



County of Fairfax, Virginia

MEMORANDUM

DATE: March 8, 2013

TO: Heidi T. Merkel
Planning Division, Department of Planning and Zoning

FROM: Laurie A. Stone *LAS*
Strategic Planner, Fire and Rescue Department

SUBJECT: Reston Master Plan Special Study and Route 28 South Study

The Fire and Rescue Department (FRD) has reviewed the development projections for Land Use Scenario G for the Reston Master Plan Special Study and the Route 28 South Study. Following is a summary of FRD's facility and resource needs to support the projected development associated with these studies.

Current Fire and Rescue Service Delivery

Emergency services to the Reston-Herndon and Route 28 South study areas are currently provided by four existing fire and rescue stations: Reston Fire and Rescue Station 25, Herndon Fire and Rescue Station 4, Fox Mill Fire and Rescue Station 31, and Frying Pan Fire and Rescue Station 36.

Impact of Land Use Scenario G

The proposed development associated with Land Use Scenario G and the Town of Herndon Transit Area estimate a growth of 27,846 housing units, 58,011 residents, 57,313 employees, and 16.1 million square feet of non-residential development by 2030. Although the mix of residential population and daytime population has been revised, the total population growth will potentially increase the annual number of emergency service calls along the Reston-Herndon-Route 28 South study areas by 196%. Attachment #1 Projected Incident Growth by Metro Station Area.

High density development consisting of mixed use buildings up to 40 stories greatly increases the risk level and complexity of delivering emergency services. Total emergency response time will include the travel time for units to get to the scene of an incident as well as additional vertical response time for first responders to get to a patient or fire site in a high rise building.

Fire and Rescue Station in the North County Government Complex

FRD had previously identified the need for an additional fire and rescue station in the North County Government Complex to maintain response goals and emergency service delivery along the Reston-Herndon-Route 28 South study areas. The revised population projections with Land Use Scenario G do not change FRD's future facility and resource needs in this area. Failure to provide the additional resources will overwhelm the existing fire stations and will negatively impact their response times and service delivery in their current coverage areas.



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The additional fire and rescue station is proposed to be the department's standard 14,500 square feet with a minimum of three apparatus bays to accommodate an engine, a transport unit, and a specialty unit. The new station may be designed and constructed as an urban facility located at the base of a government, commercial, or residential building. An urban fire station is anticipated to be two levels with the ground level dedicated to the apparatus bays for access to the road network and the second level for living accommodations. Secure on-site parking for operational personnel to support two 24 hour shifts will also need to be provided.

Timing for the additional fire and rescue station and resources is directly impacted by the rate of development in the two study areas. In partnership with the Department of Planning and Zoning, ongoing analysis of the actual rate of development and population growth is critical to determine when the additional facility and resources will be required to meet the increased demand for emergency services.

Potential Funding Options for Capital Costs

The recommended funding source for the new fire and rescue station is through development proffers for public safety facilities. The development agreements should include funding for design and construction of a fully operational fire and rescue station as well as funding for the required apparatus and equipment.

If you need more information, please contact Laurie Stone, Strategic Planner, at 703-246-3889.

Attachments

cc: Chief Ronald L. Mastin
Assistant Chief John J. Caussin Jr., Operations Bureau
Assistant Chief John A. Burke, Business Services Bureau

Projected Incident Growth by Metro Station Area Based on Land Use Scenario G

| Reston-Dulles Corridor Study Area | 2010 Existing Population | 2030 Projected Population | Population Increase | CY 2011 Incidents | Projected 2030 Incidents | Incidents Increase |
|-----------------------------------|--------------------------|---------------------------|---------------------|-------------------|--------------------------|--------------------|
| Wiehle Avenue | 26,800 | 47,250 | 20,450 | 763 | 1,345 | 582 |
| Reston Parkway/Town Center | 51,730 | 85,550 | 33,820 | 1,472 | 2,435 | 963 |
| Herndon-Monroe | 18,267 | 47,374 | 29,107 | 520 | 1,348 | 828 |
| Route 28 South | 23,060 | 55,007 | 31,947 | 656 | 1,565 | 909 |
| Total Increase | 119,857 | 235,181 | 115,324 | 3,411 | 6,693 | 3,282* |

*Note: Projected incidents in study area will almost double the CY2011 incidents by 2030.