



FAIRFAX COUNTY PLANNING COMMISSION

October 9, 2019

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

Public Hearing Date: October 24, 2019 at 7:30 p.m.

Application Number: **2232-V19-2**

Applicant: **Department of Public Works and Environmental Services,
Capital Facilities**

Proposed Use: The Fire and Rescue Department's Urban Search and Rescue
Training Facility

Supervisor District: Mount Vernon District

Subject Property Tax Map ID: 1131 01 0015 pt.

Subject Property Address: 9900 Furnace Road, Lorton, VA 22079

Area of Subject Property: 31.4 acres

Application Accepted: August 26, 2019

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that the proposal by the Department of Public Works and Environmental Services, to permit the Urban Search and Rescue Training Facility, **is substantially in accord** with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-V19-2

Acreage: 31.4 Ac.

District: Mount Vernon

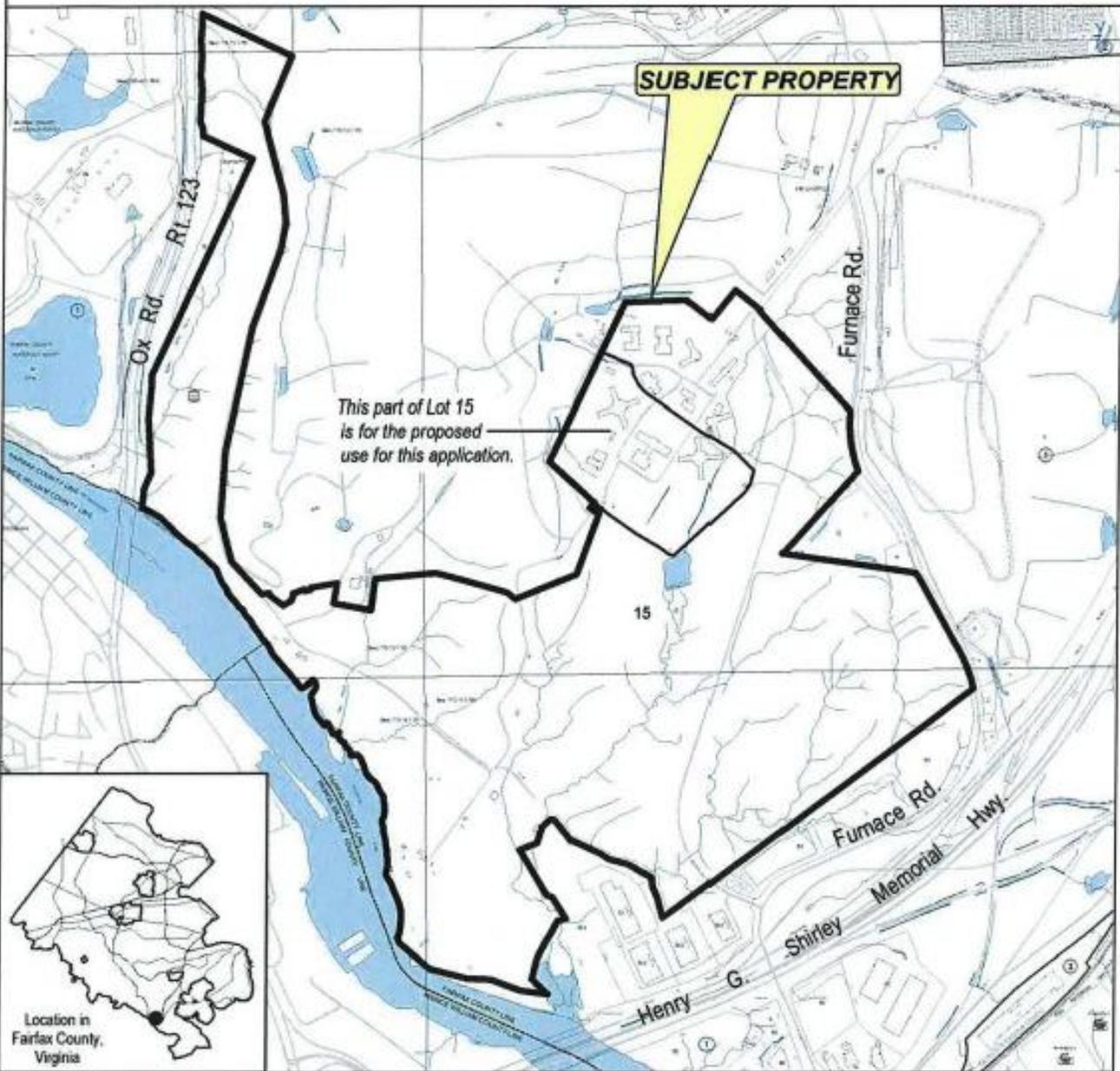
Tax Map ID Number: 113-1 ((1)) 15 pt.

Address: 9900 Furnace Road
Lorton, VA 22079

Planned Use: Public Park

Applicant: Department of Public Works
and Environmental Services

Proposed Use: Public Facility



1200 FEET

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



APPLICATION*Attachment A*

- Proposal:** Allow the use of an Urban Search and Rescue Training Facility at the former Lorton Youth Correctional Facility (YCF) site
- Applicant:** Fairfax County Department of Public Works and Environmental Services (DPWES), Capital Facilities
- Subject Property:** 9900 Furnace Road, Lorton, VA 22079
- Zoning District:** R-1
- Existing Conditions:** The 31.4-acre project site is within the 55-acre former Youth Correctional Facility (YCF) area. The site contains existing correctional structures built in the 1950s, movable props, building material debris piles, and vehicle props for training purposes. Additionally, there are trailers for administrative office space.

PROJECT JUSTIFICATION: The Urban Search and Rescue (US&R) Team, Virginia Task Force 1 (VA-TF1), has need of the former YCF site for training purposes to meet national and international certification requirements. As a uniquely trained disaster response unit, they respond to crises that demand highly specialized services. This use was started in 2002 when the Board of Supervisors took ownership of the property from the federal government. After considering alternative locations, the Fire and Rescue Department (FRD) has chosen to pursue the YCF site as the permanent location for US&R training. Use of a portion of the former YCF property will ensure a permanent training facility to allow the US&R team to continue its mission.

PROPOSED USE:**Proposed Facility**

The subject facility site is a 31.4 acre fenced area. There are trailers on site used for offices and classroom training as part of the US&R exercises. The former Youth Correctional Facility buildings were constructed in the 1950s and their dilapidated state provides a credible replica of disaster conditions for use in rescue drills. Props on site include a double T bridge girder tower, a canine certification rubble pile and certification course, a highway disaster simulation area, and a concrete bridge collapse training area. Additionally, there are building material debris piles, and vehicle props such as boats, buses, and a helicopter.

Hours of Operation

The training operations vary; however most activities occur during daylight hours. The annual US&R Full Scale Exercises run 24 hours and a few other rare events may run until midnight.

Maintenance

Standard janitorial services, facility and equipment repairs, and grounds maintenance are required for the office trailers on site. Snow removal and other seasonal maintenance for walkways and parking areas is necessary. The props and training structures are moved and rebuilt as necessary to meet training needs.

Personnel

The US&R, Virginia Task Force 1 team of 200 members includes emergency managers & safety officers, structural engineers, heavy rigging specialists, physicians, firefighter/paramedics, collapse rescue technicians, logisticians, hazardous materials specialists, canine, and technical search and information specialists.

Service Area

The US&R team is locally based, however, the team responds to crises both within the United States and internationally.

Access

The existing access point is via Mordor Drive, which connects to Furnace Road. There is only one access to the site. The Fire and Rescue Department (FRD) maintains the site and controls access.

Traffic Impacts

As the facility will continue in its current use, no transportation impacts are expected. The roadway network currently supports heavy truck and equipment traffic, along with the established travel patterns and are sufficient to continue to efficiently access the site. A typical FRD Technical Rescue class would have between 12-36 vehicles including, engine trucks, rescue squads, rescue trucks, medic units, and personal automobiles. The most frequent US&R drill would be a canine continued education class which would have 4-10 personal automobiles. A full-scale US&R drill occurs once a year and involves a number of various vehicles traveling in and out of the site over the course of three to five days. The US Army's 911th Technical Rescue Engineers have used the facility in the past and will likely utilize the facility for their annual exercise which occurs once a year and operates 24 hours a day for two to three days.

Noise and Light Impacts

The proposed facility is located in a relatively remote area of Fairfax County, surrounded by two landfills, a regional park, and heavily traveled roadways. There is a substantial amount of background noise that is generated by the nearby roadway traffic, including traffic from I-95 located within one half mile of the site and heavy truck traffic accessing the landfills adjacent to the site. Similarly, the light impacts created by the trailers on the site will remain unchanged, as the proposed use is also the current practice at the site. The remote location of the training facility, along with the industrial nature of the neighboring buildings, serves to minimize any adverse impact from lighting.

Live ordinance is not use on the site, however, simulated explosive devices and ammunition is used that produces limited noise. The applicant states that no complaints have been received over the limited use of these devices.

Water quality/Stormwater management

Appropriate design locations and computations for stormwater management and BMP facilities including the adequate outfall analysis and narratives will be included at site plan in accordance with PFM requirements and the Fairfax County Stormwater Management Ordinance.

Alternate locations: The site was formerly owned by the Federal General Services Administration (GSA). In 2002 the Fairfax County Board of Supervisors became the owner of the property. The US&R training was started in 2002 as a temporary use. FRD considered alternate sites for this training in 2011, and a search was conducted for available county owned land. Given the needs of the facility, only vacant land greater than 35 acres was considered. The Department

of Solid Waste identified land in the Northeast quadrant of the Lorton landfill complex that might be viable as an alternative location. That land had no training infrastructure on it, and extensive construction and expense would have been required to make it comparable to the site currently in use. Additionally, federal grants such as those used by the FRD - US&R team cannot be used to lease or purchase land, so another source of funding for property acquisition would have been required. In order to secure the site as a permanent use, in 2016 FRD gained approval from the General Services Administration (GSA) to seek all necessary Fairfax County approvals.

DESCRIPTION OF SURROUNDING AREA

LOCATION: The site is located near Furnace Road in the Laurel Hill area. The site is bounded by the I-95 Landfill to the north and west, the Occoquan Regional Park to the south, and a private debris landfill to the east.

CHARACTER: heavy industrial, park, and public uses

Existing Land Uses Adjacent to Subject Property:

- Subject property – The project site is a portion of lot 15. The 31.4-acre subject property is within the 55-acre former Youth Correctional Facility area near Furnace Road.
- North – I-95 Landfill.
- East – Occoquan Regional Park and Furnace Associates Inc. private debris landfill and industrial uses.
- South – Occoquan Regional Park.
- West – I-95 Landfill.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP: Public Facilities

Planning Area and Planning District: Area II, McLean Planning District

Planning Sector: LP1-Laurel Hill Community Planning Sector, Land Unit 6

Land use recommendations:

- Subject property – Public Facilities, Governmental, and Institutional.
- North – Public Facilities, Governmental, and Institutional
- East – Public Park, Industrial, and Private Recreation
- South – Public Park
- West – Public Facilities, Governmental, and Institutional

COMPREHENSIVE PLAN AREA TEXT GUIDANCE: An assessment of this proposal for substantial conformance with land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations:

Policy Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2017 Edition; Public Facilities as amended through April 9, 2019; **Countywide Objectives and Policies**, page 3-4:

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

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

Fairfax County Comprehensive Plan, Policy Plan, 2017 Edition; Public Facilities as amended through April 9, 2019; **Public Safety**, page 15:

“Objective 17: Maintain the high level of training provided to public safety officials, including but not limited to police officers, deputy sheriffs, fire and medical emergency personnel and animal wardens, so they either become or remain proficient and qualified in their duties.”

“Objective 18: Enhance the operations elements of public safety officials with facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal wardens.”

Area Plan:

Fairfax County Comprehensive Plan, Area IV, 2017 Edition; Lower Potomac Planning District, as amended through 10-16-2018, pages 23 – 40.

“

The southern portion of LP1 (approximately 1,400 acres) is dominated by the I-95 Landfill, the I-95 Energy/Resource Recovery Facility, the Frederick P. Griffith Jr. Water Treatment Plant and the Occoquan Regional Park, all of which are planned to be retained for the long term. The Vulcan Quarry (an active rock quarry) is also located in the sector. It is planned to be mined and considered for reconfiguration and conversion in phases to facilitate the creation of a long term water supply storage facility owned by Fairfax Water. The area is planned accordingly for governmental and institutional uses, public park, and public facilities. Other uses, such as a landfill, are not planned for the quarry.

The Occoquan Regional Park is anticipated to expand northward to the southern boundary of the I-95 Landfill excluding the area of the former Youth Correctional Facility, which is planned for park use by the Fairfax County Park Authority.

.....

Open Space/Pedestrian Systems Recommendations and Guidelines: The following guidance to implement the open space and pedestrian system concept is provided:

.....

- The area south of the I-95 Landfill and north of the Occoquan Regional Park, to include the former Youth Correctional Facility is planned for public park use in order to expand both passive and active recreational opportunities for the Northern Virginia area and to preserve substantial open space and EQC areas.

.....”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Lower Potomac Planning District, Amended through 10-16-2018,
LP1-Laurel Hill Community Planning Sector, pages 56 – 59.

AREA IV

“

- The former Youth Correctional Facility is planned for public park use by the FCPA. The Occoquan Regional Park should be expanded northward to the southern boundary of the I-95 Landfill, excluding the former Youth Correctional Facility, in order to expand both passive and active recreational opportunities for the Northern Virginia area and to preserve substantial open space and EQC areas. In addition, adjacent to this park expansion area, a single telecommunications tower should be provided to serve Fairfax County and potentially other users for public communications needs. The land area needed for this tower should be conveyed to Fairfax County, along with an access easement through the future park, to be provided by the Northern Virginia Regional Park Authority.

.....”

STAFF ANALYSIS: See *Attachments C-H* for detailed discussion, and *Attachment I* for the applicant’s comment response.

Department of Planning and Development

- Zoning Administration Division – Ordinance Administration *Attachment C*
The subject property is zoned to the R-1 District. The Zoning Administration Division (ZAD) reviewed the application and stated the proposed continued use of this site as the Urban Search and Rescue Training Facility is a public use and is permitted by right in the R-1 District requirements and all other applicable requirements are met.
- Planning Division – Environment and Development Review Branch *Attachment D*
The applicant is proposing the continuation of an existing use that has been on the property since 2002, no new impervious surface or buildings are being proposed. The applicant is not disturbing any environmentally sensitive areas.
- Planning Division – Heritage Resources *Attachment E*
There are no known heritage resources located on the subject property. The former Lorton Youth Correctional Facility was constructed in the late 1950s and early 1960s as part of the larger D.C. Workhouse and Reformatory complex. The D.C. Workhouse and Reformatory is listed in the Fairfax County Inventory of Historic Sites and is listed in the National Register of Historic Places. The structures located at the former Lorton Youth Correctional Facility were not considered during the evaluation of the prison as they were outside the period of significance determined in the National Register nomination. Based on the information given regarding the current use of the structures, it is likely that the structures at the former Lorton Youth Correctional Facility are in poor condition. The applicant’s proposal does not change the current use of the property; therefore, this proposal will not impact any known heritage resources. The applicant should consult with Fairfax County Park Authority (FCPA) to determine if any archaeological studies are needed prior to approval.

On July 25, 2019 Heritage Resources staff conducted a site visit, took photographs, and updated their records for the site. FCPA was consulted and the required Archaeological Site Data Form was submitted to the Cultural Resource Management and Protection Section of the FCPA who indicated that no further archaeological investigation is required.

Department of Land Development Services (LDS)

- Site Development and Inspections Division *Attachment F*
Storm water management review comments have been adequately addressed. A minor site plan will be required to address site layout matters and water quality and quantity control information.

In response DPWES stated that the Building Design Branch staff is working with Stormwater Management, LDS and the engineering consultants to meet stormwater management requirements for a minor site plan.

Department of Transportation

- Transportation Planning Section *Attachment G*
The Property is currently operating in the same capacity that is proposed to continue with approval of this application. Therefore, there is anticipated to be no change in trip generation or traffic impacts to the surrounding roadway network as compared to current conditions. No transportation impacts are anticipated due to the proposed continuation of the training facility on the site. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plans.

Park Authority

- Fairfax County Park Authority *Attachment H*
The site is adjacent to the Lorton National Register Historic District. A number of known potentially significant historical sites exist along the periphery of the property and the interior of the property has a potential to contain additional sites. As per Fairfax County Policy Sect. 7-210 the applicant is required to fill out and submit the attached Archaeological Site Data Form.

In response DPWES stated that the proposal will not extend beyond the already disturbed portion of the parcel. The required Archaeological Site Data Form was submitted to the Cultural Resource Management and Protection Section of the FCPA who indicated that no further archaeological investigation is required.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The Fairfax County Fire and Rescue Department's Urban Search and Rescue Program known as Virginia Task Force 1 is a premier domestic and international disaster and humanitarian response resource comprised of specially trained fire service personnel and civilians with expertise in the search and rescue of victims following a natural or man-made catastrophic event. This team is one of only twenty-eight teams qualified per FEMA and one of only two disaster teams certified to respond internationally. The team maintains constant operational readiness for residents of Fairfax County. Activation of the team is governed through federal partnerships with the Department of Homeland Security and FEMA for domestic response, and the Office of U.S. Foreign Disaster Assistance and USAID for international missions.

Location

The proposed Urban Search and Rescue (US&R) Training Facility is located within the former Youth Correctional Facility (YCF) site on the Board of Supervisors owned property. The site is identified as public facilities in the Comprehensive Plan Map and is planned for public park use in the Area Plan. Consistent with Public Facilities Countywide Objectives 4 and 5 of the Policy Plan, the applicant has considered the training facility's specific purpose in selecting the site based on spatial need, cost-effectiveness, and impact mitigation on existing land uses. The proposed facility would enable maintenance of the high level of training provided to public safety officials as set forth in Public Facilities Objective 17 under Public Safety section of the Policy Plan.

The site is surrounded by public facilities, public park, and industrial uses. It is currently recognized as an operational site that fully meets federal oversight requirements. The proposed location is remote and located away from residential neighborhoods, which allows for the variety of non-traditional uses that make up the training activities for US&R. The roadway infrastructure supports this use. The existing natural vegetative buffer provides an additional layer of visual screening as well as a sound dampening effect to surrounding uses. The available acreage can fully support the required FRD - US&R training functions that require the use of large equipment and numerous personnel. The US&R site is contained within 31.4 acres of the approximately 55-acre former YCF site. The remaining area will continue to be available for a public park should the Park Authority choose to master plan the site and fund the infrastructure and site improvements required to support it. Therefore, the proposed use meets the Countywide Policy Plan objective to mitigate the impact of public facilities on adjacent planned and existing land uses.

Character

There is no proposed change to the existing facilities on-site. Built in the 1950s, the dilapidated and crumbling building provide a credible replica of disaster conditions for use in the rescue drills conducted on site. There are additional movable props such as a canine certification rubble pile, highway disaster simulation area as well as building material debris piles and vehicle props such as boats, buses, and a helicopter. The former YCF site is a remote location and is not disruptive due to its distance from residents and other sensitive groups. The proposed use meets the Countywide Policy Plan objective to acquire a site that is appropriate for the facility's specific purpose.

Extent

The site is zoned Residential District, One Dwelling Unit/Acre (R-1), a category that permits public uses. The FRD-US&R team training facility is a public use and a permitted use.

To achieve its national and international certifications, the FRD-US&R team is required by statute to maintain a site specifically for training. Since 2002, this training has been performed on a portion of the 55-acre former YCF site. As part of the certification process, teams are required to demonstrate response proficiency during a simulated, yet realistic structural collapse of a building. The YCF training site allows the Task Force to perform the required response capability and to exhibit it to the evaluators. To highlight the critical role served by this facility, it should be noted the Fairfax County FRD - US&R team has achieved the "Heavy" International Search and Rescue Advisory Group (INSARAG) External Classification level. This site is critical to the ongoing certification that will allow the FRD - US&R team to maintain its status as an elite rescue unit capable of helping those most in need. Therefore, the proposed use meets Public Safety Policy Plan objectives to maintain the high level of training provided to public safety officials so they either become or remain proficient and qualified in their duties and to

enhance the operations elements of public safety officials with facilities to properly support the duties of sworn personnel.

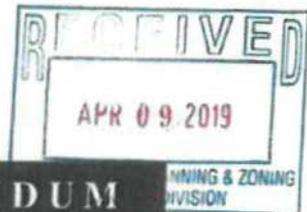
CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to establish the Urban Search and Rescue Training facility, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended, (Attachment J). Staff therefore recommends that the Planning Commission find the subject Application 2232-V19-2, substantially in accord with provisions of the adopted Comprehensive Plan.



County of Fairfax, Virginia

MEMORANDUM



DATE: April 9, 2019

TO: Marianne Gardner, Director, Planning Division
Department of Planning and Zoning

FROM: Harvey Clark, Project Manager
Building Design and Construction Division

SUBJECT: Fire and Rescue Department - Urban Search and Rescue Training Facility
Project # 2G25-108-000

REFERENCE: Request for 15.2-2232 Determination

Purpose:

This memorandum transmits an application for 15.2 – 2232 Determination to permit the Fire and Rescue Department (FRD) - Urban Search and Rescue Training Facility. The site is located at 9900 Furnace Road, Lorton, VA. The FRD Urban Search and Rescue Team proposes to continue its use of approximately 31 acres of the 55-acre former Lorton Youth Correctional Facility site to train its personnel. The site for the proposed use is located within the Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, Amended through 10-16-2018, LP1-Laurel Hill Community Planning Sector, Land Unit 6.

Recommendation:

It is recommended that the Planning Commission take appropriate action pursuant to section 15.2-2232 of the Code of Virginia to allow for the Fire and Rescue Department - Urban Search and Rescue Training Facility.

Background:

The attached application details the character, extent and location of the project.

Attachments: As Stated

cc: Supervisor Dan Storck, Mount Vernon District Supervisor
Christine Morin, Chief of Staff, Mount Vernon District Supervisor Office
Richard R. Bowers Jr., Fairfax County Fire Chief
Laurie Stone, Strategic Planner, Fire and Rescue
Kirsten Schneider, Capital Projects Manager, Fire and Rescue
Ron Kirkpatrick, Deputy Director, Capital Facilities, DPWES
Carey Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD, DPWES
Tiya Raju, Senior Section Manager, Building Design Branch, BDCD, DPWES

J:\CAP\Projects\Building Design\US&R\Zoning\2232\2232 Determination Request Memo April 2019

Department of Public Works and Environmental Services
Building Design and Construction Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365
www.fairfaxcounty.gov/dpwes





**2232 PUBLIC FACILITY REVIEW
(Non-Telecommunications)**

**County of Fairfax, Virginia
Application for Determination
Pursuant to
Virginia Code Section 15.2-2232**



*** This area to be completed by staff ***

APPLICATION NUMBER 2232-V19-2

(Please Type or Clearly Print)

PART I: APPLICATION SUMMARY

LOCATION OF PROPOSED USE

Address 9900 Furnace Road
City/Town Lorton Zip Code 22079
Place Name (if at county facility) Formerly: Lorton Youth Correctional Facility (Application is for a portion of this site)
Tax Map I.D. Number(s) 113-1 ((01)) 0015 pt.
Fairfax County Supervisor District Mount Vernon
Total Area of Subject Parcel(s) 31.4 Acres (This is the area of the proposed use for this application)
Zoning District R-1 Residential District

APPLICANT(S)

Name (Company or Agency) Department of Public Works and Environmental Services (DPWES)/Building Design Branch (BDB)
Agent Name Harvey Clark, Project Manager (DPWES/BDB)
(Note: Failure to notify County of a change in agent may result in application processing delays)
Agent's Mailing Address 12000 Government Center Parkway, Suite 449
City/Town Fairfax State Virginia Zip Code 22035-0052
Telephone Number (703) 324-2147 Fax (703) 324-4365
E-mail harvey.clark@fairfaxcounty.gov
Secondary Contact (Must Be Provided) Tiya Raju
Telephone Number (703) 324-5114 E-mail tiya.raju@fairfaxcounty.gov



PROPERTY OWNER(S) OF RECORD

Owner Fairfax County Board of Supervisors

Street Address 12000 Government Center Parkway, Suite 533

City/Town Fairfax State Virginia Zip Code 22035

Has property owner been contacted about this proposed use? Yes No

BRIEF DESCRIPTION OF PROPOSED USE

The Urban Search and Rescue/ Virginia Task Force - 1 Team proposes to continue its use of an approximately 31.4-acre portion of the former Lorton Youth Correctional Facility site to train its personnel. This training, which has been conducted at this site since 2002, is required to maintain the task force's national and international certification as a high caliber search and rescue unit.

PRIOR TELECOMMUNICATIONS APPROVAL(S)

Research and provide all previous 2232, 456, 6409, or "Feature Shown" (FS) approvals for the applicant carrier that is the subject of this application. Provide explanation for any conflicting information between previous approval(s) of record and the information shown in this current application.

PRIOR ZONING APPROVAL(S)

Research and provide previous zoning approvals (RZ, SE, SP, VC, etc.) for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans. This applies to any carrier with telecommunication equipment on the subject property.

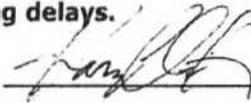
- 1) FS-V02-29 (Interim uses including adaptive reuse of existing athletic fields, development of athletic fields, and adaptive reuse of six buildings) – approved by the Planning Commission on January 23, 2003
- 2) FS-V03-7 (Laurel Hill Golf Course) – approved on April 30, 2003
- 3) 2232-V04-16 (Countywide Park – Laurel Hill Park GMP) – approved June 2, 2005
This application included a Sportsplex area located at the YCF.
- 4) FS-V14-14 (Regional park master plan revision for Occoquan Regional Park) -approved February 12, 2015

SIGNATURE

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent



Date

5-20-19

Submit completed application to:

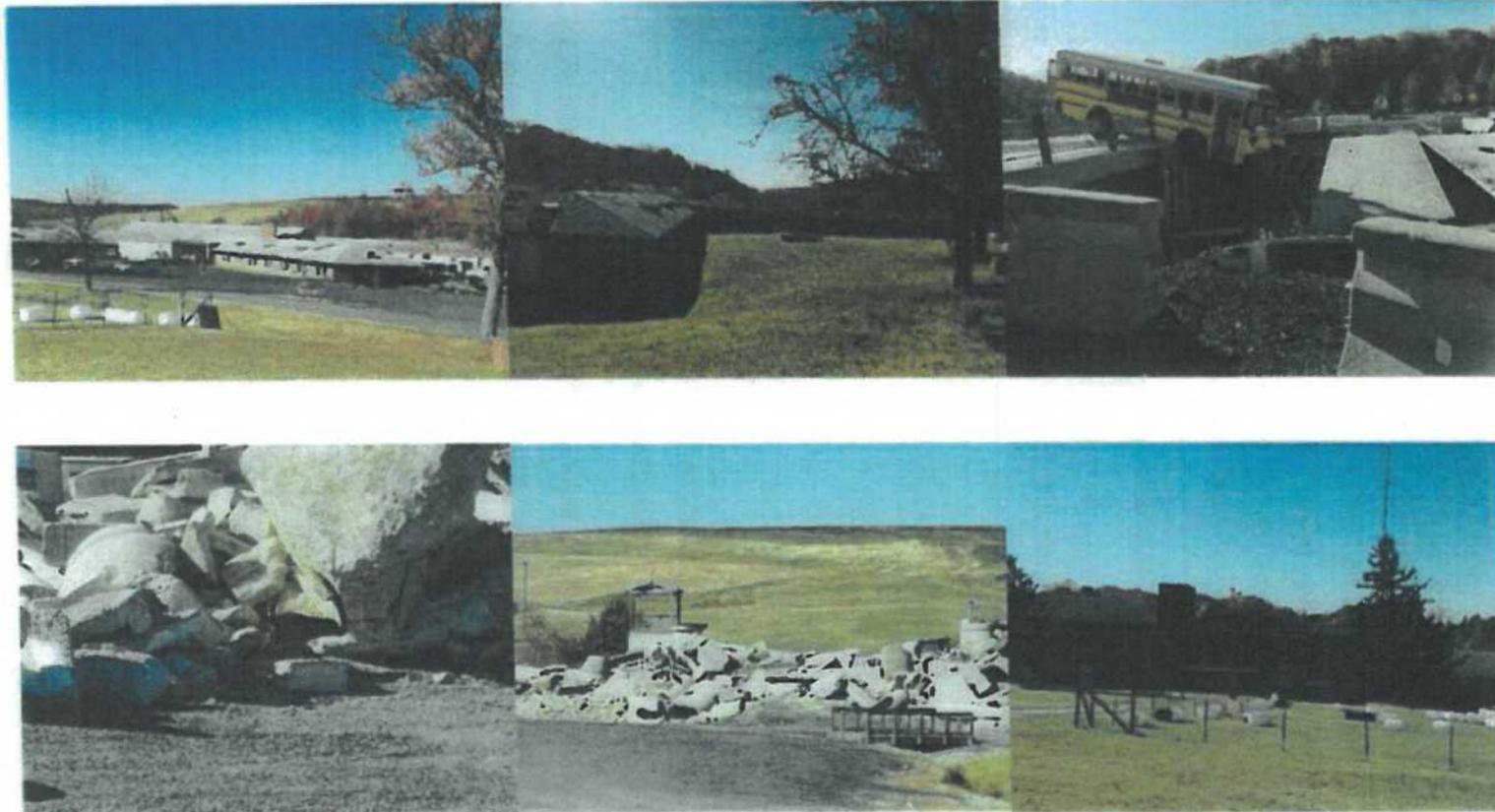
Marianne Gardner, Director, Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
(703) 324-1380



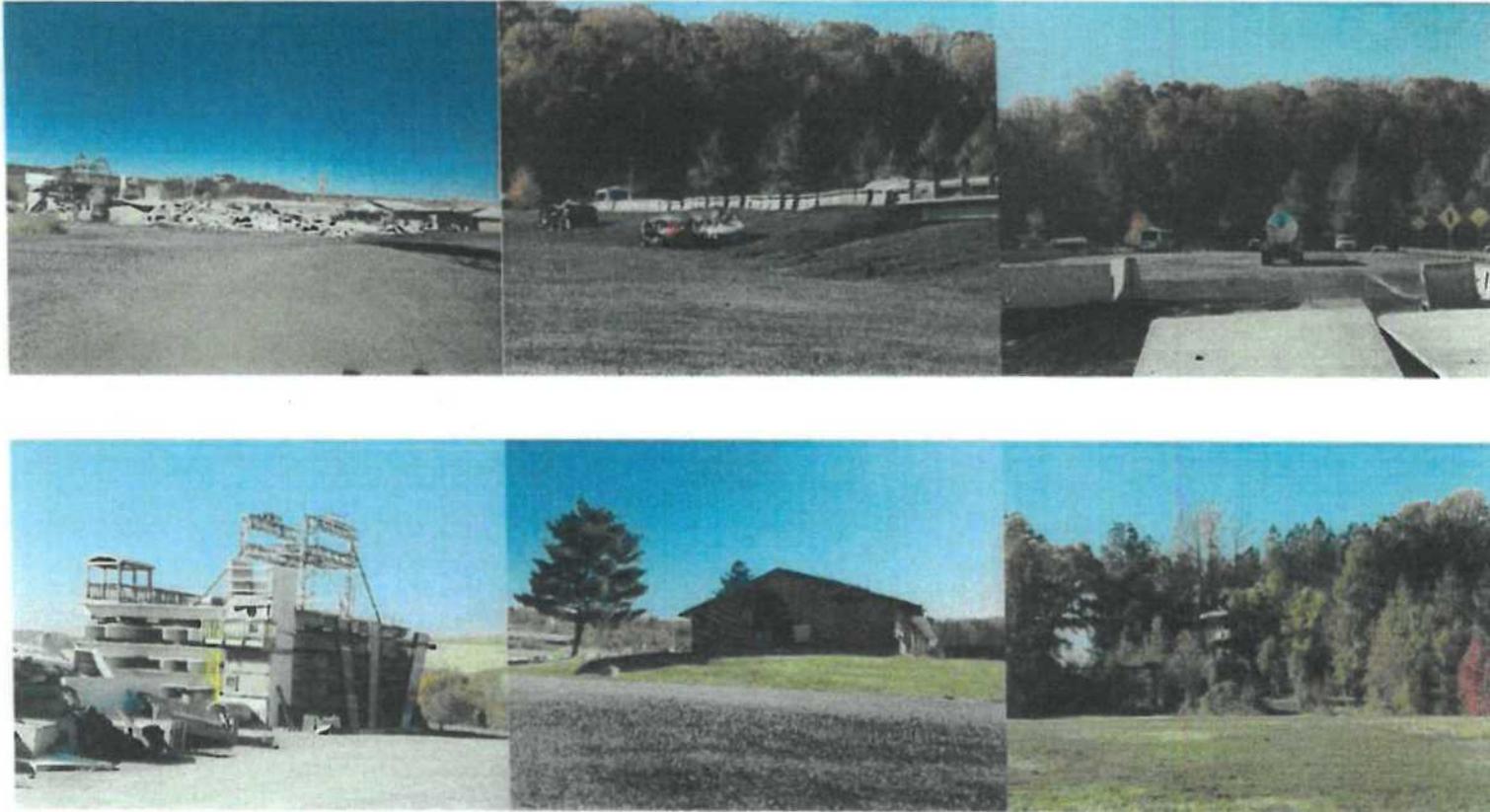
Fire and Rescue Department – Urban Search and Rescue Training Facility

2232 Application Exhibit- Site Photographs

April 9, 2019



Fire and Rescue Department – Urban Search and Rescue Training Facility
2232 Application Exhibit- Site Photographs
April 9, 2019



**County of Fairfax, Virginia
Application for Determination
Pursuant to Virginia Code Section 15.2-2232**

**Fire and Rescue Department -
Urban Search and Rescue Training Facility
June 11, 2019**

PART I: APPLICATION SUMMARY

A. LOCATION OF PROPOSED USE

Address	9900 Furnace Road, Lorton, Virginia 22079
Place Name	Formerly- Lorton Youth Correctional Facility
Tax Map I.D. Number	113-1 ((01)) 0015 pt.
Fairfax County Supervisor District	Mount Vernon District

B. APPLICANT

Name (Agency)	Department of Public Works and Environmental Services / Building Design Branch
Agent Name	Harvey Clark, Project Manager 703-324-2147 (direct) Harvey.Clark@fairfaxcounty.gov
Agent's Address	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035-0052
Owner	Board of Supervisors Fairfax County 12000 Government Center Parkway Fairfax, VA 22035-0052

C. BRIEF DESCRIPTION OF PROPOSED USE

The Fire and Rescue Department - Urban Search and Rescue/ Virginia Task Force - 1 proposes to continue its use of approximately 31 acres of the 55-acre former Lorton Youth Correctional Facility site to train its personnel. This training, which has been conducted at this site since 2002, is required to maintain the task force's national and international certification as a high caliber search and rescue unit.

PART II: SUPPORTING MATERIALS AND INFORMATION

A. PROPERTY IDENTIFICATION MAP AT 1" =500' SCALE

Exhibit 1 – Vicinity Map on Cover Sheet

B. PROPOSED FACILITY/SITE PLAN

Exhibit 1 – Plans

C. PHOTOGRAPHS OF SITE

Exhibit 2 – Photographs of Site

PART III: STATEMENT OF JUSTIFICATION

A. DESCRIPTION OF PROPOSED USE

1. Project Description

This project will establish the use of a portion of the former Lorton Youth Correctional Facility (YCF) as a permanent training facility for the Fairfax County Fire and Rescue Department (FRD) - Urban Search and Rescue (US&R) Team, Virginia Task Force 1 (VA-TF1). Pursuant to that proposed use, the project has prepared a legal definition of the site boundary, to create a fixed area under the sole jurisdiction of the FRD - US&R.

To provide a contextual setting for the project, it is important to note that the FRD - US&R team currently utilizes a portion of the former YCF site for training its personnel to meet national and international certification requirements. Readiness exercises are conducted in existing buildings on the site. Additionally, the existing facilities are supplemented by the use of props and equipment staging to enhance the specialized training. This use was started in 2002 and will continue effectively unchanged by this application. While other sites were later considered in 2011, it was determined that the existing former YCF site represented the best location for the training. Also, in 2013, FRD submitted an application for surplus property to the Federal Emergency Management Agency. Consequently, FRD has now chosen to pursue the current site as the permanent location for FRD US&R training.

The 31.4 acre project site is positioned within the approximately 55-acre former YCF, located off Furnace Road in the Laurel Hills area of southern Fairfax County. This property is zoned R-1 (Residential District, One Dwelling Unit/Acre), and is bounded by the I-95 Landfill to the north and west. The section of Furnace Road abutting the eastern boundary of the site is a prescriptive right of way, and to the south is the Occoquan Regional Park.

The existing southern perimeter of the former YCF will continue unchanged for the FRD - US&R training facility. However, a new perimeter will be established to create a definitive boundary through the interior of the site. The area used for FRD - US&R training will be limited to this newly delineated southern portion of the former YCF site. Please see the attached site map for a graphic representation of this description.

As the FRD - US&R site consists of only 31.4 acres, the remaining acreage of the 55-acre former YCF site will continue to be available for the proposed public park use that is currently identified in the Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, Amended through 10-16-2018, LP1-Laurel Hill Community Planning Sector, Land Unit 6.

Buildings and Structures

Existing buildings within the newly defined FRD - US&R boundary of the former YCF site will be re-purposed for use in FRD - US&R team training. Built in the 1950s, the dilapidated, crumbling buildings provide a credible replica of disaster conditions for use in the rescue drills conducted on site. Building heights and gross square footages are shown on the attached exhibits.

Section 15.2-2232 Application for Determination

Fire and Rescue Department - Urban Search and Rescue Training Facility

Page 3

These buildings are combined with movable props that have been constructed throughout the site, to use as catastrophic event simulations for training of FRD - US&R team personnel. Props on the site include a double T bridge girder tower, a canine certification rubble pile and certification course, a highway disaster simulation area, and a concrete bridge collapse training area. Additionally, there are building material debris piles, trailers for office space, and vehicle props such as boats, buses, and a helicopter.

2. Area to be served by proposed use

While locally based in Fairfax County, Virginia the FRD - US&R team nonetheless provides emergency services throughout the world. As a uniquely trained disaster response unit, they respond to crises that demand highly specialized services both within the United States and abroad. The team is comprised of physicians, nurses and first responders (including animal handlers) trained in search, rescue and recovery. This group is capable of providing emergency services anywhere that a need exists. Use of the former YCF property will ensure a permanent training facility to allow the FRD - US&R team to continue its mission for both the national and international communities that rely on their services.

3. Maintenance requirements and frequency

Currently there are trailers on the site that are used for offices and classroom training as part of the FRD US&R exercises. Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be required for these trailers to support the proposed use. Props and training structures are moved and rebuilt as necessary to meet training needs and requirements. As the site also includes outdoor spaces, seasonal maintenance, such as snow removal for walkways and parking lots, will also be necessary.

4. Propagation maps (for telecommunications applications)

Not applicable

B. REQUIREMENT FOR PROPOSED USE

1. Why the new or expanded facility is needed

To achieve its national and international certifications, the FRD - US&R team is required by statute to maintain a site specifically for training. Since 2002, this training has been performed on a portion of the 55-acre former Youth Correction Facility site. This site is zoned *Residential District, One Dwelling Unit/Acre (R-1)*, a category that permits public uses. The FRD - US&R team training facility is a public use, and therefore falls within this category as a permitted use. This facility is needed to provide the permanent location that will allow this vitally necessary rescue unit to meet its contractual obligations and continue to perform at the highest level.

The FRD - US&R team consists of over 200 specially trained fire service personnel and civilians with expertise in the rescue and removal of victims from collapsed structures following a natural or man-made catastrophic event. All FRD - US&R team members participate annually in a mandatory full team/full scale exercise, as well as in a mobilization exercise. FRD - US&R team members also participate in extensive continuing education and specialty training. Use of the YCF allows them to conduct these exercises in a remote

environment that permits the use of real world scenarios, while ensuring that the public will remain at a safe distance from the activity.

As part of the certification process, teams are required to demonstrate response proficiency during a simulated, yet realistic structural collapse of a building. The YCF training site allows the Task Force to perform the required response capability and to exhibit it to the evaluators. To highlight the critical role served by this facility, it should be noted the Fairfax County FRD - US&R team has achieved the "Heavy" International Search and Rescue Advisory Group (INSARAG) External Classification level. Therefore, this site is critical to the ongoing certification that will allow the FRD - US&R team to maintain its status as an elite rescue unit capable of helping those most in need.

2. Why the proposed location is the best location for the proposed use

The site at the former YCF is currently recognized as an operational site that fully meets the federal oversight requirements and is certified by the INSARAG. The fulfillment of the federal requirements, as well as the current INSARAG certification, make the YCF site the best location for the proposed use. Further, the chosen site has the following properties that recommend it as the ideal setting for this use.

- The site is in a remote location, situated away from residential neighborhoods
- The site has the roadway infrastructure to support this use
- The existing natural vegetative buffer provides an additional layer of visual screening as well as a sound dampening effect
- Given its size, the available acreage can fully support the required FRD - US&R training functions that require the use of large equipment and numerous personnel
- The existing abandoned buildings may be utilized to replicate hazards of collapsed structures, making them perfect for the training needed by the FRD - US&R team
- To date, FRD - US&R training has been successfully conducted at the site for approximately 16 years, proving its value as an indispensable resource to the team
- Over \$150,000 in federal grants, as well as donated construction materials have already been invested in the YCF site to construct training elements, including a certified rubble site and a certified canine training facility

The combination of these elements makes the former YCF site the best location for the proposed use.

3. Why the proposed location and type of facility is the least disruptive alternative

The proposed location is remote, which allows for a variety of non-traditional uses, including its current use as the FRD - US&R training facility. Given its remote location, even when used for training, the former YCF site will still not have a disruptive impact due to its distance from residents and other sensitive groups.

C. ANTICIPATED IMPACTS / MITIGATION

1. Visual

The YCF is surrounded on all sides by vegetated screening that will remain. Situated in a

**Section 15.2-2232 Application for Determination
Fire and Rescue Department - Urban Search and Rescue Training Facility**
Page 5

remote location, the site is adjacent only to landfills and other industrial uses. There are no residential neighbors near the site. As the current use of the site would not change due to this application, there would be no additional visual impact, apart from that which is existing.

2. Noise and light

The proposed facility is located in a relatively remote area of Fairfax County, surrounded by two landfills, a regional park, and heavily traveled roadways. There is a substantial amount of background noise that is generated by the nearby roadway traffic, including traffic from I-95 located within one half mile of the site and heavy truck traffic accessing the landfills adjacent to the site. No sensitive noise receptors, such as residences or schools, are located within a half mile of the site.

Similarly, the light impacts created by the trailers on the site will remain unchanged, as the proposed use is also the current practice at the site. The remote location of the training facility, along with the industrial nature of the neighboring buildings, serves to minimize any adverse impact from lighting.

Live ordinance is not use on the site, however, simulated explosive devices and ammunition is used that produces limited noise. No complaints have been received over the limited use of these devices.

3. Air and water quality

There are currently no active emissions sources on the site of the training facility. There are emission sensors on site that monitor emission sources including methane gas from the I-95 landfill. Additionally, as the facility buildings are already in place, there will be no construction-related impacts to existing air quality. Therefore, as this application proposes to continue to use the existing site in its current configuration, air quality will not be affected by this use.

The current use of the facility, and differences from the original use of the facility, are shown on the attached exhibits. Based on the timing of its initial use as a training facility, the site is vested with respect to stormwater management requirements prior to 2014. Stormwater runoff control requirements will be analyzed to determine if additional facilities are needed to mitigate water quality impacts. Additionally, staff has met with county stormwater management staff to discuss the need for any improvements. Current evaluations are being conducted by consultants to determine the best solution to address stormwater management in the minor site plan stage.

4. Environmental

Continuous use of the training facility in its current capacity will serve to minimize the potential for environmental impact. There will be no additional effect on the existing plant and animal communities present, including no impact to rare, threatened or endangered species. Current evaluations are being conducted by consultants to determine the best solution to address stormwater management in the minor site plan stage.

Section 15.2-2232 Application for Determination

Fire and Rescue Department - Urban Search and Rescue Training Facility

Page 6

5. Transportation (including trip generation)

As the facility will continue in its current use, no additional trips will be generated to the site, there will be no decrease in level of service, and transportation impacts of any kind are not expected. The roadway network that now supports heavy truck and equipment traffic, along with the established travel patterns are sufficient to continue to efficiently access the site. A typical FRD Technical Rescue class would have between 12-36 vehicles including, engine trucks, rescue squads, rescue trucks, medic units, and personal automobiles. The most frequent USAR drill would be a canine continued education class which would have 4-10 personal automobiles. A full scale USAR drill occurs once a year and involves a number of various vehicles traveling in and out of the site over the course of three to five days. The US Army's 911th Technical Rescue Engineers have used the facility in the past and will likely utilize the facility for their annual exercise which occurs once a year and operates 24 hours a day for two to three days.

6. Mitigation Measures as applicable for 1 through 5

To minimize any visual impact, the site will remain enclosed by a fence. Although located in a largely industrialized area, an existing vegetative buffer zone contributes to the visual screening for the site. The site is situated near a landfill and surrounded by various industrial activities. Coupled with the remoteness of the location, both noise and light impacts to sensitive populations will remain negligible. An existing air curtain system within the YCF serves as a barrier to ensure that landfill gases do not migrate onto the site. This barrier will remain in place, along with ongoing monitoring, throughout the life of the facility.

D. CONFORMANCE WITH THE COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan policies and guidelines that directly support the proposal

The site for the proposed use is located within the Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, Amended through 10-16-2018, LP1-Laurel Hill Community Planning Sector, Land Unit 6, and planned for public facilities. Allowing the current 31.4-acre portion of the site to continue its use for training would confirm Fairfax County's commitment to the success of the FRD - US&R team. The remaining portion of the site could still be developed with the public park use as shown in the Comprehensive Plan Land Unit Recommendations.

2. Relevant standards/criteria supporting the facility and location

The site is currently designated for Public Use in the Comprehensive Plan. Alternative locations do not offer the remote location and extensive cleared space of the former YCF.

E. ALTERNATIVE SITES CONSIDERED FOR THIS USE

1. Other properties

FRD considered alternate sites for this training in 2011, and a search was conducted for available county owned land. Given the facility requirements, only vacant land greater than 35 acres was considered. The Department of Solid Waste identified land in the Northeast quadrant of the Lorton landfill complex that might be viable as an alternative location. The land had no training infrastructure on it, and extensive construction and expense would have

**Section 15.2-2232 Application for Determination
Fire and Rescue Department - Urban Search and Rescue Training Facility**
Page 7

been required to make it comparable to the site currently in use. Additionally, federal grants such as those used by the FRD - US&R team cannot be used to lease or purchase land, so another source of funding for property acquisition would have been required. Upon further review, and in consultation with Chairman Bulova, a determination was made to pursue the existing site for continued use.

2. Other locations on the subject property

This location on the property is more suitable due to the usability of the structures and installations already on the site for training purposes, as well as additional distance from the street access.

3. Reasons for rejecting each alternative location

Alternative locations did not offer the existing buildings that the FRD - US&R currently uses for their training. They also did not offer the remote location and extensive cleared space of the former YCF. Although a split site was considered, it was concluded that a single, consolidated site is the preferred option for the project.

In use since 2002, the former YCF property has proven its suitability as the FRD - US&R training site for the past 17 years. Given its location, present use and size, the current site remains the preferred location.

FAIRFAX COUNTY FIRE & RESCUE DEPARTMENT URBAN SEARCH & RESCUE TRAINING FACILITY

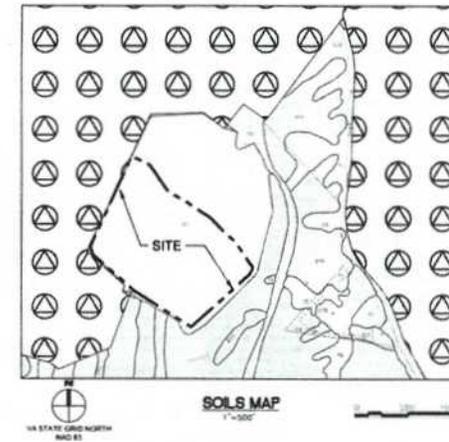
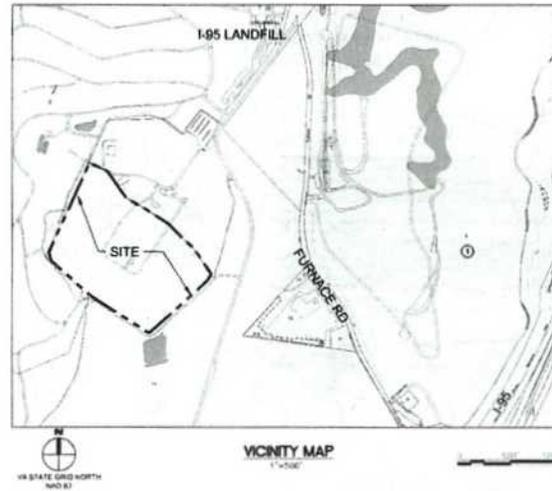
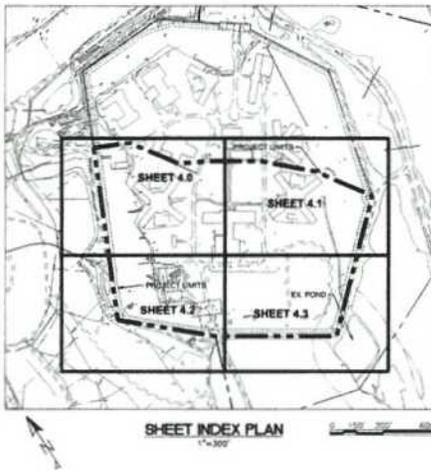
2232 SUBMISSION

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

OWNER
FAIRFAX COUNTY BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PKWY SUITE 533
FAIRFAX VA, 22035

SHEET INDEX

- | | |
|---------|---------------------------|
| 1.0 | COVER SHEET |
| 2.0 | GENERAL NOTES AND DETAILS |
| 3.0 | OVERALL LAYOUT |
| 4.0-4.3 | CURRENT CONDITIONS PLAN |



SOIL ID	NAME	MAPPING UNIT POTENTIAL SUBCLASS FOR GENERAL DEVELOPMENT	HYDROLOGIC SOIL GROUP	EROSION POTENTIAL	FACNOA
40	GRIST MILL SANDY LOAM	CLASS UB	C	MODERATE	0.24

NOTE:
1. SOIL AREAS AND TYPES TAKEN FROM FAIRFAX COUNTY GIS DIGITAL MAP VIEWER.



BURGESS & NIPLE
REGISTERED PROFESSIONAL ENGINEERS
10000 WOODBURN BLVD SUITE 100
FAIRFAX VA 22035
PHONE: (703) 811-8020 FAX: (703) 811-0041

COVER SHEET
URBAN SEARCH & RESCUE
TRAINING FACILITY
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VA

NO.	DESCRIPTION	DATE	REVISIONS
1	SHOW CURRENT CONDITIONS	4/20/18	
2	ADDRESS CLIENT COMMENTS	4/20/18	

DATE:	APRIL 4, 2019
SCALE:	AS SHOWN
DESIGNED BY:	TRJ
DRAWN BY:	AHL
CHECKED BY:	FJH
APPROVED BY:	LKK
DATE PLOTTED:	PREVIOUS
SCALE:	1.0 OF 4
DATE PLOTTED:	

PROJECT DESCRIPTION

THIS EXHIBIT PLAN SHOWS THE CURRENT USE OF TRAINING FACILITIES FOR THE FAIRFAX COUNTY FIRE & RESCUE DEPARTMENT - URBAN SEARCH AND RESCUE (USAR). THE SITE WAS PREVIOUSLY THE LOCATION OF THE LORTON YOUTH DETENTION FACILITY AND IS AN EXHIBIT BY A REUNION OF USE AREA EXHIBIT NAMED "URBAN SEARCH AND RESCUE TRAINING FACILITY ON PARCEL 'Y' LORTON CONNECTIONS COMPLEX (LCC) PLAT OF DIVISION BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES (CPRES) IN MAY 2017. A RECENT SURVEY (JANUARY 2018) CONDUCTED BY GNIPES HAS BEEN USED TO IDENTIFY CURRENT CONDITIONS AT THE SITE. THE PROJECT SITE AREA AS IDENTIFIED ON SHEETS 13 AND 13-B IS 26 ACRES AND IS LOCATED ON A PORTION OF A LARGER 417.82 ACRE PARCEL OWNED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND RECORDED IN DEED BOOK 13116, PAGE 290.

GENERAL NOTES

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 113-1 (01/13/2015 PARCEL 1 SITE IS IN ZONING DISTRICT B-4. THE PROPERTY IS NOT WITHIN AN OVERLAY DISTRICT AND THE USE IS CONSIDERED A BY-RIGHT USE.
2. PROPERTY ADDRESS: 8698 FURNACE ROAD, LORTON, VA 22079
3. NO TITLE REPORT FURNISHED.
4. THE VIRGINIA STATE PLANE COORDINATES AS SHOWN HEREON ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS 83).
5. TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY OBTAINED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ON 01/22/2018. CONTOUR INTERVAL IS 1 FOOT. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). RESEARCH INFORMATION AS SHOWN IS BASED UPON INFORMATION OF RECORD PRODUCED BY GREENHORN & OSAMA, INC. OF FAIRFAX, VA ON THE LORTON CONNECTION COMPLEX (LCC) PLAT OF DIVISION DATED DECEMBER 14, 2011. DATUMS ARE BASED ON VIRGINIA STATE PLANE COORDINATES (NAD 83 AND NGVD 29).
6. THE SITE SHOWN HEREON IS NOT LOCATED IN A FLOOD ZONE PER MAPS PUBLISHED BY THE FEDERAL EMERGENCY ADMINISTRATION (UNITED STATES GEOLOGICAL SURVEY, AND FAIRFAX COUNTY.
7. ALL APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING ADDITIONAL LAND DISTURBING ACTIVITIES WITHIN JURISDICTIONAL WATERS AND WETLANDS.
8. NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IS SHOWN ON THE SITE.
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

BUILDING TABULATIONS

TOTAL SITE AREA = 1,328,888 SQ FT = 31.38 ACRES

TOTAL BUILDINGS GROSS SQUARE FOOTAGE (FOOTPRINT) = 103,621 SQ FT

LANDSCAPING NARRATIVE

PER FFM 13-0510 1A AND CHAPTER 122 OF THE COUNTY CODE, CONSTRUCTION ASSOCIATED WITH MINOR SITE PLANS IS EXEMPT FROM MEETING 10-YEAR TREE CANOPY REQUIREMENTS. IN ADDITION THERE ARE NO CRUISE PARKING LOTS LARGE ENOUGH TO MEET THE PARKING LOT LANDSCAPING REQUIREMENTS OF ZONING ARTICLE 13-260. SINCE THE SITE IS IMMEDIATELY BORDERED BY OTHER PUBLIC USES SUCH AS THE 149 LANDFILL, OCCOCHAN REGIONAL PARK, AND LARGE WOODED AREAS, IT IS ANTICIPATED THAT TRANSITIONAL SCREENING AND/OR BARRIERS WILL NOT BE REQUIRED FOR THE SITE.

SWAMP NARRATIVE

IT IS ANTICIPATED THAT DOCUMENTATION WILL BE PROVIDED THAT SHOWS FINDING FOR THE URBAN SEARCH AND RESCUE (USAR) TRAINING FACILITY SITE WAS SECURED PRIOR TO JULY 1, 2013 AND THEREFORE, PER ORANGEFATHERING CRITERIA ESTABLISHED WITH CHAPTER 19A, ARTICLE 1-13 OF THE FAIRFAX COUNTY CODE, WILL BE SUBJECT TO THE SWM TECHNICAL CRITERIA OF ARTICLE 8 OF THE CODE. IN OTHER WORDS ANY NEW DEVELOPMENT CAN MEET SWM AND SWP REQUIREMENTS THAT REGULATED LAND DEVELOPMENT PRIOR TO THE STATE REGULATIONS MADE EFFECTIVE ON JULY 1, 2014. SWAMP REQUIREMENTS FOR ANY NEW DEVELOPMENT WILL BE MET PER CODE REQUIREMENTS. ANY REQUIRED ADDITIONAL MEASURES TO BE DEVELOPED AT THE MAJOR SITE PLAN STAGE.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
— 6 —	GENERALLINE	— 6 —
— 10 —	PROPERTY LINE AND/OR RIGHT OF WAY	— 10 —
— 10-GR —	CONCRETE CURB AND GUTTER	— 10-GR —
— 05-2 —	EDGE OF PAVEMENT	— 05-2 —
— 0.5' —	C/A DITCH	— 0.5' —
— 0.5' —	CHAIN LINK FENCE	— 0.5' —
— 1' —	WOOD FENCE	— 1' —
— 310 —	INDEX CONTOUR LINE	— 310 —
— 308 —	INTERMEDIATE CONTOUR LINE	— 308 —
± 305.5	GROUND SPOT ELEVATION	± 305.5
— 100 —	LIMITS OF CONSTRUCTION	— 100 —
— 100 —	OVERHEAD ELECTRIC POWER/TELE	— 100 —
— 100 —	UNDERGROUND GAS LINE	— 100 —
— 100 —	UNDERGROUND TELEPHONE LINE	— 100 —
— 100 —	UNDERGROUND ELECTRIC LINE	— 100 —
— 100 —	UNDERGROUND CABLE TV LINE	— 100 —
— 100 —	WATERLINE	— 100 —
— 100 —	STORM SEWER	— 100 —
— 100 —	STORM SEWER	— 100 —
⊙	SANITARY SEWER MANHOLE	⊙
⊙	STORM SEWER MANHOLE	⊙
⊙	STORM DRAIN/DROP INLET	⊙
⊙	STORM STRUCTURE NUMBER	⊙
⊙	SANITARY STRUCTURE NUMBER	⊙
⊙	NUMBER OF PARKING SPACES	⊙
⊙	TRANSVERSE CONTROL POINT	⊙
⊙	IRON PIPE FOUND	⊙
⊙	OUT ANCHOR	⊙
⊙	GAS VALVE/WATER VALVE	⊙
⊙	TELEPHONE PEDESTAL	⊙
⊙	LIGHT POLE	⊙
⊙	TELEPHONE POLE	⊙
⊙	ELECTRIC POWER/TELE POLE	⊙
⊙	TRAFFIC SIGNAL POLE	⊙
⊙	SIGN	⊙
⊙	FIRE HYDRANT	⊙
⊙	TREE/DROOP OF TREES	⊙
⊙	SHRUBS/SHRUBS	⊙
⊙	CURB CUT RAMP CD-12	⊙
⊙	HANDICAP RAMP	⊙
⊙	BORING HOLE / NUMBER	⊙
⊙	TEST PIT	⊙
⊙	BENCH MARK	⊙

LEGEND.DWG



BURGESS & NIPLE
 PROFESSIONAL ENGINEERS
 4800 ANTONY PARKWAY, SUITE 100
 LORTON, VA 22079
 PHONE: (703) 851-8800 FAX: (703) 851-4041

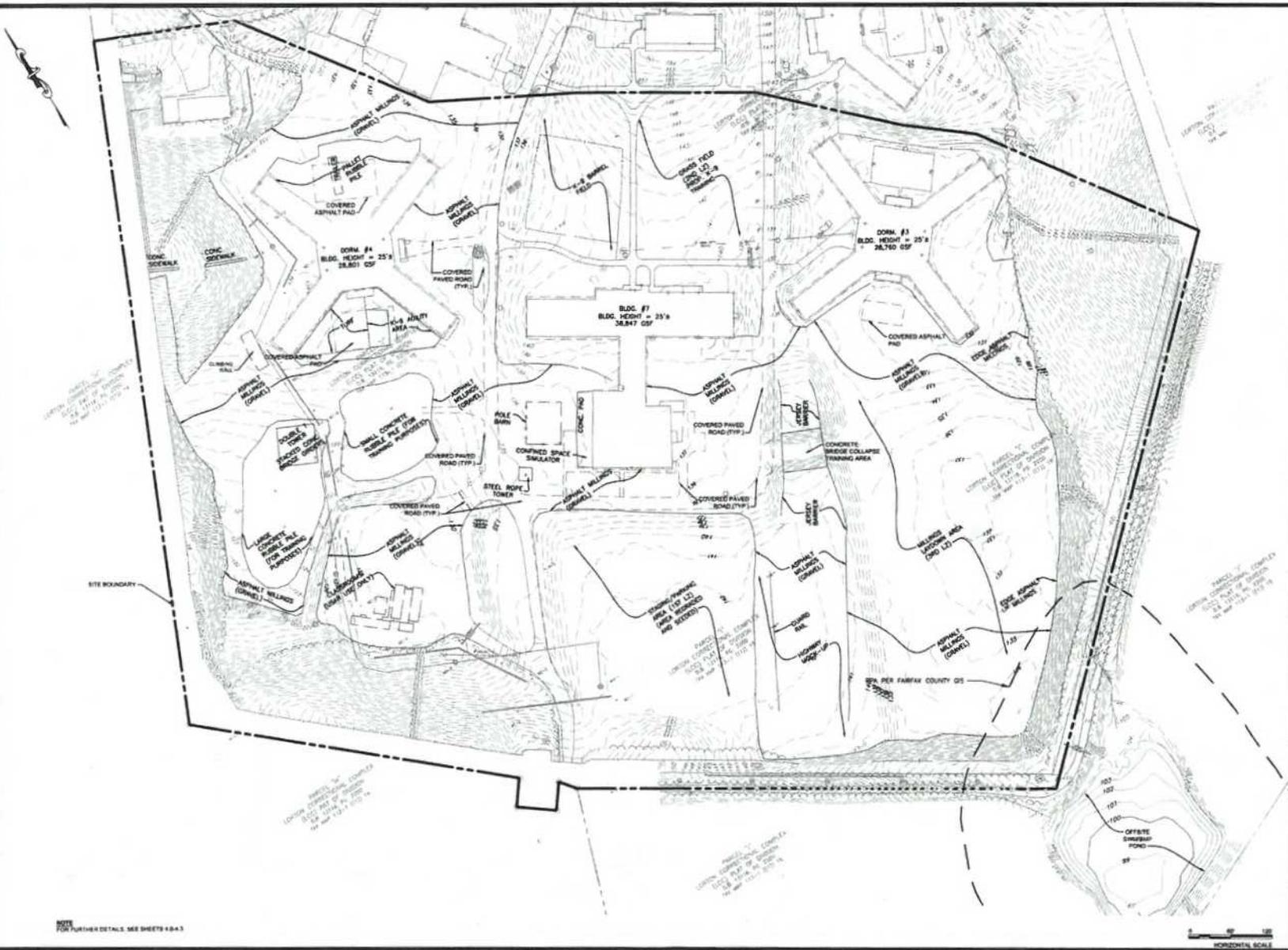
GENERAL NOTES AND DETAILS
 URBAN SEARCH & RESCUE
 TRAINING FACILITY
 8698 FURNACE ROAD
 LORTON, VIRGINIA DISTRICT
 FAIRFAX COUNTY, VA

REVISIONS	
NO.	DESCRIPTION
1	ADAPTED FROM EXISTING PLAN
2	ADAPTED FROM EXISTING PLAN
3	ADAPTED FROM EXISTING PLAN
4	ADAPTED FROM EXISTING PLAN
5	ADAPTED FROM EXISTING PLAN
6	ADAPTED FROM EXISTING PLAN
7	ADAPTED FROM EXISTING PLAN
8	ADAPTED FROM EXISTING PLAN
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15	ADAPTED FROM EXISTING PLAN
16	ADAPTED FROM EXISTING PLAN
17	ADAPTED FROM EXISTING PLAN
18	ADAPTED FROM EXISTING PLAN
19	ADAPTED FROM EXISTING PLAN
20	ADAPTED FROM EXISTING PLAN

DATE: APRIL 4, 2018
 SCALE: NONE
 DESIGNED BY: (BAU)
 DRAWN BY: (AHO)
 CHECKED BY: (FKJ)
 IN CHARGE: (PKK)
 DATE: 4/20/18
 SHEET: 18-002-05
 TOTAL SHEETS: 6
 OF: 4

PLOTTED: 4/28/18 8:47 AM

P:\PROJECTS\2018\20180401\20180401-URBAN SEARCH & RESCUE TRAINING FACILITY\OVERALL LAYOUT.dwg 4/28/18 8:47 AM L:\MPC\B. NIPLE



NOTE:
FOR FURTHER DETAILS, SEE SHEETS 18-A.3



BURGESS & NIPLE
 ENGINEERS & ARCHITECTS
 100 SOUTH MAIN STREET
 CHARLOTTE, NORTH CAROLINA 28202
 PHONE: (703) 851-4650 FAX: (703) 851-4041

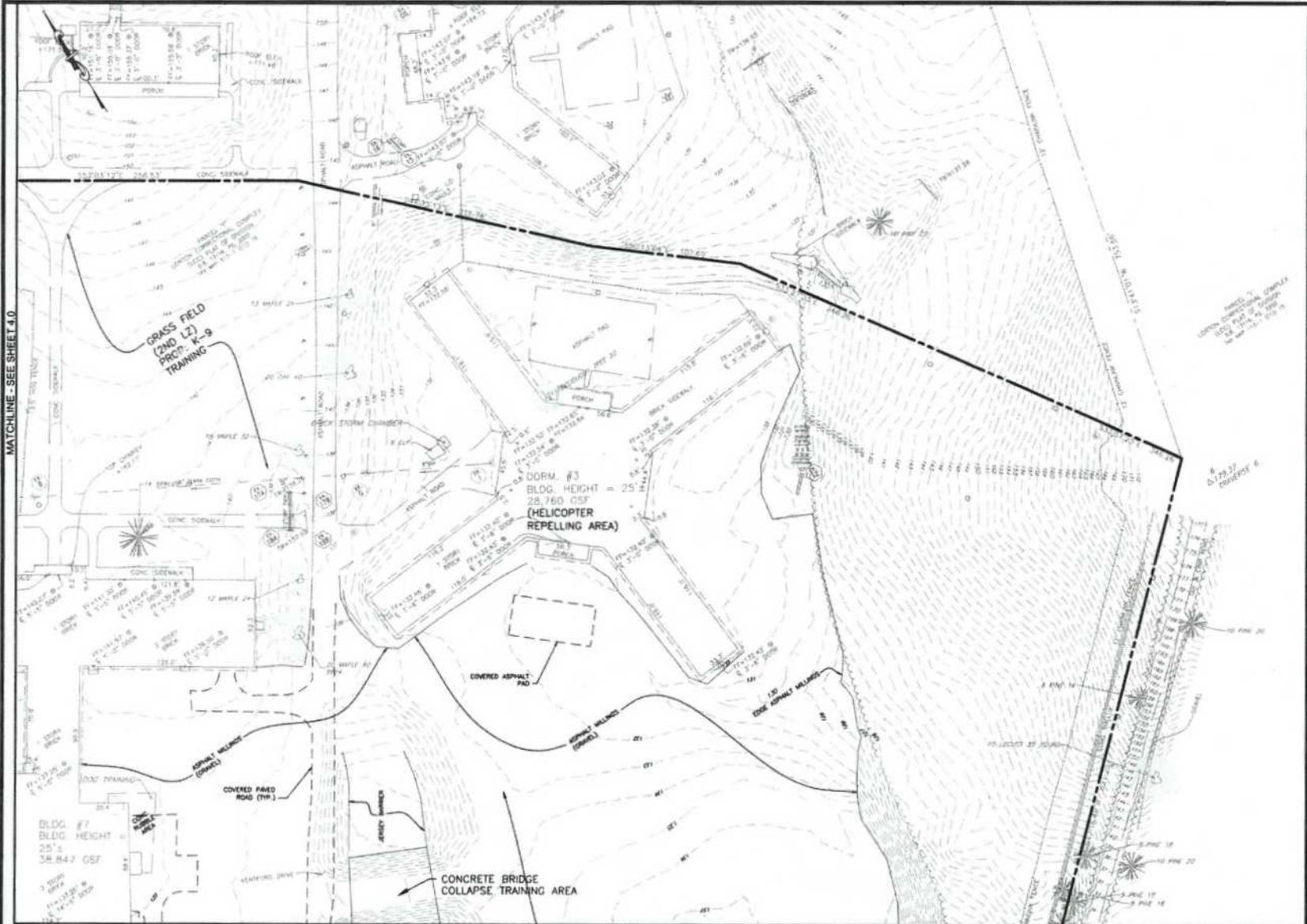
OVERALL PLAN
**URBAN SEARCH & RESCUE
 TRAINING FACILITY**
 100 SOUTH MAIN STREET
 CHARLOTTE, NORTH CAROLINA

NO.	DESCRIPTION	DATE
1	ADDRESS CLIENT COMMENTS	4/20/18
2	SHOW CURRENT COMMENTS ONLY	4/20/18
REVISIONS		

DATE: APRIL 4, 2018
 SCALE: 1"=40'
 DESIGNED BY: BUN
 CHECKED BY: AHD
 DRAWN BY: PHJ
 APPROVED BY: LKN
 DESIGN: PRESOONS
 SHEET: 30 OF 4
 DATE: 4/28/18

HORIZONTAL SCALE

PLOTTED 4/20/18 4:28:21 PM



MATCHLINE - SEE SHEET 4.0

MATCHLINE - SEE SHEET 4.3



BURGESS & NIPLE
 14800 WOODBRIDGE BLVD, SUITE 100
 TAMPA, FL 33613
 PHONE (727) 817-4800 FAX (727) 817-8041

CURRENT CONDITIONS PLAN
**URBAN SEARCH & RESCUE
 TRAINING FACILITY**
 14800 WOODBRIDGE BLVD, SUITE 100
 TAMPA, FL 33613

NO.	DESCRIPTION	DATE	REVISIONS
1	ADDRESS CLIENT COMMENTS		
2	SHOW CURRENT COMMENTS ONLY		

DATE: APRIL 4, 2018
 SCALE: 1"=30'
 DRAWN BY: JHN
 CHECKED BY: JHN
 APPROVED BY: LKN
 DESIGNED BY: PRESQ005
 SHEET: 4.1 OF 4
 DATE: 4





BURGESS & NIPLE
 1430 AVON PARKWAY, SUITE 100
 TULSA, OKLAHOMA 74116
 PHONE: (918) 481-4833 FAX: (918) 481-4841

CURRENT CONDITIONS PLAN
 URBAN SEARCH & RESCUE
 TRAINING FACILITY
 COUNTY VERNON DISTRICT
 TERRILL COUNTY, OK

NO.	DESCRIPTION	DATE

DATE: APRIL 4, 2019
 SCALE: 1"=30'
 DESIGNED BY: BML
 DRAWN BY: AND
 CHECKED BY: FJL
 APPROVED BY: LEC
 SHEET: 4.3 OF 4
 TITLE: PROPOSIS

HORIZONTAL SCALE

MATCHLINE - SEE SHEET 4.1



South County Federation Resolution

April 9th, 2019

USAR – Urban Search and Rescue, 9900 Furnace Road

Whereas, Urban Search and Rescue has been operating at the location since 2012 and is now seeking to make this site their permanent location

Whereas, the site was previously the Youth Correctional Facility until its closure in 2001

Whereas, the site is not subject to the Memorandum of Agreement which provides guidelines for development and demolition within the Historic Overlay designated area as it is outside of this area and not included in the National Register

Whereas, the site is subject to a change of use as defined in the deed and requires GSA review and approval

Whereas, a proposed change to the Comprehensive Plan will be necessary to change the Youth Correctional Facility from Parks/Open Space to Parks/Public Facilities

Whereas, 31.4 acres of the site will be used by USAR leaving the remaining 24 acres on the site as use for park or open space

Whereas, there is concern that the adjacent site remain as park or open space is not compatible with the proposed use of safety training to include live ordnance

Whereas, this is a loss of available parkland in the Lorton area with no exchange being considered

Whereas, the site will be used for training of Fairfax County and also groups from other states and jurisdictions

Therefore, be it resolved that the South County Federation supports the use of Urban Search and Rescue as a permanent site at this location

Nicholas A. Felt

4/12/2019

Date

Knight, Natalie

From: Kirst, Lorrie
Sent: Thursday, April 11, 2019 11:55 AM
To: Knight, Natalie
Subject: RE: Urban Search & Rescue (USAR) 2232 Application; 2232-V19-2

RE: 2232-V19-2
Fire and Rescue – Urban Search and Rescue Training Facility
9900 Furnace Road
Tax Map: 113-1 ((1)) 15 pt.
Zoning District: R-1

The proposed continued use of this site as the Urban Search and Rescue Training Facility is a public use and is permitted by right in the R-1 District, provided that the R-1 District requirements and all other applicable requirements are met.

From: Knight, Natalie
Sent: Thursday, April 11, 2019 10:01 AM
To: Paul.Fernandes@fairfaxcounty.gov; LDS SAC <LDSSAC@fairfaxcounty.gov>; James, Denise <Denise.James@fairfaxcounty.gov>; Kirst, Lorrie <Lorrie.Kirst@fairfaxcounty.gov>; Lambert, Michael P. <Michael.Lambert@fairfaxcounty.gov>; Gregory Prelewicz <gprelewicz@fairfaxwater.org>; Stone, Laurie A. <Laurie.Stone@fairfaxcounty.gov>; Aceto, William <William.Aceto@fairfaxcounty.gov>; Johnson, Lynne <Theresa.Johnson@fairfaxcounty.gov>; Muir, Amy M. <Amy.Muir@fairfaxcounty.gov>; O'Donnell, Leanna <Leanna.O'Donnell@fairfaxcounty.gov>; Wright, Suzanne L. <suzanne.wright@fairfaxcounty.gov>; Hall, Lee Ann, P.E. (VDOT) <LeeAnn.Hall@vdot.virginia.gov>
Cc: Stahlhut, Michelle K <Michelle.Stahlhut@fairfaxcounty.gov>; Morin, Christine A <Christine.Morin@fairfaxcounty.gov>
Subject: Urban Search & Rescue (USAR) 2232 Application; 2232-V19-2

Good Morning,

I am reaching out about the 2232 public facility application for the Urban Search & Rescue site, application #2232-V19-2, located at 9900 Furnace Road, tax map #113-1 ((1)) 15. Attached please find the 2232 application and plans. This application will have a public hearing with the Planning Commission, though no dates have been scheduled yet. The hearing is anticipated to be scheduled for this summer.

I am distributing the 2232 application by way of this email for your review. If you would prefer a hard copy please let me know and I will provide copies. Please send your review comments to me by Wednesday, May 1, 2019.

Contact me with any questions,

Thank you,
Natalie

Natalie Knight, Planner
Facilities Planning Branch, Planning Division
Department of Planning and Zoning
12055 Government Center Pkwy, #730
Fairfax, VA 22035

Knight, Natalie

From: Bebek, Corinne
Sent: Tuesday, April 30, 2019 10:59 AM
To: Knight, Natalie
Cc: James, Denise
Subject: Urban Search and Rescue Training Facility

Good morning Natalie,

I have no environmental comments or concerns regarding the Urban Search and Rescue Training Facility (Project # 2G25-108-000).

The applicant is proposing the continuation of an existing use that has been on the property since 2002, no new impervious surface or buildings are being proposed. The applicant is not disturbing any environmentally sensitive areas. As I understand that the applicant is working with consultants to evaluate stormwater management for the site, any final determination for the adequacy of these facilities is handled by Land Development Services (LDS).

Thank you for the opportunity to review! Please let me know if you have any questions!

Corinne

Corinne Bebek, LEED AP BD+C
Planning Division
Fairfax County Department of Planning and Zoning
Corinne.Bebek@fairfaxcounty.gov
(703) 324-1237



County of Fairfax, Virginia

MEMORANDUM

DATE: May 1, 2019

TO: Natalie Knight, Planner, Facilities Planning Branch

FROM: Nicole F. Brannan, Heritage Resource Planner

CC: Leanna O'Donnell, Branch Chief, Policy & Plan Development

SUBJECT: 2232-V19-2
9900 Furnace Road, Lorton, VA
Tax Map Parcels: 113-1 ((01)) 0015 pt.

Proposal

The applicant is proposing to continue its use of an approximately 31.4-acre portion of the former Lorton Youth Correctional Facility site to train its personnel. This training, which has been conducted at this site since 2002, is required to maintain the task force's national and international certification as a high caliber search and rescue unit. This proposal will establish the use of a portion of the former Lorton Youth Correctional Facility as a permanent training facility for the Fairfax County Fire and Rescue Department.

Heritage Resource Findings

1. There are no known heritage resources located on the subject property. The nearest known architectural resource is the D.C. Workhouse and Reformatory Historic District located approximately .75 miles to the northwest.
2. The former Lorton Youth Correctional Facility was constructed in the late 1950s and early 1960s as part of the larger D.C. Workhouse and Reformatory complex. The D.C. Workhouse and Reformatory is listed in the Fairfax County Inventory of Historic Sites and is listed in the National Register of Historic Places. The structures located at the former Lorton Youth Correctional Facility were not considered during the evaluation of the prison as they were outside the period of significance determined in the National Register nomination.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447



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DEPARTMENT OF
**PLANNING
& ZONING**

3. Based on the information given regarding the current use of the structures, it is likely that the structures at the former Lorton Youth Correctional Facility are in poor condition. However, as the former Lorton Youth Correctional Facility has not been evaluated to determine if it warrants inclusion to either local, state or national registers, staff would like to conduct a site visit to better understand the current condition of the buildings. This will aid staff in determining if any further heritage resources work is warranted at the site.
4. The applicant's proposal does not change the current use of the property; therefore, this proposal will not impact any known heritage resources.
5. The applicant should consult with FCPA to determine if any archaeological studies are needed prior to approval.

COMPREHENSIVE PLAN CITATIONS:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA IV Lower Potomac Planning District, Amended through 10-16-2018 Overview Page 11

Heritage Resources:

“The Lower Potomac Planning District contains both known and potential heritage resources. [...] Identified heritage resources include:

- Fort Belvoir Historic District – With construction starting in 1918, this post illustrates the social, technological and military developments at U.S. Army installations in the years between the world wars.
- DC Workhouse and Reformatory – This Progressive era penal institution for the District of Columbia includes almost 200 historic resources. It is a National Register Historic District.
- Gunston Hall – The home of George Mason, originator of the Virginia Bill of Rights, is listed in the Virginia Landmarks Register and National Register of Historic Places and is a National Historic Landmark.
- Colchester Town Archaeological Site – The 18th century town of Colchester, chartered by Act of Assembly in 1753, was Fairfax County's first planned community and an important port rivaling Alexandria.

Page 16

“The major heritage resource preservation guidelines for the Lower Potomac Planning District are:

- Consider heritage resources at the earliest planning stages of development;
- Continue dedication of undeveloped land as open space (e.g., environmental quality corridors, Agricultural and Forestal Districts, parks) to preserve important heritage resources and maintain visual and cultural evidence of the county's past; and
- Preserve significant resources.”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA IV Lower Potomac Planning District, Amended through 10-16-2018 LPI-Laurel Hill Community Planning Sector Page 28

Heritage Resources

“Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition AREA IV Lower Potomac Planning District, Amended through 10-16-2018 LPI-Laurel Hill Community Planning Sector Page 58

“The remainder of this land unit should be developed with public and institutional use in accordance with the following land unit guidance: [...]

The former Youth Correctional Facility is planned for public park use by the FCPA. The Occoquan Regional Park should be expanded northward to the southern boundary of the I-95 Landfill, excluding the former Youth Correctional Facility, in order to expand both passive and active recreational opportunities for the Northern Virginia area and to preserve substantial open space and EQC areas. In addition, adjacent to this park expansion area, a single telecommunications tower should be provided to serve Fairfax County and potentially other users for public communications needs. The land area needed for this tower should be conveyed to Fairfax County, along with an access easement through the future park, to be provided by the Northern Virginia Regional Park Authority.”

Countywide Objectives and Policies

...

Objective 3: Protect significant heritage resources from degradation, or damage and destruction by public or private action.

Policy a. Avoid adverse impacts on or destruction of significant heritage resources unless there is no prudent and feasible alternative, in which case, plan and carry out appropriate mitigation activities to minimize the adverse effect.

Policy b. Plan and undertake appropriate actions to retain and enhance significant heritage resources to be affected by public or private land use or development.

...

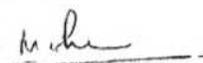


County of Fairfax, Virginia

MEMORANDUM

DATE: May 22, 2019

TO: Natalie Knight
Public Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division (SDID)
Land Development Services

SUBJECT: 2232-V19-2; 1183-ZONA-009-1; Tax Map# 113-1-01-0015

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on the property.

Floodplain

There is a regulated floodplain within this property.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

Stormwater Quality and Quantity Control

The application also states that appropriate (BMP) narratives and the adequate outfall analysis will be included in the development plans per the PFM requirements for site plan review and approval. Existing stormwater improvements on the site constructed with the Lorton and Workhouse Road street improvement projects will remain to the extent possible including the detention pond located at the northeast corner of the parcel within the Historic District Overlay. Stormwater management plan must be provided on future site plan.

Please contact me at 703-324-1739 if you require additional information.

cc: Bijan Sistani, Chief, South Branch, SDID, LDS





County of Fairfax, Virginia

MEMORANDUM

DATE: March 8, 2019

TO: Michelle Stahlhut, Branch Chief Public Facilities
Planning Division, DPZ

FROM: Marc Dreyfuss, Transportation Planner III *MLD*
Site Analysis Section
Department of Transportation

SUBJECT: 15.3-2232 analysis for application number 2232-V19-2 to permit a Fire and Rescue Department Urban Search and Rescue Training Facility at 9900 Furnace Road [Tax Map Parcel: 113-1 ((1)) 15 pt.]

The Fairfax County Department of Transportation (FCDOT) has reviewed application number 2232-V19-2 to permit continued permanent operations of an existing indoor/outdoor training facility, located at 9900 Furnace Road, which has been in operation since 2002 under previous temporary approvals.

Vehicle Access and Trip Generation

The Property is currently operating in the same capacity that is proposed to continue with approval of this application. Therefore, there is anticipated to be no change in trip generation or traffic impacts to the surrounding roadway network as compared to current conditions.

Conclusion

No transportation impacts are anticipated due to the proposed continuation of the training facility on the site. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plans.

Cc:
Yvonne Goh, DPZ
Michael W. Garcia, AICP, FCDOT-SAS
Jeffrey C. Hermann, AICP, Chief, FCDOT-SAS



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Michelle Stahlhut, Chief
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

FROM: Andrea L. Dorlester, AICP, Manager *ALD*
Park Planning Branch, PDD

DATE: May 15, 2019

SUBJECT: 2232-V19-2, Urban Search and Rescue Training Facility
Tax Map Number: 113-1((1)) 15

BACKGROUND

The Park Authority staff has reviewed the referenced 2232 review application dated April 9, 2019. The applicant proposes the re-use of 31 acres of the former Lorton Youth Correctional Facility as a training facility for the Fairfax County Fire and Rescue Department Urban Search and Rescue Team.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, pp. 5-7).

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impacts

The parcels were subjected to archival review, which determined that a number of known potentially significant sites exist along the periphery of the parcel and that the interior of the parcel has a high potential to contain additional sites. Furthermore, the site is adjacent to the Lorton National Register Historic District. As per Fairfax County Policy Sect. 7-210 the applicant is required to fill out and submit the attached Archaeological Site Data Form. The proposed use will likely trigger Section 106 of the National Historic Preservation Act, therefore the Park Authority recommends consultation with the Virginia Department of Historic Resources.

The plans show that the limits of disturbance are within an already disturbed portion of the parcel. However, if undisturbed portions of the site are to be impacted either now or in the

future, the Park Authority requests that the applicant provide a Phase I archaeological survey of the undisturbed area to be developed, in accordance with the Comprehensive Plan. If significant sites are found, it is requested that they undergo Phase II archaeological testing in order to determine county significance or eligibility for inclusion onto the National Register of Historic Places. If sites are found significant or eligible, avoidance or additional archaeological work may be warranted.

FCPA Reviewer: Andy Galusha
DPZ Planner: Natalie Knight

Copy: David Bowden, Director, Planning and Development Division
Barbara Nugent, Director, Resource Management Division
Liz Crowell, Manager, Archaeology & Collections Branch
Natalie Knight, Planner, Facilities Planning Branch, DPZ
File Copy

Att: Archaeological Site Data Form

Archaeological Survey Data Form – Part A

In order to determine the existing on-site conditions, the following information must be provided to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority, James Lee Community Center 2855 Annandale Road, Room 124, Falls Church, VA, 22042, prior to submission of any rezoning, development plan, special exception, special permit or variance application that involves 2500 square feet or more of land disturbing activity and where the application property is located wholly or partially within or contiguous to a Historic Overlay District. Following the County's review of available files and GIS information for the application property, a determination will be made as to the probability of the application property to yield significant archaeological resources. The Cultural Resource Management and Protection Section will reply to the applicant within fifteen (15) working days of receipt of the following required information:

APPLICANT	Name		
	Mailing Address		
	Phone Home ()	Work ()	Mobile ()
PROPERTY INFORMATION	Property Address		
	Tax Map and Parcel Number:		Size (acre/sq.ft.)
	Zoning District:		Magisterial District
	Proposed Zoning if concurrent with rezoning application:		
HISTORIC OVERLAY DISTRICT ARCHAEOLOGICAL SURVEY REQUEST INFORMATION	Provide the following: One (1) copy of the current Fairfax County Zoning Section Sheet(s) at a scale of one inch equals five hundred feet (1" = 500'), covering the area within at least a 500 foot radius of the proposed use, showing the existing zoning classification for all land appearing on the map. If more than one (1) Zoning Section Sheet is required to cover the area, such sheets shall be attached so as to create an intelligible map. The boundaries of the subject site shall be outlined in red thereon.		
	Description of the proposal including type of application and proposed use, and a graphic drawn to scale showing the dimensions of all existing buildings and their distance from property lines (attach additional sheets, as necessary):		
AGENT/CONTACT INFORMATION	Name		
	Mailing Address		
	Phone Home ()	Work ()	Mobile ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant or <input type="checkbox"/> Agent/Contact		
Type/Print Name of Applicant		Signature of Applicant/Agent	

FOR OFFICIAL COUNTY USE ONLY

Date all required information received: _____

No probability. No Survey Required. _____

Low probability. Survey Required (see Sect. 7-210 of the Zoning Ordinance): _____

Medium to high probability. Survey Required (see Sect. 7-210 of the Zoning Ordinance): _____

Comments (attach additional sheets, if necessary): _____

Date of response to applicant: _____

Archaeological Survey Data Form – Part B

If the Cultural Resource Management and Protection Section of the Fairfax County Park Authority determines that a Survey is required and a report of the survey results must be submitted prior to submission of any rezoning, development plan, special exception, special permit or variance application that involves 2500 square feet or more of land disturbing activity and where the application property is located wholly or partially within or contiguous to a Historic Overlay District, then a copy of the Executive Summary contained in the report must be printed in the space below (attach additional sheets if necessary). (See Par. 6L of Sect. 7-210 of the Zoning Ordinance.)

EXECUTIVE SUMMARY:

I certify that the above Executive Summary is a true copy of the Executive Summary contained in the Report dated _____ submitted to the Cultural Resource Section.

Type/Print Name of Applicant

Signature of Applicant/Agent and Date

FOR OFFICIAL COUNTY USE ONLY

Date of Report submitted to the Park Authority _____

Report submitted and meets submission requirements. Staff recommendation forthcoming: _____



County of Fairfax, Virginia

MEMORANDUM

DATE: August 28, 2019

TO: Natalie Knight, Staff Coordinator
Public Facilities and Plan Development Branch, PD, DPD

FROM: Harvey Clark, Project Manager
Building Design Branch, BDCD, DPWES

SUBJECT: Urban Search and Rescue
2232-V19-2
Comment Response

Zoning Administration Division, DPD comments dated April 11, 2019

- The proposed continued use of this site as the Urban Search and Rescue Training Facility is a public use and is permitted by right in the R-1 District, provided that the R-1 District requirements and all other applicable requirements are met.

Response: Acknowledged

Facilities Management Department comments dated April 15, 2019

- FMD supports the application.

Response: Acknowledged

Fire and Rescue Department comments dated April 29, 2019

- The Fire and Rescue Department supports the 2232 application and has no comments.

Response: Acknowledged

Environment and Development Review Branch, PD, DPD comments dated April 30, 2019

- The applicant is proposing the continuation of an existing use that has been on the property since 2002, no new impervious surface or buildings are being proposed. The applicant is not disturbing any environmentally sensitive areas. As I understand that the



applicant is working with consultants to evaluate stormwater management for the site, any final determination for the adequacy of these facilities is handled by Land Development Services (LDS). I have no environmental comments or concerns regarding the Urban Search and Rescue Training Facility.

Response: Acknowledged

Heritage Resources and Plan Development, PD, DPD comments dated May 2, 2019

- There are no known heritage resources located on the subject property. The nearest known architectural resource is the D.C. Workhouse and Reformatory Historic District located approximately .75 miles to the northwest.

Response: Acknowledged

- The former Lorton Youth Correctional Facility was constructed in the late 1950s and early 1960s as part of the larger D.C. Workhouse and Reformatory complex. The D.C. Workhouse and Reformatory is listed in the Fairfax County Inventory of Historic Sites and is listed in the National Register of Historic Places. The structures located at the former Lorton Youth Correctional Facility were not considered during the evaluation of the prison as they were outside the period of significance determined in the National Register nomination.

Response: Acknowledged

- Based on the information given regarding the current use of the structures, it is likely that the structures at the former Lorton Youth Correctional Facility are in poor condition. However, as the last site photographs taken by Heritage Resources Staff were in 2006 and the structures have not been documented, staff would like to conduct a site visit to take photographs and update our records.

Response: A site visit was arranged for Heritage Resource staff. Staff conducted a site visit, took photographs, and updated their records on July 25, 2019.

- The applicant's proposal does not change the current use of the property; therefore, this proposal will not impact any known heritage resources.

Response: Acknowledged

- The applicant should consult with FCPA to determine if any archaeological studies are needed prior to approval.

Response: FCPA was consulted and the required Archaeological Site Data Form was submitted to the Cultural Resource Management and Protection Section of the FCPA who indicated that no further archaeological investigation is required. See attached email.

Fairfax County Water Authority comments dated May 3, 2019

- The property is served by Fairfax Water. Adequate domestic water service is available at the site from existing 16-inch water main located in Furnace Road. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Response: No on-site water mains are being proposed and no additional water main extensions are necessary.

Zoning Evaluation Division, DPD comments dated May 3, 2019

- Based on my research, it appears that the Lorton Youth Correctional Facility, located at 9751 Ox Road, was constructed as a by-right public use on the R-1 zoned property. Thus, there are no proffers or development conditions applicable to the proposed extension for using the property as a fire and rescue training facility.

Response: Acknowledged

Stormwater Planning Division, DPWES comments dated May 3, 2019

- The application indicates that no additions or improvements are planned for the site and its existing derelict buildings. While the original correctional facility pre-dates the current stormwater ordinance, I have no objections to turning the site into a permanent training facility for USAR. Having said that, I note that the Statement of Justification mentions that Fire & Rescue "staff have met with county stormwater management staff to discuss the need for any improvements." We've heard nothing about this meeting. Can you tell us with whom F&R met and when, and what (if any) recommendations were made?

Response: The Statement of Justification refers to Building Design Branch staff, not Fire & Rescue staff, which have previously met with Stormwater management staff members Shannon Bell and Charles Smith. Stormwater Management and the Building Design Branch are currently working in conjunction with LDS and the engineering consultants to meet stormwater management requirements for the minor site plan.

Site Development and Inspections Division, LDS comments dated May 3, 2019

- Chesapeake Bay Preservation Ordinance (CBPO)
There is Resource Protection Area(RPA) on the property.

Response: Acknowledged

- Floodplain
There is a regulated floodplain within this property.

Response: Acknowledged

- Downstream Drainage Complaints
There is no storm water complaint on file within the property.

Response: Acknowledged

- Stormwater Quality and Quantity Control
The application states that funding for the urban search and rescue training facility site was secured prior to July 1, 2012 and therefore per grandfathering criteria established with chapter 124, article 1-12 of the Fairfax County code this plan is grandfathered. However, Projects that qualify under the grandfathering provision in Stormwater Management Ordinance (SWMO) §124-1-12, Paragraphs A or B, that do not commence land-disturbing activity on or before June 30, 2019, will need to be redesigned to meet the technical criteria in Article 4 of the SWMO. Please see LDS Technical Bulletin 19-05.

Response: Stormwater Management and the Building Design Branch are currently working in conjunction with LDS and the engineering consultants to meet stormwater management requirements for the minor site plan.

Fairfax County Department of Transportation comments dated May 8, 2019

- Vehicle Access and Trip Generation
The Property is currently operating in the same capacity that is proposed to continue with approval of this application. Therefore, there is anticipated to be no change in trip generation or traffic impacts to the surrounding roadway network as compared to current conditions.

Response: Acknowledged

- Conclusion

No transportation impacts are anticipated due to the proposed continuation of the training facility on the site. Based on the analysis of the submitted materials, FCDOT finds that the location, character, and extent of the proposed use is in conformance with the County's transportation plans.

Response: Acknowledged

Fairfax County Park Authority comments dated May 15, 2019

- **Cultural Resources Impacts**

The parcels were subjected to archival review, which determined that a number of known potentially significant sites exist along the periphery of the parcel and that the interior of the parcel has a high potential to contain additional sites. Furthermore, the site is adjacent to the Lorton National Register Historic District. As per Fairfax County Policy Sect. 7-210 the applicant is required to fill out and submit the attached Archaeological Site Data Form. The proposed use will likely trigger Section 106 of the National Historic Preservation Act, therefore the Park Authority recommends consultation with the Virginia Department of Historic Resources.

The plans show that the limits of disturbance are within an already disturbed portion of the parcel. However, if undisturbed portions of the site are to be impacted either now or in the future, the Park Authority requests that the applicant provide a Phase I archaeological survey of the undisturbed area to be developed, in accordance with the Comprehensive Plan. If significant sites are found, it is requested that they undergo Phase II archaeological testing in order to determine county significance or eligibility for inclusion onto the National Register of Historic Places. If sites are found significant or eligible, avoidance or additional archaeological work may be warranted.

Response: The proposal will not extend beyond the already disturbed portion of the parcel. The required Archaeological Site Data Form was submitted to the Cultural Resource Management and Protection Section of the FCPA who indicated that no further archaeological investigation is required. See attached email.

Clark, Harvey

From: Crowell, Elizabeth A
Sent: Wednesday, July 10, 2019 3:26 PM
To: Clark, Harvey
Subject: RE: Archaeological Survey Data Form

Dear Mr. Harvey,

I consulted with John Rutherford, who would have received the Archaeological Survey Data Form. He indicated that the property has been previously disturbed by training that occurred on the property. Any archaeological resources that may have been present have, in all likelihood, been destroyed. No further archaeological investigation is required. John indicated that he had sent this information to the Planning and Development Division of the Park Authority.

Should you require any further assistance, please do not hesitate to contact me.

Sincerely,

Elizabeth A. Crowell, Ph.D.
Archaeology and Collections Branch Manager

From: Clark, Harvey
Sent: Monday, July 8, 2019 10:19 AM
To: Crowell, Elizabeth A <Elizabeth.Crowell@fairfaxcounty.gov>
Subject: Archaeological Survey Data Form

Hello Elizabeth,

I submitted an Archaeological Survey Data Form in late May on behalf of DPWES in regards to an FCPA requirement for a 2232 application. The Data Form said I would get a response within 15 days, but I haven't heard anything. Attached is the form I sent. Can you give me a status update?

Thanks,
Harvey Clark, RA/AICP
Project Manager, Building Design Branch
Fairfax County Department of Public Works and Environmental Services

Code of Virginia
Title 15.2. Counties, Cities and Towns
Chapter 22. Planning, Subdivision of Land and Zoning

§ 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 a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, 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. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

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 60 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 10 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 60 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 such work involves 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 subdivision A 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 on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 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 Board of Education 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 90 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 60 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.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right or (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or by a small agricultural generator under § 56-594.2. All other solar facilities shall be reviewed for substantial accord with the comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

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; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613; 2018, cc. 175, 318.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.