



Public Facility Standards Summary

The following materials summarize general standards that the County uses to determine public facility needs throughout the County. The standards are taken directly from the Policy Plan with the exception of Public Schools. The Policy Plan outlines objectives, policies, and guidelines to implement the County's goals when determining future development patterns. The following is a link to the Policy Plan:

www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/

An additional reference is the Public Facilities Manual, which sets standards and specifications for construction of public facilities associated with new development. The following is a link to the County's Public Facilities Manual:

www.fairfaxcounty.gov/dpwes/publications/pfm/pfm_main.htm

The Fairfax County Public Schools (FCPS) utilize student yield ratios to determine the potential number of new students generated by proposed development. Additional information regarding schools is provided in the Policy Plan.

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Information regarding the following public facilities can be found in the Policy Plan: Transportation, Police, Sheriff, Courts, Solid Waste and Recycling, Drainage Systems and Stormwater Management Facilities, Electrical and Land-line Utility Services, and Mobile and Land-based Telecommunication Services.

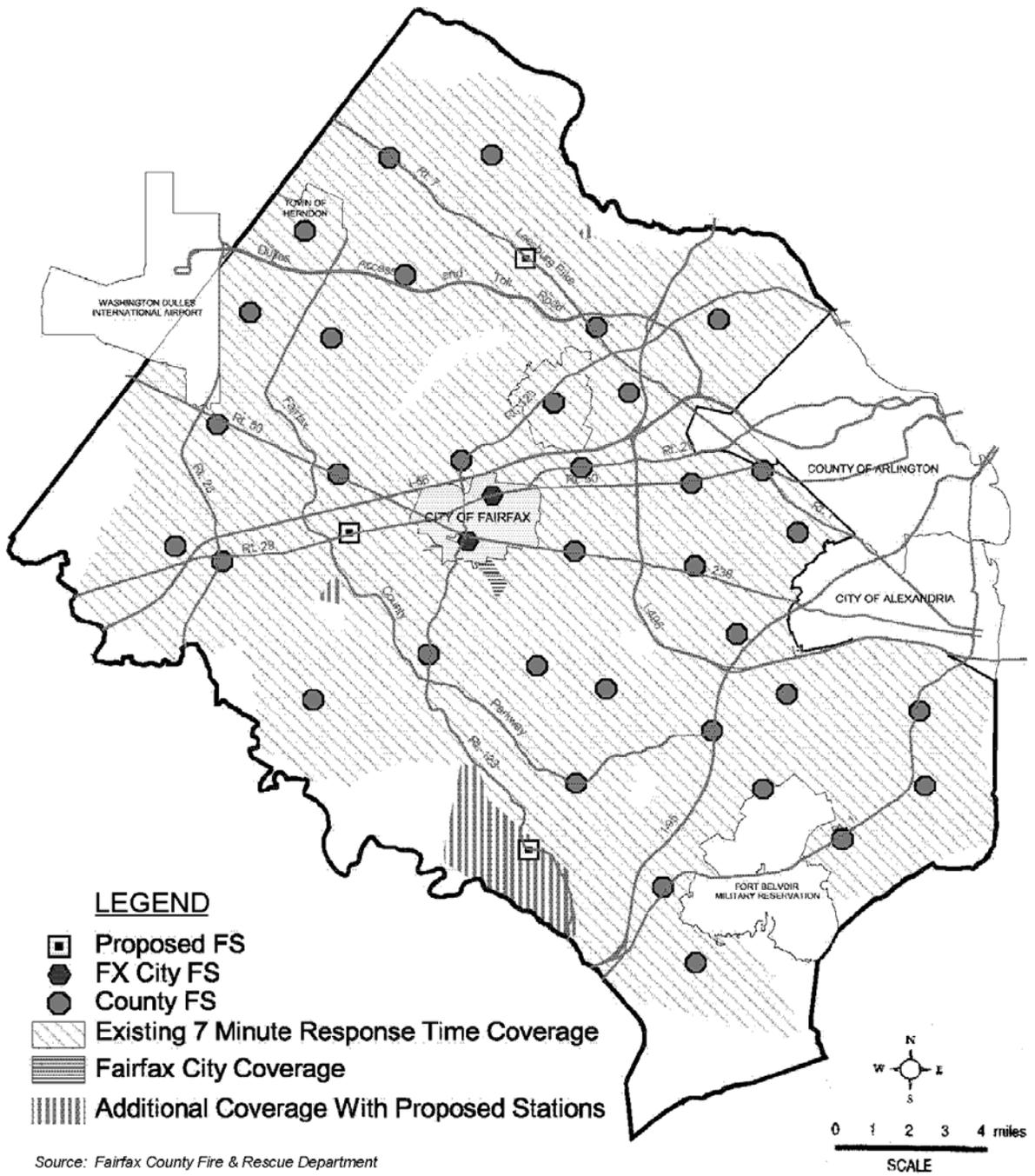
1. Fire and Rescue

Excerpt from the Policy Plan, Public Facilities Chapter, pp. 18 and 20

Objective 20: **Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the County's population. (See Figure 3.)**

Policy a. Plan, locate and construct new fire stations based on the standards and guidelines and when the following conditions are met:

- The projected service area of a new station has a population density of 1,000 persons per square mile;
- The projected service area is greater than two square miles;
- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and
- Those service areas which are never expected to meet the population density or incident activity criteria due to land use restrictions should receive consideration for a mini (less than 9,500 square feet) fire station when they encompass eight square miles or more.



2.

**FIRE AND RESCUE STATIONS
SEVEN MINUTE RESPONSE TIME COVERAGE** **FIGURE 3**

2. Libraries

Excerpt from Policy Plan, Public Facilities Chapter pp. 13 - 14

Character and Extent

Objective 14: Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.

Policy a. Ensure that a library facility is designed compatibly with the character of its surrounding area.

Policy b. Acquire sites for libraries that will be large enough for future expansion, if additional facilities are needed. In general, a site area of 6 to 7 acres is required for a regional facility and 3 to 5 acres for a community facility.

Policy c. The total library system should provide **at least .4 square foot of library space per resident**. Accordingly, ensure that the population of each library district is served with adequate facilities, based upon the following size and population standards:

- Size: In general, regional libraries should be between 30,000 and 40,000 square feet. Community libraries should be between 10,000 and 20,000 square feet.
- Service population: Regional libraries should serve a minimum population of 100,000. Community libraries should serve a minimum population of 50,000.
- Service area: Based on the local transportation network and average travel times the service area for regional libraries should extend up to six miles, and community Libraries should have a three to four mile service area.

Objective 15: Library facilities should sustain adequate levels of patronage.

Policy a. Maintain acceptable levels of circulation and visitor counts for Regional and Community libraries. In general, library facilities should sustain the following levels of monthly circulation:

- Regional libraries: at least 50,000
- Community libraries: 10,000 to 50,000

In general, libraries should sustain the following levels of monthly visitor or door counts:

- Regional libraries: at least 20,000 visitors
- Community libraries: 10,000 to 20,000 visitors

3. Parks and Recreation

Excerpt from Policy Plan, Park and Recreation Chapter, pp. 16-18

A. PARKLAND ACREAGE STANDARDS

To support a balanced park system with diverse park experiences, park acreage standards are established for Local Parks and District and Countywide Parks and reflect distinct park service types:

1. **For Local Parkland, provide a minimum of 5 acres per 1,000 population.** Applicable acreage includes land suitable for active recreation in the following sites:
 - Publicly owned Local Parks
 - Publicly accessible urban parks
 - Privately owned local parkland

This acreage standard is based on the average amount of land required to develop local-serving active recreation facilities per adopted standards. Generally, a minimum of 2.5 acres suitable for development of active recreation facilities is desirable. Where additional land is required due to site characteristics, the total acreage required to accommodate these facilities should take precedence over the minimum acreage standards.

2. **For District and Countywide Parkland, provide a minimum of 13 acres per 1,000 population.** Applicable acreage includes land suitable for recreation uses provided on:
 - Publicly owned District and Countywide Parks
 - Regional, state and federal parks, or portions thereof, that provide District and
 - Countywide-serving recreation opportunities

B. PARK FACILITY SERVICE LEVEL STANDARDS

The following Countywide service level standards are established for core park facilities on a population basis. Area-specific analysis is conducted to determine cumulative localized facility needs for planning purposes and to identify development impacts of new residential units.

Implementation of these standards will take place through the following mechanisms:

1. Public and private park and recreation facility providers should evaluate their contribution percentage levels compared to these standards, determine their respective roles in meeting these standards and plan their park systems or facilities accordingly.
2. Park Master Planning and Long-Range Planning processes
3. Parks Capital Improvement Planning and Programming
4. Seek developer commitments to offset development impact through the County Development Review Process
5. Park Land Acquisition Programs

Countywide service level standards established for park facilities are as follows:

Park Facility	Population-based Countywide Service Level Standard
Rectangle Fields (soccer, football, lacrosse, field hockey and cricket fields)	1 field/2,700
Adult Softball Diamonds with Skinned Infields	1 field/22,000
Youth Softball Diamonds with Skinned Infields	1 field/8,800
Youth Baseball Diamonds with Grassed Infields	1 field/7,200
Adult Baseball Diamonds with Grassed Infields	1 field/24,000
Trails (measured in miles)	Consistent with Adopted Countywide Trails Plan and Goal to Link Trails to Park Facilities
Playgrounds	1 playground/2,800
Multi-use Courts	1 court/2,100
Reservable Picnic Areas	1 site/12,000
Neighborhood Dog Parks (Typically less than 3 acres)	1 site/86,000
Regional Dog Parks (Typically more than 8 acres with special event features)	1 site/400,000
Neighborhood Serving Skate Parks- (Modular/Portable Types)	1 site/106,000
Countywide Skate Parks- (Larger Permanent/Fixed Type)	1 site/210,000
Golf (measured by number of golf holes)	1 hole/3,200
Nature Centers (measured in building square feet)	0.04 sf/person
RECenters including Indoor Aquatics, Fitness and other Community Uses (measured in building square feet)	1.1 sf/person

Park Facility	Population-based Countywide Service Level Standard
Indoor Gyms (measured in building square feet)	2.8 sf/person
Outdoor Family Aquatics Facilities	1 site/570,000
Horticulture/Garden Parks	1 site/350,000
Equestrian Facilities	1 site/595,000
Waterfront Parks	1 site/90,000

4. Sanitary Sewer

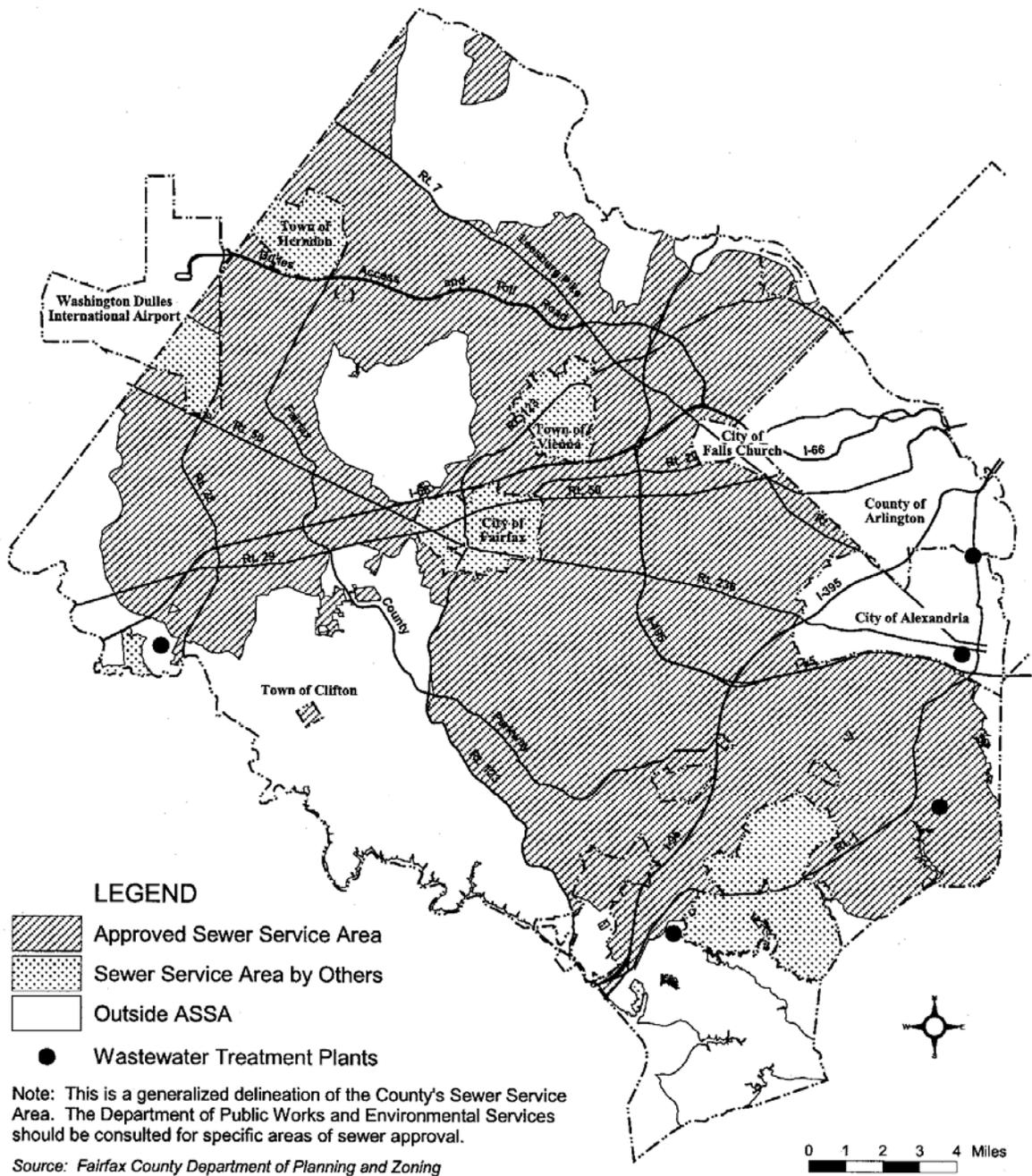
Excerpt from Policy Plan, Public Facilities Chapter pp. 26 - 28

Character and Extent

Objective 32: Maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the County, and provide necessary renovations and improvements that will permit the entire system to function at a high level of efficiency.

Policy a. Plan and design sewer facilities in accordance with the following standards. This flow is based on a combination of population and land uses and is determined by the following factors:

<u>Type of Development</u>	<u>Design Flow (Gallons Per Day)</u>
Residential	
General	100 gallons per person
Single-Family	370 gallons per residence
Townhouse Unit	300 gallons per unit
Apartment Unit	300 gallons per unit
Commercial	
General	2,000 gallons per acre
Motel	130 gallons per unit
Office	30 gallons per employee or .20 gallons per square foot
Industrial	
General	10,000 gallons per acre
Warehouse	600 gallons per acre
School Site	
General	16 gallons per student



APPROVED SANITARY SEWER AREA AND WASTEWATER TREATMENT PLANTS **FIGURE 4**

5. Schools

Staff from FCPS, Department of Facilities Planning, provided the student yield ratios that are used to determine the number of students generated by new development.

Countywide student yield ratios (per unit):

Single Family Detached	.239 Elem. .070 Middle <u>.170 High</u> .479 Total
Single Family Attached (Townhouse)	.194 Elem. .052 Middle <u>.110 High</u> .356 Total
Garden Apts. /Condo	.114 Elem. .026 Middle <u>.059 High</u> .199 Total
Mid/High Rise	.042 Elem. .010 Middle <u>.024 High</u> .076 Total

The FCPS recommend that a suggested proffer contribution of \$11,630 per student be made as part of a rezoning application.

6. Water

Excerpt from Policy Plan, Public Facilities Chapter p. 25

Character and Extent

Objective 30: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.

Policy a. Maintain the 110 gallons per person per day guideline for the provision of water with a peak factor of 1.6 times the estimated average day demand to determine maximum daily demand. The 110 gallons is derived from total water sales (including commercial, industrial and institutional uses) and the estimated population served.

Policy b. Maintain the standards established for fire protection flows as follows;

- One and two family dwellings, 1,000-2,000 gallons per minute depending on separation.
- Townhouses and multiplex units, 2,500 gallons per minute.
- Commercial, office, industrial, 2,500 gallons per minute.

8. Tysons Corner Current Comprehensive Plan

PUBLIC FACILITIES

The need for public facilities and services fluctuates as the demographics and development of an area change, as old facilities become obsolete, and as public expectations of service levels rise or decrease. In most cases, existing public facilities located in and around Tysons Corner have adequate capacity to accommodate planned growth, although certain facilities will need expansions or modifications to continue adequate service. Expansions and additional public facilities that are identified as future needs in Tysons Corner will require a 2232 Review public hearing before the County Planning Commission prior to being established unless they are specifically identified in the Plan text. Those facilities where a specific location for future construction has been identified in the Plan may be considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a "feature shown" determination is made, these projects may not require a future 2232 Review public hearing. The existing network and future requirements of public facilities in Tysons Corner are described below. Also see Figure 19 for existing and planned public facilities within and adjacent to the Urban Center.

A total of eleven public schools currently serve the Urban Center which, in general, have enrollments below net capacity. While existing school capacities should accommodate any enrollment increases, changes to the attendance boundaries of schools having space available is also an option for accommodating future demand from additional future housing.

Library coverage is provided by the Dolley Madison and Patrick Henry Community Libraries and the Tysons-Pimmit Regional Library. These libraries meet the County's library locational standards and no additional facility requirements are anticipated. However, the provision of a mini-library or a specialized library (i.e. business and/or technology) may be desirable for inclusion in a new development or one of the shopping malls.

The McLean District Police Sub-station provides an adequate level of police service to Tysons Corner. Additional such facilities are not projected.

The Tysons Fire and Rescue Company 29, McLean Company 1, and Dunn Loring Company 13 all provide coverage to Tysons Corner. In addition, a new fire and rescue station is proposed just west of the area at the intersection of Beulah Road and Leesburg Pike. These existing and planned fire and rescue facilities are projected to provide sufficient coverage to the area.

The Tysons Corner area is composed of two principal sewer sheds: Difficult Run and Scotts Run. Sanitary sewer service is provided by lines owned by Fairfax County and the District of Columbia (Potomac Interceptor). In general, sewer lines have been sized to serve either the planned land use or existing zoning, whichever generates the greater flow. In some cases, as redevelopment occurs, trunk lines may need to be replaced with lines with greater capacity.

Public water to Tysons Corner is provided by the Fairfax County Water Authority and the Falls Church Department of Public Utilities. That portion of the area north of Route 123 and west of I-495 is served by the Fairfax County Water Authority with the remainder being served by the City of Falls Church.

The Fairfax County Water Authority has storage for 4.64 million gallons (MG) of treated water at their facilities located on International Drive. Falls Church has storage for 3.57 MG at their two locations, and proposes storage for an additional 1.5 MG in the Dunn Loring, Vienna, or Tysons Corner area. This future storage need for Falls Church will probably be met by providing a second water tower at their Chain Bridge Road /DAAR Site.

 To request this information in an alternate format, call 703-324-1334 (TTY 711).



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