

South County Presentation

Project Updates

July 9, 2019

Building Design and Construction Division



Agenda

- **South County Police Station and Animal Shelter**
- **Lorton Community Center / Library / Park**
- **Lorton Volunteer Fire Station**



South County Federation Fairfax County Vicinity Map



Project Information

- **Budget**

- 2015 Public Safety Bond Referendum
- Total Project Estimate - \$30 Million

- **Site**

- Designated for Public Safety Use in 2001
- Original Comprehensive Plan Approved by County and GSA
- ~ 14 acres
- Includes Fuel Island
- Includes Animal Shelter Activity Area
- Parking: 210 Total parking spaces
 - 80 Public parking spaces
 - 50 Shelter parking spaces
 - 130 Secure Police parking spaces

- **Building**

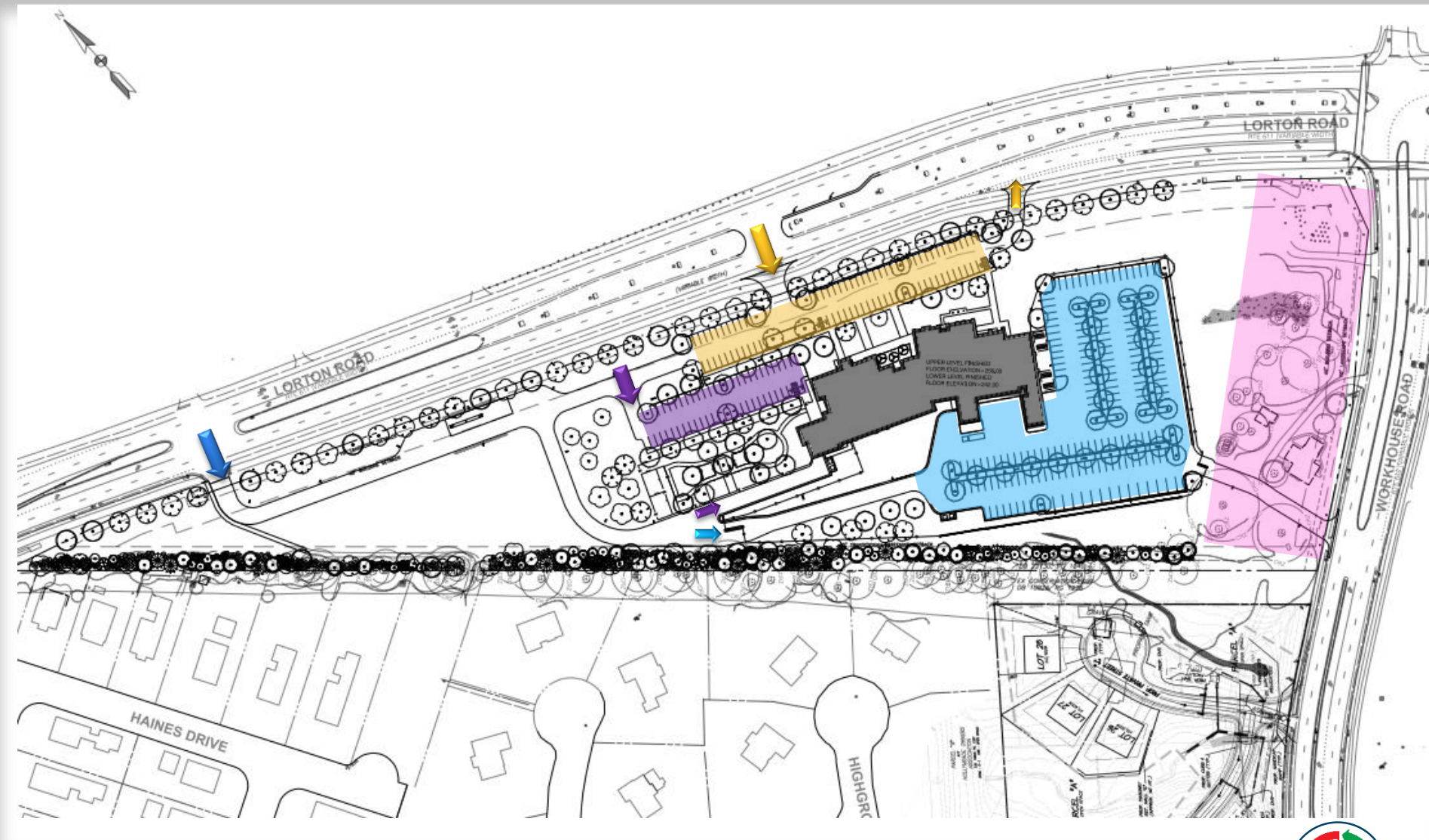
- ~ 54,000 Total Square Feet
 - ~ 31,000 Square Feet – Police Station and Animal Protection Police
 - ~ 23,000 Square Feet – Animal Shelter
 - Includes Community Room

- **Steering Committee Established by District Supervisor**

- 8 members selected to communicate with community



South County Police Station and Animal Shelter Site Plan

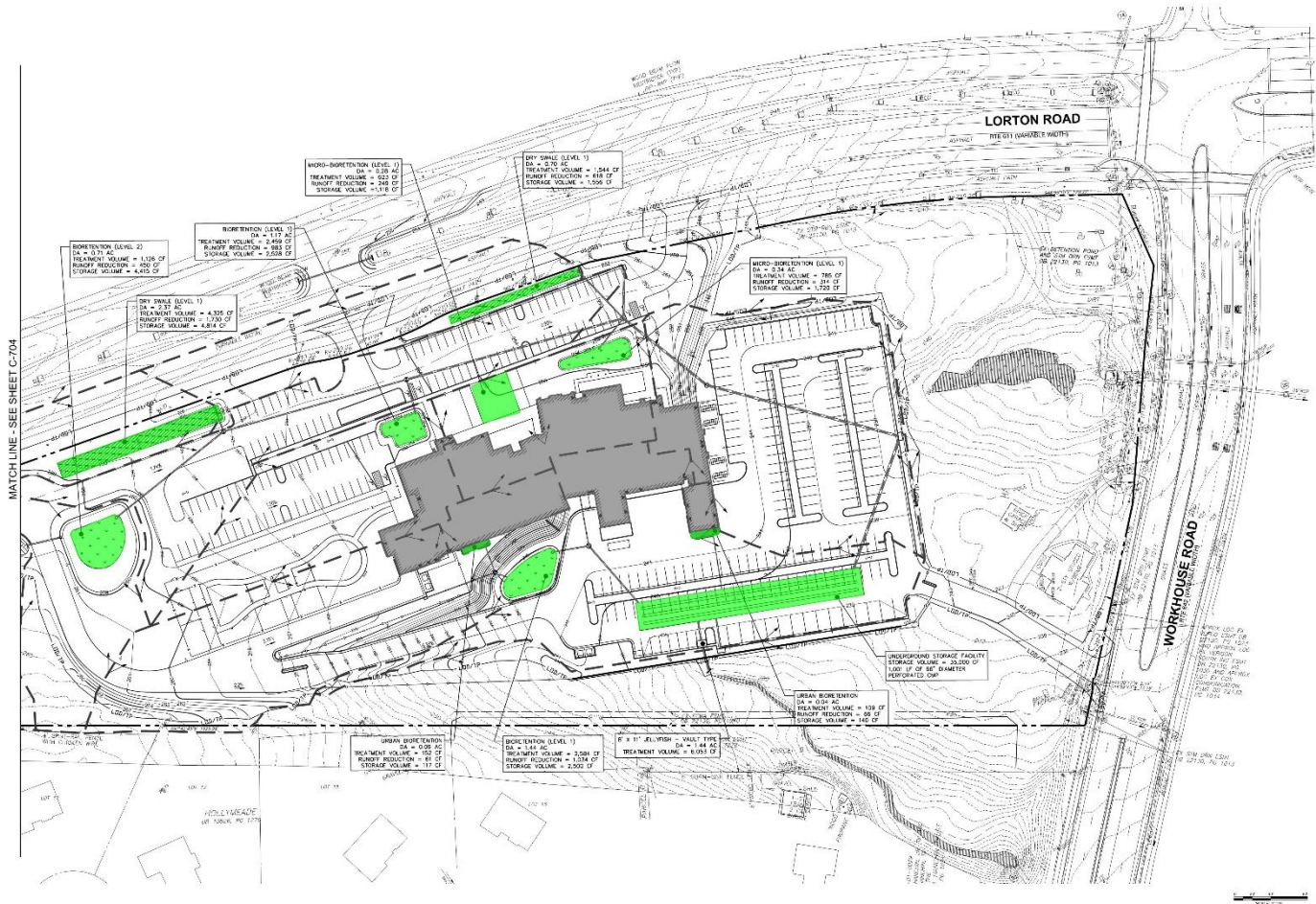


South County Police Station and Animal Shelter

Detailed Site Plan

STORMWATER MANAGEMENT LEGEND

	STORMWATER MANAGEMENT FACILITY
	URBAN STORMWATER FACILITY
	GRASS CHANNEL
	DRY SWALE
	DRAINAGE E-BOX
	LIMIT OF DISTURBANCE/TREE PROTECTION



Project Objectives

The building design borrows elements of the Lorton Workhouse Arts Center as requested during the Steering Committee and Community meetings throughout the process. The site design is respectful of the historic district buffer to the east side of the parcel by limiting the disturbance to the secure police parking vehicular access road.

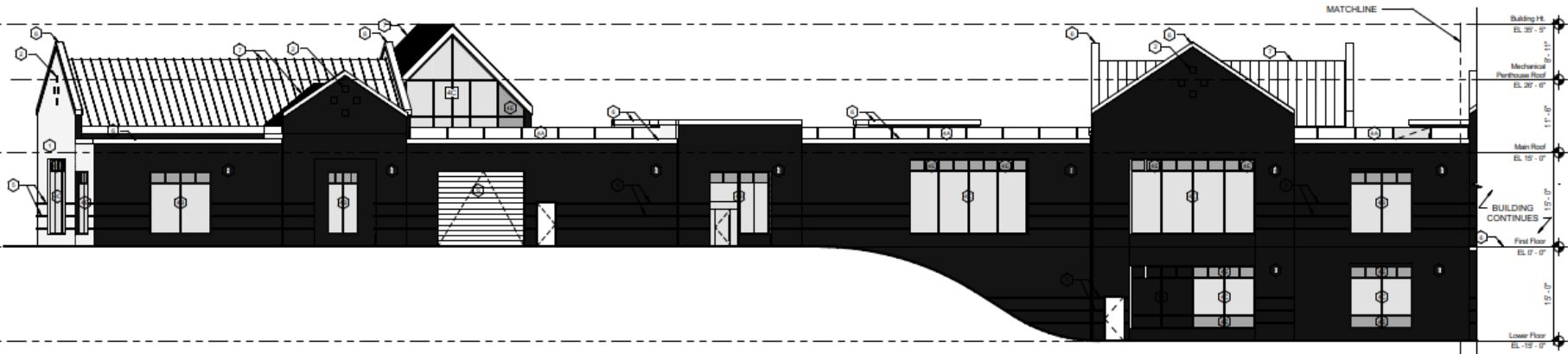


South County Police Station and Animal Shelter

Building Design – View from Lorton Road



Building Design – Rear Elevations



2 SOUTH ELEVATION - ANIMAL SHELTER & POLICE STATION
1/8" = 1'-0"



1 A-201 SOUTH ELEVATION - POLICE STATION
1/8" = 1'-0"

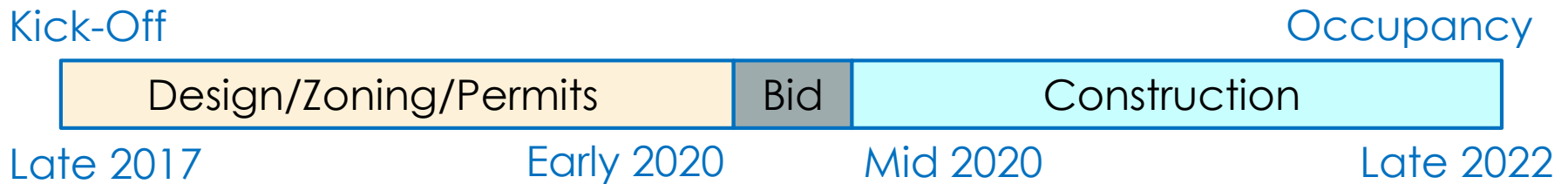


South County Police Station and Animal Shelter Building Design – Floor Plan



Project Status and Schedule

- South County Police Station and Animal Shelter
 - Zoning review with Dept of Planning and Zoning
 - Construction Document phase to start in mid-July 2019



Project Information

Budget:

- Lorton Community Center – Project Estimate - \$18.5 Million
2016 Human Services and Community Development Bond Referendum
- Lorton Community Library - Project Estimate - \$10.0 Million

Site:

- Co-location of Lorton Community Center / Lorton Community Action Center(LCAC) / Lorton Senior Center / Lorton Library / Lorton Park
- Approximately 7.7 total acres
- Parking: 175 Total parking spaces (Includes reduction of 62 parking spaces)
- Lorton Park with Playground & Fitness Equipment

Buildings: ~ 46,000 Total Square Feet

- Lorton Community Center ~ 30,000 Square Feet
 - Includes LCAC space of 4,000 Square Feet
- Lorton Library
 - Renovation ~10,000 Square Feet
 - Addition ~ 6,000 Square Feet

Steering Committee Established by District Supervisor:

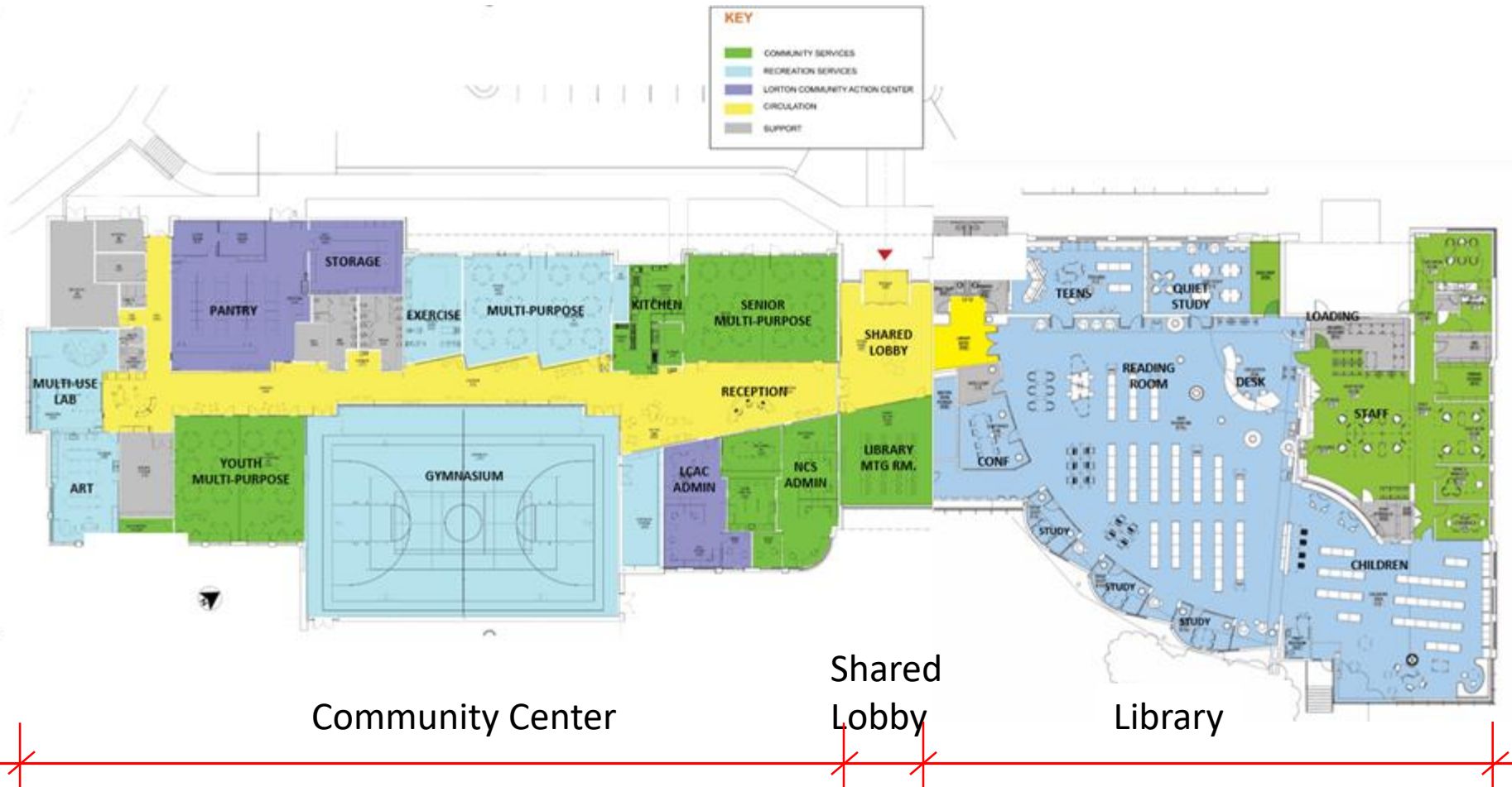
- 10 members selected to communicate with community



Site Plan



Floor Plan



Elevation – View from Route #1 North



Lorton Community Center / Library / Park Interiors



Project Status and Schedule

- **Community Center**

- Construction Document Phase (100% Complete)
- Zoning:
 - 2232 – feature shown public facility - Approved
 - 2232 – feature shown renovation Library – Approved
 - Special Exception – non-profit in public facility – BOS Hearing
7/16/19

- **Library Renovation:**

- Construction Document Phase (50% Complete)

Kick-Off

Occupancy



Project Information

Budget:

- Lorton Volunteer Fire Station- Project Estimate - \$14.5 Million

Site:

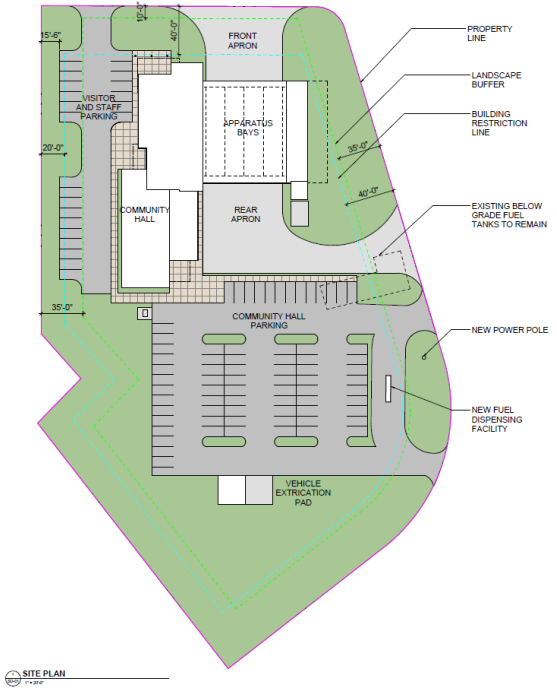
- Located at 7701 Armistead Road, Lorton VA 22079
- Approximately 3.3 total acres
- Contains fuel island

Buildings:

- Temporary Fire station in use on site
- ~ 23,780 Total Square Feet
 - Volunteer FS space
 - Shared Community Hall space
 - 4-bay apparatus bay



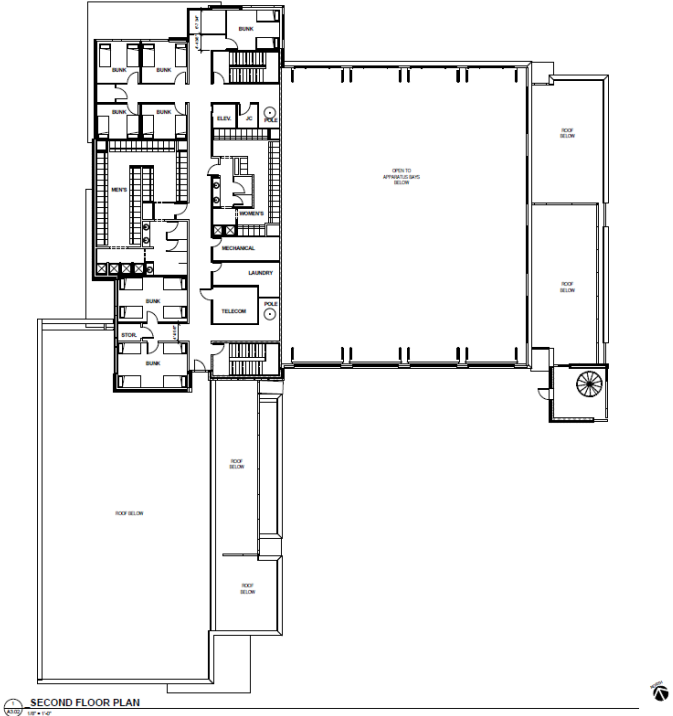
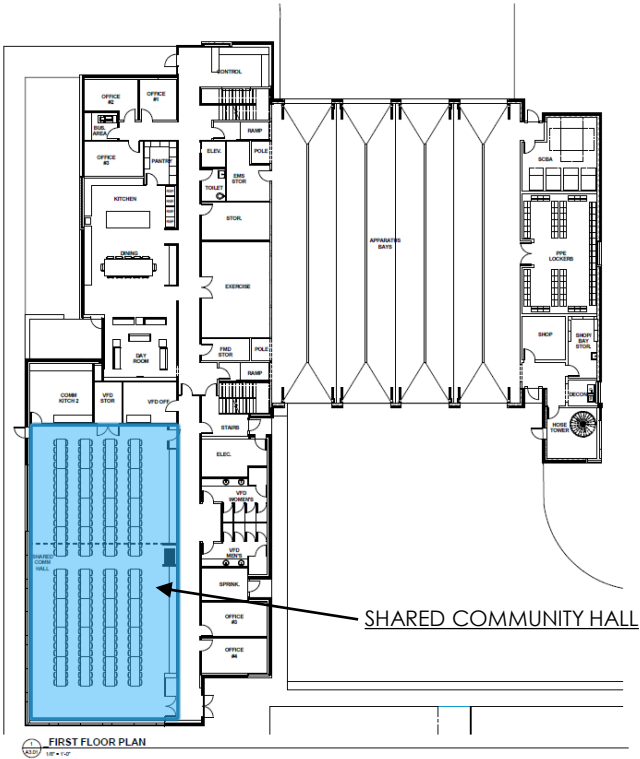
Lorton Volunteer Fire Station Site Plan



Facility Under Construction Photos



Floor Plans



Rendering – Front Entrance View



Rendering – Views



South View



North View



Current Status and Next Step

Schedule

- **Design** Completed in Spring 2017
- **Temporary Facility**
 - Construction Completed in Winter 2018
 - Occupancy Was Occupied in Winter 2018
 - Removal/Site Restoration Winter 2020
- **New Replacement Facility**
 - Construction Summer 2020
 - Occupancy Summer 2020

