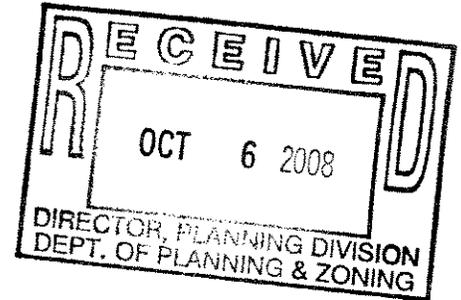
ATTACHMENT E

DATE: October 1, 2008

TO: David B. Marshall, Chief
Facilities Planning Branch, DPZ

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

SUBJECT: ENVIRONMENTAL ANALYSIS: 2232-D08-21
Great Falls Fire Station



This application proposes to replace an existing 7,000 square foot, one-story fire station with a new, two-story, 18,700 square foot fire station with 36 parking spaces at the Great Falls Fire Station. The new facility will be 176' long, 131' wide and 37' feet high at the ridge line. This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and lists and explains certain environmental policies for this property.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan 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. . . .

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/



- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan 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, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan 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.”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008 on pages 17-19, the Plan 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. . . .

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the

provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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.

Stormwater Management /Water Quality Protection/Outfall Adequacy:

The subject property falls on the northern boundary of the Difficult Run Watershed as well as within the County’s Chesapeake Bay Watershed. The proposed construction and replacement of the Great Falls Fire Station at its current location will result in a small increase in the amount of existing impervious surface. Onsite rain gardens, a vegetated roof, and an underground stormwater detention vault are proposed to meet water quality and quantity control requirements for stormwater runoff associated with the new fire and rescue station. The location, size and details of the stormwater best management practices facilities have not been provided. Regarding outfall adequacy, the statement of justification indicates that runoff will be redistributed throughout the site. No other details have been provided.

The applicant is encouraged to provide information about outfall adequacy in relationship to the drainage pattern for the subject property as well as specific locations, details and computations for all proposed stormwater/best management practices facilities. All proposed stormwater/best management practices are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

The Great Falls Volunteer Fire and Rescue Station was constructed in 1960 at a time when stormwater management considerations were different. The proposed renovation and expansion of the fire/rescue station should be viewed as an opportunity to upgrade and optimize water quality and water quantity controls for the site.

Green Building Technology: The statement of justification indicates that this new fire and rescue facility will be designed and constructed under the principles of Leadership in Energy and Environmental Design (LEED) in order to minimize the impact on the environment. The project will be registered with the US Green Building Council with the goal of a silver certification. High efficiency equipment and materials with renewable content will be used for this facility.

Tree Preservation/Restoration: Current aerial photography of the subject property indicates that evergreen trees exist on the northwestern edge and into the north central portion of site on either side of the existing cell tower. Exhibit #2 with the application shows that the proposed vegetated buffer will extend midway along the western edge of the site traversing north and east around the periphery of the site. In addition, the plan shows that a new vegetated buffer

will to be established on the eastern border of the subject property. The proposal appears to augment and enhance landscaping on the site.

COUNTYWIDE TRAILS PLAN:

The Countywide Trails Plan map depicts a natural surface or stone dust trail (described as typically 6 to 8 feet in width) along the site's Old Georgetown Pike frontage. Exhibit #2 with the application depicts an 8 foot wide bluestone dust trail along this frontage.

PGN: MAW

Jillson, David

From: Welton, Mary Ann
Sent: Wednesday, October 15, 2008 2:05 PM
To: Jillson, David
Subject: RE: Great Falls Fire Station- 2232 Application Review

This looks fine, David. Thanks for the additional follow-up. Ken's response addresses the issue satisfactorily.

From: Jillson, David
Sent: Tuesday, October 14, 2008 1:53 PM
To: Welton, Mary Ann
Subject: FW: Great Falls Fire Station- 2232 Application Review

Mary Ann -

Here is Ken Lim's response to the review comments in your memo of 1 Oct 2008. Please let me know if this adequately addresses your concerns (Ken also previously addressed Russell Smith's similar comments regarding stormwater management issues - please let me know if you'd like me to send those comments and Ken's reply to you again)

Thanks.

David

From: Lim, Ken
Sent: Thursday, October 09, 2008 1:44 PM
To: Jillson, David
Cc: Smith, Russell
Subject: Great Falls Fire Station- 2232 Application Review

David,

This is in response to your email dated October 7, 2008 requesting further clarification on adequate outfall and upgrade of stormwater management measure.

We are currently developing site plans for the project based on the redevelopment of the existing fire station site. We analyzed the storm drainage system and compared the overall post-development runoff to that of the existing condition. The impervious area for the post-development condition will be reduced and therefore, no increase in runoff as a result of the development will be anticipated. We further analyzed the outfall adequacy and determined that the outfall was adequate as the analyzed point was within the storm sewer system far upstream from the DPWES's outfall protection projects (DF9007A). DF9007A projects are located much further downstream from the limit of adequate outfall analysis for the referenced project and therefore they will not be affected by the proposed project. We will provide the DPWES's review agency necessary documentations justifying the outfall adequacy per PFM.

We are also planning to utilize Filterrras to supplement the BMP capacity to meet the PFM requirements. We will provide necessary documentations for LDS plan review.

Keneth Lim, P.E.
 Project Manager
 Fairfax County, Virginia
 Department of Public Works and Environmental Services
 Planning and Design Division
 Telephone: 703-324-5826; Fax: 703-324-4365
 mail: ken.lim@fairfaxcounty.gov

10/15/2008



County of Fairfax, Virginia

MEMORANDUM

ATTACHMENT F

DATE: 15 October 2008

TO: David Jillson, Senior Planner

FROM: Linda Cornish Blank, Historic Preservation Planner 

SUBJECT: **2232-D08-21 Fairfax County Dept. of Public Works & Environmental Services;** proposal to construct a new 18,700 square foot, 2-story fire station to replace an existing 7,000 square foot, 1-story station at 9916 Georgetown Pike, tax map 13-1 ((1)) 2.

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, UP-2 Springvale Community Planning Sector, pages 81 and 84:

“Transportation

. . . Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts should not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway. Major changes in alignment or widening the road would damage the scenic and historic character and the historic integrity of the Byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this Byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor. “

Finding: Although Georgetown Pike is not listed on *The County Inventory of Historic Sites*, the Comprehensive Plan recognizes the scenic and historic character and the historic integrity of the Byway. This is cited in the plan language above. Therefore, staff believes that the visual impact of the proposed fire station on Georgetown Pike should be taken into consideration.

The exhibit materials provided by the applicant indicate that the visual impact of the proposed fire station on Georgetown Pike has been taken into consideration along with the fact that no major changes in alignment or widening of the road are proposed. However, care needs to be taken to design any storm water management (rain gardens) that may be constructed adjacent to Georgetown Pike in such a way so as to protect its historic and scenic significance.

Staff finds the proposal in-keeping with the Plan text cited above provided that any storm water management (rain gardens) that may be constructed adjacent to Georgetown Pike are designed in such a way so as to protect the pike’s historic and scenic significance.



County of Fairfax, Virginia

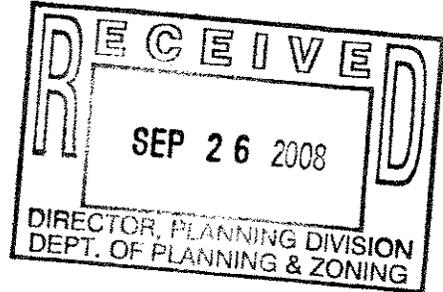
MEMORANDUM

ATTACHMENT G

DATE: September 24, 2008

TO: David Marshall, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief
Transportation Planning Section *L.W.*
Department of Transportation



FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – D08-21 – Fairfax County Department of Public Works and Environmental Services-Building Design Branch – Construction of a replacement Great Falls Fire and Rescue Station at 9916 Georgetown Pike

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

1. No road improvements are shown on the Transportation Plan map for Georgetown Pike and Walker Road. Additionally, Fairfax Connector and Metrobus do not operate along either of these two roads; therefore, no transit impacts are anticipated.
2. Based on the current and planned usage of the Fire and Rescue station, a minor increase in traffic may occur due to staff increases when the County takes over operation of the station. The increase in staff and vehicle trips associated with the station is not of a sufficient nature to alter the average daily vehicle trips along Georgetown Pike or Walker Road.
3. The site access to Georgetown Pike on the east side of the property should be aligned with Village Centre Road, which is adjacent to the Great Falls Post Office. This will reduce confusion and possible accidents in the center lane due to left turn movements of emergency vehicles accessing the station and vehicles accessing the post office. If feasible, the site access on the west side of the property to Georgetown Pike should be aligned with the entrance for the post office, for reasons previously stated.
4. To the extent possible, a sidewalk and appropriate curb ramps should be constructed across the rear of the site that fronts Walker Road. This would allow a continued connection of the sidewalk that approaches from the east along Walker Road. Specifications related to the crosswalk and curb ramps can be provided by FCDOT.
5. If not already completed, please run the auto-turn program for fire trucks to verify that the 50 foot turning radius in the site is adequate.

6. Upon reconfiguration and closing of the cut-through, only emergency vehicles, staff, and visitors should have access to drive through the site. Non-emergency vehicles, which currently use the cut-through, should be strongly discouraged.
 - a. The cut-through that connects Walker Road and Georgetown Pike is used significantly by non-emergency vehicles, which creates a potential hazard and conflict with emergency vehicles. Signage, which currently exists at both entrances, does indicate that the cut-through is for emergency vehicles; however, it is ignored.
 - b. A traffic count of the cut-through was taken by FCDOT in September of 2007. It indicated that 314 vehicles accessed the site traveling southbound from 7 A.M. to 8 P.M. and 852 traveled northbound through the site during the same time period. This amount of traffic, which is prohibited, clearly has the potential to create a significant problem, especially once the site is reconfigured.
7. A preemption signal should be considered on Georgetown Pike at the Fire Station site for reasons stated below.
 - a. Traffic along Georgetown Pike is heavy during peak periods, which may present difficulties for emergency vehicles to ingress/egress the site along this road. A table of peak period traffic is shown below.

Peak Period	Georgetown Pike	
	Westbound Thru	Eastbound Thru
AM	315	1,423
PM	856	803

- b.
8. Fairfax County is in the process of constructing a right turn lane on southbound Walker Road to turn into westbound Georgetown Pike. This intersection improvement is scheduled to be in place prior to the reconstruction of the fire station. This should help reduce delays at Walker Road and Georgetown Pike as well as avoid conflicts with the fire department property.

If you have any questions please feel free to contact Mike Garcia (tel. 703-324-1475) Michael.Garcia3@fairfaxcounty.gov.

Cc: David Jillson, DPZ
Dan Rathbone, DOT
Angela Rodeheaver, DOT
Ellen Gallagher, DOT
Karyn Moreland, DOT
Tad Borkowski, DOT
Chris Wells, DOT
Mike Garcia, DOT

Jillson, David

From: Smith, Russell
Sent: Friday, September 26, 2008 4:04 PM
To: Jillson, David
Cc: Lim, Ken
Subject: RE: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

ATTACHMENT H

David,
PDD has addressed our comments and we are working together on evaluating the suggested project.

Adequate outfall is determined by LDS.

Russ
Russ Smith, WQ Monitoring Project Engineer Stormwater Planning Division DPWES, County of Fairfax 12000 Government Center Parkway, Suite 449 Fairfax, Virginia 22035
russell.smith@fairfaxcounty.gov
703-324-5824 (desk) 703-802-5955 (fax)

-----Original Message-----

From: Jillson, David
Sent: Monday, September 22, 2008 12:13 PM
To: Smith, Russell
Cc: Lim, Ken; Welton, Mary Ann
Subject: FW: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

Please let me know if DPWES/Planning & Design Div's response to your comments addresses your concerns.

thanks

David S. Jillson , Senior Planner
Planning Division / DPZ
Tel: 4-1249
Fax: 4-3056

-----Original Message-----

From: Lim, Ken
Sent: Monday, September 22, 2008 12:00 PM
To: Jillson, David
Cc: Smith, Russell; Welton, Mary Ann
Subject: RE: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

David,

1- We are planning to utilize a Filterra as a supplemental measure to meet the BMP requirements. We will provide detailed information as soon as it becomes available.

2- The overall post-development runoff from the site vs. the current condition is actually reduced since we are reducing the onsite imperviousness. We will provide the computation as soon as it is available. With regards to adequate outfall, our analysis point is quite a bit upstream from the eight outfall protection projects (DF9007A). We have adequate outfall as the analysis point is within the storm sewer upstream from DF9007A. We are available to meet you (or SWPD folks) to further discuss this issue.

Thank you,

Kenneth Lim, P.E.
Project Manager

Fairfax County, Virginia
Department of Public Works and Environmental Services Planning and Design Division
Telephone: 703-324-5826; Fax: 703-324-4365
Email: ken.lim@fairfaxcounty.gov

-----Original Message-----

From: Jillson, David
Sent: Wednesday, September 17, 2008 8:47 AM
To: Lim, Ken
Cc: Smith, Russell; Welton, Mary Ann
Subject: FW: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

Ken -

I am forwarding to you these comments from Russell Smith in DPWES/SWPD - please reply to me in response to his comments regarding the following:

1. The application states that, in addition to the proposed on-site rain gardens, vegetated roof, and underground stormwater detention facility, other stormwater management practices may "possibly" be included - SWPD supports the proposed use of LID techniques, but recommends use of additional such techniques. DPZ would like a definitive commitment from DPWES to implement other stormwater management techniques.

2. Please address comments #2 and #3 below regarding adequate outfall.

Thanks

David S. Jillson , Senior Planner
Planning Division / DPZ
Tel: 4-1249
Fax: 4-3056

-----Original Message-----

From: Smith, Russell
Sent: Tuesday, September 09, 2008 4:07 PM
To: Jillson, David; Khan, Qayyum M.; Salim, Elfatih; Stonefield, Jerry
Cc: Lim, Ken
Subject: Review of RZ application 2232-D08-21 (Great Falls Fire Station)

9/09/08

David (DPZ) and Jerry, Qayyum and Elfatih (EFRD) Review of RZ application 2232-D08-21 (Great Falls Fire Station) SWPD offers the following recommendations and information for consideration for this Rezoning Application:

1) The applicant's application (received by DPZ on 8/22/08) proposes to use three rain gardens, multiple vegetated "green" roofs and possibly porous pavement for stormwater management.

- SWPD supports the use of Bioretention Filters and Basins (raingardens), Vegetated Roofs and Porous Pavement.
- SWPD recommends and the county is encouraging that the applicant employ "Better Site Design" development techniques and use LID practices to the full extent as allowed by the PFM and the Letters to Industry to minimize/reduce the volume of water that leaves the site.
- The applicant could use Bioretention (Vegetated) Swales in addition to the Bioretention Filters and Basins. Also the applicant could use Tree (Vegetated) Box Filters, and Permeable Pavement Blocks to provide additional stormwater control.
- The use of multiple LID practices on the site is very effective in reducing the volume of water leaving the site and benefits the streams.

2) The Difficult Run Watershed Plan recommends eight outfall protection projects (DF9007A). One of these projects is the outfall of the storm sewer system that drains the catchment that the fire station is in. There are sign of erosion and scour where it outfalls into the natural channel and into the floodplain.

3) The assessment of Captain Hickory Run in Difficult Run is POOR and the channel evolutionary model is Level 3, indicating that the streams have downcut and are widening to compensate for increased runoff volume. An increase in volume of water leaving the site could cause the streams to downcut and widen even further to compensate for the increased runoff. (Based on the Fairfax County Stream Physical Assessment Report 2004.)

4) According to the SPS Report (2001) this subwatershed falls into the SPS Watershed Protection category. Areas in the protection category have lower development densities and relatively healthy biological communities. The primary goal of this category is to preserve biological integrity by taking active measures to identify and protect conditions responsible for current high quality ratings. The use of LID measures are recommended.

5) Soils - The county's soils map indicates that the soils are Glenelg soils which are good for infiltration.



ATTACHMENT 1

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

October 16, 2008

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: Great Falls Fire Station
Project No. 312-009224
2232-D08-21, Tax Map No.: 13-1((1)) 2

Dear Ms. Coyle:

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

1. The proposed entrances on Georgetown Pike and Walker Road should be designed according to VDOT's *Minimum Standards of Entrances to State Highways* (the width should not be less than 30 ft, entrance to the fire truck bays should be a VDOT standard CG-11, etc.)
2. Sight distances should be shown for the proposed entrances.
3. The applicant should construct curb and gutter along the frontage on Georgetown Pike. The proposed drainage structures should be adjusted accordingly.
4. The proposed curb & gutter and drainage structures should be coordinated with Fairfax County project R19301.

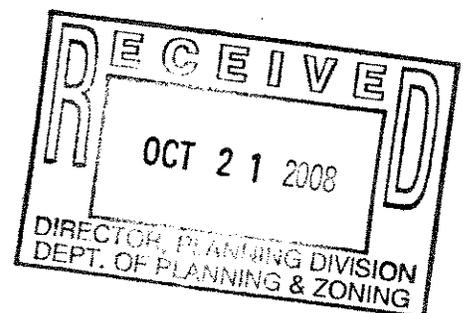
If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

VirginiaDot.org
WE KEEP VIRGINIA MOVING



§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)