

# Mid County Civic Association of Prince William County

RECOMMENDATIONS FOR A REFORESTED BUFFER

CENTRAL DISTRICT POLICE and FIRE & RESCUE STATION #26

WORK SITE ON DAVIS FORD ROAD

August 2016

# Purpose

- Discuss the Mid County Civic Association's (MIDCO) concerns about the discrepancies between:
  - The current site work performed at the Prince William County's Central District Police and Fire and Rescue Station #26 on Davis Ford Road,
  - The PowerPoint presentation made to MIDCO on September 7, 2014, and
  - The current landscaping plans on file at the PWC Planning Office.
- Discuss how MIDCO and the county can address MIDCO's concerns and move forward.

# OBSERVATIONS

- The Davis Ford Corridor, encompassing residents from many neighborhoods and HOA's, is represented by the Mid County Civic Association (MIDCO).
- The Corridor prides itself on its natural forested look.
- It is such character that has added value to our community's homes and has drawn many new residents to the community.
- MIDCO expects nothing less than the continuation of this forested character in any development along the Davis Ford Corridor, whether by the County or by others.
- The September 7, 2014, presentation made by county officials to MIDCO on its plans to develop the site provided plans and narrative indicating "Tree Save" areas that were significantly larger than the current "Tree Saved" areas after site development (see Site Maps 1 and 2 following).
- Current driveway clearings and "Tree Save" areas are also not congruent with current landscaping plans on file in the County Planning Office (See Appendices I, II, and III).

# OBSERVATIONS, *cont.*

- Arborists MIDCO has consulted believe a large number of the trees remaining in the “Tree Save” areas will die in a few years.
- This PowerPoint presentation includes recently taken photographs showing how extreme are the cleared areas.
- Other photos are included showing existing plantings in the McCoart County Complex which provide examples MIDCO believes would be appropriate to reforest the 100 foot buffer we are requesting, as well as photos showing inner core landscape ideas for the Central Police/Fire Facility property site.
- A drive down Davis Ford Road would also provide a very clear idea of why MIDCO feels the development site in question is not in keeping with the overall feel and character of the Davis Ford Corridor.

# Recommendations

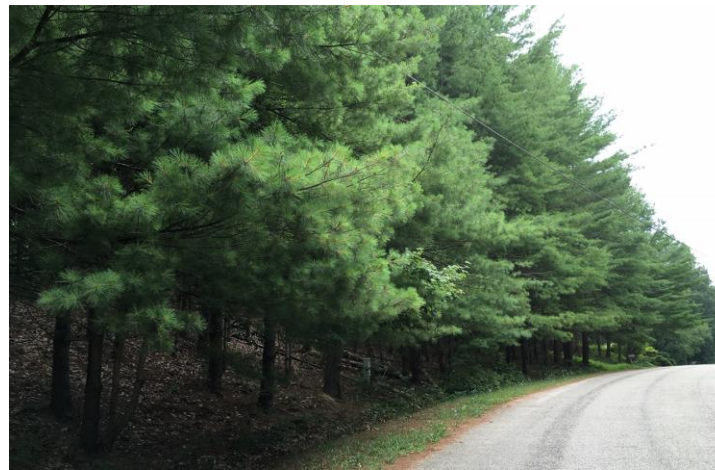
- MIDCO is requesting repairs and improvements be made to the Prince William County Central Police/Fire Facility development site, including:
  - IMMEDIATELY, keep trucks and other vehicles off the root zones of remaining trees in the “Tree Save” areas.
  - Plan reforestation and other plantings for the front of the property.
    - A. Reforest the “Tree Save” areas along Davis Ford Road at a minimum 100ft in depth (trunk to trunk), working with tree-save area in front. (The utility easement is NOT PART of this 100ft of wooded area we are requesting).
    - B. Reforest any area that is not driveway and cover at least 100ft in depth. In addition to filling in the “Tree Save” area that remains, we ask that any area that is not driveway also be densely forested and cover at least 100ft in depth. This is consistent with the site plans currently on file with the county.
    - C. Clarify “trees and plants by *others*” and “10’ landscape by *others*”, and “trees and shrubs by *others*” legends on the current landscape maps. Also, please advise what is funding source/plan for “*others*?”.
    - D. Give Preference to a heavy evergreen presence when possible for year round coverage, similar to existing cover in front of the McCoart County Office Complex (see photos).

# Recommendations, *cont.*

- E. Provide a variety of “edge of forest” plantings as well as major trees and other interior plantings. Varieties should emphasize **Native Plants** and could include holly, amelanchier, pine, hemlocks, dogwood, magnolia, and redbud for edge of forest, and oak, bald cypress, sour gum, and sweetgum for interior trees.
- F. Consider replacing lawn in the interior of the site with meadow-like areas and native plants in consultation with the Virginia Native Plant Society.
- G. Develop and implement a maintenance plan for the care of trees and plants, including watering, replacement of losses, etc. over at least the first year and contemplate extended plan (public/private partnership) if a longer period of care is required.
- H. Develop a contingency plan if “Tree Save” areas are not salvageable.
- I. Though our focus is on the 100ft buffer, photos from the McCoart County Complex are included in this presentation that show the look we recommend for the inner core of the site (ie., trees planted in natural groupings throughout the open areas).
- J. Trees within clear sight triangle can be trimmed to branch high in order to address line of sight issues.
- K. Once funding for reforestation is approved, formally earmark funds.

# Examples of Visual Coverage (Buffer)

Combination of evergreens and deciduous trees



Evergreens



# Police Complex

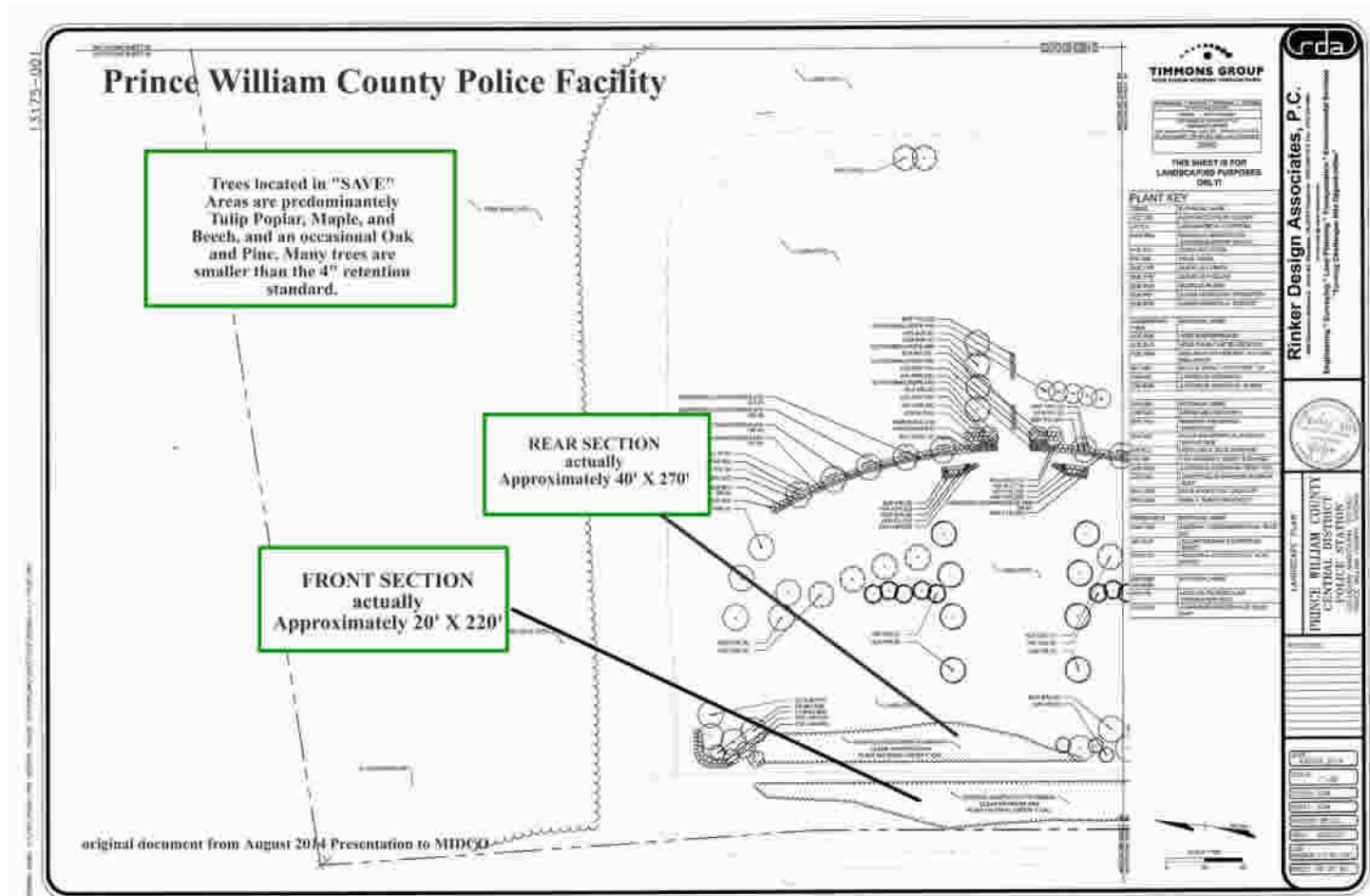




# Police Facility

## Current Tree "Save" Area

Compared to August 7, 2014 Presentation

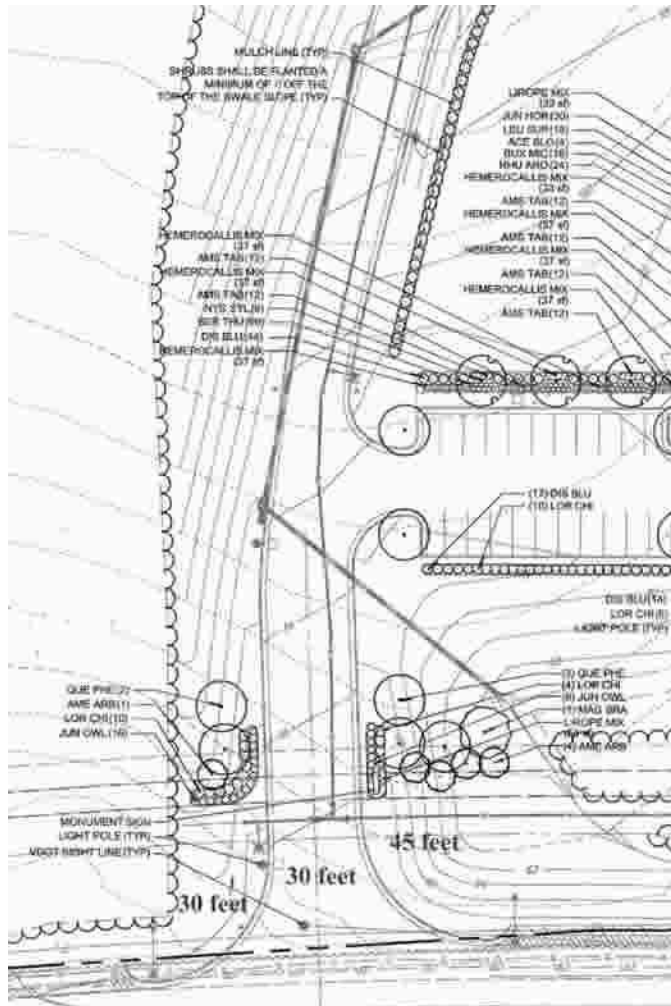


# Police Facility

## Photos of Current Clearing



# Area of Concern



## North Driveway (Police Station)

Landscape Plan L1.3 on file with  
PWC depicts:

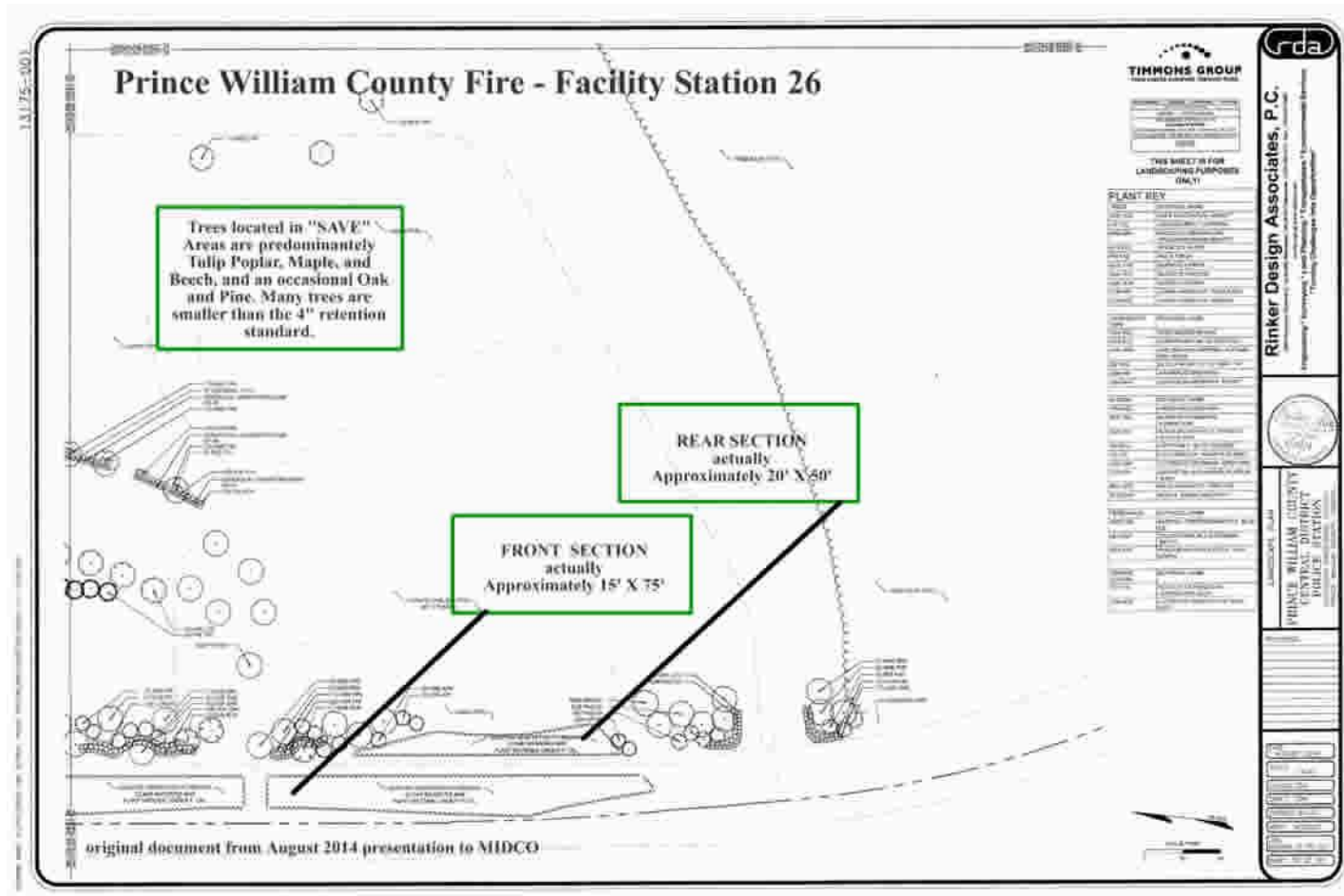
- 30ft driveway
- 30ft landscape trees on north side
- 45ft landscape on south side

# Fire and Rescue Complex



# Fire and Rescue Facility Current Tree "Save" Area

Compared to August 7, 2014 Presentation



# Fire and Rescue Facility

## Photos of Current Clearing



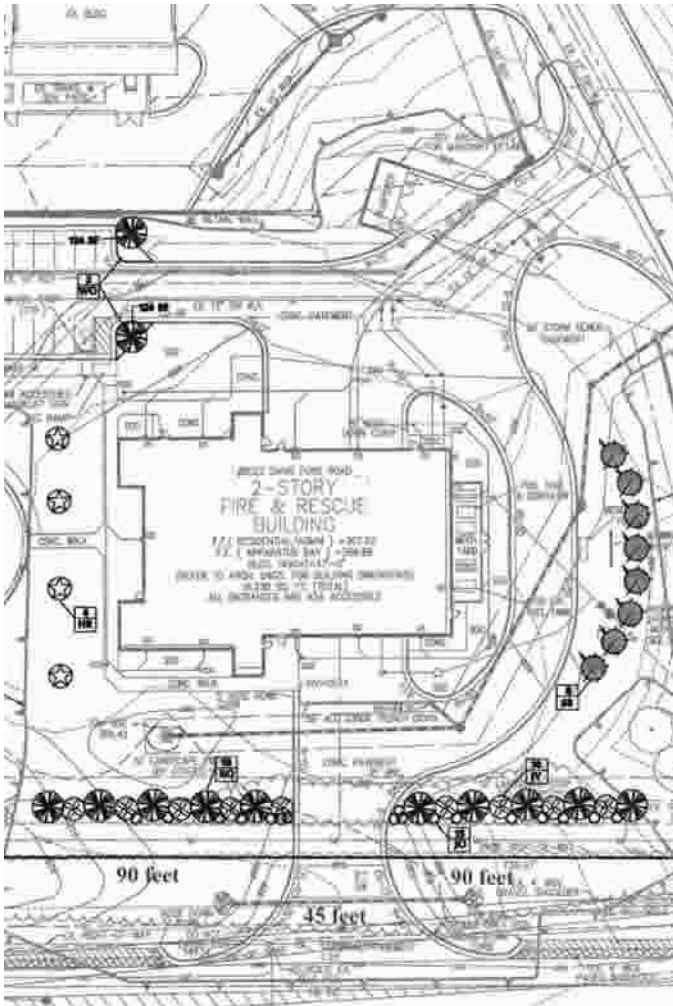


# Area of Concern

## Middle Driveway

Landscape Plan L1.4 on file with PWC depicts:

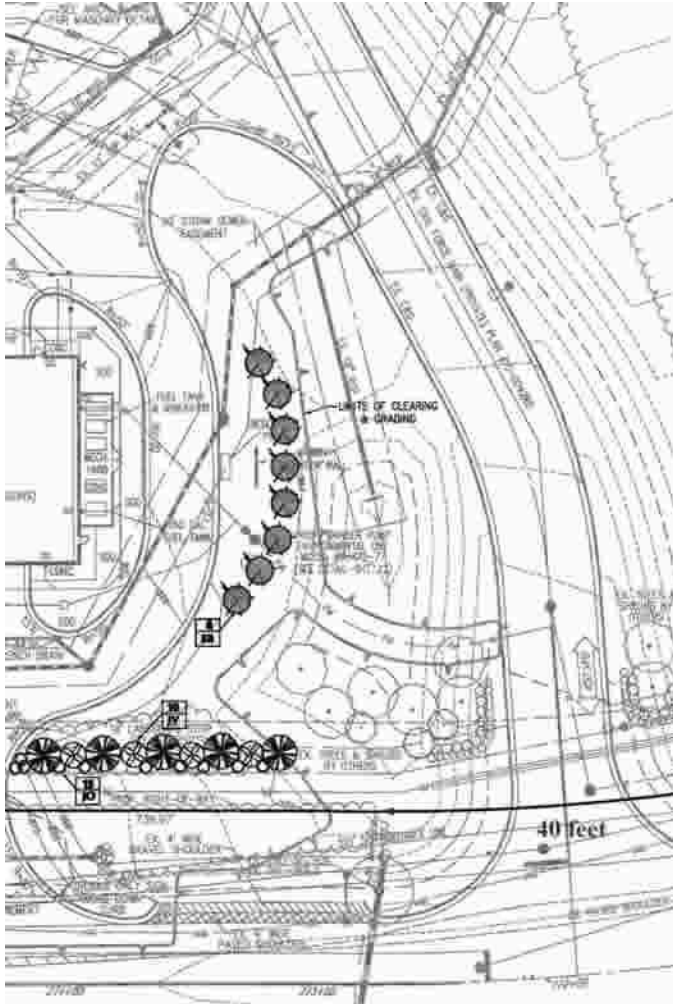
- 45ft driveway
- 90ft of landscape on either side



Actual cleared area is MUCH larger than plan



# Area of Concern



## South Driveway (Fire Station)

Landscape Plan 8 on file with  
PWC depicts:

- 40ft driveway
- Landscape “by others”

# Inner Core

Taken from McCoart: will inner core landscaping have this effect?



# Inner Core

## Existing McCoart Inner Core Landscaping



# Moving Forward

- MIDCO looks forward to working with Prince William County Officials to address the Davis Ford Road Corridor and its future development.