

Tysons Fire Station #29 & Bus Transit Facility

Community Meeting

Department of Public Works and Environmental Services
Working for You!



November 16, 2021

Tysons Fire Station #29 & Bus Transit Facility

Tysons Fire Station & Bus Transit Center

Site Location:

- 8300 Jones Branch Dr., McLean VA

Scope:

Design and construction of a replacement five-bay fire station and a bus transit facility, associated sitework and roadway improvements.

Funding:

Total project estimate(TPE) \$20 Million (M)

Fire Station-

Approved TPE \$16M. Approx. \$1.4 M received to date through proffer.

Bus Transit Center-

\$4 M TPE 2020 Transit Improvement Fund



Tyson's Fire Station #29 & Bus Transit Facility

Existing Fire Station

1560 Spring Hill Rd, McLean

- Approximately 9,500 SF, 1 story
- 3 bay
- Was built in 1978
- Tight site does not allow expansion
- No temporary fire station needed



Existing Bus Transit Center

8300 Jones Branch Dr. McLean (on Site)

- Tyson's West*Park Transit Station
- Approximately 2,700 SF, 1 story
- Was built in 1997



Tyson's Fire Station #29 & Bus Transit Facility

Zoning

The site is currently used for Tyson's West*Park Transit Center.

- Parcel is 4.2-acre
- Current Zoning is C-3

Proffered Condition Amendment (PCA)

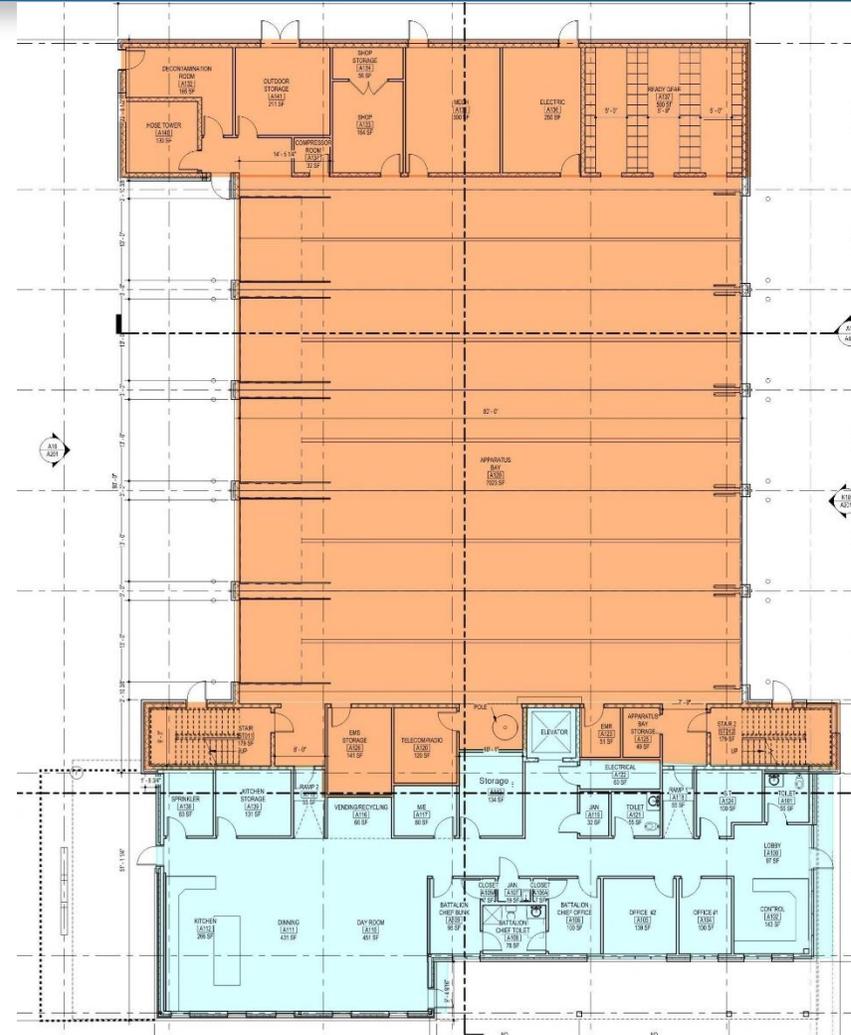
- Proffer condition amendment to allow for public use
- Adjust the density to FAR 1.0



Tyson's Fire Station #29 & Bus Transit Facility

Fire Station - Building Program

- Approx. 20,000 GSF building area
- 5-bay fire station
- Separation between Hot Zone and admin. Living area
- Decontamination and gear storage spaces on the first floor on other end of building
- Battalion Chief Suite
- Offices
- Open Kitchen/Dining/Day Room
- Training Tower



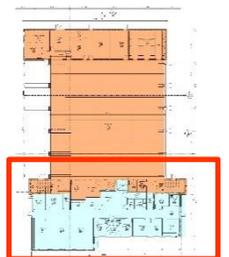
Fire Station 1st Floor Plan



Tyson's Fire Station #29 & Bus Transit Facility

Building Program

- Open locker area
- 20 Single Bunk Rooms
- Gender-neutral Locker Rooms and Individual Bathrooms
- Exercise Room



Tyson's Fire Station #29 & Bus Transit Facility



Fire Station Northeast Street View



Tysons Fire Station #29 & Bus Transit Facility



Fire Station Southwest View

Tysons Fire Station #29 & Bus Transit Facility



Fire Station Southeast View

Tysons Fire Station #29 & Bus Transit Facility

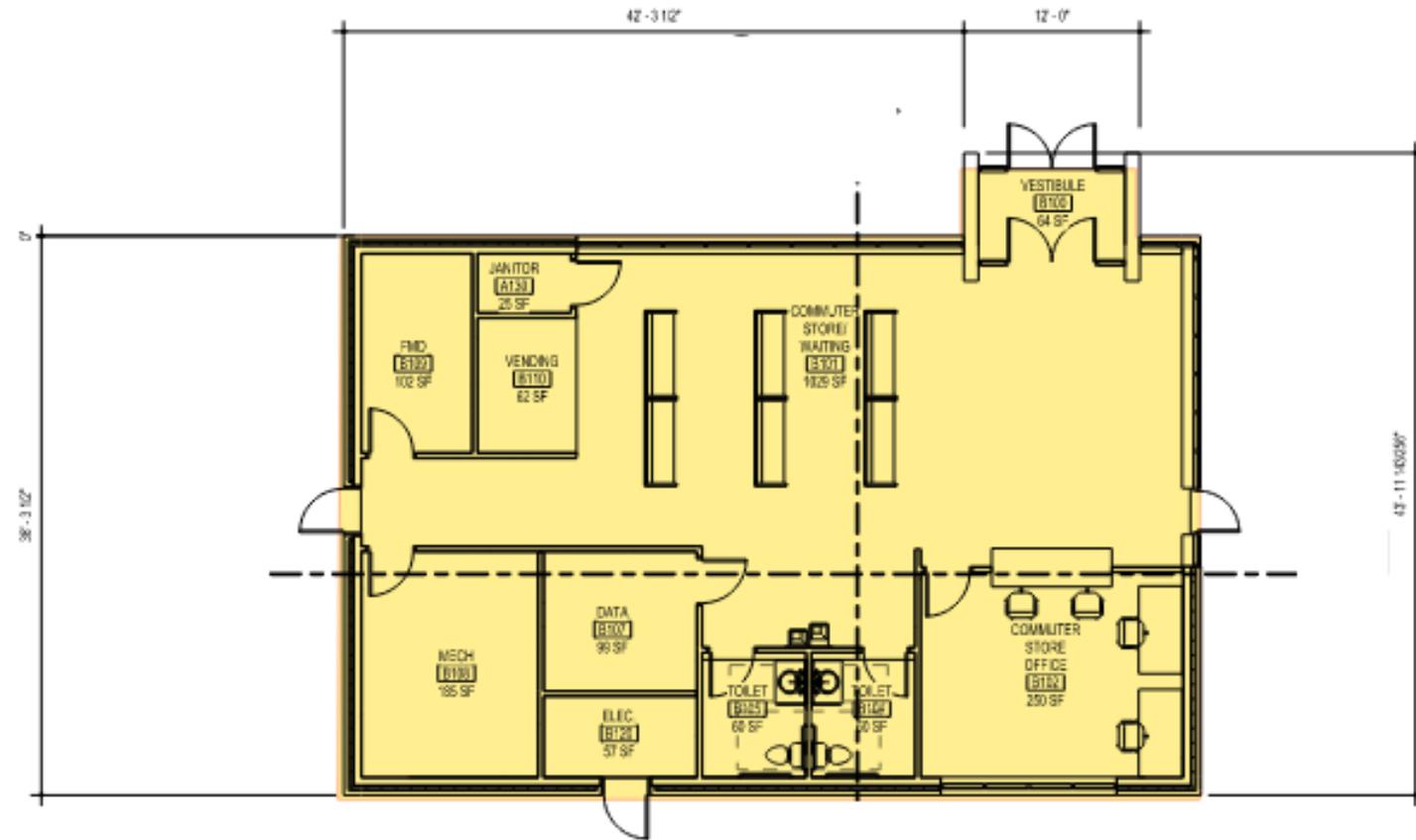


Fire Station Northeast View

Tyson's Fire Station #29 & Bus Transit Facility

Bus Transit Facility - Building Program

- Approximately 2,100 GSF
- Multi-function Commuter Waiting Area
- Commuter Store
- Offices



Bus Transit Facility 1st Floor Plan



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Project Highlight -

Sustainability:

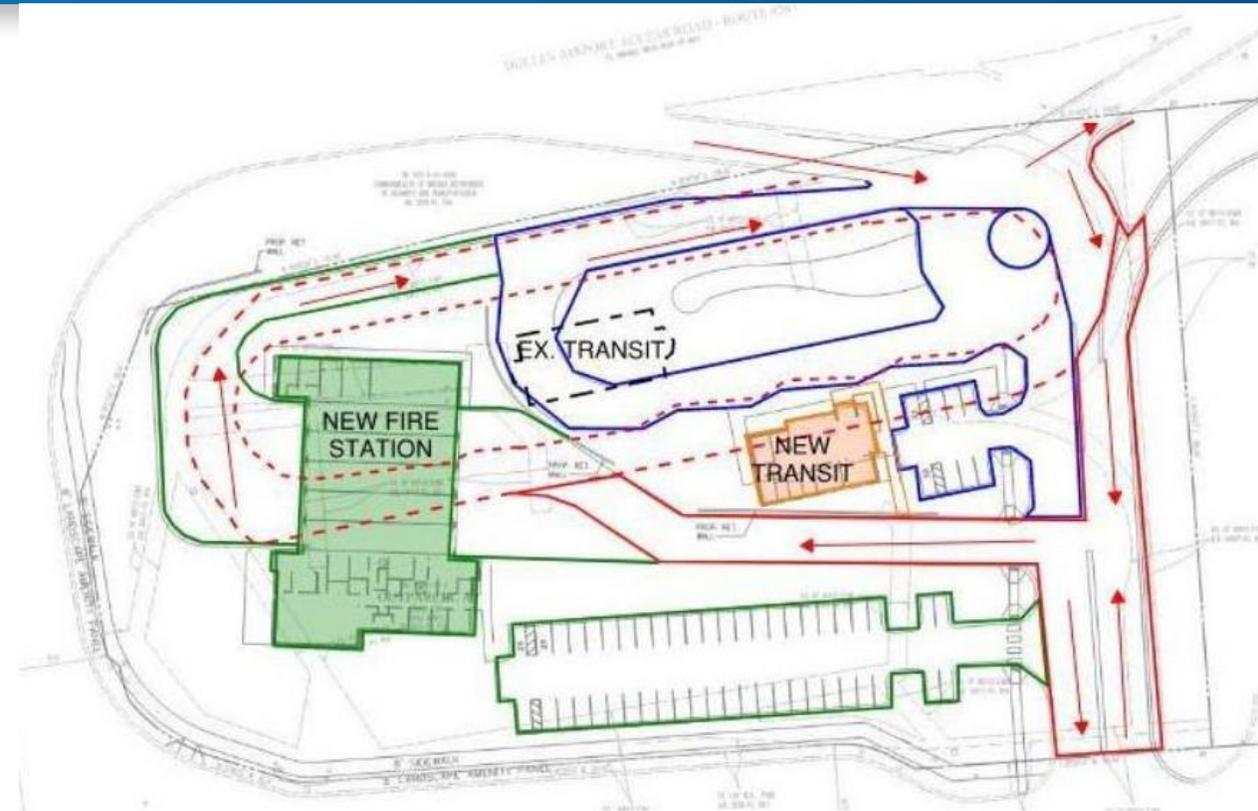
- LEED Gold and 30% minimum (with goal of 50%) energy reduction, looking at net zero
- Sustainable Urban Site
- Renewable on-site energy - Solar Ready
- Enhanced Building Envelope Design
- Electric Vehicle Charging Stations
- Proposed Enhanced Stormwater Management

CMAR

- Construction Management at Risk adopted for the project

Phasing

- Phased Construction to allow Bus Transit Center remain in operation throughout the construction



- Phase 1: Build new entrance roadway and temporary bus loop
- Phase 2: Demo bypassed portion of existing bus loop and build new transit center
- - - Phase 3: Demo existing bus transit center
- Phase 4: Build roundabout, visitor parking lot, permanent bus loop
- - - Phase 5: Demo remaining temp bus loop (red dashed)
- Phase 6: Build new fire station and develop rest of site



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Next Steps

Community Engagement

- 1. Construction Manager(CM) Selection in process**
- 2. Concurrent PCA & 2232 zoning process for the site**
- 3. Coordinate with FCDOT for interchange modification**
- 4. CM on board at the beginning of 2022**
- 5. Completion of project in Summer 2025**



Questions?

