

Reston Police Station and Governmental Center

Reston Police Station and Governmental Center

**Conceptual Site Design Presentation
9/28/10**

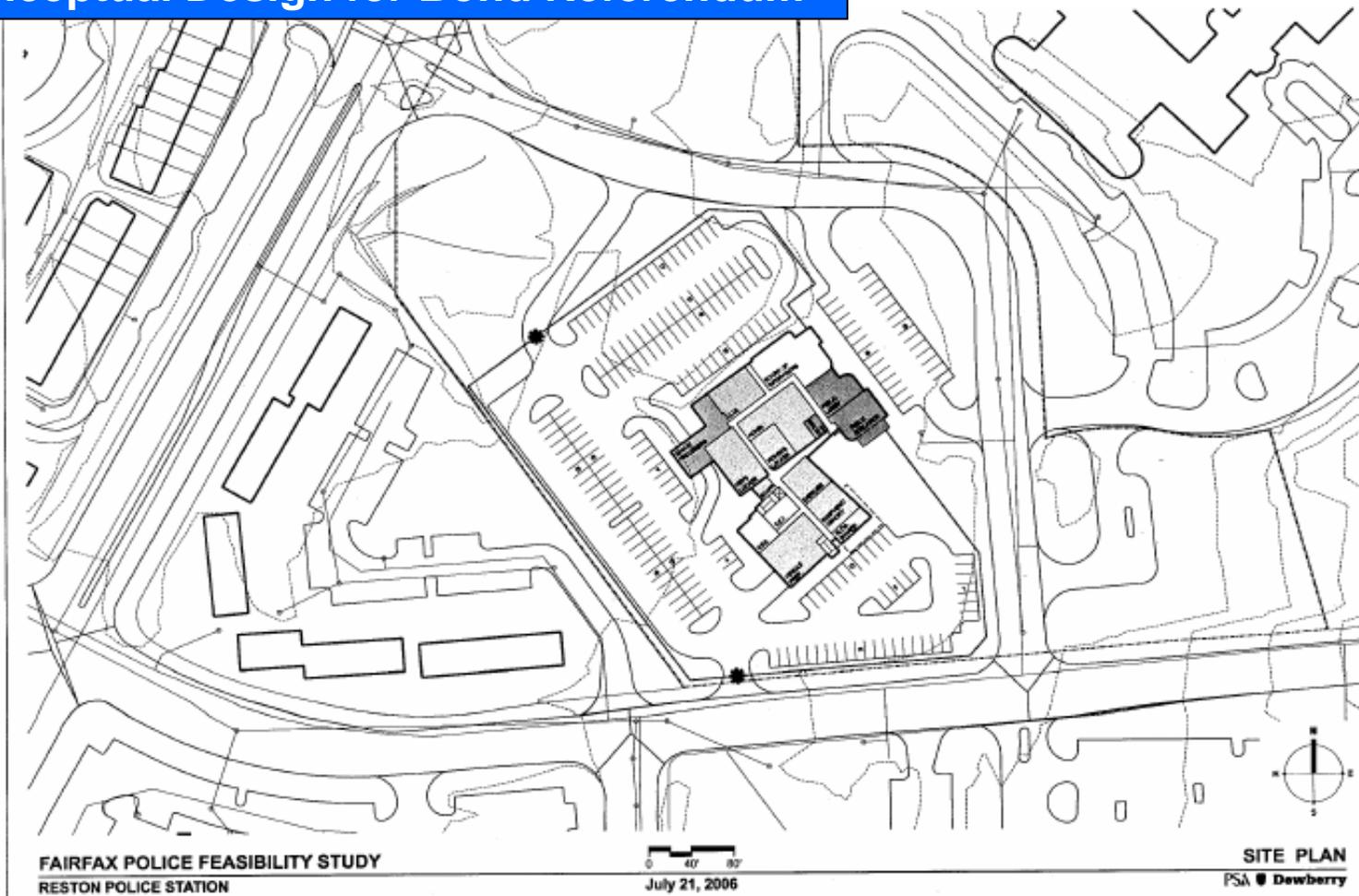
Reston Police Station and Governmental Center

Background

- Existing Facility is approximately 16,200 sf built in 1985
- 2006 Public Safety Bond Referendum provided funds to expand and renovate the existing facility to approximately 34,600 sf
- Amount of funding was based on:
 - Renovation of existing structure
 - Construction of a 2-story expansion and surface parking

Reston Police Station and Governmental Center

Conceptual Design for Bond Referendum



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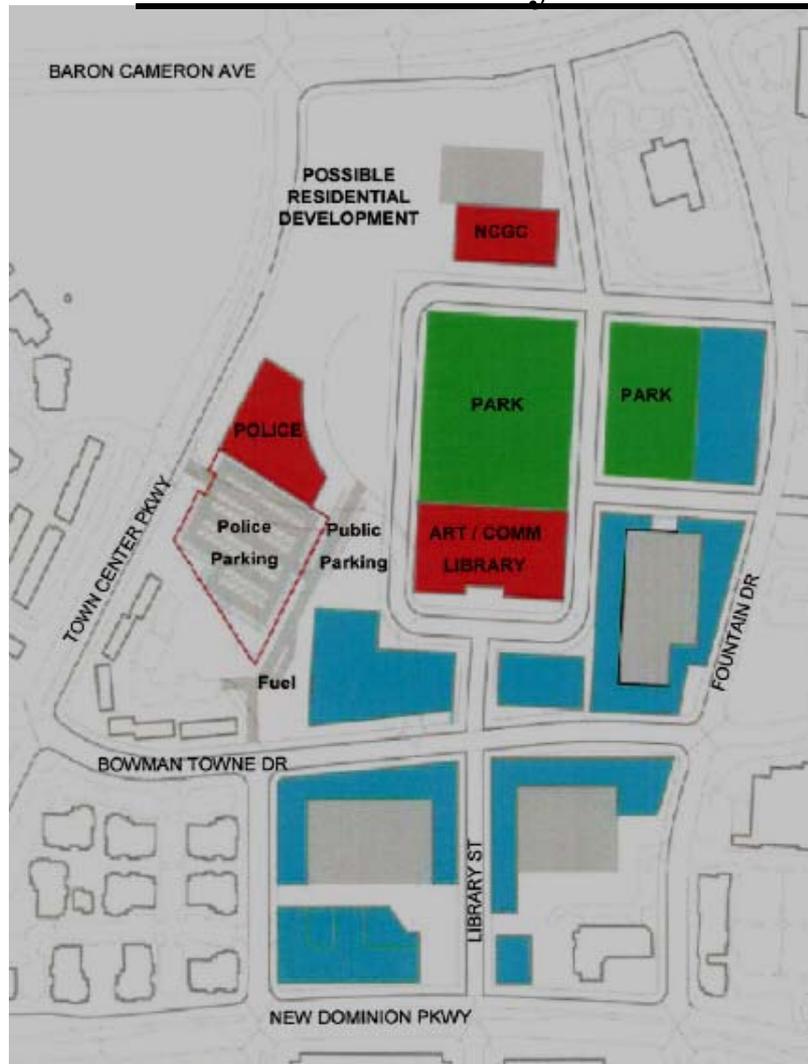
Fairfax County Master Plan Study

Goals:

- Explore site development concepts for the block of land know as the North Reston Government Center
- Locate police station to maximize flexibility for future development
- Allow police station to move forward with design and construction
- Analyze and define the current and projected needs of existing stakeholders

Reston Police Station and Governmental Center

Fairfax County Preferred Master Plan Concept



- Creates opportunities for blocks of development
- Proposes a new police station rather than an expansion/renovation
- Keeps existing police station functioning during construction
- Police station redevelopment confined totally within County owned property

Reston Police Station and Governmental Center

Initial Conceptual Site Plan



- One story building with surface parking
- Eliminates public access between Cameron Glenn Drive and Town Center Parkway
- Public access facing east towards the central green
- Allows space for future development based on County's Master Plan Concept
- Maintains operation of existing police station during construction
- Redevelopment confined to County owned property

Reston Police Station and Governmental Center

Task Force Sub-committee Master Plan



Reston Police Station and Governmental Center

Task Force Sub-committee Master Plan

- Maintain a street grid system
- Create a large usable green space to serve as a center piece for Town Center North
- Develop Town Center North into a more urban space
- Maintain Governmental Services within the Town Center North Block
- Relocate the fueling station

Reston Police Station and Governmental Center

Revised Police Station Concepts Based On Task Force Sub-committee Master Plan



Site Concept F1



Site Concept D4

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Revised Site Concept F1



- Two-story facility with surface parking
- Eliminates public access between Cameron Glenn Drive and Town Center Parkway
- Public access facing east towards the central green
- Allows for efficient use of County owned land and creates feasible blocks for future development
- Maintains operation of existing police station during construction
- Redevelopment confined to County owned Property

Reston Police Station and Governmental Center

Revised Site Concept D1



- Two-story facility with surface parking
- Police and public access from Town Center Pkwy. and Bowman Town Dr.
- Public access facing east towards the central green
- Preserves the street grid system.
- Maintains operation of existing police station during construction
- Redevelopment confined to County owned property

Reston Police Station and Governmental Center

Final Conceptual Site Plan - Today



Reston Police Station and
Governmental Services Center
Site Feasibility Studies
Fairfax County, VA
May 12, 2010



OPTION D4
SITE PLAN
2 STORY



Reston Police Station and Governmental Center

Final Conceptual Site Design – Potential Future Condition



Reston Police Station and Governmental Center

Final Conceptual Site Plan

Benefits:

- Maintains the street grid system in Town Center North
- Allows for future development with frontage along the central green
- Maintains opportunities for land consolidation between Fairfax County and private sector
- Maintains operation of existing police station during construction
- Allows the Police Station to be built in the near term without sacrificing the potential for more urban development in the future.

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Next Steps

- Finalize negotiations for full A/E design services contract with Architect
- Proceed with Schematic Design Phase
- Prepare and submit all applicable Zoning application documents
- Community Outreach
- Finalize design and move to construction