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Prince William Economy Creates New Opportunities

Prince William County is leading the way on the road to economic success in this region. This emerging county in Virginia, located in the southwest quadrant of the Washington Metropolitan Area, is becoming one of the fastest growing job markets in the nation.

More than twenty new businesses and agencies announced their intent to invest more than \$247 million in Prince William County, with a strong emphasis on business development within Innovation Technology Park which is located just west of the City of Manassas. Eight of those twenty-one organizations; notably the FBI, Mediatech, Inc., Zestron, Colgan Air, Assett, Buchanan Partners, Eli Lilly & Company, and the Virginia Forensics Laboratory; will locate their offices at Innovation, adding 800 new jobs, and investing a total of \$190 million. This investment would thrust the County into the forefront of premier corporate and technology locations in Northern Virginia.

One of Prince William's leading investors is the US General Services Administration (GSA), investing a total of \$63 million into the County. In 2005, GSA announced it's plans to locate the FBI's Northern Virginia Resident Agency on 15-acres at Innovation Technology Park. This project will consist of 200,000 square feet of office space, providing more than 300 jobs, requiring an investment of approximately \$32.6 million.

The second largest investor, George Mason University (GMU), is becoming one of the nation's leading life science research institutions. The campus located in Prince William County emphasizes biomedical genomics research in cancer, obesity, liver disease; and HIV research. Also, with the continuing threat of biological weapons, GMU's Prince William location

also spotlights its medical research in biodefense, focusing on immune system enhancement and developing treatments for diseases caused by biological weapons. To commend the efforts shown by faculty, staff and students, GMU's Prince William campus was awarded a \$25 million grant to construct a new research laboratory. This research facility would be a regional BSL3 research lab, and would also be located at Innovation Technology Park. The Prince William County Board of Supervisors adds, "The partnership between GMU and Prince William County reflects the continued spirit of collaboration and ingenuity that elevated Prince William County to the premier community it is today."

Prince William County sees continued development as a result of being in close proximity to Quantico and Fort Belvoir. The close proximity to these key military posts will yield an increase in jobs and services in the coming years because of the Base Realignment and Closure (BRAC) initiatives. The County

is committed to identifying, pursuing and responding to all public and private sector relocation opportunities, including the opportunities that result from BRAC.

With the development of high-tech business parks, and strengthening solid relationships with businesses already in the area, it is not hard to see why Prince William County is becoming a more attractive place to conduct business. We will continue to see Prince William County flourish as it maintains an economic climate that attracts and fosters the expansion of environmentally sound industries that create quality jobs, diversify the non-residential tax base, and allow citizens to live and work in Prince William County.

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WHGA Standards Lauded by Fairfax County Park Authority

Athletic Field Design Prompts Change in Public Facilities Manual

Publisher

R. Steven Hulse, P.E.
Chief Executive Officer

Fairfax County Park Authority (FCPA) recently acknowledged William H. Gordon Associates, Inc. for their contribution to updating Park Authority standards for athletic playing fields. FCPA has decided an amendment to their Public Facilities Manual is necessary based on design provisions included within submissions made by WHGA.

Brian Cipriano, one of WHGA's Senior Landscape Architects, identified safer, and more efficient design alternatives for the Park Authority's Dulles Corner project. The County will now utilize WHGA's layout, grading, irrigation, and construction details provided for this project to identify improved standards for future recreational field projects.

The Dulles Corner project site, located on Sunrise Valley Drive directly across from Dulles International Airport, encompasses nearly 7-acres in Fairfax County, Virginia. WHGA developed a layout design for a regulation size baseball field and ancillary



WHGA's athletic field design for Dulles Corner (above) sets improved standards for Fairfax County's athletic fields.

facilities. WHGA also provided concept development for a passive recreation area within a designated tree save area.

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New Administration Building in Prince William

Addition to County Complex Begins a New Development Initiative

Prince William County has been successful at attracting new high-profile business investments into the area, because it has plenty to offer these elite businesses due to the positive growth in the region.

Prince William County also presents active opportunities for many engineering and development firms in the northern and central Virginia regions. To highlight this fact, Prince William County has started work on a new 110,000 square foot administration building located at the County Complex on Prince William Parkway in order to consolidate all County administrative employees presently located in other buildings around Prince William.

WHGA provided civil engineering and surveying services for this highly visible project in Prince

William County. The three-phase project will include the new administration building, and the addition of a plaza complete with a stage and covered walkways, making it a very functional venue, for hosting shows and cultural events. The plaza is part of a countywide development plan that will contribute to a centralized Town Center in Prince William County.

Once complete, the new administration building will serve as the central location for engineers and architects to submit their plans and designs for review. WHGA's Senior Project Manager, Martin Johnson, P.E., said, "This is one of the first projects I've designed that I'll actually be able to use when it is completed. It's not very often an engineer gets to say that he will visit and work in the place he helped design."

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Prince William County Updates Design Standards

Board of Supervisors Proposed Changes to Standards Manual



The Board of Supervisors of Prince William County held a public hearing on May 2, 2006 concerning proposed changes to the Design and Construction Standards Manual and the County Subdivision Ordinance. The Policy and Standards Committee, which consists of representatives from the development industry as well as citizens appointed by the BOS from each of the districts in Prince William County, has been reviewing the proposed amendments since February 2005. Mr. Joe McClellan, P.E., Vice President and Office Director of WHGA's Prince William office, is the American Society of Civil Engineers representative on this Committee. The BOS closed the Public Hearing and elected to defer a decision on the matter until their first meeting in June.

Although some of the revisions require additional concessions from the developers, committee members from the development community have offered their opinions and recommendations as these amendments were developed. The Committee has committed a tremendous amount of time and effort in addressing all the issues. It is dedicated to the future of Prince William County and to improving the Design and Construction Standards and County Subdivision Ordinances.

The proposed Modifications in Prince William County include:

- The expansion of sidewalk widths along streets from 4 to 5 feet and widening the right of way to accommodate the new width.
- A 15-foot wide Common Shared Utility Easement will be required along the frontage of all new right of ways. This easement cannot be included in the buffer area and thus requires additional area for buffers on all commercial sites.
- Right-of-way widths will be expanded up to an additional 12 feet to accommodate the additional sidewalk width and provide planting areas if street trees are required. This will result in an additional dedication of up to 1.5 acres for every mile of roadway.
- All new roadways crossing an RPA will require a Water Quality Impact Assessment (WQIA).
- The maximum allowable driveway slope for single family units will be reduced from 15% to 12%, but will be measured as the average over the driveway.
- The subdivision ordinance will require a Preliminary Plan for all subdivisions regardless of size. Lots of 10 acres or more could no longer be recorded without having to follow the Preliminary Plan process, as they currently are.
- Any development that has a proffered GDP of sufficient detail would be exempted from the Preliminary Plan Process.

New Location for WHGA's Prince William Office



WHGA's Prince William County regional office is pleased to announce their move to a new, larger facility on May 1st. The newly constructed Glen B

office building is situated at 4340 Prince William Parkway in Woodbridge, Virginia. Its convenient

location is across the street from the Public Works building, and less than half a mile from the County Court Complex.

Increased opportunities in the area prompted WHGA to open the branch office in 2004 under the direction of Mr. Joe McClellan, P.E., and Vice President. Mr. McClellan is a long-standing resident of Prince William and has over 29 years of experience with the firm.

Fairfax County Design Standards Update

Committee to Develop Standard for Outfall Analysis

On April 4, 2006, the Fairfax Committee of ESI met to discuss several key items that impact multiple design standards in Fairfax County.

The Virginia General Assembly has revoked the legislation passed a couple of years ago that require Shared Utility Easements on residential projects. Fairfax will now reconsider its requirements.

Fairfax is working on a Public Facilities Manual Amendment that proposes three changes related to the provision of sidewalks. First, sidewalks will be required on both sides of the street for any lot smaller than 25,001 square feet; increasing from the current 18,000 square feet. Second, sidewalks will be required on both sides of cul-de-sacs. And finally, sidewalks will also be required within one mile of any school that shows up on either the Comprehensive Plan or the Capital Improvement Plan, regardless of when the school is constructed.

Previously, on February 7, 2006 the Fairfax County Board of Supervisors passed an amendment related to Adequate Outfall and Drainage Divides. The amendment clarifies the extent of downstream review, codifies the Shear Stress capacity and 1-year detention methodologies, and revises drainage divides and notice requirements. Following the passage of the amendment, there is now discussion about creating a "Certified

Spreadsheet" for use by the industry to standardize submission and review of outfall analyses. WHGA engineer Mr. Harold Rodriguez, P.E., prepared a spreadsheet during his work on the subcommittee over the past year, and he will work on the committee to develop a standardized spreadsheet for review by ESI, county and industry representatives.

Also discussed at the committee meeting was the immediate need to address a problem that has arisen in the County with residential building height. Several custom homes apparently have been built in the area that are higher than allowed by the Zoning Ordinance. The proposed solution is to have architects add a certification to their plans stating the height from finished floor to mid-point of the highest roof peak. The civil engineer would be required to show the average grade calculation and report the information from the architect to demonstrate compliance with the height restriction on all grading plans.

In addition to these items discussed, the Fairfax County Board of Supervisors will also address the following issues in upcoming meetings: an LID Amendment, a Perennial Stream Amendment, and an Irregular Lots Amendment. WHGA will continue to provide updates on pending regulatory changes and topics of interest in Fairfax County.

Planning and Design Underway for One Loudoun

One of Loudoun County's premier projects that is currently making the news is One Loudoun, proposed by a partnership between Miller and Smith and the Meridian Group. WHGA is providing land use, zoning and engineering services for One Loudoun located at Loudoun County Parkway and Route 7. The project includes upscale office buildings, restaurants and shopping, a luxury 400-room hotel, movie theater and residential space totaling approximately 3 million square feet of office space, 600,000 square feet of retail space and 1,800 residential units on 360 acres. Residential spaces will consist of single-family homes, townhouses, condominiums and rental properties. Also incorporated into the design is an elementary school, community employment center, multi-field sports complex and new roadways leading to the proposed Loudoun County Parkway and Route 7 interchange.

Taking into consideration the client's desire for a unique living, shopping and working environment, WHGA worked closely with Miller and Smith and Torti Gallas to establish a design with a vibrant streetscape that encourages a pedestrian oriented, mixed-use environment. This is achieved through vertical integration of the proposed uses at an appropriate scale of the streetscape to encourage people to exit their vehicles.

In 2005 One Loudoun became the recipient of a coveted Washington Smart Growth Alliance (SGA) award for its mixed-use design and sensitive awareness of the surrounding environment. It has the distinction of being the first such recognized project in Loudoun County, Virginia. With the mix in residential and commercial land uses, residents and workers will be able to walk instead of drive, which is a step in the right direction for Smart Growth properties.

A final distinctive factor to this property is the designation of a World Trade Center. There are almost 300 World Trade Center groups located across the globe, the closest one in Baltimore, Maryland. The addition of One Loudoun would offer tremendous economic development opportunities for Northern Virginia on the international stage. "The World Trade Center is more than an office building," says Michael Runde, President, World Trade Center Dulles Airport at One Loudoun. "It's one of the largest trade organizations in the world and serves more than 750,000 member organizations. These projects have been known to attract and retain tenants at a premium rate."

Along with One Loudoun's membership with the World Trade Association, the new complex will also belong to the International Association of Science Parks, which will attract bioscience office tenants. Connecting these two associations means that One Loudoun



One Loudoun was recognized by the Washington Smart Growth Alliance for its mixed-use design and sensitive awareness of the environment surrounding the property.

will be able to generate interest in biomedical companies, biotech, international trade and high-tech firms. With the ever growing and improving technical marketplace that has been established in Loudoun County, the construction of a World Trade Center will bring high-quality jobs, high standards of living, and a healthier and more diverse economic environment to Loudoun County. Bill May, vice president of Miller and Smith notes, "We think we've got an appropriate design that's going to create something everybody can be proud of."

The proposal for One Loudoun is undergoing a zoning approval process with Loudoun County. With final approvals, the project is scheduled to break ground in 2008 and would be built over a 10-year period.

New Director in WHGA's Winchester Office

Ms. Louise Zwicker, P.E. has been promoted to Director of William H. Gordon Associate's Winchester office. Ms. Zwicker, a Senior Associate, served as a Project Manager in the Leesburg office prior to assuming her new position at the beginning of this year.



Ms. Zwicker was born in Halesworth, Suffolk, England and graduated from the esteemed Nottingham Trent University. Ms. Zwicker has

a B.S. degree in Civil Engineering and earned her Professional Engineering registration in 2004 in the State of Virginia. Ms. Zwicker has been with William H. Gordon Associates since 1998 and has worked on many notable projects including the Ritz Carlton Club at Creighton Farms, Catoctin Circle Center, Belmont, Dulles Town Crossing, and Ashbrook Village.

In a recent interview regarding the promotion, Louise stated, "I am very excited to become part of the Winchester community and for the opportunity to build on the relationships which I have developed throughout the construction community."

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