

**PRELIMINARY  
STAFF REPORT  
2008-2009 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Dranesville

**APR ITEM(S):**APR# 08-III-21UP

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**NOMINATOR(S):** Kathleen Murphy

**ACREAGE:** n/a

**TAX MAP I.D. NUMBERS:** n/a

**GENERAL LOCATION:** Hickory Planning Sector (UP3), Springvale Planning Sector (UP2),  
Riverfront Planning Sector (UP1)

**PLANNING AREA(S):**

**District(s):** Upper Potomac

**Sector:** Hickory (UP3), Springvale (UP2), Riverfront (UP1)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Retail & Other, Public Parks, Private Recreation,  
Private Open Space, Public Facilities

**ADOPTED PLAN TEXT:** Generally planned for low density residential with some private  
recreation, private open space, public park and retail.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

**PROPOSED PLAN AMENDMENT:** Add Plan text to the Public Facilities section of the  
Upper Potomac Planning District to encourage  
exploring possible sites for a community center in  
planning sectors UP1, UP2, UP3.

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**SUMMARY OF STAFF RECOMMENDATION**

**Approve Nomination as submitted**

**Approve Staff Alternative**

**Retain Adopted Plan**

Staff recommends approving the nomination as submitted so as to encourage locating a site for a future community center to meet the needs of residents in the Great Falls area.

**ADD:** Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District as amended through 7-10-2006; Public Facilities, a new recommendation (#16), page 17:

“16. Explore possible sites for a Great Falls Community Center. (UP1, UP2, and UP3)

**CRITICAL ISSUES**

**Public Facility Planning:** The Public Facilities section of the Policy Plan includes key principles for establishing the network of all types of public facilities. Based on this guidance, implementation of the proposed Plan text to explore locating a site for a community center should consider the ability of the site to serve the greatest number of people and the ability to mitigate the impact on the adjacent planned and existing land uses. Attachment I includes an excerpt from the Policy Plan with Countywide Objectives and Policies regarding public facilities.

**Human Services:** The Human Services section of the Policy Plan includes general objectives to guide the development of new public facilities for the delivery of human services. Among the issues that should be considered when planning for a new public facility, such as a community center, are ensuring that population and service standards are substantiated prior to programming development of the facility and identifying options for co-locating with other County government uses. Further, Objective 3, Policy f. encourages the acquisition of sites for human service facilities “in advance of demand” which is consistent with the proposed Plan change. Attachment II includes an excerpt from the Policy Plan with the Countywide Objectives and Policies regarding Human Services.

**Conclusion:** Staff recommends approving the nomination as submitted so as to encourage locating a site for a future community center to meet the needs of residents in the Great Falls area. Identifying a site for a future community center in the Great Falls area is the first step to providing additional human service, recreational and educational programs for area residents. The objectives and policies of the Comprehensive Plan will be applied during review of any proposed new community center.

**Attachment I**

Fairfax County Comprehensive Plan, 2007 edition, Policy Plan, Public Facilities section as amended through 1-10-2005; pages 2-4:

**COUNTYWIDE OBJECTIVES AND POLICIES**

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

**Objective 1:        Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**

- Policy a.        Site facilities appropriately to the area they are intended to serve.
- Policy b.        Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- Policy c.        Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
- Policy d.        Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

**Objective 2:        Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.**

- Policy a.        Program the establishment of facilities through the County's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.
- Policy b.        Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.
- Policy c.        Ensure adequate maintenance of existing facilities.

**Objective 3:        Balance the provision of public facilities with growth and development.**

- Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.
- Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.
- Policy c. Assess the adequacy and need for public facilities in the rezoning process.
- Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.
- Policy e. Designate and reserve future public facility sites that will be required by future growth and development.
- Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.
- Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

**Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.**

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.
- Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.
- Policy c. Design facilities to promote and enhance the community identity of existing character.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
- Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

- Objective 5:**      **Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**
- Policy a.      Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
- Policy b.      Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.
- Policy c.      Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d.      Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.
- Policy e.      Locate, as possible, facilities on sites with public water and sewer.
- Policy f.      Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.
- Policy g.      Use the 456 Process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.

**Attachment II**

Fairfax County Comprehensive Plan, 2007 edition, Policy Plan, Human Services section as amended through 8-5-2002; pages 2-4:

**COUNTYWIDE OBJECTIVES AND POLICIES**

To implement the County's Human Service Goal, general objectives have been developed that have an impact on the facilities policy for human service agencies. These objectives and their related policies have been formulated to guide and support the development of new, and maintenance of existing, public and private facilities for delivery of human services. These objectives, and their implementing policies are:

**Objective 1: Identify the most appropriate service delivery system options, and their impact on facilities for delivery of human services.**

- Policy a. Encourage individual initiative to the limits of each individual's ability.
- Policy b. Provide assistance to private-sector organizations, both for-profit and not-for-profit, in meeting the human service needs of individual citizens.
- Policy c. Provide human services when the County is the most efficient, effective or is the only available provider.

**Objective 2: Coordinate the planning and use of facilities with human service providers.**

- Policy a. Analyze use of existing facilities, co-location options, and alternative facility configurations as a cooperative effort among human service agencies as a component of the overall facilities planning process.
- Policy b. Analyze use of existing facilities, co-location options, and alternative facility configurations with other County governmental units as a component of the overall facilities planning process.
- Policy c. Develop cooperative planning with private-sector service providers.

**Objective 3: Encourage the location of new facilities to increase their accessibility.**

- Policy a. Select sites for facilities in accordance with applicable standards of service, thereby minimizing the potential for inappropriate utilization of facilities.
- Policy b. Ensure that population and service standards are substantiated before facility development is programmed.
- Policy c. When appropriate, locate human service facilities near public transportation.

- Policy d. Locate an appropriate portion of facilities and sites that are accessible to persons with disabilities.
- Policy e. Select facilities and sites to be central to the areas they are intended to serve.
- Policy f. Acquire sites for human service facilities in advance of demand either through purchase or dedication.
- Policy g. Regulate group facilities and halfway houses through the special exception and the 456 Review process when such regulation is in accordance with state and federal guidelines and regulations.

**Objective 4: Identify the impact of public facilities on adjacent planned and existing land uses.**

- Policy a. Locate human services facilities in areas of compatible land use.
- Policy b. Design facilities to promote or enhance the community identity.
- Policy c. Design facilities that are architecturally and environmentally appropriate.
- Policy d. Publicize the value of the human services facilities in promoting community identity.

**Objective 5: Acquire sites which, given applicable location criteria, are appropriate for the facility's specific purpose.**

- Policy a. Locate facilities on sites which have adequate acreage for short-term needs, but which can also accommodate expansion, if expansion is anticipated or projected.

**Objective 6: Promote the utilization of volunteers.**

- Policy a. Provide adequate facility space for the training, management and utilization of volunteers.

