

***“Planning for Future
Development in Fairfax
County, Virginia”***

John Kapinos

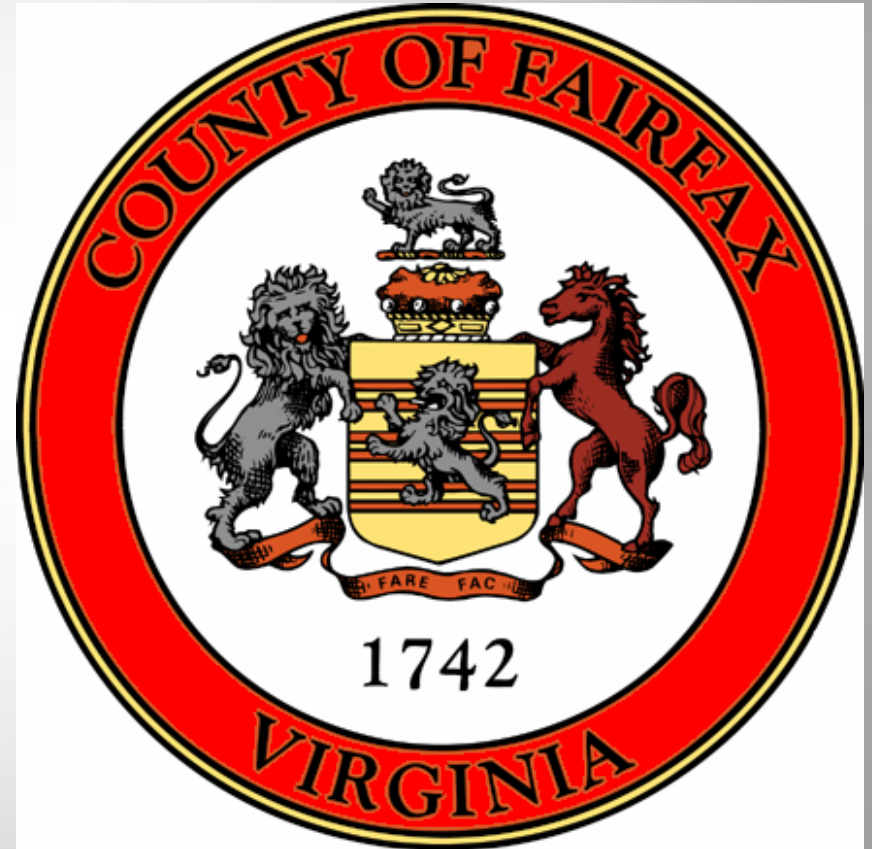
Fairfax County Police Department

LEOPRD Meeting 4/23/08

About Fairfax County

- In Northern Virginia, largest suburban jurisdiction in D.C. Metro Area
- Over 1 million population
- Highest median household income in United States

(2007 – U.S. Census Bureau)



About Fairfax County

- Home to numerous Federal agencies, Fortune 500 HQs, tourist sites, etc.
- Northern Virginia called “Best local economy in the United States”

(Time Magazine – February 2007)



Fairfax County Police Department

- Largest municipal police department in Virginia
- 33rd Largest in U.S.
- 1,400 + sworn officers



Tysons Corner / Today

- One of the largest “Edge Cities” in the United States (28 million sq/ft office space)
- Nations 5th largest retail center
 - (2nd largest on East Coast behind Manhattan)



Tyson's Corner in 20 years

<u>Tyson's CBD</u>	<u>Current</u>	<u>Projected</u>
Office Space	28 Million	43-55 Million
Retail Space	5.5 Million	5.8-6.4 Million
Hotel Space	2.2 Million	4-6 Million
Residential Population	18,000	75,000-100,000
Total Jobs	107,000	160,000-205,000

Tysons Corner in 20 years



BRAC Presents a Second Challenge

- Department of Defense plans to relocate more than 22,000 jobs to the Fort Belvoir and Springfield areas within 5 years
- Estimated need for 15 million square feet of *new office space in Springfield area*



Challenge for Planners: All prior future models were based on residential growth



Concept of Average Daily Population in Mixed-Use Urban Districts

- Look at the total number of people who are in this area in the average 24-hour period
 - Work: Number of jobs
 - Live: Number of Residents
 - Shop: Retail customers
 - Visit: Hotel guests

What does this mean for Tysons?

<u>Tysons Growth</u>	<u>Current</u>	<u>At Buildout</u>
Workers/Jobs	107,000	203,000
Residents	16,100	99,900
Retail Traffic	80,000	91,000
Hotel Guests	2,900	7,700
Average Daily Population	206,000	401,600
Calls for Police Service	10,000	19,500

How did this work re: BRAC development around Ft. Belvoir?

- Affected area would see an increase in Calls-for-Service from current 24,000 to 37,000



Quantitative vs. Qualitative Changes

- Harder to account for qualitative changes as an area becomes more urban
- Need for urban deployment models to meet need for intensive presence and mobility

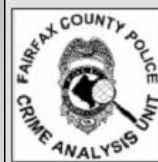


RECOMMENDED FUTURE DEPARTMENT GROWTH NEEDED

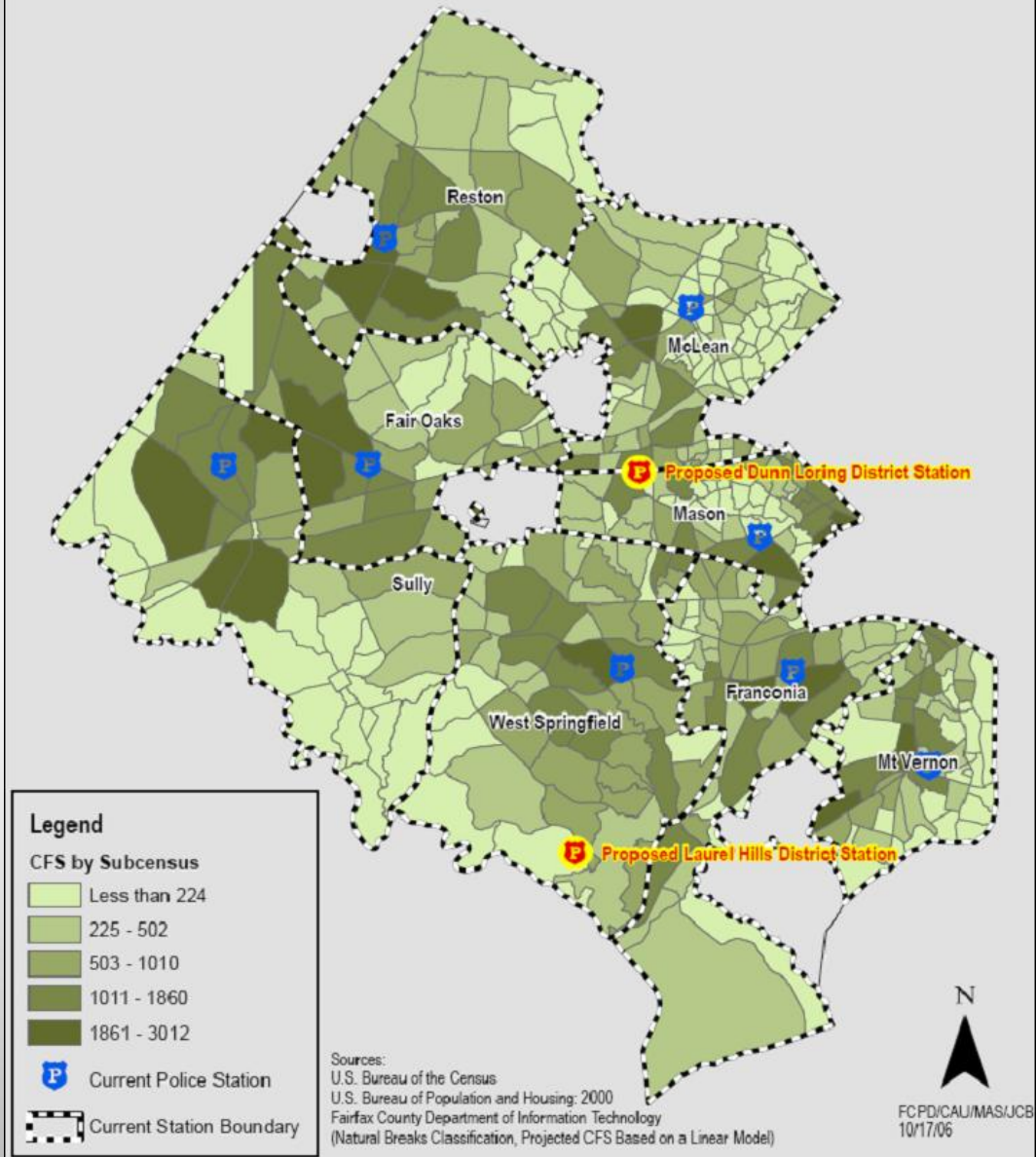
TWO ADDITIONAL
DISTRICT STATIONS
WOULD NEED TO BE
ADDED WITHIN TEN
YEARS, WITH
ADDITIONAL STAFF.

THEY WOULD BE
LOCATED SO AS TO
OFF-LOAD
WORKLOAD FROM
THE AFFECTED
AREAS

ACCEPTED BY
COUNTY PLANNING
COMMISSION IN
MARCH 2008



Fairfax County Police Department 2025 Projected Calls for Service by Subcensus and Proposed Dunn Loring and Laurel Hills District Station Locations



Questions / Comments?

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