



Legislation Details (With Text)

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Title: Work Session on New Police Department Headquarters, located at 215 Center Street South and 114 Locust Street SW

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Attachments: 1. Vienna Police Station - Preliminary Civil Drawings - 2-5-20, 2. Police Department Presentation for 10-28-19 TC Work Session, 3. FOR REFERENCE ONLY - 215 Center St S - Conditional Use Permits - Police Station - 11-14-90, 6-5-91, 11-20-91, 4. FOR REFERENCE ONLY - 215 Center St S - Modification of Requirements - Police Station - Lot Coverage and Parking - 12-3-90, 5. FOR REFERENCE ONLY - 215 Center St S - Modification of Requirements - Shed - Lot Coverage - 3-7-94, 6. FOR REFERENCE ONLY - 215 Center St S - Site Plan - Approved 5-21-91

Date	Ver.	Action By	Action	Result
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Subject:

Work Session on New Police Department Headquarters, located at 215 Center Street South and 114 Locust Street SW

Background:

The Vienna Police Department has been located at 215 Center Street South since 1994 when the current building, containing a total of 9,800 gross square feet, and a 24-space parking lot were built. In 2007, due to expanding operations and increased technology requirements, the Criminal Investigations Section was relocated to Town Hall, where they currently occupy 1,800 square feet.

A police facility needs assessment was conducted in 2013 and found that the existing police station is inadequate in terms of available space and suggested approximately 31,000 square feet of gross square footage would be adequate for both staff size and functions. In 2013, the Town also purchased the abutting residential lot, 114 Locust Street SW, from the Faith Baptist Church. The agenda summary for Town Council consideration of the purchase at the time stated the following:

“The Police Department has explored several options to expand its current facility. The possibility of any expansion has been hampered by the lack of space on the current site. During the course of the past year, Faith Baptist Church and members of the Town of Vienna management have engaged in conversations related to the purchase of the property located at 114 Locust Street SW. With the approval of the Town Council, funding from the 2012 Debt Issue for Capital Improvement Projects was approved to allow for the purchase of this property. After extensive negotiations, Faith Baptist Church has agreed to sell the property to the Town of Vienna...”

In 2018, the Town hired Dewberry to provide architectural and engineering services for a new police station. Downey and Scott were hired in early 2019 as the project manager for the new facility.

In 2019, the Police Department, along with the consultants for the project, met separately with the Town Council and Board of Architectural Review for several work sessions. The work sessions mostly focused on the design of the building and proposed plaza area. The Town Council approved the 2020 Capital Improvement Plan, which includes funding for the new facility.

As of the most current drawings, the proposed building includes approximately 29,000 square feet of floor area, including 1,500 square feet of community assembly space on the first floor. The proposal also includes 42 parking spaces within a gated, secure section of the parking lot and 23 spaces in the parking area open to the public and shared with the Bowman House. Requests of modifications of requirements are anticipated for lot coverage (maximum per Code is 25%) and parking (required for civic and quasi-public uses at a rate of 1 space per 300 square feet of floor area). There may also be a request for a waiver from the tree canopy coverage requirements (minimum of 20% tree canopy coverage). A "2232 review" and a conditional use permit are also required for the new facility.