



# **Stringfellow Road Park & Ride Expansion**

## **Community Meeting**

Rocky Run Middle School  
May 22, 2013  
7:00 p.m.



# Overview

- Project Team
- Location and Existing Conditions
- Project Background
- Current Design
  - Site
  - Building
  - Special Feature or Issues
- Low Impact Development Features
- Green Building
- Solar
- Project Costs
- Project Schedule



# Project Team

- Fairfax County Department of Public Works and Environmental Services (DPWES)
- Fairfax County Office of Transportation (FCOT)
- Virginia Department of Transportation (VDOT)
- Consultants:
  - Ritter Architects- Architect
  - Rinker Design Associates– Civil Engineer
  - Potomac Energy Group – Mechanical, Electrical, Plumbing Engineers



# Project Location and Existing Conditions





# Project Background

- The site is approximately 26 acres located just north of Interstate I—66 and west of Stringfellow Road. It is VDOT right-of-way.
- The existing site has 378 existing parking spaces and 3 existing bus bays completed in 2001.
- Two projects were approved in the 2007 Bond Referendum:
  - \$4M for park and ride expansion of approximately 300 spaces
  - \$1.5M for new bus transit facility



# Current Design

## Site

- This portion of the project is comprised of 323 new parking spaces (includes 8 handicapped spaces), three additional bus bays with bus shelters, and site lighting.

## Building

- The portion of the project provides for a 1,345 square foot bus transfer facility including Connector Store with information/fare media sales accessible to the mobility impaired, climate controlled waiting area with benches, public restrooms, and drinking fountains. It also includes covered bicycle storage for 70 bicycles in a secure facility and 35 bicycles with standard U-racks.
- Received State's Arts and Architectural Review Board (AARB) approval on January 6, 2012



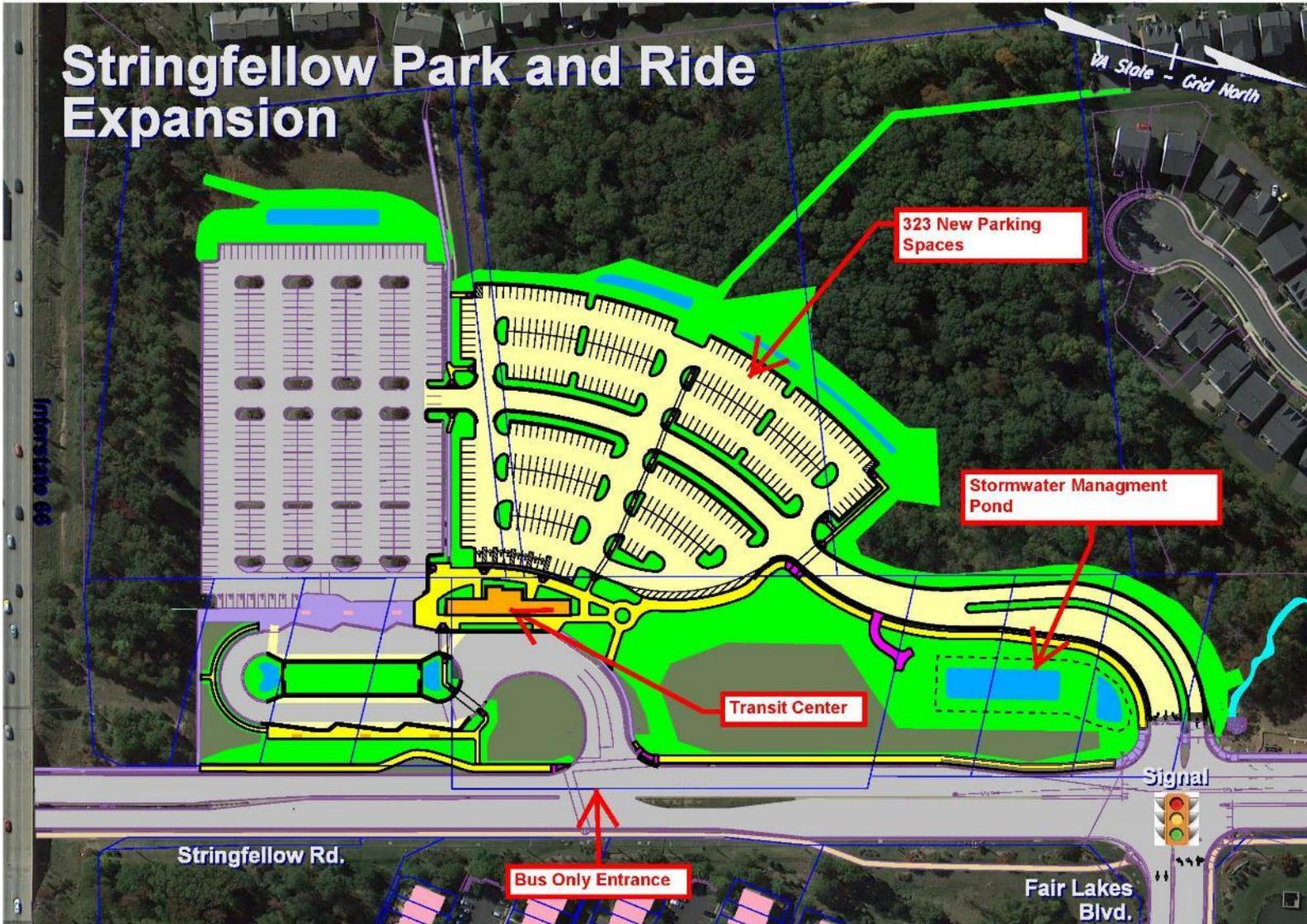
# Special Feature or Issues

- Low Impact Development Features
- Solar (PV) Panels
- Educational signage
- Permits and construction inspections will be coordinated with the State's Bureau of Capital Outlay Management (BCOM)
- Maintenance will be coordinated jointly between Fairfax County and VDOT



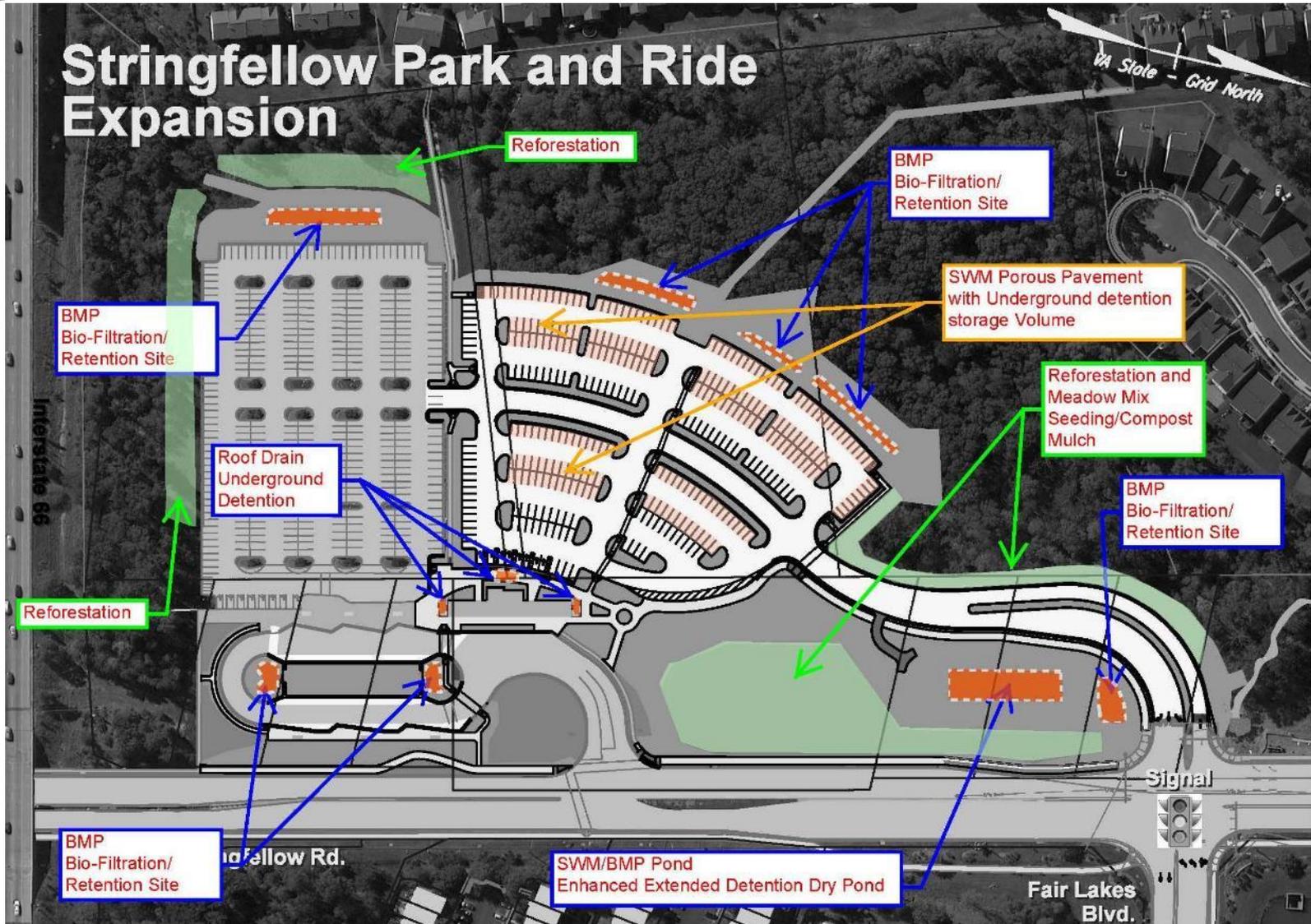
# Proposed Site Plan

## Stringfellow Park and Ride Expansion





# Proposed LID Features

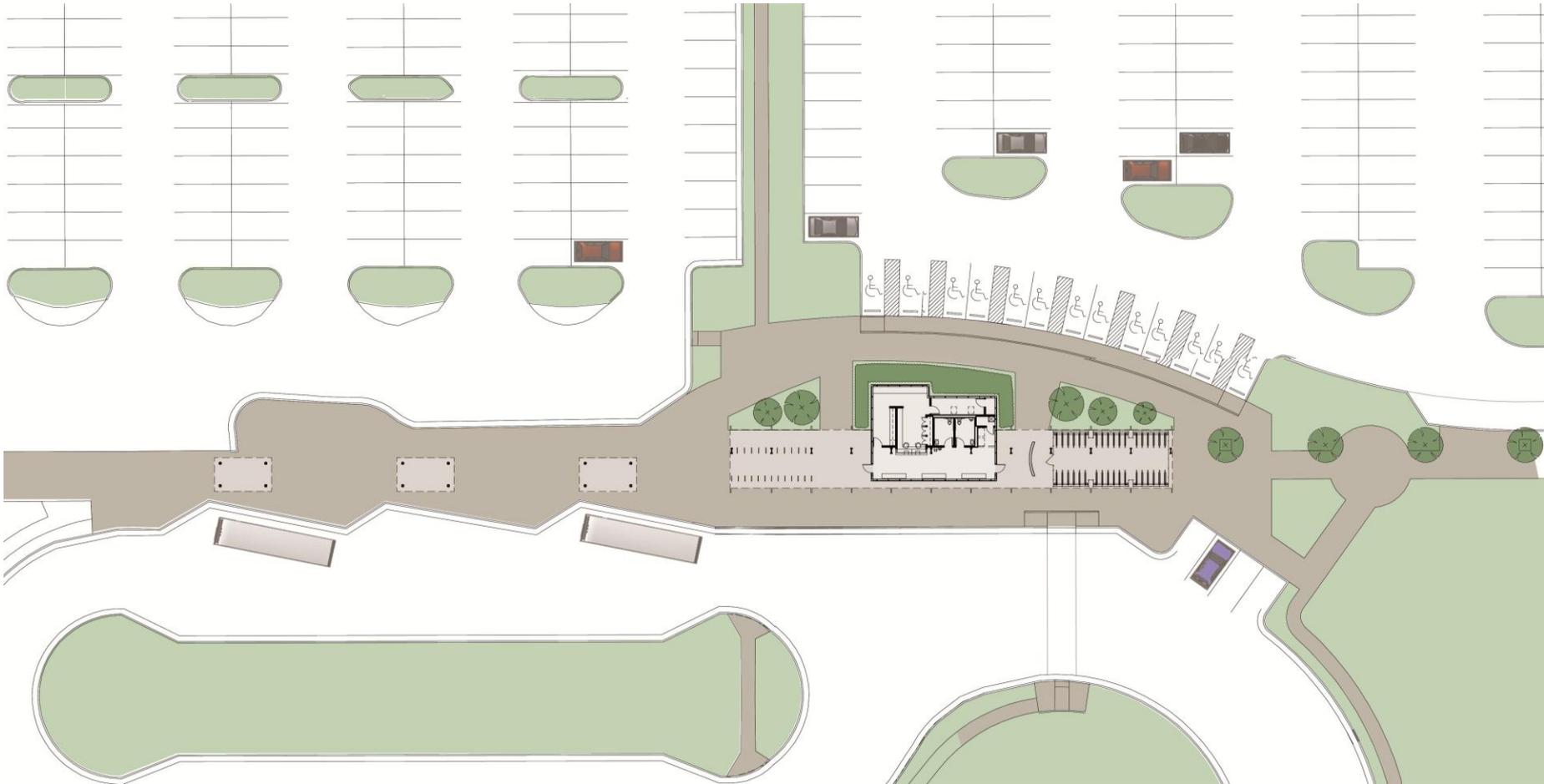
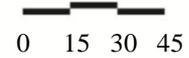




Site Questions?

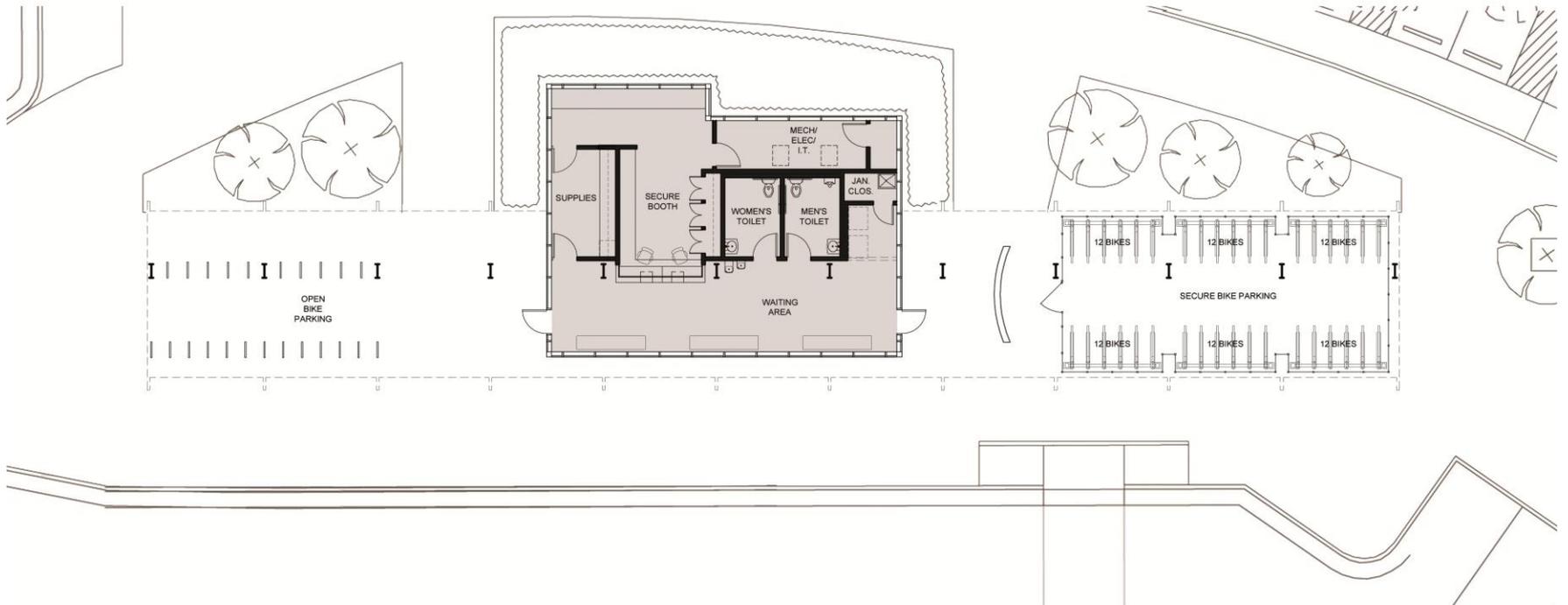
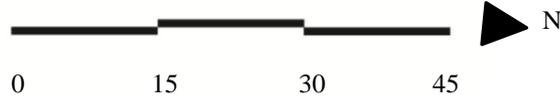


# Proposed Building Site Plan





# Floor Plan



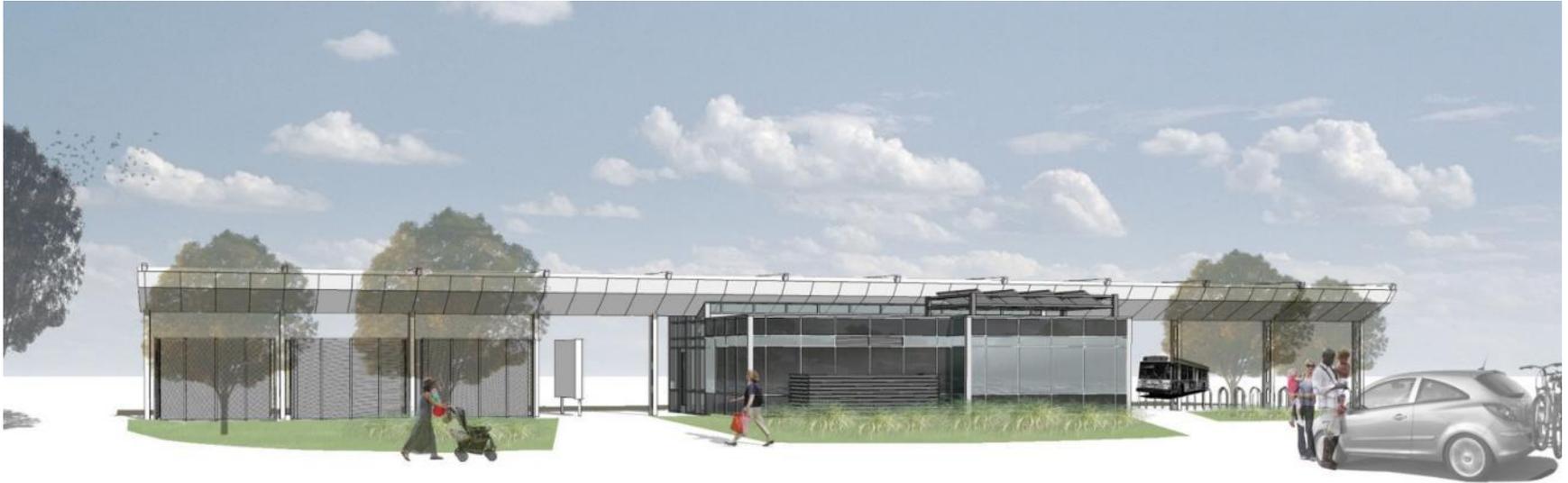


# Perspective



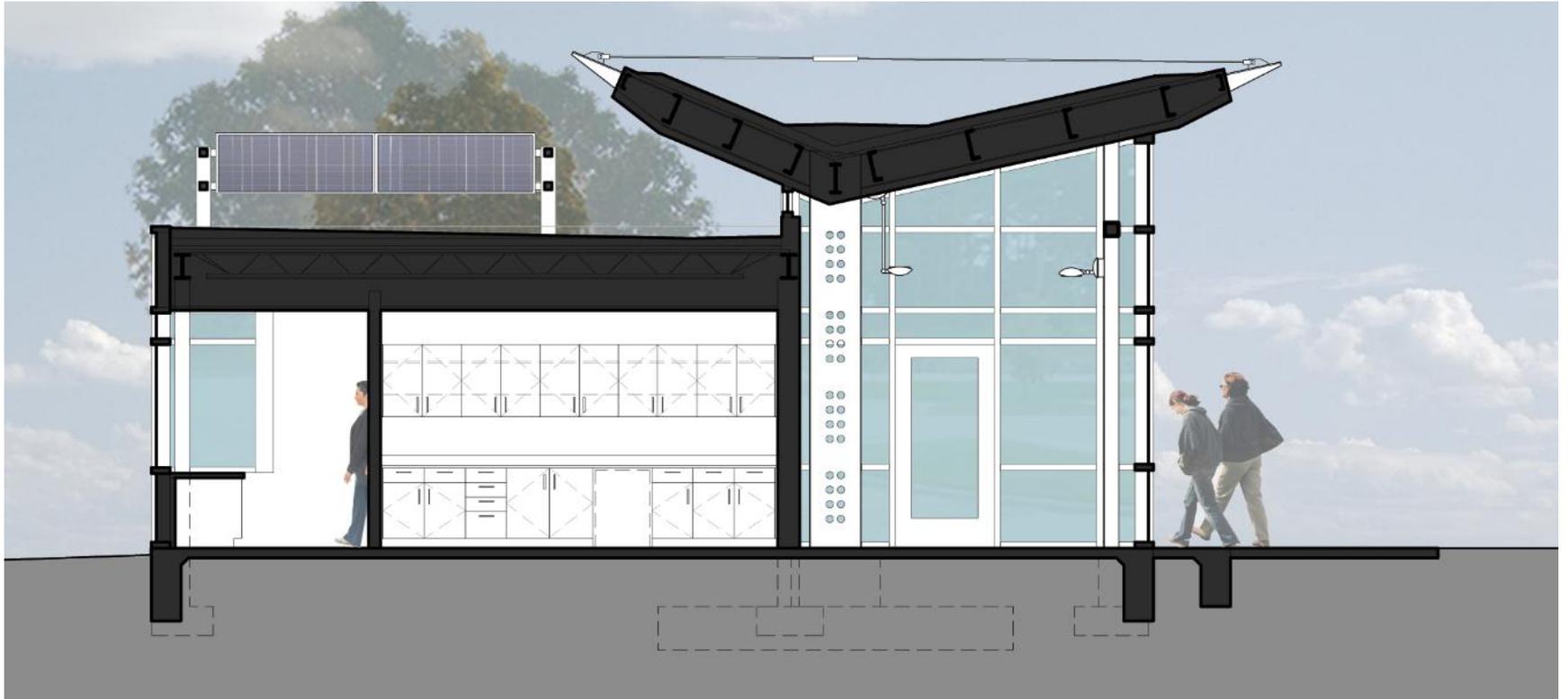
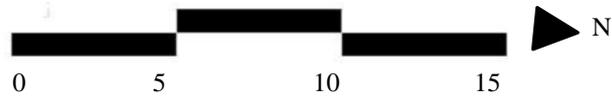


# Perspective





# Section





# Elevations



NORTH



EAST



# Elevations



SOUTH



WEST



# Green Building

- LEED/Green Building
  - LEED – Leadership in Energy and Environmental Design.
  - Goal of a silver LEED/green building certification.
  - Design, construction, and operations that conserves natural resources while promoting building performance and occupant health.
    - Site (porous pavement, bio filters, hybrid parking)
    - Energy efficient
    - Water reduction (Low flow plumbing fixtures)
    - Materials and resources (recycled materials)
    - Indoor environmental quality (natural light)
    - Innovation (solar)



# Solar

- Consists of a 2.0 kW output solar PV Array utilizing 8 modules of non-glass PV panels (high power output polycrystalline silicon solar cells)
- The array size has been determined to offset the building's interior lighting power demand
- The array connection to the building electrical distribution shall be through a net-metering arrangement with Dominion Virginia Power
- DVP will not be buying or purchasing the surplus power from the PV array, but crediting the additional kWhs produced to the account reducing the overall utility bill for the building.



# Project Cost

- Fairfax County facilities are designed to provide durable, energy efficient facilities that require low maintenance and cost renewal for the 30-year(+) life of the facility.
- Modified value engineering was performed on the project.
- Construction cost estimates are prepared by an independent cost estimating consultant.
- Construction contracts are competitively bid.
- The project budget includes a projected escalation of 2.3% to midpoint of construction, 10% bid contingency and a 10% construction contingency.



# Project Schedule

- Design Complete: August 2012
- Bid Opening: December 2012
- Construction Start: January 2014
- Construction Complete: December 2014
- Open Facility: December 2014



# Thank you for coming

Questions?

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## **VDOT Contact for Stringfellow Road Widening**

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