

FY 2021 – FY 2025
Capital Improvement Program (CIP)
Planning Commission Workshop

Police Department

March 12, 2020

Fairfax County Police Department



CIP Priority Projects

Facility	Year Built	Facility Age	Existing SF	Reno/New SF Total
1) Police Facilities Security Upgrades (2022 Bond Referendum)	N/A	N/A	N/A	N/A
2) Tysons Urban Police Station	N/A	New Build	N/A	Approx. 27,000 sf
3) Large Vehicle Storage Facility	Currently in Leased Space	N/A	61,000 SF	New/ TBD
4) Mount Vernon Police Station (2026 and Beyond Bond Referendum)	1981	39 years	33,000 SF	TBD
5) West Springfield Police Station (2026 and Beyond Bond Referendum)	1974	46 years	33,000 SF	TBD
6) Sully Police Station (2026 and Beyond Bond Referendum)	2002	18 years	31,000 SF	TBD



2022 Bond Project: Police Facility Security Upgrades



Example of future high-rise threat

- **Police Facility Security**

- As the county grows, and in high rise development areas noted in the Comprehensive Plan, encroachment on police facilities creates new security concerns on a horizontal plane as well as vertically
- Age and condition of some security measures such as surveillance camera systems and secure vehicle gates
- Upgrades enable Police to take advantage of the latest technologies and provide a consistent platform of security across all facilities.
- Facility assessments are being performed to validate these items while identifying other areas for improvement.

- Location: Multiple Police Facilities

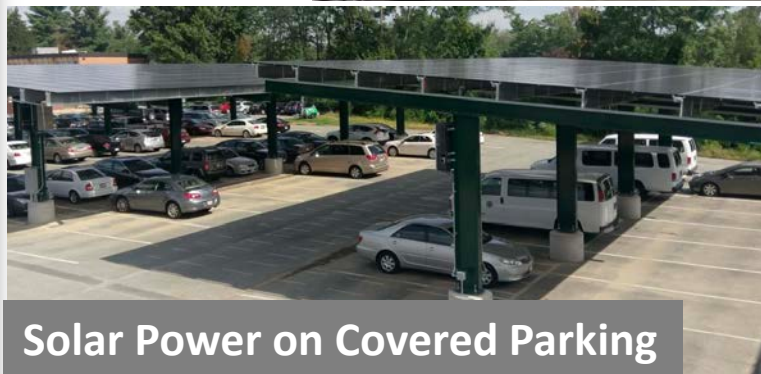
2022 Bond Project: Police Facility Security Upgrades



Gate Malfunctions



Potential Threat Area



Solar Power on Covered Parking

Potential Security Upgrades/Enhancements:

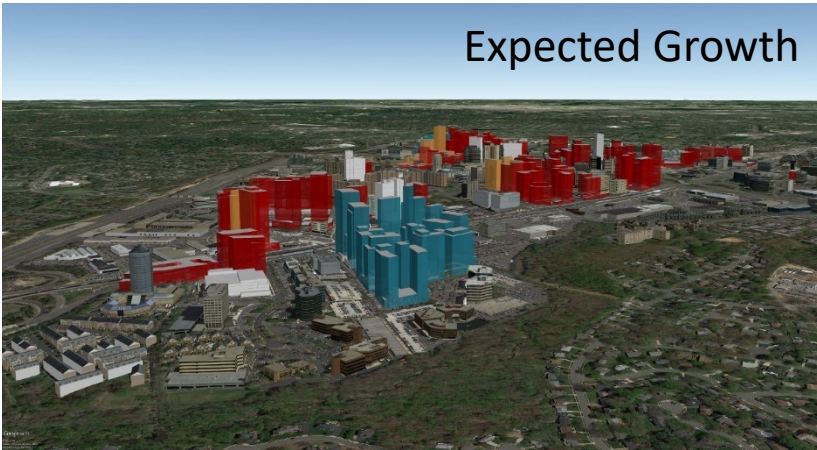
- Replace rolling gates with folding high-speed gates
- Lighting upgrades/supplemental lighting
- Install/Replace missing or damaged security signage
- Upgrade site security cameras to latest technology to be consistent across all FCPD - with remote viewing
- Replace fencing to anti-climb w/ concealment
- Cover secure parking lots (Solar Power?)
- Install interior incident alert notification system (lighting)
- Implement electronic visitor processing at police stations (similar to PSHQ)
- Two-Factor Security on Evidence Rooms, Armories, other sensitive areas

Future Projects: Tyson's Police Station

2016 Snapshot



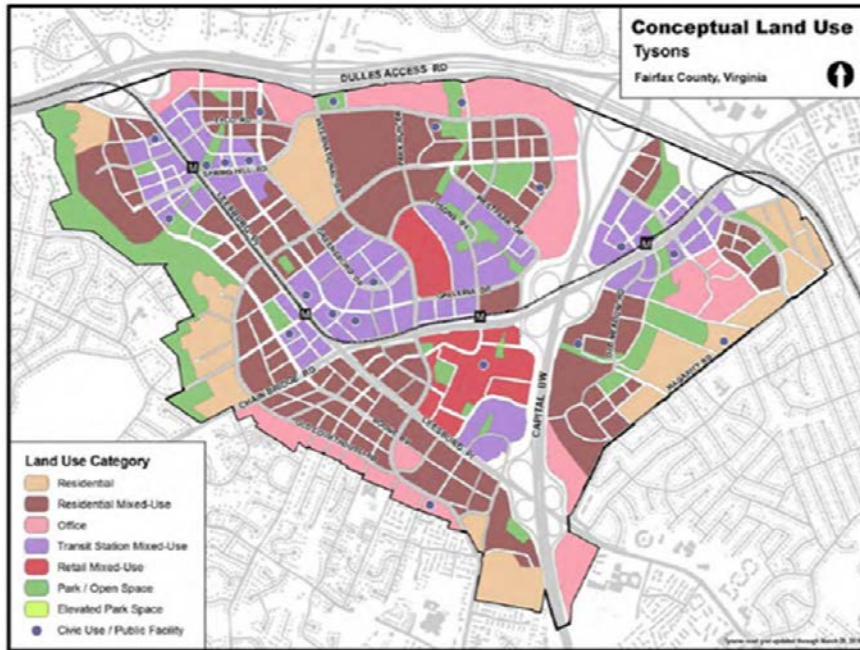
Expected Growth



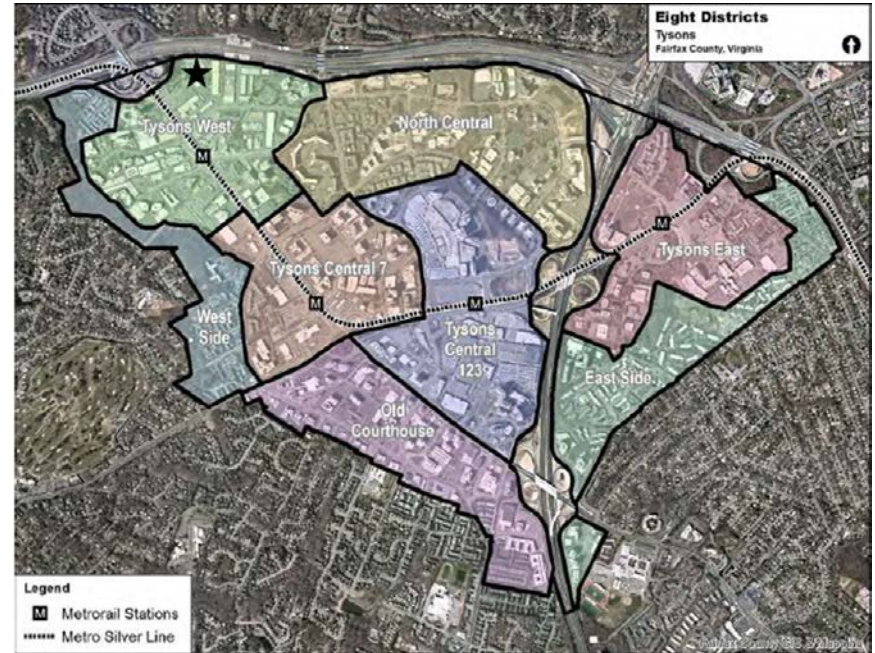
• Overview

- Establish Foothold with expansion in mind
 - New **Urban Model** police station – Initially built for smaller operations with ability to expand vertically as growth dictates
- The area continues to grow at a rapid pace
 - In keeping with the Comprehensive Plan
 - GMU Study shows a potential job growth of 86% and a population growth of 364% between 2010 and 2050
 - Development of an additional 57M SF of Residential and Commercial space between 2010 and 2050
 - Metro Silver Line opened with ongoing expansion
- Projections indicate the transition to an urban environment will double police workload within the next 20 years
- McLean District Station will be unable to absorb the projected increase in workload and required staffing with traditional policing methods

Future Projects : Tysons Police Station



Conceptual Land Use



8 Tyson's Development Zones

• Potential Development Options:

- Proffer in coordination with DPD
- Joint Development, County funds as part of a larger redevelopment working with DPD
- Co-location with other County Agencies

Future Projects: Tyson's Police Station

- **Urban Model Attributes:**

- Facility Requirements:
 - Initial Staffing-
70 Police Officers, 4 Civilians & 3 parking enforcement officers
 - 85-105 secure parking spaces
 - 27,000 min. square feet – multi level w/future expansion
 - No sallyport – less traditional amenities
 - Community Room – enhanced community engagement
 - Enhanced NPU/Shopping center, CIS, and CPO areas
 - Fueling station for Police only- possible off-site fueling
- Setbacks will most likely not be achievable, therefore, other security/hardening methods will need to be considered (indoor secure parking)
- Station may open without 24/7 staffing, absorbed by McLean District during non-peak hours
- Considerations for other patrol vehicles (Segway, Motorcycles, Bicycle, Electric Carts, Smart Cars)
- Need to account for high rise threats



Large Vehicle Storage Facility

- **Facility Overview:**

- Joint PD and FRD Large Vehicle Storage
- Currently in leased warehouse space
 - 10-year lease
 - 61,000 sf (approx. 34,000 sf Police & 27,000 sf Fire/Rescue)
- Facility Concerns
 - Nearing capacity
 - Security and technology upgrades
- Development Options:
 - Build new facility
 - Consolidate with another facility
 - Purchase an existing warehouse
 - Continue to lease



2026 Bond and Beyond: CIP Projects

- **2026 Public Safety Bond Referendum:**
 - Mount Vernon Police Station
 - West Springfield Police Station
 - Sully District Police Station
- **Project priority based on the following:**
 - Facility age and condition of building systems
 - Facility deficiencies:
 - Inadequate operations and support space
 - Inefficient floor plan layout for current police operations
 - Security and technology upgrades needed
 - Cameras, signage, consistent technology
 - Upgrade of security gates/fencing
 - Site modifications required
 - Secure parking and fueling station expansion and/or reconfiguration
 - Lighting upgrades



Questions:

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