



# PROPOSED COMPREHENSIVE PLAN AMENDMENT

**ITEM:** PA 2020-CW-1CP  
March 6, 2024

**GENERAL LOCATION:** Countywide

**SUPERVISOR DISTRICT:** All

**PLANNING AREA:** All

**PLANNING DISTRICT:** All

**SUB-DISTRICT DESIGNATION:** All

**PARCEL LOCATION:** All

**Public Facilities Element of the Policy Plan**

For additional information about this amendment call (703) 324-1380.

**PLANNING COMMISSION PUBLIC HEARING:**  
Wednesday, March 20, 2024 @ 7:30 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**  
Tuesday, May 7, 2024 @ 4:00 PM

**PLANNING STAFF DOES RECOMMEND  
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

**MAP NOT APPLICABLE**

# **STAFF REPORT FOR PLAN AMENDMENT 2020-CW-1CP**

## **INTRODUCTION**

On July 14, 2020, the Fairfax County Board of Supervisors (the Board) authorized the consideration of a Comprehensive Plan amendment to update the Public Facilities Element of the Policy Plan (PFEPP) and related Area Plans, including reviewing the alignment of those updates with the Capital Improvement Program (CIP).

The project was derived from recommendations from the Planning Commission (PC) Schools Committee Joint Task Force (Appendix 1) focused on the topics of Long-range Student Population Forecasting, School Proffers, Capital Improvement Program (CIP) Recommendations, Co-location of Facilities, Equity and Access, and Economic Development. In addition to addressing these topics, the authorization for the Plan Amendment recommended a coordinated a comprehensive, countywide revision to the PFEPP. Staff's coordination included interviews with stakeholder agencies that both plan for and review new county public facilities; alignment of the PFEPP with the Countywide Strategic Plan and One Fairfax Policy; input from the PC Land Use Process Review Committee; and multiple educational and input sessions to countywide stakeholders and residents.

Phase I of this project, and the subject of this staff report, is to amend the PFEPP. Phase II will focus on the revision and enhancement of sections within the Area, District, and Special Planning Areas of the Comprehensive Plan that reference and catalog public facilities. Phase II planning is currently underway and will be the subject of a future staff report.

## **ADOPTED POLICY AND PLANNING HISTORY**

The PFEPP was originally adopted by the Board in 1990. While periodic minor updates were made, a comprehensive reassessment of the plan had not been undertaken since its inaugural adoption. The most recent revisions were in 2019 to update the Mobile and Land-Based Telecommunications section, as shown in Figure 1.

Over the course of the past three decades, Fairfax County has experienced substantive transformations, characterized by population growth, reduction in available land, transition of land use patterns, and demographic changes. The county's land use and development patterns have shifted in many parts of the county from suburban to a more urban land use pattern.

The County's priorities have evolved in response to these shifting dynamics, marked by the formal adoption of initiatives such as the One Fairfax Policy and the Countywide Strategic Plan. These initiatives reflect a commitment to addressing emergent challenges and opportunities. Concurrently, county agencies tasked with providing services to residents have evolved. This evolution is a product of diverse influences, including changing land use trends, demographic shifts, advancements in technology, and the adoption of more efficient service delivery methods.

The decision to undertake a comprehensive review and revision of the PFEPP presents an opportunity to align the county's planning for public facilities with contemporary needs and potential future challenges. This strategic revision will enable the county to anticipate and address evolving challenges, while ensuring a coherent approach to public facility planning that is aligned with broader the broader Fairfax County vision. This endeavor underscores the county's commitment to thoughtful, forward-looking planning and its dedication to serving the diverse needs of its residents effectively.

**Figure 1: Public Facilities Element of the Policy Plan Amendments**

<b><u>Plan Amendment Number</u></b>	<b><u>Subject of Revision</u></b>	<b><u>Date of Revision Adoption</u></b>
S01-CW-3CP	Water Supply	7/22/2002
S01-CW-5CP	Sanitary Sewer	7/22/2002
S01-CW-6CP	Equipment Management	7/22/2002
S03-CW-1CP	Telecommunications	9/29/2003
S01-CW-11CP	Sheriff	10/18/2004
S01-CW-10CP	Animal Control	12/6/2004
S01-CW-13CP	Fire and Rescue	12/6/2004
S01-CW-9CP	Police	1/10/2005
S12-CW-2CP	Telecommunications	4/30/2013
2016-CW-1CP	Public Schools	11/1/2016
2017-CW-1CP	Telecommunications	7/25/2017
2019-CW-1CP	Telecommunications	4/9/2019

**IMPORTANCE OF STRATEGIC PLAN AND ONE FAIRFAX POLICY**

In preparing the revisions to the PFEPP, staff used the vision and direction of broader countywide goals. The Countywide Strategic Plan (CSP) is the overarching document that provides a top-down vision to develop more specific policies within the county. The CSP was adopted by the Board in October 2021 and was developed with several years of community outreach that incorporated countywide strategies from other visionary documents, including the One Fairfax Policy. Staff “crosswalked” the CSP and its goals related to land use guidance into the proposed revisions of the PFEPP. Examples of CSP goals that are worked into the PFEPP include prioritizing co-location of facilities, encouraging more housing options, providing better access for residents to facilities and transit, and encouraging a more equitable planning process.

**COMPREHENSIVE PLAN AND PUBLIC FACILITIES**

The Comprehensive Plan functions as the guiding instrument in the process of facility planning

in Fairfax County, including not only decisions related to funding and prioritization, but also subsequent review of specific facilities. The PFEPP serves as a critical tool, offering guidance to decision-makers in their determination of which projects are to be incorporated into the Capital Improvement Program (CIP), and how these projects are financed, prioritized, and phased for planning, design, and construction. Furthermore, the PFEPP provides the objectives and policies for both applicants and the Department of Public Works and Environmental Services (DPWES) Capital Facilities staff when strategizing and designing new or renovated facilities. It also serves as a reference point for staff and the PC during the evaluation of facilities subject to 2232 Public Facility and CIP review. Projects that successfully navigate these processes are subsequently designated as "Feature Shown" elements within the Comprehensive Plan.

The PFEPP encompasses a spectrum of objectives and policies designed to guide the planning and execution of public facilities countywide. There are specific sections within the PFEPP for facility types such as schools, libraries, public safety (police, fire and rescue, sheriff, courts, and animal control), water supply, sanitary sewer, solid waste and recycling, drainage systems, stormwater management, maintenance facilities, electrical, and other utility services. Facility types falling outside these categories are evaluated for general compliance with the Comprehensive Plan's Countywide Objectives and Policies section within the PFEPP, as well as other pertinent elements of the Policy Plan, such as the Human Services, Parks and Recreation, and Transportation Elements.

The PFEPP is intricately linked with the review and approval of public facilities through the "2232 Public Facility Review" process, as illustrated in Figure 2. The 2232 review mandates that public projects adhere to the Comprehensive Plan's recommendations concerning general or approximate location, character, and extent, as outlined in VA § 15.2-2232. This assessment is grounded in the objectives and policies articulated in the PFEPP, as well as the information presented in the public facilities maps and tables within the Area Plans of the Comprehensive Plan. Beyond the 2232 review, the PFEPP is used during the evaluation of proposed public facility initiatives during the CIP review cycle, other plan amendments, and the entitlement process.

### **How Public Facilities are Planned, Reviewed, and Approved**

Planning for new facilities in the county is a comprehensive and multi-faceted process. While the CIP and the 2232 review serve as pivotal junctures where projects are assessed for alignment with the Comprehensive Plan, it is important to recognize that the journey from identifying a project need to its ultimate completion involves other key steps. Furthermore, each of these steps offers valuable opportunities for public facility stakeholders to integrate Comprehensive Plan policies related to public facilities into new projects. This process adheres to planning, regulatory, and community engagement objectives while aligning with the overarching goals of the Comprehensive Plan. It underscores the importance of a systematic approach to facility planning and development, encompassing thorough review, engagement with stakeholders, and compliance with regulations to ensure that public facilities effectively serve the needs of the community. Proposed revisions to the PFEPP enhance existing policies to continue to encourage public facility stakeholders to utilize the comprehensive plan policies during the planning, selection, and prioritization of public facility development.

**Figure 2: 2232 Public Facilities Review Process**



**Typical Evolution of a Public Facility**

**Identification of Facility Need:**

- A County agency identifies the need for an expanded or new facility.
- Agencies collaborate with the DPWES Capital Facilities team to explore possibilities for expanding existing facilities or acquiring suitable land.

**Review for CIP Adoption and Identification of Funding Sources:**

- Once the facility need is established, it undergoes review for potential inclusion in the Capital Improvement Program (CIP).
- Various departments, including the Department of Management and Budget, Department of Public Works Capital Facilities, the County Executive’s Office, and the Department of Planning and Development, collaborate in this process.
- The project's feasibility, cost, funding sources, and alignment with Comprehensive Plan are evaluated. Funding for most projects is sourced from the annual operating budget or municipal bonds.
- The draft CIP, including proposed projects, is advertised along with the County's Annual Budget. The PC holds a public hearing, makes a recommendation to the Board, and a final public hearing and vote by the Board leads to CIP adoption.

**Project Design and Community Engagement:**

- Following funding and CIP integration, project design plans are developed in coordination with the agency that the facility will serve.
- Public engagement opportunities are initiated by the applicant or the Capital Facilities team. This typically includes presentations with community associations or other public meetings to present the project and gather community feedback. Multiple public engagement meetings may be held before the project proceeds to the 2232 review stage.

**2232 Public Facility Review:**

- Public facility review is required by VA § 15.2-2232.
- An application for a 2232 Public Facility Review is submitted.
- It is important to note that by the time the project reaches the 2232 review, significant planning, community outreach, and design work has already been completed.
- The purpose of the 2232 review is to determine if the project's general or approximate location, character, and extent are in substantial conformance with the Comprehensive Plan.
- The review is focused on alignment with the Comprehensive Plan's overarching principles and is not as detailed as site plan or building plan review.
- The PC votes to approve or deny 2232 determinations.
- Public facility projects that are subject to a proffered zoning application with public hearings do not require a separate 2232 Public Facility Review.

**Site and Building Plan Review:**

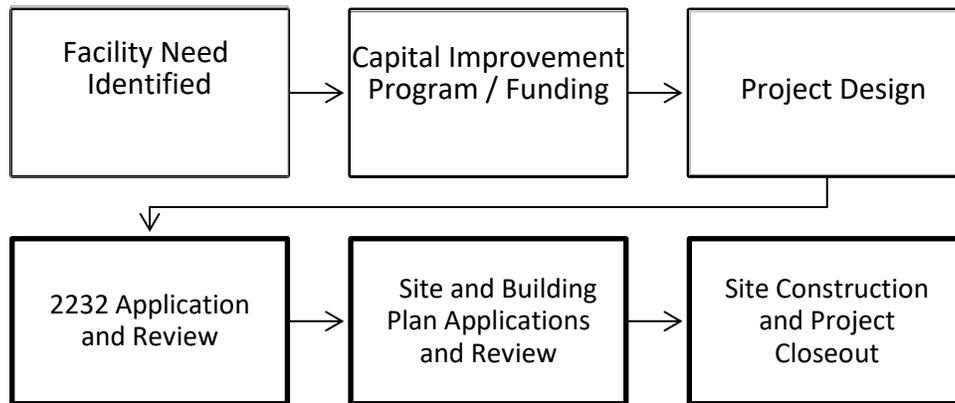
- After the 2232 review, the project advances to site and building plan submissions.
- These reviews ensure the project complies with zoning ordinances, building codes, and other federal, state, and county regulations.

- Once building permits and site/development plans are approved, the project can proceed to construction.

**Construction and Completion:**

- Construction of the project takes place, often followed by ribbon-cutting ceremonies to mark its completion.
- Project closeout procedures are carried out, concluding the project's lifecycle.

**Figure 3: Typical Evolution of a Public Facility**



**STAKEHOLDER AGENCY COORDINATION**

The Public Facilities and Plan Development Branch of the Department of Planning and Development engaged with over forty agencies throughout the update. These agencies included both county government entities and public facility stakeholders outside the county government. Many of these agencies are involved in planning new facilities or during the review process for such projects. Background on the PFEPP and how to align the update with the 2232 Public Facility Review process, the CIP process, the Countywide Strategic Plan, the One Fairfax Policy, and other agency initiatives and strategies was included in the interviews with agencies.

These agencies have demonstrated a strong commitment to their work and to providing services to county residents. Their input and recommendations were incorporated into the proposed revisions to the PFEPP. Figure 4 lists the stakeholder agencies that have been involved in this update.

The conversations and collaboration with stakeholder agencies have led to a better understanding of important issues related to public facility development in the county. Generally, the following questions were asked of stakeholder agencies:

- How have agencies adapt to changing trends, technologies, and demographic shifts?

- How are and how do agencies plan to align their strategies with broader county goals like the Countywide Strategic Plan and One Fairfax Policy?
- What was their experience and strategies related to co-located facilities?
- What has been their experience during the 2232 Public Facility Review and CIP review processes?
- What are the agency’s priorities for new facilities in the county?

The effort also included educating other agencies about the importance of the Comprehensive Plan not just during the review and approval process for new facilities, but also during the planning stages. This effort emphasized the need to align projects with the goals and objectives of the Comprehensive Plan and to incorporate strategies that closely align with the Comprehensive Plan's Policy Elements and Area Plans into the CIP process. Overall, this collaborative effort has been a valuable initiative to ensure that planning and development processes for public facilities in Fairfax County align with the county's broader goals and policies while fostering strong relationships among various agencies involved in the process.

**Figure 4: Agencies Involved in the PFPP Update**

- |   |   |
|---|---|
| • Department of Public Works Capital Facilities | • Housing and Community Development     |
| • Department of Management and Budget           | • FC Public Schools                     |
| • Board of Supervisor’s Offices                 | • Police Department                     |
| • County Executive’s Office                     | • Animal Services Division              |
| • Countywide Strategic Plan                     | • Fire Department                       |
| • One Fairfax Policy                            | • Library Services                      |
| • Office of Environment and Energy Coordination | • Department of Public Works            |
| • Department of Planning and Development        | • Urban Forestry                        |
| • Zoning Administration Division                | • Wastewater                            |
| • Zoning Evaluation Division                    | • Stormwater                            |
| • Heritage Resources                            | • Solid Waste                           |
| • Environment and Development Review            | • Cable and Consumer Services           |
| • Community Revitalization                      | • Facilities Management                 |
| • FC Department of Transportation               | • Information Technology                |
| • Office of Economic Initiatives                | • Circuit Court                         |
| • Park Authority                                | • General District Court                |
| • Health and Human Services                     | • Juvenile and Domestic Relations Court |
| • Neighborhood and Community Services           | • Sheriff’s Office                      |
| • Family Services                               | • Department of Vehicle Services        |
| • Fairfax-Falls Church Community Service Board  | • Emergency Management                  |
|   | • Fairfax Water Authority               |
|   | • Dominion Energy/NOVEC                 |
|   | • Office of the County Attorney         |

### **Summary of Key Findings and Themes from Agencies**

The majority of the input staff received from individual stakeholder agencies was specific to the services that agency provides and how they could provide a better experience for the residents that benefit from their services and facilities. There have been some consistent themes that have emerged during this planning process. The following section will summarize some of these “big picture” themes or topics that influenced a significant portion of the proposed text revisions. The underlying context to these broader themes is that planning for facilities in today’s environment is much different than when the PFEPP was originally adopted in 1990. Many of these topics are interrelated and provide insight into the context of influences that necessitate some change to the PFEPP.

### **Evolving Strategies, Priorities, Equity, and Inclusivity**

Many of the county service providers demonstrated the need to maintain flexibility and evolve in a county with changing demographics, but also to continue to adapt and incorporate industry best-practices for the services they provide. Guiding documents such as the Countywide Strategic Plan and the One Fairfax Policy influence the direction of public facilities planning by setting out goals to improve community engagement, applying equity tools, increased environmental policies, prioritization of co-located projects, and better access for residents to parks, facilities, and transportation options.

The interviews with agencies have provided many insights into how the One Fairfax Policy is incorporated into their work. Sometimes this can occur through advancements and expanded use of technologies. Agencies are finding it easier to connect to the public in ways they had not been able to do so before through virtual or video services to customers. Many of the Human Service providers have incorporated this strategy into their daily work by providing counseling or other services through video calls. Other agencies are using a virtual meeting format to expand the options for community input and engagement. This technology has increasingly been incorporated into county operations and has proven to be an additional tool to conduct public participation and provide virtual services to residents. Other agencies that need to gather feedback on specific projects or development around the county, such as the Department of Planning and Development have incorporated virtual video technology to host public engagement meetings. In many cases, public participation has increased. However, it is generally acknowledged that there are certain types of meetings, depending on the subject matter or audience, that may lend itself better to an in-person format. Both methods of in-person and virtual meetings are being utilized depending on which type of meeting will best serve the intended purpose of the meeting.

The Fairfax County Department of Transportation (FCDOT) has been incorporating more public transit options in parts of the county places where the populations may be more dependent on public transportation. The Fire and Rescue Department is building facilities that are more inclusive and gender neutral. The court system is implementing race and gender-neutral risk assessment instruments to provide equity in judicial decision making, more online and video resources, and co-locating facilities to assist more vulnerable populations. In other cases, some agencies have identified the need to have more satellite offices spread throughout the county to be able to serve more residents closer to where they live. The Department of Family services expressed the need for smaller offices or locations they can access that provides services closer

to populations most in need of their services, which also may decrease travel time for staff.

### **Design, Co-Location, and Access**

Decreasing availability of land, the cost to construct new facilities, and an increasing population has caused agencies to be more efficient with resources. Evolving land patterns have created the need to design buildings and public spaces that fit into a more urban environment. In areas of the County experiencing higher growth, a more urban design approach may include consolidating building footprints, increasing vertical expansion of buildings, and prioritizing co-location of services at one location. Staff gathered input from agencies on how these strategies could best fit individual agency needs and offer the greatest benefits to residents. All agencies interviewed were supportive of co-location and in many cases identified benefits of co-location where services overlap and residents could take advantage of multiple services at one location. An example is the Kingstowne Consolidated Facility that was approved in 2022 and is under development. Locating the Adult Center, Child Care Center and Library in the same building is an example of compatible uses that offer more benefits by being located on the same property. Libraries, community, and recreation centers, and/or childcare or older adult services should be considered as high priority uses when considering co-location.

Health and Human Service agencies, along with public safety agencies, have been collaborating to provide better services to all residents of the county. One example is the planned new Judicial Complex Master Plan, specifically the planned Diversion First facility. The Judicial Complex is a good example of the benefits of co-location by Human Services, the Court System and Law Enforcement agencies can have many benefits for both the agencies and customers. The expanded Judicial Complex will combine the Court system, sheriff's office, police department, community service board, department of family services, Diversion First agency, and potentially transitional and affordable housing on the same property. This provides a blanket of services in one place for a person making a successful transition from prison or jail to citizen life. When discussing this project with these agency representatives they stated that it is important for the planning group to develop a common vision, with the same purpose and goals. To be very specific about what the intended outcomes and objectives are for the facility and the agency goals. When planning for these facilities, front line staff should be involved in the early planning process as they have a good understanding of how these facilities operate on the ground level. These were all taken into consideration while developing proposed policy changes.

Another consideration for co-location is the combination of housing with public facilities. One of the County's goals is to increase affordable housing across the county. When developing new facilities, there may be opportunities to incorporate affordable housing on the site, leveraging the scarce resource of publicly owned land. The Department of Housing and Community Development is interested in continuing to pursue opportunities that include the co-location of county public facilities and new affordable housing units.

### **Planning for Agency and Non-Profit Spaces**

There are sometimes competing interests between agencies to find space to house their services or the services of non-County partners, exacerbated by the need for agencies to consolidate and limit the use of leased space. This comment was heard especially from agencies that work

closely with non-profits, such as Health and Human Services, the Court System and Housing and Community Development. Certain non-profits assist some county agencies in providing services, expanding potential services to residents. One comment from these agencies is that the county should plan for and with the non-profits when planning and developing new facilities, so enough space can be provided for both county agencies and the non-profits that many agencies depend on.

### **Other Comments and Recommendations**

Fairfax Water Authority updated their water demand estimates and updated level of service and reliability metrics for customers for the PFEPP.

The Heritage Resources and Plan Development Branch in DPD gave feedback that if a resource is found potentially eligible for the Inventory of Historic Sites listing, an effort should be made to preserve buildings with their current use or to reuse the building. If no feasible reuse is found, then the building should be thoroughly documented prior to demolition.

Many agencies commented that there should be shared agreements put into place before a co-located facility is opened so that there is the appropriate guidance for the programming and maintenance of the shared facilities. This was a recurring comment that was received during agency interviews that have had prior experience with co-located facility projects.

### **Schools Recommendations**

Fairfax County Public Schools has provided additional recommendations since the Planning Commission was presented the draft text at the Planning Commission Land Use Process Review Committee on January 11, 2024. The FCPS memo dated March 4, 2024 (Appendix 6) details the recommended edits by schools. At staff's discretion, some of the FCPS recommendations have been incorporated into the final draft revisions and recommendations.

## **PLANNING COMMISSION COORDINATION**

There has been extensive coordination between staff and the Planning Commission (PC) to develop the proposed revisions to the PFEPP. Staff has worked closely with the PC Land Use Process Review Committee (LUPRC) throughout the development of the project. In addition, staff has provided an annual update on the project to the PC CIP Committee. Appendix 2 provides a summary of the notable meetings and input gathered from the Planning Commission for the update to this plan amendment.

## **COMMUNITY ENGAGEMENT**

Community engagement has been a key focus for this project by facilitating public awareness and feedback on the planning, review, and approval of facilities, as well as shaping new policies. Appendix 3 provides a summary of community engagement activities for the update to this plan amendment.

## REVISED PLAN AND POLICIES

The proposed revisions to the PFEPP will enhance the efficiency and predictability of the planning process for all stakeholders involved, including County staff, relevant agencies, the PC, the Board, and the general public. These revisions have been carefully developed through extensive outreach and collaboration with various public facility stakeholders. As a result, they incorporate a wide range of inputs, aligning with the broader vision for the county. The proposed revisions reinforce and strengthen the following key priorities.

- **Enhanced Coordination:** The updated plan places a greater emphasis on coordinating the review process between the Capital Improvement Program and Comprehensive Plan and encourages that the selection and distribution of facilities in an equitable process.
- **Guidance for Agencies:** The revised plan provides agencies with more comprehensive guidance to align their work with the Comprehensive Plan. It encourages the incorporation of data and countywide coordination into facility planning strategies.
- **Access and Connectivity:** The policies aim to improve access and connect facilities with communities, growth areas, and multimodal transportation options, promoting overall accessibility and convenience.
- **Site Selection Confidence:** The guidance ensures that both applicants and decision-makers have confidence in the selection of suitable facility sites. It also emphasizes the protection of cultural, environmental, and other valuable resources, as well as encouraging public facility and infrastructure investment within growth areas of the county, including revitalization districts.
- **Flexibility and Urban Design:** These policies are designed to provide greater flexibility to meet agency needs and adapt to evolving county requirements. They allow for the design of facilities that can integrate into an urban framework when necessary.
- **Co-Location Prioritization:** There is an increased focus on prioritizing co-location, where multiple services are consolidated into a single facility or location. This approach enhances county efficiency and offers residents improved and more convenient access to services.

## CONCLUSION

This proposed amendment seeks to harmonize the evolving dynamics of Fairfax County, the requirements of agency service providers, and the county's broader vision and goals with the updated Comprehensive Plan public facility policies. These policies will govern the planning, review, and approval of public facility development across the county. These proposed revisions are aimed at facilitating a more efficient and streamlined process for the planning and review of public facilities. They are closely aligned with Fairfax County's overarching objectives and are

geared toward ensuring a balanced and sustainable approach that caters to the needs of both residents and agencies.

It is important to emphasize that the proposed revisions to the PFEPP have been crafted through extensive planning and outreach efforts, as detailed in this report. They represent the culmination of collaborative efforts involving county agencies, the strategic vision of the Board, input from the PC, and feedback from the residents of Fairfax County.

Ultimately, these revised policies are designed to better serve the county's overarching objectives and to enhance the quality and efficiency of public facilities throughout Fairfax County. They are a reflection of the county's commitment to continuous improvement and sustainable development to meet the evolving needs of its residents and stakeholders.

## **RECOMMENDATION**

Staff recommends the Comprehensive Plan be modified as shown in Appendix 5 Proposed Revisions Public Facilities Element of the Policy Plan (Edited Version).

### **COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Map will not change.

### **COUNTYWIDE TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.

### Appendices:

Appendix 1: Plan Amendment Authorization Summary and Planning Commission Schools Committee Work Plan Recommendations

Appendix 2: Planning Commission Meetings and Engagement Summary

Appendix 3: Community Engagement Summary

Appendix 4: FCPS Memo (March 4, 2024)

Appendix 5: Proposed Revisions Public Facilities Element of the Policy Plan (Edited Version)

Appendix 6: Proposed Revisions Public Facilities Element of the Policy Plan (Clean Version)



# County of Fairfax, Virginia

## MEMORANDUM

August 24, 2020

**TO:** Distribution

**FROM:** Megan Park, Planning Technician II  
Department of Planning and Development

**SUBJECT:** Plan Amendment 2020-CW-1CP (Public Facilities Policy Plan Amendment)  
Countywide

2016 Proffer Reform Bill –  
**NON EXEMPT AREA**

The purpose of this memo is to notify you that on July 14, 2020 the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to update the Public Facilities Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. The effort will begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School's Committee recommendations. The Board Matter that authorized the amendment, as well as the Schools Committee recommendations are attached to this memo.

Public hearings for this Plan amendment have not been scheduled. An announcement concerning inter-agency coordination for this Plan amendment will be forthcoming to a representative in your agency. This effort is expected to begin in late September 2020. Please contact Michelle Stahlhut at (703) 324-8406 or [Michelle.Stahlhut@fairfaxcounty.gov](mailto:Michelle.Stahlhut@fairfaxcounty.gov) with any questions, or if other staff in your agency should be notified of this Plan amendment.

Distribution -DPD:

Barbara Byron  
Elizabeth Hagg  
Chris Caperton  
Denise James  
Leanna O'Donnell  
Meghan Van Dam  
Clara Johnson  
Michelle Stahlhut  
Laura Arseneau  
Thomas Lee  
Kristen Hushour  
Marshall Keeney  
Daniel White  
Tracy Strunk  
Leslie Johnson  
Brent Krasner  
Cathy Lewis  
Mary Ann Tsai  
William O'Donnell

Distribution – Other Agencies:

Jessica Gillis, Fairfax County Public Schools  
Ahmed Rayyan, Dept. of Housing and Community Development  
Abdi Hamud, Dept. of Housing and Community Development  
Andrea L. Dorlester, Park Authority  
Lynne Johnson, Park Authority  
Tiffany Thrasher, DPW&ES, Urban Forestry Management  
Gregg Steverson, Dept. of Transportation  
Tom Biesiadny Dept. of Transportation  
Tom Burke, Dept. of Transportation  
Mike Garcia, Dept. of Transportation  
Jeffrey Hermann, Dept. of Transportation  
Robert Pikora, Dept. of Transportation  
Shahram Mohsenin, DPW&ES, Wastewater Management  
William Barrack, DPW&ES, Wastewater Management  
Craig Carinci, DPW&ES, Stormwater Management  
Catherine Torgersen, DPW&ES, Stormwater Management  
Captain David White, Police Department  
Laurie Stone, Fire Department  
Christopher Leonard, Neighborhood and Community Services  
Lloyd Tucker, Neighborhood and Community Services  
G. Michael Lane, Jr., Health and Human Services (Suite 333)  
Samantha Hudson, Health and Human Services (Suite 333)  
Douglas Miller, Fairfax County Public Libraries

Email Distribution

David Koscho, Washington Gas (DKoscho@washgas.com)  
Mark Gill, Dominion Va. Power (Mark.Gill@dom.com)  
Jerry Espigh, Dominion Va. Power (Jerry.Espigh@dom.com)  
Sharad Regmi, DPW&ES, Wastewater Management  
Anna Ricklin, Health Department  
Judith Cabelli, Dept. of Housing & Community Development  
Regina Coyle, Dept. of Housing & Community Development  
Teresa Lepe, Dept. of Housing & Community Development  
Michelle Gregory, Dept. of Management and Budget  
Greg Prelewicz, Fairfax Water (gprelewicz@fairfaxwater.org)  
Ross Stilling, Fairfax Water (rstilling@fairfaxwater.org)



**Department of Planning and Development**

Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5507  
Phone 703-324-1380  
Fax 703-653-9447

[www.fairfaxcounty.gov/planning-development/](http://www.fairfaxcounty.gov/planning-development/)

**Chairman Jeffrey C. McKay**  
**Board Matter**  
**July 14, 2020**  
**Proposed Comprehensive Plan Amendment**  
**Public Facilities element of the Policy Plan**

**Background:**

The Public Facilities element of the Comprehensive Plan's Policy Plan is closely tied to the development review process for the County's public facilities, known as "2232 Review". Public projects must be found to be in harmony with the Comprehensive Plan in terms of character, location, and extent. Staff bases this analysis on the goals and policies outlined in the Public Facilities element of the Policy Plan, as well as on the maps and tables of public facilities located throughout the Comprehensive Plan. There are two recent actions that demonstrate that it is an appropriate time to consider updates to this section of the Comprehensive Plan; the Planning Commission's recommendations related to the Public Schools section of the Plan, and this Board's recent approval of the Capital Improvement Program.

On April 21, 2020 the Planning Commission forwarded to the Board a series of recommendations for revisions to the Comprehensive Plan from the Planning Commission's Schools Committee Joint Task Force. This task force included the members of the Planning Commission Schools Committee, School Board members, and staff from Fairfax County Public Schools Facilities Planning and the Public Facilities Branch of the Department of Planning and Development. The recommendations are in response to the October 2016 direction to create a Joint Work Program for collaboration on shared priorities between the two boards. The recommendations focus on the topics of Long-range Student Population Forecasting, School Proffers, Capital Improvement Program (CIP) Recommendations, Co-location of Facilities, Equity and Access, and Economic Development.

In addition, during the annual Capital Improvement Program process, staff and the Planning Commission worked to more closely align the CIP with the Comprehensive Plan. On April 22, 2020, the Planning Commission recommended that the Board authorize a Comprehensive Plan amendment to update the Public Facilities element of the Policy Plan, including reviewing the alignment of those updates with the CIP. On June 23, 2020, this Board approved the CIP and accepted the Planning Commission recommendations.

**Motion:**

Therefore, I move that the Board of Supervisors direct staff to consider a Comprehensive Plan amendment to update the Public Facilities element Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. This effort should begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School's Committee recommendations referenced above.



# County of Fairfax, Virginia

## MEMORANDUM

April 21, 2020

**TO:** Board of Supervisors

**FROM:** Peter F. Murphy, Chairman  
Planning Commission

**SUBJECT:** **Planning Commission Schools Committee Work Plan Recommendations**

At its January 8, 2020 meeting, the Planning Commission voted unanimously to recommend to the Board of Supervisors the recommendations developed and proposed by its Schools Committee/School Board Working Group. This group included the members of the Planning Commission Schools Committee, School Board members, and staff from Fairfax County Public Schools Facilities Planning and the Public Facilities Branch of the Department of Planning and Development. The recommendations are in response to the October 2016 direction to create a Joint Work Program for collaboration on shared priorities between the two boards. The recommendations focus on the topics of Long-range Student Population Forecasting, School Proffers, Capital Improvement Program (CIP) Recommendations, Co-location of Facilities, Equity and Access, and Economic Development.

Attached for your information are the recommendations and the accompanying executive summary. Also attached is a copy of the verbatim transcript of the Planning Commission's motion on this matter.

Should you have any questions, please do not hesitate to contact me.

Attachments (a/s)

cc: Bryan J. Hill, County Executive  
Rachel Flynn, Deputy County Executive  
Jill G. Cooper, Executive Director, Planning Commission  
Timothy J. Sargeant, At-Large, Planning Commission  
Barbara A. Byron, Director, Department of Planning and Development (DPD)  
Leanna O'Donnell, Director, Planning Division, DPD  
Michelle K. Stahlhut, Public Facilities Branch Chief, Planning Division, DPD  
Karen Corbett Sanders, Chair, Fairfax County School Board  
Jeffrey Platenberg, Deputy Superintendent, Fairfax County Public Schools (FCPS)

To request special accommodations, call the Planning Commission office at 703-324-2865,  703-324-7951. Please allow seven working days to make the appropriate arrangements.

---

Department of Clerk Services  
Planning Commission  
12000 Government Center Parkway, Suite 552, Fairfax, VA 22035  
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)  
[www.fairfaxcounty.gov/planningcommission](http://www.fairfaxcounty.gov/planningcommission)



## **Planning Commission Schools Committee Recommendations**

### **Executive Summary**

In October 2016, the Fairfax County Board of Supervisors and the Fairfax County School Board agreed to the creation of a Joint Work Program to develop recommendations for collaboration on shared priorities between the two boards. Three topics were prioritized for the Joint Work Program: fiscal, children and families, and land use. The Planning Commission's Schools Committee, comprised of members of the Planning Commission as well as two liaisons from the Fairfax County School Board, was assigned the topic of land use and was directed to develop and present a work plan on this topic to the Board of Supervisors. Through a series of meetings open to the public the Schools Committee developed a work plan that included land use recommendations, non-land use recommendations, and proposed revisions to the Policy Plan element of the Comprehensive Plan. The work plan focuses on the topics of Long-range Student Population Forecasting, School Proffers, Capital Improvement Program (CIP) Recommendations, Co-location of Facilities, Equity and Access, and Economic Development. The workplan recommendations and proposed Comprehensive Plan revisions are outlined below.

#### **1) Topic: Long Range Student Population Forecasting**

##### **Summary of Planning Commission Schools Committee Discussion**

Fairfax County Public Schools (FCPS) produces two projection sets each school year to forecast student membership. One projection set is produced in the fall for a five-year horizon and the fifth year of this set is used for the Capital Improvement Program (CIP). The second set is a six-month projection produced in the spring which is used to determine the enrollment for the upcoming school year. Projections within the five-year horizon are accurate; however, the accuracy of student projections diminish beyond the five-year horizon.

Methodologies used for student membership projections:

- Total student membership is compared to historical membership patterns.
- Births by elementary school boundary are compared to the kindergarten class five years later.
- Kindergarten class membership is compared to the previous school year's 12<sup>th</sup> grade class.
- Cohort progression – Each grade level cohort of students is compared to the previous year to understand the difference over time.
- Analysis of population and housing forecasts, housing trends and new housing construction.

Factors impacting the predictability of student projections:

- Students attending school within a different boundary from which they reside. This may occur for program access.
- Replacement of existing housing stock with larger homes.
- Lifecycle of existing housing, changing demographics, economic conditions, and multiple occupancy of dwelling units.

- Mixed use development creates uncertainties for projecting student enrollment.
- FCPS estimates of student yields resulting from planned new housing are based on countywide averages. Student membership projections for the CIP utilize a different methodology, based on localized analysis of demographics, housing types and school trends, resulting in more accurate projections.

**Suggested Planning Commission Recommendation – Non-Land Use**

The Board of Supervisors and School Board will work together to identify resources to evaluate the potential for long-range student population and housing forecasts and other data appropriate for school facilities planning.

**Suggested Planning Commission Recommendation – Land Use**

Amendments proposed to the following Comprehensive Plan language from the Public Facilities element of the Policy Plan: (Additional text proposed is underlined and text proposed for deletion is shown with a ~~strikethrough~~)

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, pages 5-9**

**Objective 6: Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

- Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:
  - Safe and convenient accessibility to pedestrian and road networks, and transit where available.
  - Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
  - Compatibility with adjoining planned and existing development and with the Comprehensive Plan.
  - Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
  - Proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.
- Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half mile for middle schools, high schools, and secondary schools.
- Policy c. Locate middle schools, high schools, and secondary schools, and when possible, elementary schools, where they can be served by public water and sewer. When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.
- Policy d. ~~Acquire school sites, w~~When land dedications cannot be obtained, acquire school sites as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital

Improvement Program and the Comprehensive Plan.

- Policy e. Encourage site dedications ~~which that~~ provide sufficient F.A.R. to meet locational criteria.
- Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.
- Policy g. As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity ~~where permissible.~~
- Policy h. Fairfax County Public Schools and county staff will review periodically long-term projected growth and development impacts on school capacity.

## 2) Topic: School Proffers

### Summary of Planning Commission Schools Committee Discussion

Legislation was adopted by the General Assembly that places restrictions on the proffers a locality can request or accept related to new residential development and the residential component of mixed-use development. This legislation requires that proffers offsetting these impacts must be specifically attributable to the impact of the new development and can only address capacity need. These needs are determined by the existing capacity of the impacted facilities and must provide a direct and material impact to the new development. However, new residential development occurring within a small area plan that is approved as part of the Comprehensive Plan and meets certain criteria set out in the statute is exempt, and includes transit station areas, as well as some community business centers and suburban centers.

#### Exemption Categories

- Category A – An approved small area comprehensive plan in which the delimited area is designed as a revitalization area, encompasses mass transit as defined in Va. Code §32.2-100, includes mixed use development, and allows a density of at least 3.0 FAR in a portion thereof.
- Category B – An approved small area plan that encompasses an existing or planned Metrorail Station and allows additional density within the vicinity of such existing or planned station.
- Category C – An approved service district created pursuant to Va. Code § 15.2-2400 that encompasses an existing or planned Metrorail station.

One measure to determine if a residential development will have a direct impact on schools is to determine if the school is over capacity. Capacity is measured in two ways, design capacity and program capacity. Design capacity is based on the number of students a building can support per the original design of the building. Program capacity, the measure used by Fairfax County Public Schools (FCPS) to determine if a residential development will have an impact, is based on the number of existing core classrooms and the specific unique programs assigned to a school which require specific facility space utilization that goes beyond the original design of the building. Modular classrooms are included in the calculation of school design and capacity; however, trailers are not included in the calculation of capacity.

Proffer contributions for schools are typically monetary contributions used for capital improvements that enhance capacity and do not offset the operating costs of schools. As of 2016 the most recent recommended proffer contribution is \$12,262 per pupil as determined by the FCPS Public Facilities Impact Formula. The formula was adopted by the Board of Supervisors in 2003 and updates and adjustments are made to the formula to reflect changes in student yield ratios by unit type and construction costs. The formula is based on construction costs and does not include land acquisition. FCPS has received approximately \$20.6 million in proffer contributions since 2002. During this same time period, FCPS spent approximately \$2.43 billion on capital programs, and proffers only accounted for .73 percent. Proffer formulas (Table 1) for determining the student yield rate from new residential development are based on housing type and developed from countywide averages. Proffer formulas use a different methodology to determine student yields than the Capital Improvement Program (CIP), which utilizes a methodology to determine area specific student generation rates and is more accurate than the yield rates for proffers.

Table 1

Countywide Student Yield Ratios for Proffer Formula					
Single Family detached	Elementary	.266	Low-rise Multi-family	Elementary	.188
	Middle	.088		Middle	.047
	High	.179		High	.094
	Total	.533		Total	.329
Single Family Attached	Elementary	.258	Mid/High Rise Multi-family	Elementary	.062
	Middle	.067		Middle	.019
	High	.137		High	.031
	Total	.462		Total	.112

**Suggested Planning Commission Recommendation – Land Use**

- Add Plan Language to Objective 3 of the Public Facilities Policy Plan supporting developer commitments for buildings and land as allowed by law: (Additional text proposed is underlined and text proposed for deletion is shown with ~~astrikethrough~~)

**Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 7-25-2017; Page 3**

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

- Policy a. Construct new facilities or additions where appropriate 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. Identify and aAcquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.
- Policy h. Encourage provision of buildings or land for public facilities as needs are identified.

#### **Suggested Planning Commission Recommendation - Non-Land Use**

- The revenue generated from the proffer formula is not sufficient to offset the impacts of new residential development on schools and a change to the proffer formula followed by regular reviews should be examined. Capital improvement needs for schools resulting from new residential development are funded primarily through the CIP and supplemented by proffer funds.
- The current county wide student yield formula should be reviewed to improve accuracy by considering additional factors to more accurately forecast student population.
- To encourage the production of affordable dwelling units (ADU), consider deducting/discounting ADUs from proffers to fund capital improvement needs for schools.

#### **Suggested Planning Commission Motion**

- The current proffer formula funds only a small portion of the capital improvement needs of schools. Other approaches to increase funding for public school's capital needs in deference to state laws should be considered. It is recommended that the Board of Supervisors and Fairfax County Public Schools review the methodology for calculating student yields and contributions for the school proffer formula.

### **3) Topic: Capital Improvement Program (CIP) Recommendations**

#### **Summary of Planning Commission Schools Committee Discussion**

There appear to be differences in renovation and replacement practices between county departments and agencies and schools. The county and School Board formed the Infrastructure Financing Committee (ICF) to collaborate and review both the county and school's CIP and infrastructure upgrade requirements.

## **Suggested Planning Commission Recommendation – Non-Land Use**

The Planning Commission’s Schools Committee suggests examining a comparable replacement and renovation queue for county and schools to support a sustainable financing plan in order for the Board to address current and future capital requirements.

### **4) Topic: Co-location of Facilities**

#### **Summary of Planning Commission Schools Committee Discussion**

The existing Comprehensive Plan policies resulting from the 2016 School Policy Plan Amendment support the co-location of county and FCPS facilities. There is also a list of county and FCPS properties for potential co-location in the adopted FY 2019 – FY 2023 Adopted Capital Improvement Program (CIP). In addition to co-location, Fairfax County Public Schools (FCPS) and the Park Authority currently collaborate with the utilization of recreation facilities. An example of this collaboration is high schools use Park Authority facilities and the community uses FCPS recreation facilities as there is a shortage of park space. When feasible, schools should be within close proximity to Park Authority facilities to reduce costs and time associated with transporting students to Park Authority facilities.

#### **Suggested Planning Commission Recommendation – Land Use**

- Consider the co-location of school fields and recreation space on Park Authority owned facilities.
- Encourage collaboration and co-location of FCPS facilities with compatible county facilities.
- When county RECenters or community centers are planned or renovated, coordination with FCPS should be encouraged.

Consider adding the following Plan Language Recommendations: (Additional text proposed is underlined and text proposed for deletion is shown with a ~~strikethrough~~)

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, page 8**

**Objective 9: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.**

Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, student drop off, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.

Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.

Policy c. Locate schools in relation to residential or mixed-use areas, the road network, traffic patterns and transit where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential or mixed-use areas to ensure proximity and convenience for students and the local community.

- Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible.
- Policy e. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.
- Policy f. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.
- Policy g. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium, auditorium, library, and administrative offices.
- Policy h. Encourage ~~Consider~~ co-location of FCPS facilities and land with compatible county facilities and land ~~schools with other public uses such as a library or a recreational center.~~

**5) Topic: Use of County owned surplus property for Fairfax County Public School facilities and Programs**

**Summary of Planning Commission Schools Committee Discussion**

The county process for the reallocation of disposition of county owned property was discussed by the Schools Committee. The most recent policy for the reallocation and disposition of county property was amended by Facilities Management Department (FMD) in 2011. Through this process, if a county agency wishes to dispose of surplus property, FMD distributes a memorandum to all county agencies, semi-autonomous agencies, the District Supervisor and Chairman of the Board. The memorandum will request any agency interested in the surplus property to submit a request for the utilization of the property. It should be noted that semi-autonomous agency includes the Park Authority and the Redevelopment and Housing Authority. Fairfax County Public Schools (FCPS) does not receive the memorandum to dispose of surplus property. According to FMD, most surplus property is comprised of small non-buildable parcels often in a floodplain.

**Research**

FCPS is a legal entity separate and independent of Fairfax County unlike county agencies. The county may not offer FCPS surplus real property in the same manner that it offers it to county agencies, because a transfer of ownership to FCPS constitutes disposing of real property. The transfer must be by legal conveyance, such as a deed, and requires a public hearing. Conversely, if county-owned surplus real property is reallocated to another county agency, the real property is still owned by the county or Board of Supervisors and does not require a public hearing. There is nothing legally prohibiting the county from including FCPS in distribution of the FMD surplus property memo.

**Suggested Planning Commission Recommendation – Non-Land Use**

Include FCPS on notice of surplus property memorandum distributed to County agencies by FMD.

## 6) Topic: Existing Comprehensive Plan Policies

### Suggested Planning Commission Recommendation – Land Use

The Schools Committee reviewed recommendations for Public Schools in the Public Facilities Section of the Policy Plan Element of the Comprehensive Plan and recommended the following changes:

- Add policy regarding the need for flexible education space utilizing creative design.
- Add policy encouraging land use applicants to proffer buildings or land for FCPS facilities.
- Update policy encouraging collaboration between Fairfax County and FCPS to co-locate compatible facilities.

Additional text proposed is underlined and text proposed for deletion is shown with a ~~strike through~~:

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, pages 5-9**

**Objective 6: Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

- Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:
- Safe and convenient accessibility to pedestrian and road networks, and transit where available.
  - Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
  - Compatibility with adjoining planned and existing development and with the Comprehensive Plan.
  - Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
  - Proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.
- Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.
- Policy c. Locate middle schools, high schools, and secondary schools, and when possible, elementary schools, where they can be served by public water and sewer. When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.
- Policy d. ~~Acquire school sites, w~~When land dedications cannot be obtained, acquire school sites as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program and the Comprehensive Plan.

- Policy e. Encourage site dedications which provide sufficient F.A.R. to meet locational criteria.
- Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.
- Policy g. As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity where permissible.
- Policy h. Fairfax County Public Schools and county staff will review periodically long-term projected growth and development impacts on school capacity.
- Policy i. Encourage the identification and creation of spaces with flexible design that can meet education needs.

**Objective 7: Distribute administration and maintenance facilities to conveniently serve the areas they support where feasible.**

- Policy a. Locate Area Administration buildings in the school areas they are intended to serve.
- Policy b. Locate maintenance and operation facilities to afford greater convenience, efficiency, and reduction of travel time.

Character and Extent

**Objective 8: Locate schools on sites which meet or exceed minimum state size guidelines where feasible.**

- Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may result in the acquisition of sites that do not conform to the state suggested guidelines.

**Objective 9: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.**

- Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, student drop off, and off street parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.
- Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.
- Policy c. Locate schools in relation to residential or mixed-use areas, the road network, traffic patterns and transit where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential or mixed-use areas to ensure proximity and convenience for students and the local community.
- Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance.

When designing and constructing schools, preserve as much mature natural vegetation as possible.

Policy e. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

Policy f. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.

Policy g. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium, auditorium, library, and administrative offices.

Policy h. ~~Encourage Consider~~ co-location of FCPS facilities and land with compatible county facilities and land schools with other public uses such as a library or a recreational center.

**Objective 10: Consider adaptive reuse of buildings for public schools and educational purposes.**

Policy a. Consider properties such as office, commercial, or other buildings for conversion to education facilities.

Policy b. Consider commercial sites to offer programs such as Transitional High Schools, Family and Early Childhood Education Program (FECEP)/Head Start and distance learning. These sites could also provide services to the community.

Policy c. Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.

**Objective 11: Encourage optimization of existing schools and other facilities, whenever possible and reasonable, to support educational and community objectives.**

Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.

Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map as a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility and its compatibility with the surrounding area.

Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.

Policy d. Encourage parity between older and newer schools and facilities through renovation. Apply the same educational specifications used as a guide in the construction of new school facilities for planning the renovation of existing facilities. Consider expected future utilization rates when proposing renovation projects.

Policy e. Continue the practice of serving local communities for scouting, senior citizen

programs, and other neighborhood based activities through the use of school facilities. Provide access to school grounds for community use of recreational facilities.

- Policy f. Continue the practice of working in collaboration with the Fairfax County Office for Children and other organizations for the provision of space for before and after-school child care services.
- Policy g. Continue the practice of allowing the Park Authority and other organizations to utilize sites before school construction begins.
- Policy h. Provide space for other public service needs, when possible and reasonable, in underutilized schools.
- Policy i. Consider co-location of multiple education facilities on school sites.

## 7) Topic: Economic Development

The One Fairfax policy includes but is not limited to the following areas of focus related to land use:

1. “Community and economic development policies and programs that promote wealth creation and ensure fair access for all people.
2. Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport.
3. Workforce development pathways that provide all residents with opportunity to develop knowledge and skills to participate in a diverse economy and earn sufficient income to support themselves and their families.”

In consideration of these references to the One Fairfax policy, the Planning Commission recommends the following changes to Objective 2 of the Economic Development Section of the Policy Plan Element: (Additional text proposed is underlined and text proposed for deletion is shown with a ~~strikethrough~~)

**Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Economic Development, Amended through 3-4-2014, page 2**

**Objective 2:** Encourage land-use and public facility investments that promote ~~Provide an environment for the highest-high-quality system of education opportunities for from pre-school through 12th grade and higher and adult education including-but not limited to apprenticeships, career and technical training, and certification programs and promote undergraduate and graduate level educational opportunities to include continuing learning programs for adults.~~

- Policy a. Promote the preservation, development, and redevelopment of a full spectrum of housing types to facilitate socioeconomic diversity in all K-12 public schools. ~~Maintain an~~

environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well-being.

Policy b. Encourage diverse and high-quality education programs that develop the skills needed to adapt to economic changes and challenges in the workplace due in part to continuing technological innovations. Enhance education partnerships with business to ensure that the education system is strategically focused to meet the educational needs of the future job market.

Policy c. Join with the public, private, and non-profit sectors to provide education and training programs and opportunities for all county residents to develop the necessary skills to enter, succeed, and advance in the workplace and in the community. Ensure the availability and encourage the use of high-quality continuing adult education and retraining programs.

Policy d. Promote high-quality, life-long education and training programs and opportunities for adults to expand their knowledge and skills in competitive, challenging, and changing environments.

**County of Fairfax, Virginia  
Planning Commission Meeting  
January 8, 2020  
Verbatim Excerpt**

*SCHOOL COMMITTEE RECOMMENDATION OF APPROVAL RE: SHARED COUNTY AND SCHOOL COMPREHENSIVE PLAN PRIORITIES*

During Commission Matters

Commissioner Sargeant: Thank you, Mr. Chairman. This is related to the Schools Committee's initiatives in the past several months and I have some motions and considerations for the Planning Commission. Mr. Chairman, in October of 2016, the Fairfax County Board of Supervisors and the Fairfax County School Board agreed to the creation of a joint work program to develop recommendations regarding shared priorities between the two Boards. The Planning Commission's Schools Committee was assigned the topic of land use and was directed to develop and present a work plan on this topic to the Board of Supervisors. In addition to my fellow Planning Commissioners and the excellent guidance and support of Fairfax County Planning staff, our efforts benefited tremendously from the participation and guidance of Fairfax County School Board members and the leadership of the Fairfax County School Systems' Department of Facilities and Transportation Services. I would very much like to thank Former School Board member Sandy Evans, former School Board member and now Fairfax County Supervisor, Dalia Palchik, and current School Board Chair, Karen Corbett-Sanders for their leadership, their insight, and their contributions to this committee process. In addition to our School Board representatives, the Schools Committee's assignment benefited from the subject matter expertise of the school systems facilities division. This included Jeff Platenberg, Assistant Superintendent with the Department of Facilities and Transportation Services. Our gratitude also goes to Kevin Sneed, who has now retired, and Jessica Gillis also with the FCPS Department of Facilities and Transportation Services. It goes without saying that this assignment would not have been as positive or productive without the steady and thoughtful guidance and support of our two main Fairfax County staff members. Michelle Stahlhut is a Branch Chief with the Public Facilities and Planned Development Branch in the Planning Division of the Department of Planning and Development. David Stinson is a Planner in the Planning Division of the Department of Planning and Development. David was actually in the Public Facilities Branch when this assignment began lo those many months ago. He is now in the Heritage Resources and Plan Development Branch, but has soldiered on with us throughout these many months of this assignment. Needless to say, without their professionalism, their understanding of the Comprehensive Plan and planning, their patience and support, we would not have been able to translate the committee's collaborative discussions and ideas into recommendations and suggested plan text. As noted in our executive summary, the Schools Committee developed a work plan that includes land use recommendations, non-land use recommendations, and proposed revisions to the policy plan element of the Comprehensive Plan. The work plan focuses on the topics of long-range student population forecasting, school proffers, Capital Improvement Plan recommendations, co-location of facilities, equity and access, and economic development. We examined the One Fairfax Policy through a land use lens, and we applied the policy's areas of focus related to land use, to draft suggested edits and additions to the policy plan's economic development section. I would like to thank Karla Bruce, Fairfax County's Chief Equity Officer for her input during this process. I anticipate additional input from Ms. Bruce as this process moves forward. This evening, we are asking school – we are asking Planning Commissioners to approve the Schools Committee recommendations and support the transmission of the

recommendations to the Board of Supervisors. We will also ask the Planning Commission to recommend that the Board of Supervisors authorize the advertisement of an amendment to the Public Facilities and Economic Development sections of the policy plan element of the Comprehensive Plan. And this will trigger a public review process, if authorized by the Board. And with that Mr. Chairman, I'm ready to make a motion.

Chairman Murphy: Please.

Commissioner Sargeant: Mr. Chairman, I have three motions to make. One, I MOVE THAT THE PLANNING COMMISSION APPROVE THE DECEMBER 12<sup>TH</sup>, 2019 (SIC) PLANNING COMMISSION SCHOOLS COMMITTEE RECOMMENDATIONS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt these shared County and school Comprehensive Plan priorities, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: Thank you, Mr. Chairman. Second, I MOVE THAT THE PLANNING COMMISSION REPORT BE TRANSMITTED TO THE BOARD OF SUPERVISORS AS THE PLANNING COMMISSION'S RECOMMENDATION, IN RESPONSE TO THE BOARD'S OCTOBER 18<sup>TH</sup>, 2016 REQUEST.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion as articulated by Commissioner Sargeant, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Sargeant: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD AUTHORIZE ADVERTISEMENT OF AN AMENDMENT TO THE PUBLIC FACILITIES AND ECONOMIC DEVELOPMENT SECTIONS OF THE POLICY PLAN ELEMENT OF THE COMPREHENSIVE PLAN, CONSISTENT WITH THE COMMITTEE'S RECOMMENDATION FOR ACTION.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 11-0. Commissioner Ulfelder was absent from the meeting.

SL

### **PC Schools Committee Joint Task Force**

On April 22, 2020, the PC recommended that the BOS authorize a Comprehensive Plan amendment to update the Public Facilities element of the Policy Plan, with a focus on aligning these updates with the Capital Improvement Program (CIP). This recommendation emanated from the collaborative efforts of the PC's Schools Committee Joint Task Force, which comprised members of the PC Schools Committee, School Board representatives, and professionals from both the Fairfax County Public Schools Facilities Planning and the Public Facilities and Plan Development Branch within the Department of Planning and Development. The School's Committee recommendations covered topics such as long-range student population forecasting, school proffers, CIP recommendations, co-location of facilities, equity and access, and economic development, have been fully incorporated into the proposed draft text of the Public Facilities and Environmental Policy Plan (PFEPP).

### **PC Land Use Process Review Committee**

The PC Land Use Process Review Committee convened on multiple occasions to address the update of the PDEPP. These meetings reflect the comprehensive and collaborative efforts undertaken by the PC Land Use Process Review Committee and DPD staff to update the PFEPP, ensuring alignment with countywide policies and strategies while actively engaging with stakeholders and partners in the process. Below is a summary of the key points from these meetings.

#### **April 22, 2021, Meeting:**

- Initiation of the project and an opportunity for initial feedback.
- Staff delivered a presentation outlining the background of the PFEPP and the procedures governing public facilities' planning and review.
- DPD staff presented the project's objectives, scope, and community engagement plan. A project schedule was also shared, along with upcoming steps.
- Commissioners raised various topics, including the 2232 process and state and federal facilities, community outreach strategies for the update, the plan's alignment with the CIP process and Area Plans, the 2232 process for school facilities, and the inclusion of transportation provisions.

#### **November 18, 2021, Meeting:**

- DPD staff updated the Committee on the progress of the PFEPP update, providing insights into the project's goals, the planning and approval process for public facilities, updates on interviews and conversations with agency stakeholders, next steps, and an update on community engagement.

#### **October 6, 2022, Meeting:**

- DPD staff reported on the latest developments related to the PFEPP update, discussed the 2232 Public Facility Review Process in detail and took questions from the Committee, and delivered a brief overview of the ongoing County efforts to enhance environmental strategies.

#### **November 17, 2022, Meeting:**

- This session was dedicated to the presentation and discussion of the co-location of facilities and the PPEA (Public-Private Education Facilities and Infrastructure Act) process.
- Several partner agencies, including the Department of Public Works Capital Facilities and the Office of Economic Initiatives, contributed to the discussion by offering insights and addressing queries about co-location and PPEA.

**April 26, 2023, Meeting:**

- Staff introduced a draft text of the PFEPP to the Committee for their review and feedback.
- Input received from the Committee was taken into consideration, resulting in the incorporation of their suggestions and revisions into a refined draft.

**October 12, 2023, Meeting:**

- Staff presented the revised draft text to the Committee for their review.
- The Committee provided input on topics related to co-location, revitalization areas, and editorial recommendations. It was determined that more input and coordination from stakeholder agencies and Planning Commissioners was needed before a public hearing was scheduled.

**January 11, 2024, Meeting:**

- Staff presented the revised draft text to the Committee for their final review.
- Input received from the Committee was taken into consideration, resulting in the incorporation of their suggestions and revisions into the draft text.

**District Supervisor Offices:**

- Regular communication with District Supervisor offices has been maintained throughout the update. Individual meetings with Supervisor Land Use Aides were conducted to gain insights into specific issues related to facility planning and to seek feedback on potential policy changes.
- Coordination with the Supervisor offices was undertaken to identify relevant agencies and citizen groups for inclusion in outreach efforts and to assist in advertising the website, updates, and public meetings.

**Community Engagement Coordination:**

- Collaborative efforts with the DPD Community Engagement Specialist, were undertaken to develop a comprehensive community outreach plan, which was presented to the PC LUPRC.
- Advertisements for meetings and plan updates were disseminated across various County social networking platforms.
- Meetings were conducted with Neighborhood and Community Services to discuss community engagement strategies and gather contact information for notifications related to community meetings.

**Plan Amendment Website:**

- The Plan Amendment website has served as an informative platform, regularly updated and promoted to the public.
- The Website has been used to provide updates on the plan amendment's progress, meeting notifications, staff contact information for feedback, and educational videos. The website, along with the videos, meeting details, and draft text, is accessible at [Plan Amendment 2020-CW-1CP | Planning Development](#).

**Informational Videos:**

- Four informational videos were created by DPD and Channel 16 to inform the public on the Plan Amendment, how public facilities are planned and reviewed in the county, and generally about the importance and types of facilities that exist across the county. Staff from the Department of Management and Budget, the Department of Public Works and Environmental Services, and Planning Commissioner Timothy Sargeant all collaborated with the Department of Planning and Development and Channel 16 to develop these videos. These videos are each two to three minutes long and collectively “tell the story” of public facilities in Fairfax County.

**Community Input Meetings:**

- Two rounds of community engagement phases were organized by DPD staff, consisting of a total of 21 separate meetings.
- The first round included a series of virtual and targeted meetings from October 20, 2022, to December 13, 2022. These meetings aimed to introduce the Plan Amendment authorization, explain the public facility planning and review

process, clarify the purpose of the PFEPP, and gather initial feedback.

- A second round of engagement occurred from June 29, 2023, to July 27, 2023, involving similar meetings where staff presented the initial draft text for community feedback.
- Promotion of virtual community meetings was carried out through DPD and County mailing lists, the County's social media platforms, and individual Supervisor offices. Meeting times were diversified, including evening and lunchtime sessions, to maximize public participation.



Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3400  
Falls Church, Virginia 22042-1203

March 4, 2024

**TO:** Salem Bush, Branch Chief, Public Facilities, Planning Division  
Fairfax County Department of Planning and Development

**FROM:** Leanna H. O'Donnell, Director   
Office of Facilities Planning Services

**SUBJECT:** Policy Plan Amendment – Public Facilities Element  
(PA 2020-CW-1CP (PA 2020-00026))

**BACKGROUND:**

On July 14, 2020, the Fairfax County Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to update the Public Facilities Element of the Comprehensive Plan's Policy Plan. The effort was to include the Planning Commission Schools Committee recommendations.

Prior to the authorization of the Comprehensive Plan amendment, at its January 8, 2020, meeting, the Planning Commission voted unanimously to recommend to the Board of Supervisors the recommendations developed and proposed by its Planning Commission Schools Committee/School Board Working Group. This group included the members of the Planning Commission Schools Committee, School Board members, and staff from Fairfax County Public Schools (FCPS) Office of Facilities Planning Services and the Public Facilities Branch of the Fairfax County Department of Planning and Development. The recommendations were in response to the October 2016 direction to create a Joint Work Program for collaboration on shared priorities between the two boards. The recommendations focused on the topics of long-range student population forecasting, school proffers, Fairfax County Capital Improvement Program (CIP) recommendations, co-location of facilities, equity and access, and economic development, and included recommendations for Comprehensive Plan language. The recommendations were forwarded to the Board of Supervisors on April 21, 2020.

FCPS Office of Facilities Planning Services staff appreciate the collaboration during the review process. FCPS staff have coordinated with the Fairfax County School Board's Comprehensive Planning Development Committee (CPDC) for their input.

**COMMENTS:**

FCPS Office of Facilities Planning Services staff offer the following comments and suggested changes to the December 29, 2023, draft of the proposed Comprehensive Plan language discussed at the Planning Commission Land Use Policy Review Committee meeting held on January 11, 2024, and found at this direct link: [2017 Edition of the Policy Plan - Public Facilities \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/landuse/2017-Edition-of-the-Policy-Plan-Public-Facilities).

**1. Page 8. Countywide Objectives and Policies, Objective 6, Policies e and f:**

Policy ed. Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

Policy f. Apply climate-resilient design practices to the design of public facilities to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat, in alignment with county's climate resilience plans and programs.

FCPS suggested edits (in **bold yellow highlight**):

Policy ~~ed~~. Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects, **as applicable.**

Policy f. Apply climate-resilient design practices to the design of public facilities to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat, in alignment with county's climate resilience plans and programs, **as applicable.**

FCPS staff propose the addition of “as applicable” to both policies to make clear that the School Board and the Board of Supervisors may utilize different programs or policies related to these shared environmental goals, and that the school policies should govern when school facility projects are under review for conformance with Comprehensive Plan language.

The FCPS Adopted CIP Fiscal Year 2025-29 (pages 227-241) includes an extensive discussion of FCPS sustainability policies and initiatives which are aligned with local, regional, and national goals for environmental stewardship.

As an example, FCPS utilizes the Collaborative for High Performance Schools (CHPS) program and would expect that interpretation of the Comprehensive Plan policies for school projects assumes use of CHPS. This program includes categories related to integration, indoor environmental quality, energy, water, sustainable sites, materials and waste management, and operations and maintenance.

CHPS is a national organization that promotes the design and construction of healthy, high-performance schools, with a focus on enhancing student health and well-being. FCPS staff notes that all FCPS bonded construction projects are CHPS-designed and may include, but not be limited to, sustainability measures related to stormwater management (including the use of low impact development and pervious pavement); mechanical, electrical, and plumbing systems; building and roof insulation; use of natural light; low volatile organic compound finishes; recycling of construction waste; and focus on energy efficiency and indoor environmental quality.

## 2. Page 14. Education, Character and Extent, Objective 11, Policy c:

Policy c. ~~Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands. Design, retrofit, and maintain school facilities and sites in an environmentally-sensitive manner to proactively address climate change, resilience and environmental sustainability consistent with the recommendations of county and school policies.~~

FCPS suggested edit (in **bold yellow highlight**):

Policy c. ~~Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands. Design, retrofit, and maintain school facilities and sites in an environmentally-sensitive manner to proactively address climate change, resilience and environmental sustainability.~~ **consistent with the recommendations of county and school policies.**

FCPS staff propose that the statement “consistent with the recommendations of county and school policies” be removed from the Education section, as the use of relevant policies is implied. Additional information related to this suggestion is found in Comment #1 as related to the potential for different policies and programs to reach these shared goals.

## 3. Page 14, Education, Character and Extent, Objective 11, Policy b, last bullet point:

- Provide balance of parking spaces to include staff, visitors, and as appropriate, students.

FCPS suggested edit (in **bold yellow highlight**):

- ~~**Provide balance of parking spaces to include staff, visitors, and as appropriate, students.**~~

FCPS staff propose that this policy be deleted as it removes flexibility to address parking needs on an individual school basis, if needed.

#### 4. Page 14. Education, Character and Extent, Objective 11, Policy j:

Policy j. Locate schools no closer than 1,000 feet of access-controlled highways and/or major arterial roads, when possible and appropriate.

FCPS suggested edit (in **bold yellow highlight**):

~~**Policy j.** **Locate schools no closer than 1,000 feet of access-controlled highways and/or major arterial roads, when possible and appropriate.**~~

FCPS staff propose that this policy be deleted. This policy would create conflict with existing schools that are located within this distance from this classification of road. The language could also impact the ability to identify creative solutions for future school sites or buildings, contrary to the goals of the Comprehensive Plan amendment.

Thank you for the opportunity to provide comments and please feel free to reach out with any questions or concerns.

cc: Karl Frisch, Chair, School Board Member, Providence District  
 Melanie K. Meren, Vice Chair, School Board Member, Hunter Mill District  
 Dr. Ricardy Anderson, School Board Member, Mason District  
 Sandy Anderson, School Board Member, Springfield District  
 Seema Dixit, School Board Member, Sully District  
 Mateo Dunne, School Board Member, Mount Vernon District  
 Robyn Lady, School Board Member, Dranesville District  
 Rachna Sizemore Heizer, School Board Member, Braddock District  
 Marcia St. John-Cunning, School Board Member, Franconia District  
 Kyle McDaniel, School Board Member, At-Large  
 Ryan McElveen, School Board Member, At-Large  
 Ilryong Moon, School Board Member, At-Large  
 Carolyn Pitches, Chair, School Board Member, City of Fairfax Schools  
 Jeff Platenberg, Superintendent, City of Fairfax Schools  
 Janice Szymanski, Chief, Facilities Services and Capital Programs  
 Jessica Gillis, Executive Director, Capital Improvements and Planning  
 Scott Eschbach, Director, Office of Design and Construction Services

The text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities Element (Amended Date: 6/9/2020)

## **PUBLIC FACILITIES (DRAFT EDITED VERSION)**

### **INTRODUCTION**

Public facilities and utilities provide the basic critical infrastructure for a community and they provide services that improve the quality of life for all residents. These services encompass a wide range of essential functions, including support for law enforcement, fire and rescue operations, the judicial system, libraries, schools, recreational areas, transportation infrastructure, health and human services, as well as crucial utility services like water supply, wastewater management, telecommunications, and electrical power distribution, among others.

The Public Facilities element of the Policy Plan is used by the County during the review of a new or expanding facility to ensure the proposed facility aligns with the objectives and policies of the Comprehensive Plan. These policies serve as a framework for promoting a transparent and fair planning process. They also aim to guarantee that County facilities offer equitable access to high-quality services for all residents, maintain compatibility with the surrounding environment and existing or planned land uses, address the facility needs of service providers to align with broader strategic goals and policies established at the countywide level.

~~Public facilities are those facilities required to support the services and functions provided by the county government or public utility companies. Such facilities are essential to support the community and its development and to enhance the overall quality of life. Public facilities include such necessities as water and sewer lines and police and fire protection, as well as educational and cultural services. In addition, they also include human services providers and parks and recreation, although these facilities and services are discussed in separate sections of the Comprehensive Plan.~~

Fairfax County population growth over the last several decades has brought about a corresponding rise in the demand for public services and facilities. The county's existing system of public facilities demonstrates a high commitment to service provision and the community's expectations of such. However, as the infrastructure in developed portions of the county ages, there will be increased competition between newer and older areas for facility dollars. Consequently, it becomes increasingly crucial for future development to be undertaken in close coordination with the provision of sufficient public facilities. This approach is vital to sustain the current level of service delivery in a financially responsible manner. By aligning development efforts with the necessary infrastructure investments, the county can effectively manage the evolving needs of its growing population while maintaining fiscal stability.

~~The vigorous growth of Fairfax County has been paralleled by demands for public services and facilities. The county's present system of public facilities demonstrates a high commitment to service provision and the community's expectations. However, as the infrastructure in currently developed portions of the county ages, there will be increased competition between newer and older areas for facility dollars. Therefore, it will become increasingly important to cause future development to occur in concert with adequate public facilities, if the existing level of service is to be maintained in a fiscally sound manner.~~

The Public Facilities Element of the Comprehensive Plan recognizes that the level of public services enjoyed by county residents is a significant local attribute and its continuation requires sound and supportable planning guidelines. These must not only ensure that there is a balance between the county's future land use intensity goals and facility quantity, but that new facilities are located to maximize accessibility while minimizing neighborhood negative impacts. Therefore, it is the purpose of this Plan element to provide specific guidance on the following:

- the appropriate general location of new facilities;
- appropriate specific locational criteria, such as site size, access, and screening for different facility types;
- ensuring that service level standards are met which indicate the number of new facilities;
- methods for determining the specific need and appropriate timing of facilities;
- the acceptable character and extent of facilities and measures for attaining them.
- ADD: Provide the framework for public outreach with regards to new facility development

### **PUBLIC FACILITY REVIEW PROCESS**

The primary mechanisms for applying this guidance and ensuring a well-balanced and adequate public facility system, is through both the Capital Improvement Program (CIP), the 2232 Public Facility Review processes and review of Plan Amendments, and Rezonings.

The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes the potential long-term requirements beyond the current 5-year period. The CIP is evaluated each year, with individual departments proposing new projects or adjusting current projects within the program. The Planning Commission conducts workshops with agencies and holds public hearings to review and make recommendations to the CIP. After completing its review, the Planning Commission submits a CIP to the Board of Supervisors for consideration and CIP adoption. The county's Capital Improvement Program CIP guides the development of public facilities over a five year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project. The Capital Improvement Program provides the financial foundation necessary to implement plans.

The county's 2232 Public Facility Review process is required to meet based on Va. Code 15.2-2232 and is a mechanism for is used to review and for the Planning Commission to determine reviewing the compatibility of proposed public facilities with the locational guidelines established in the Comprehensive Plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed feature facility are in substantial accord with the Comprehensive Plan. Applications for 2232 review are reviewed by various agencies for alignment with the Comprehensive Plan. After review, staff will make a recommendation to the Planning Commission for approval of the new or expanded facility. After a 2232 is reviewed and approved, the proposal will be administratively reviewed for site and building plan permits, as needed.

## BOARD OF SUPERVISORS GOALS

~~There are six Board adopted goals which relate directly to public facilities: Growth and Adequate Public Facilities, Adequate Public Services, Education, Culture and Recreation, Land Use, and Financial Planning and Management. These goals establish the basis for public facilities planning in Fairfax County as articulated by the objectives and policies in this element of the Comprehensive Plan. Overall, these goals emphasize the following:~~

- ~~• that the county is committed to a high level and quality of public services;~~
- ~~• that growth and new development should be held to a level consistent with the adequacy and accessibility of existing facilities and phased in accordance with the county's ability to provide new ones;~~
- ~~• that the county should ensure a quality education system by providing comprehensive education, training programs and facilities;~~
- ~~• that the county should provide a local system of libraries and cultural programs and facilities; and,~~
- ~~• that the county should support an equitable system of taxation and user charges to provide quality services and facilities to residents.~~

~~These goals also underscore the idea that public facilities, and the county's ability to provide them, is essential to maintaining the quality of life in the county and that a careful balance between land use decisions should be made only after public facility service implications are fully addressed.~~

## COUNTYWIDE OBJECTIVES AND POLICIES

~~The overall Public Facilities element of the Comprehensive Plan is based on The following 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/considerations.~~

**Objective 1:** ~~Locate new facilities to provide convenient service to the greatest number of people or service consumers and~~ where access is convenient for residents and the requirements to provide the service or function are met users.

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between ~~like~~ similar 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.
- Policy e. Locate facilities that provide on-site services near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.
- Policy f. Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.
- Policy g. Evaluate buildings that are being considered for decommissioning, demolition, or placement out of service for their potential significance and eligibility for listing in the *County Inventory of Historic Sites*. If found eligible for Inventory listing, an effort should be made to preserve the building with its current use or adaptively reuse the building. If no feasible adaptive reuse is found, then the building should be thoroughly documented prior to demolition.

---

**Objective 2: Plan, fund, cConstruct 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 CIP, which is analyzed for adherence to the Fairfax County's *Ten Principles of Sound Financial Management*. 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. Evaluate service gaps or access barriers and consider the equitable distribution of facilities during the planning and funding phases for new public facilities while balancing the overall county needs.
- Policy c. Review projects before acceptance into the CIP to ensure the project aligns with the Comprehensive Plan.
- Policy ~~b~~d. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.
- Policy e. Prioritize projects that align with an agency's adopted strategic plans, needs assessments and/or master plans. All projects should generally align with countywide strategic plans and the Comprehensive Plan.

Policy f. Evaluate projects by analyzing metrics and data to assess the need for new or expanded facilities as part of the review and approval of the CIP. Agencies submitting for new projects should incorporate metrics and data as part of their submission package for CIP review.

Policy g. Identify links between the CIP, County infrastructure, service needs, and land use planning. The linkage would reflect anticipated and funded CIP projects in the Comprehensive Plan. These links will help inform the public, assist in public facilities review, and facilitate a better understanding of the CIP as a tool to implement the Comprehensive Plan.

Policy e~~h~~. Ensure adequate maintenance of existing facilities.

Policy i. Review established maintenance classifications and prioritization levels for assessing facility and infrastructure conditions and ensure that the highest priority infrastructure replacement and upgrade project needs are identified by each agency annually. The CIP should provide the Board with a countywide integrated view of the scale and scope of unmet infrastructure replacement and upgrade needs.

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

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, 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 of and need for public facilities ~~in~~ during 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~~ for future growth and development.

Policy f. Ensure that when existing or vacant public facility sites are no longer needed for their original use, ~~the land formerly used for that purpose is~~ the sites are reserved, to the extent possible and prudent, for other public uses and/or opportunities for affordable housing.

Policy g. ~~Acquire~~ Identify and acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Policy h. Plan for the provision of buildings or land for public facilities as needs are identified.

Policy j. \_\_\_\_\_

Evaluate the placement of public facilities, as well as other community programs and infrastructure improvements, in the county's older commercial centers, particularly in revitalization districts, to promote and encourage land development and investment in communities to connect people to opportunity that results in economic success.

Policy k. Meet public facility needs by evaluating the feasibility of repurposing empty or obsolete commercial or county structures, co-location, and public-private partnerships, particularly for facilities that can contribute to placemaking, such as libraries, community centers, recreation centers, park spaces, or other similar uses.

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

Policy a. ~~Locate public facilities in areas of compatible land use when possible, 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 e~~b~~. ~~Design facilities to celebrate and promote and enhance the community identity of and existing or planned character of the surrounding area.~~

⋮

Policy e~~c~~. ~~Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on existing or adjacent planned adjacent development of a different use or nature.~~

Policy e~~d~~. ~~Ensure that site size and development conforms to with all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.~~

Policy e. Prioritize the incorporation of public art, murals or other design features into public facility projects or publicly accessible spaces.

**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 be near primary arterial roadways roads. Exceptions to this locational principle include facilities with a community pedestrian orientation,~~

~~such as a neighborhood park or an elementary school where local roads are the preferred immediate access.~~

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. Additionally, avoid areas vulnerable to environmental and climate-related hazards, including areas vulnerable to current and future flooding. Flooding vulnerability should include both urban and riverine flooding considerations.

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. Plan and coordinate the PPEA process or public-private partnership projects that involve public facilities with the Department of Planning and Development early in the process to ensure the proposed project aligns the Comprehensive Plan.~~

~~Policy fg. Locate facilities on sites preferably having mature vegetation, where existing vegetation is capable of providing a natural buffer, natural shading and cooling, stormwater absorption and enhancing building design. Preservation of existing vegetation should be prioritized when designing the facility and infrastructure placement.~~

~~Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.~~

**Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.**

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, —decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses).

~~Policy b. Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, stormwater management infrastructure, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.~~

~~Policy cb. Where opportunities arise in consideration of the factors identified in Policy a above, rRetrofit and maintain existing facilities and sites with natural~~

landscaping and LID methods/practices when opportunities arise in consideration of the factors identified in Objective 6, Policy a.

Policy de. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time. Species should be native or adapted (non-invasive, climate-resilient) species.

Policy ed. Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

Policy f. Apply climate-resilient design practices to the design of public facilities and infrastructure to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat, in alignment with county's climate resilience plans and programs, when possible.

**Objective 7: Prioritize the co-location and design of facilities to better meet consumer services and provide the most efficient use of available land.**

Policy a. Prioritize the co-location of facilities when there are opportunities for agencies to share resources, provide complimentary services or when there is a benefit for residents access to multiple services at one location.

Policy b. Prioritize co-located facilities in urban centers, transit station areas, suburban centers or revitalization districts to provide more efficient access to county residents and employees.

Policy c. Review co-located facilities to determine if additional security and privacy features are included in the design of the facility to ensure that all individual facilities maintain their necessary operating integrity.

Policy d. Maximize the potential for shared resources by incorporating shared parking facilities and other shared infrastructure for service providers and users when co-locating facilities.

Policy e. Consider and prioritize affordable housing, childcare and/or early childhood education space uses in conjunction with new facility development or included in the co-location of other public facilities where appropriate.

Policy f. Establish memorandums of understanding and/or shared maintenance agreements before the opening of a co-located facility.

Policy g. Utilize county properties to contribute to healthier environments by encouraging the incorporation or co-location of amenities for all ages and abilities in support of healthy and active lifestyles.

Policy h. Incorporate urban design principles into facility development. Facilities should be designed, when possible, to have the ability to expand vertically when expansion of services in the future may be needed.

Policy i. Support the development of satellite offices or shared space for use by multiple agencies in order to provide better access, throughout the county, to employees and residents.

Policy j. Facilitate access to services through co-location of county departments and community-based organizations and through the use of county facilities, such as schools, libraries, recreation facilities, or commercial centers and non-profit facilities.

### THE PUBLIC FACILITIES ELEMENT

~~The Public Facilities Element of the county's Comprehensive Plan is organized in four major sections: Education — Higher Education and Public Schools and Higher Education; Libraries; Public Safety — Police, Fire and Rescue, Sheriff, Courts and Animal Control; and Utilities and Services — Water Supply, Sanitary Sewer, Solid Waste, Drainage Systems and Stormwater Management Facilities, county Vehicle Maintenance Facilities, Gas, Electric, Telephone, and Communication Towers.~~

~~For each of these sections findings and issues are discussed and planning guidelines are presented. In most cases these guidelines~~The following guidelines provide policies and standards for the following factors:

Location - where should facilities be located in order to provide accessibility, support planned land uses, and adequately ~~serve their function~~address the needs of the service providers.

Character and Extent - the ~~quantity~~scope of the facility which should be constructed in relation to the population, the appropriate facility size, and design requirements to achieve ~~neighborhood~~compatibility with the surrounding area and environmental sustainability.

Other - factors which must be addressed to provide an acceptable level of service or community or user benefit.

## EDUCATION

Fairfax County residents are offered a full and varied range of educational opportunities through the county's public school system and the presence of both a ~~community college~~ Northern Virginia Community College and a ~~four-year university~~ George Mason University.

## PUBLIC SCHOOLS

### INTRODUCTION

Fairfax County Public Schools (FCPS) is the major provider of education in the county. FCPS, which has been nationally recognized for excellence, ~~and is one of the largest school systems in the nation,~~ and has a wide range of educational facilities that accommodate instructional programs for county students from kindergarten through grade 12. In addition to accommodating educational programs, school facilities are used to meet the county's recreational and cultural needs through programming by the Fairfax County Department of Neighborhood and Community Services. ~~Generally, separate facilities are provided to serve up to three~~ the following levels of education:

- Elementary kindergarten to grades 5/6
- Middle grades 6/7 and 8
- Secondary grades 7 through 12
- High grades 9 through 12

~~Additionally, FCPS has an extensive adult education program, and many specialized educational programs~~ offers several unique instructional, nontraditional, and special education programs in their facilities. Instructional programs include FCPS Pre-Kindergarten (PreK), Advanced Academic Programs, High School Advanced Placement, International Baccalaureate Diploma Program, and High School Academy. Nontraditional programs include Fairfax County Adult High School; Achievement, Integrity, and Maturity program; Alternative Learning Centers; Nontraditional Career Readiness Academy; Transition Support Resource Center; and Adult and Community Education. Special education programs serve mentally and physically handicapped students, ranging in age from 18 months to 22 years. The Family and Early Childhood Education Program (FECEP), formerly known as Head Start, is a preschool program operated primarily in elementary schools for children ages 4 and 5 are a specially designed instruction to meet the unique needs of children with impairments or disabilities. Special education services may include, but are not limited to, preschool autism, intellectual disabilities, deaf or hard of hearing, blind and visually impaired, or physical disabilities. A continuum of services is available at every school and comprehensive services are provided at selected sites. FCPS facilities are also used to support the School Age Child Care (SACC) Program that is sponsored by the Fairfax County Office of Children. SACC provides school-based before and after school care for elementary school children. Additionally, a continued priority is expanding the availability of space to serve PreK.

The Constitution of Virginia delegates the supervision of public schools to the school board of each locality. -Virginia school boards are not county agencies. -The Virginia Supreme Court consistently has acknowledged that the power to select school sites and to determine ~~the manner in which~~ how school properties ~~shall be~~ are used is essential to the School Board's supervisory role.

Pursuant to Virginia Code annotated Section 15.2-2232 when a proposed public school

facility is not featured in the Comprehensive Plan, the School Board must submit the proposed facility to the Planning Commission for a determination of whether the general, or approximate location, character, and extent of the proposed facility is substantially in accord with the Comprehensive Plan. The text, objectives, and policies appearing in this portion of the Policy Plan are planning guidelines and are not intended to negate the School Board's constitutionally vested authority for school site selection, school design, or the most appropriate method to house and accommodate Fairfax County public school students. On the other hand, to the extent that the text, objectives, and policies of this section reflect land use rather than programmatic concerns, they will be implemented by the Planning Commission, as required by Virginia Code, Section 15.2-2232.

The fundamental element in capital facility planning for public schools is determining future memberships, a complex procedure which continues to be refined. —The school system employs multiple methodologies for projecting student populations.

~~Planning for schools is particularly difficult in areas with transient populations, such as Northern Virginia. This problem is compounded in Fairfax County by development, and a multitude of variables which alter enrollment levels, such as transfers to and from private schools, in and out migration rates, and changing family compositions in existing housing stock.~~

~~FCPS strives for precise effective facility planning, in order to mitigate costs associated with over-estimates and yet ensure adequate physical space for students and programs. —The need for facilities and additions is determined by comparing available capacity in an area and the projected students for that area. New school construction or capacity enhancements is considered to address capacity deficits or accommodate future needs in response to growth. Capacity is an estimate of the number of students spaces available within an educational facility which takes into account the following factors: educational specifications for elementary, middle and high schools; or elementary and secondary schools; program requirements; and appropriate student teacher ratios. For example, program requirements can alter space allocations within a building if they utilize additional space, such as the addition of a room for computer training. Changes in student teacher ratios can alter the number of classrooms required for a given number of students by modifying how they are organized into classes and scheduled into rooms. A school can support when the restriction of program of studies is applied. Capacity is measured differently for the elementary, middle, and high school levels. For all school levels, both a design capacity and program capacity is calculated. Design capacity reflects the capacity of a building as it was originally constructed. Newly constructed and renovated facilities are designed in accordance with approved education and safety specifications. Program capacity refers to the number of students a facility can accommodate based on the current programs at a school. Unlike design capacity, the program capacity changes each school year depending on programs allocated to a facility and how the space is utilized.~~

~~Student membership forecasts projections, coupled with capacity estimates and facility standards, provide the framework for capital facility planning. —Locational criteria assists in site planning, identification, and selection.~~

~~The next 20 years will prove a significant. It is a continuous challenge in maintaining and improving to maintain and improve the county's high standards for educational facilities. —In addition to keeping pace with technological advances and demographic fluctuations, FCPS must acquire school sites or buildings in an ever-tightening real estate market. Land and building acquisition, construction of schools or lease of buildings will compete with other community facilities for available land and funding resources. —Due to limited funding and the number of available parcels that meet standard acreage requirements, FCPS will need to consider school sites~~

in an urban context or on parcels of limited size. While providing for new facilities is expected to be a major focus for FCPS, it is becoming increasingly apparent that the rehabilitation of existing facilities will compete for limited facility funding. -Therefore, every effort should be made to ensure that projects cost-effectively meet FCPS requirements.

Location

**Objective 68:** **Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation purchase.- This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

Policy a. ~~Place~~Locate schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:

~~Safe and convenient accessibility to pedestrian and road networks, and transit where available.~~

- Encourages multimodal transportation with safe and convenient accessibility to pedestrian, bicycle, and road networks;
- Contains bike lanes and network through quiet neighborhood streets;
- Avoids high traffic roads by being in areas with lower traffic volume and speed;
- Implements traffic calming infrastructure within the school walk zone;
- Provides transit that best supports the community being served by the school facility;
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school;
- Compatibility with adjoining planned and existing development ~~and with the Comprehensive Plan;~~
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography);
- and are located in close proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

Policy c. ~~Locate middle schools, high schools, and secondary schools, and when possible and appropriate, elementary schools, where they can be served by public water and sewer. -When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.~~

Policy d. ~~Acquire school sites, w~~When land dedications cannot be obtained, acquire school sites or identify other innovative approaches to meet school facility

~~needs as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program and the Comprehensive Plan, and the Comprehensive Plan.~~

Policy e. Encourage site dedications ~~which~~ that provide sufficient F.A.R. to meet locational criteria.

Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. ~~—This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.~~

Policy g. ~~As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity.~~ Encourage commitments for school renovations and additional capacity as part of the development and redevelopment process where permissible.

Policy h. Encourage the identification and creation of spaces with flexible design that can meet education needs.

Policy i. Fairfax County Public Schools and county staff will review periodically long-term projected growth and development impacts on school capacity.

**Objective 79:** **Distribute administration and maintenance facilities to conveniently serve the areas they support where feasible possible and appropriate.**

Policy a. Locate Area Administration buildings in the school areas they ~~are intended to~~ serve.

Policy b. Locate maintenance and operation facilities to afford greater convenience, efficiency and reduction of travel time.

Character and Extent

**Objective 810:** **Locate schools on sites which meet or exceed minimum state size guidelines where feasible possible possible and appropriate.**

~~Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may result in the acquisition of sites that do not conform to the state suggested guidelines.~~

Policy a. Consider innovative urban design solutions in collaboration with FCPS, for parcels limited in size and/or in high-density areas that may not meet with minimum state size guidelines.

Policy b. Consider sites or buildings that allow for flexibility in school facility types. School facilities may include a traditional or nontraditional school, or buildings that provide special education programs, administrative space, and/or other support functions.

**Objective 911:** **Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.**

Policy a. Design and construct schools in accordance with approved education and safety specifications.

Policy a~~b~~. Design schools to maximize a site's utility, while providing for safety and aesthetics.

- Provide for possible future expansion and allow for efficient flow of traffic to, from, and within the school site.
- Provide adequate stacking space and circulation for school buses, student drop-off, onsite bus parking, when possible and off-street parking, as required.
- Provide staging area for the kiss and ride, as required.
- Minimize the impact of school traffic on local road networks.

~~The impact of school traffic on local road networks should, to the extent possible, be minimized.~~

Policy c.~~Policy b.~~ ~~Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.~~ Design, retrofit, and maintain school facilities and sites in an environmentally-sensitive manner to proactively address climate change, resilience and environmental sustainability.

Policy d~~e~~. ~~Locate schools in relation to residential or mixed use areas, the road network, traffic patterns and transit~~ Locate schools near residential areas, mixed use/community-serving retail areas, and/or near transit routes where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible and appropriate, schools should not be located where there are barriers to pedestrian and bicycle travel. When possible, elementary schools should be located in, or on the periphery of, residential or mixed use areas to ensure proximity and convenience for students and the local community.

Policy e~~d~~. ~~Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural~~ Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature native or non-invasive, adapted vegetation as possible.

Policy f~~e~~. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

Policy g~~f~~. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.

Policy h~~g~~. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium,

auditorium, library, and administrative offices.

Policy ~~ih~~. ~~Consider~~ Encourage co-location of schools with other public uses such as a library or a recreational center FCPS and Fairfax County facilities and land, as applicable based on compatibility with each other.

**Objective ~~10~~12: Consider adaptive reuse of buildings for public schools and educational purposes.**

Policy a. Consider properties such as office, commercial, or other buildings for conversion to education facilities.

Policy b. Consider commercial sites to offer ~~FCPS programs such as Transitional High Schools, Family and Early Childhood Education Program (FECEP)/Head Start and distance learning.~~ These sites could also provide services to the community or other uses which may include, but are not limited to, administration, operational and maintenance uses or school bus parking spaces.

Policy c. Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.

Policy d. For reuse of buildings, select a buildings that provide access, safety, security, and meet play space requirements.

**Objective ~~11~~13: Encourage optimization of existing schools and other facilities, whenever possible and ~~reasonable~~appropriate, to support educational and community objectives.**

Policy a. Build additions, when possible and appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.

Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map as a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility, and its compatibility with the surrounding area, and adherence to the Zoning Ordinance and Comprehensive Plan guidance.

Policy c. Provide temporary facilities as required to respond to short-term student population accommodation needs.

Policy d. Encourage parity between older and newer schools and facilities through renovation. ~~Apply the same educational specifications used as a guide in the construction of new school facilities for planning the renovation of existing facilities~~ Design and construct schools in accordance with approved education

and safety specifications. Consider expected future utilization rates when proposing renovation projects.

Policy e. Continue the practice of serving local communities for scouting, senior citizen programs, and other neighborhood based activities through the use of school facilities. Provide access to school grounds for community use of recreational facilities.

Policy f. Continue the practice of working in collaboration with the Fairfax County Office for Children and other organizations for the provision of space for before and after-school child-care services.

Policy g. Continue the practice of allowing the Park Authority and other organizations to utilize sites before school construction begins.

Policy h. Obtain formal agreements with appropriate stakeholders when identifying interim uses of school sites prior to school construction and include the scope, criteria, and duration. Review the agreements in conjunction with Fairfax County and FCPS CIP schedules.

Policy i. Ensure FCPS is part of the identification or change in use of school and other facilities to support education and community objectives.

Policy ~~h~~j. Provide space for other public service needs, when possible and ~~reasonable~~appropriate, in underutilized schools.

Policy ~~i~~k. Consider co-location of multiple education facilities on school sites.

**Objective 14: Ensure the mitigation of impacts to school facilities caused by growth in residential development through provision of proffers, conditions, contributions, commitments, and land dedication.**

Policy a. Offset residential development impacts to school facilities based on the recommendations provided in the Land Use Element of the Policy Plan. Contributions could be more traditional in nature, such as dedication of a school site, or might include more innovative urban design solutions such as locating school facilities with parks or within buildings serving other uses.

Policy b. Recommend a fair share contribution for development applications that propose residential use, where appropriate, so that applications contribute to land acquisition and construction cost to address the school needs that are generated if they are unable to provide a site or building for reuse.

Policy c. Seek dedications for school facilities, land or building(s), in advance of approval of new residential development applications in order to maintain and improve the county's high standards for educational facilities and to not impact current levels of service provided by the public school system. FCPS should continue to collaborate with Fairfax County and applicant(s) to identify site(s).

Policy d. Ensure that Comprehensive Plan land use amendment proposals for higher residential densities include recommendations for the provision of school facilities, as applicable, to offset the impacts of increased residential density.



## HIGHER EDUCATION

### INTRODUCTION

Fairfax County encourages and supports institutions of higher learning in order to promote intellectual development and educational opportunities for all students, and to provide resources which benefit the community as a whole.

Fairfax County's two public institutions of higher learning, George Mason University (GMU), a four-year university, and Northern Virginia Community College (NVCC), a two-year college, are both state funded. NVCC is also funded (for capital only) by the local jurisdictions where campuses are located. Funding provided by these jurisdictions is calculated according to population, and in Fairfax County, the percentage share is determined annually.

~~As of spring 1996, GMU had a full time equivalent (FTE) student population of about 15,700. Future GMU projections to the year 2010 indicate an increase of 88% to 29,600 FTE's. These projections are based on analysis of current admissions applications and requests for classes in additional subject areas, and Washington Metropolitan Council of Governments (COG) population and employment projections.~~

~~In addition, the Virginia Tech/University of Virginia Education Center near the West Falls Church Metro Station provides graduate and continuing education programs. Approximately 4,900 students are enrolled at this center.~~

### Character and Extent

**Objective ~~12~~15:** **Ensure that development of higher educational facilities is consistent with the goals of the Comprehensive Plan.**

- Policy a. Encourage the state to phase facility construction in conjunction with area road improvements.
- Policy b. Encourage the state to construct new facilities to be compatible with and supportive of adjacent land uses.
- Policy c. Encourage the state to construct new facilities in an environmentally responsible manner.
- Policy d. Encourage the expansion of pedestrian and bicycle infrastructure in and around higher education facilities to provide safe access for students and visitors.
- Policy e. Encourage appropriate student and facility housing infill and development to be located near higher education facilities.

**Objective ~~13~~16:** **Expand services and facilities of higher education commensurate with regional demands and expectations in areas that are conveniently located for students and effectively concentrated for educational efficiencies.**

- Policy a. Expand services to the community through the community college. Support NVCC's efforts which continue to provide undergraduate and continuing educational instruction, study, and research, and the use of a community center for meetings and cultural events.

- Policy b. Encourage the state to achieve GMU's plans for additional educational facilities and services, in a manner which is consistent with the Comprehensive Plan and the county's road and facility systems. Ensure that the implementation of these plans respect adjacent planned and developed land uses.

## LIBRARIES

### INTRODUCTION

The Fairfax County Public Library system (FCPL) provides library services to residents of Fairfax County and the City of Fairfax. There are 23 service locations comprised of two categories of libraries based primarily on facility size:

- Regional Libraries are the largest facilities with approximately 25,000 to 45,000 square feet. As a function of sub-Census tracts within each library service area, the size and demographic makeup of a service population varies slightly from year to year. Regional libraries serve populations of between 45,000 and 115,000.
- Community Libraries range in size from 13,000 to 20,000 square feet. Community libraries serve populations between 16,000 and 62,000 depending on the density of the particular service area.

All libraries have service areas that vary slightly from year to year depending on drive time. While the vast majority of residents are within a 10-minute drive of a library, no resident is more than a 15-minute drive from their nearest public library. Services to the hard of hearing, the visually impaired and residents with disabilities are provided by Access Services, located at the Government Center.

The mission of the Fairfax County Library FCLP is to provide and to encourage the use of library resources and services to meet the evolving educational, recreational, and informational needs of all residents of Fairfax County actively build community further literacy, and promote freedom of access and expression through programing, community spaces, technology, and collections of educational and recreational resources, in a variety of formats, thus enhancing individual and community life. -To achieve fulfillment of this mission, FCLP the Library will continue to:

- To pProvide a network of facilities that offer library services responding to the needs of the community in which each library is located and systemwide mechanisms to share resources among branches.
- To select, obtain, process and provide access to materials that meet the educational, recreational, and informational needs of Fairfax County eitizensresidents.
- To provide convenient, onsite or remote or off site access to library services for county residents that is free of time and location constraints. Since the early 1960's, the Fairfax County Public Library has grown from two libraries to 20 library facilities with an administrative center in the county Government Center. (See Figure 1.) The library system

~~is comprised of two categories of libraries based on facility size and breadth of services provided.~~

~~Regional Libraries are the largest facilities with approximately 25,000 to 39,000 square feet offering a comprehensive collection of materials, services and programs. Regional libraries provide services to their local community and support informational needs of all county users on a coordinated and shared basis.~~

~~Community Libraries range in size from 10,000 to 17,000 square feet. These medium sized facilities provide a mix of library services designed to serve the community in which the library is located.~~

~~By agreement, Fairfax County Public Library provides library services to the City of Fairfax. Services to the hard of hearing, visually and physically disabled residents with disabilities are provided by Access Services, housed at the Government Center.~~

~~Until the implementation of the Library's Strategic Plan in 1993-94, the Fairfax County Public Library followed a long range plan that emphasized providing equal distribution of library services throughout the county. The long range plan grew out of a space needs study conducted in the early 1980's. Under this plan, the services available at a library were more determined by the size of the facility than the characteristics of the community served. The organizational structure was hierarchical with resources concentrated in the regional libraries.~~

~~Several significant changes motivated the Library to adopt a strategic planning process:~~

~~Expanding technologies offered new opportunities, and user expectations, to improve information delivery.~~

~~Changing demographics indicated a growing diversity among residents and among communities within the county.~~

~~Increasing costs combined with shrinking resources meant the Library could not continue to equally distribute all services and preserve quality.~~

~~In response to these incentives, tThe Library's strategic plan provides that the array of services, collection and staffing specialties available at each site is designed to support the use-oriented roles of each branch throughout the system support five strategic priorities, each with its own unique set of objectives: The Library adopted three equally important roles: to provide popular materials; to provide information; and to support lifelong learning. Individual library role assignments are based on the demographics of their community and library use patterns. The provision of complete service for the individual user is accomplished by referrals and an efficient reserve system that moves requested materials to users.~~

- ~~• Expand equitable access to library services.~~
- ~~• Enhance the library experience through expansion, innovation and integration of technology.~~
- ~~• Provide diverse services, programs, and materials to support literacy and development for all ages.~~
- ~~• Prioritize and strengthen connections with our communities, schools, and patrons to create mutually beneficial relationships.~~
- ~~• Champion workforce development in order to contribute to economic opportunity for all.~~

~~In addition, new technologies for information delivery are placing new demands on library services. Existing libraries need to be re-designed and renovated to maximize the use of information technologies. New facilities need to be designed to incorporate new technologies.~~  
Remote access

~~enables users to access library services by computer or telephone; this remote access also provides the opportunity to offer document delivery and other information services from a non-traditional site.~~

~~The Library Board of Trustees recognizes that current fiscal limitations restrict the achievement of the Virginia standard of .6 square foot of library space per resident or of the Board's own standard of .5 square foot adopted in 1984. As of July, 2002, there was approximately .39 square foot of library space per resident.~~

Location

**Objective 1417:** **Locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.**

Policy a. Locate library facilities near major thoroughfares in order to maximize visibility. In general, regional libraries should have the highest degree of exposure and be located on or near arterial roads. All libraries should be easily accessible to the residents immediately served and regional libraries should be accessible to libraries for which they provide support services. Identification of traffic patterns and proximity to other libraries are vital in locating library sites. Proximity to high school/intermediate school sites can be considered provided other library criteria are met.

Policy b. Ensure that access to a facility is from a feeder or collector road directly to a major thoroughfare. This eliminates dangerous turning patterns and unnecessary curb cuts to heavily traveled roads.

Policy c. Locate libraries in proximity to or within commercial-retail areas as this promotes visibility, land use compatibility, and convenience because many library visits are in combination with shopping and work travel.

Policy d. Promote co-location of libraries with other County services so users can combine library visits with accessing other County resources and services promoting visibility and convenience.

Policy e. Locate library facilities on sites that are centrally located in terms of service area, population distribution and distance. Specifically, library locations should be prioritized so that they are integrated into the community, if possible, near community centers with high levels of pedestrian, bicycle and transit access.

~~Policy b. Locate library facilities near major thoroughfares in order to maximize visibility. In general, regional libraries should have the highest degree of exposure and be located on or near arterial roadways.~~

~~Policy c. Ensure that access to a facility is from a feeder or collector street directly to a major thoroughfare. This eliminates dangerous turning patterns and unnecessary curb cuts to heavily traveled roadways.~~

~~Policy d. Locate libraries in proximity to or within commercial-retail areas as this promotes visibility, land use compatibility, and convenience because many library visits are in combination with shopping and work travel.~~

Policy f. Promote co-location of libraries with other County services so users can combine library visits with accessing other County resources and services promoting visibility and convenience.

Character and Extent

**Objective 1518:** **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 be. The total library system should provide at least .45 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~~25,000 and 45,000 square feet. Community libraries should be between ~~10,000~~13,000 and 20,000 square feet.

**Objective 19: Library facilities should be designed to enhance the library experience through expansion, innovation, and integration of technology.**

Policy a. Libraries should be designed with adequate electrical and data infrastructure capacity to support and connect residents.

Policy b. Individual libraries should offer services and technology that cater to the specific needs of the surrounding community.

Policy c. Libraries should be designed to take advantage of remote access capabilities that enable users to access library services outside of library locations and provide new opportunities to deliver information services in non-traditional ways.

Policy d. Renovations of existing facilities should be redesigned to maximize the use of information technologies and the additional demands placed on the delivery of information services, programming opportunities, digital access, and the collaborative needs of staff and residents.

~~— 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 16: 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~~

~~Policy b. Promote expansion of existing community or regional facilities in stable areas, and new construction of the same in growing portions of the county in order to maintain the planning standard of .4 square feet of library space per resident.~~

~~Policy c. Continue innovative approaches to library service such as remote access by telephone and computer, document delivery to homes and offices, and information kiosks.~~

## PUBLIC SAFETY

### INTRODUCTION

The provision of public safety services is basic to an orderly society and the protection and safeguarding of the health and safety of county residents. For the most part, these functions in the county are the responsibility of the Department of Emergency Management and Security (DEMS) as well as the Police Department, Fire and Rescue Department, Office of Sheriff, Department of Emergency Management and Security (DEMS) the Circuit and General District Court System and the Animal Services Division.

~~Each of these functions is discussed in this section with specific objectives and policies. However, there are certain general guidelines, objectives and policies, that are common to all.~~

**Objective 1720:** ~~Maintain the high level of training and expand training facilities provided to for public safety officials, including but not limited to police officers, deputy sheriffs, fire and medical emergency personnel and animal wardens, so they either become or remain proficient and qualified in their duties.~~

Policy a. Expand when necessary the Public Safety Academy for sworn police officers and deputy sheriffs based on ~~separate~~ needs analyses for these protective agencies.

Policy b. Expand the Fire and Rescue Training Academy ~~when necessary in fire suppression, medical emergencies and other disaster related training~~ based on a needs analysis for this facility of the Fire and Rescue Department.

**Objective 1821:** ~~Enhance the operations elements of public safety officials with facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal wardens~~ protection officers.

Policy a. Provide and locate the ~~major facilities and appurtenances~~ facilities that will have the most optimum effect for public safety telecommunications necessary

for the rapid dispatch of police units, fire and rescue units and animal wardens to the scene of citizen or other agency requests for assistance.

Policy b. Locate telecommunications facilities and equipment associated with public safety agencies in accordance with communication utility standards presented in the "Public Utilities" section of the Comprehensive Plan.

Policy c. Locate new public safety facilities in order that adequate space remains on site for future expansions and that public safety agencies which relate closely in their activities or clients are located in close proximity to one another with shared utilization to the extent possible.

Policy d. ~~Maintain the Massey Building~~ Support the expansion of Judicial Center Complex as the county's Public Safety Center which will include the expanded ~~Adult Detention Center, juvenile detention facilities, adult and juvenile courts systems~~ to better serve the needs of the court system and other public safety and human services, ~~and police and fire and rescue main administrations.~~

Policy e. ~~Maintain facilities at the Public Safety Center and Emergency Operations Center to be functional and efficient with respect to county environmental guidelines, particularly storm drainage, and pedestrian and vehicle access and circulation. These centers should be aesthetically pleasing, complement existing architecture, and provide for future expansions for a 20 year horizon.~~

## POLICE

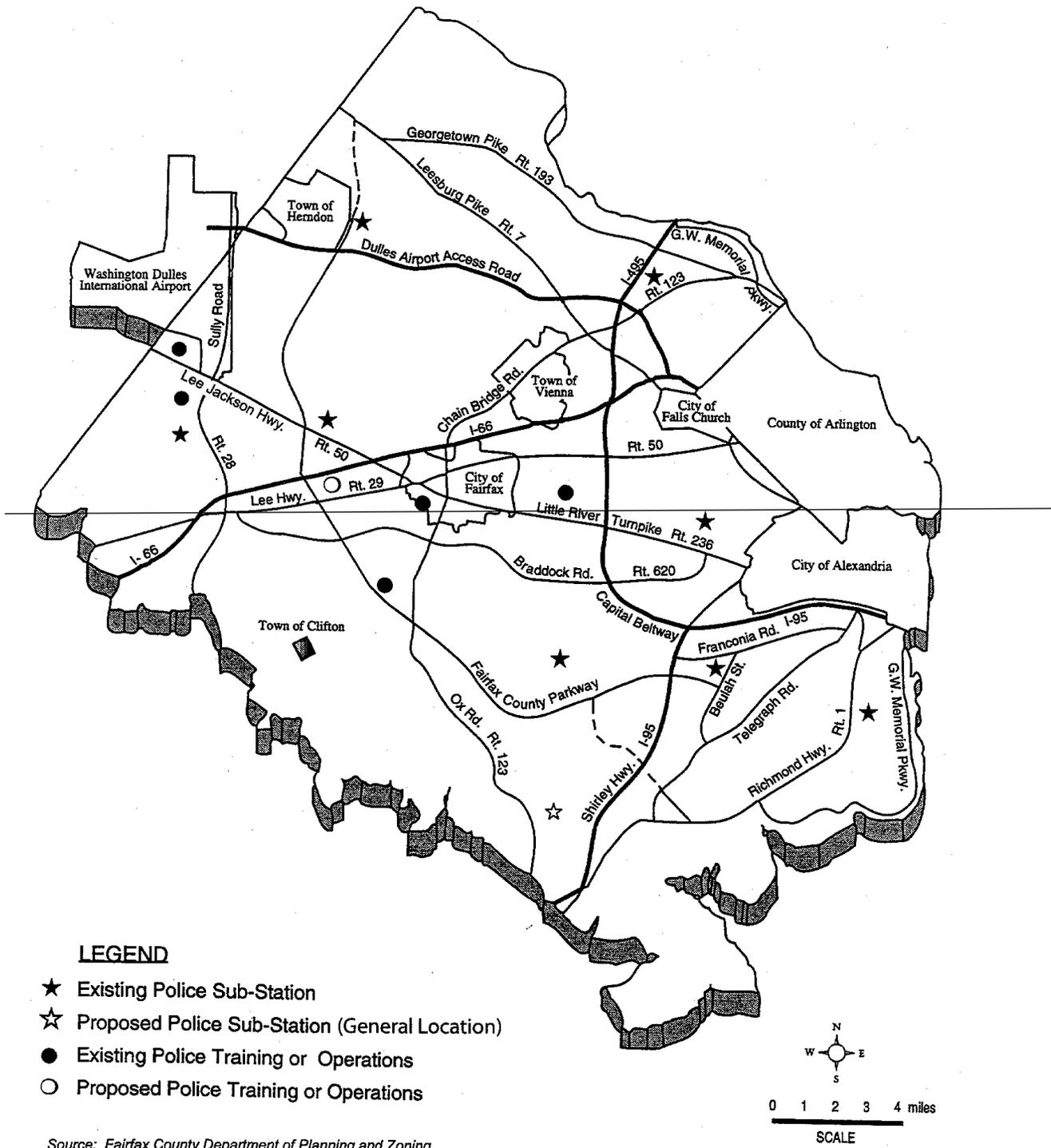
### INTRODUCTION

Due to the nature of the majority of police work, which involves mobile patrol operations, the greatest need for facility space has been and will be for administrative, operational support and training functions. There are no nationally accepted standards for such facilities.

Similarly, there are no nationally accepted service area standards for police patrol areas. Due to the flexible and decentralized nature of police work, the day to day demands on police personnel change and local deficiencies can readily be alleviated through reassignment of officers and vehicles between station and patrol areas.

### Location

**Objective 1922:** Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the county as a whole and to the individual police districts. ~~(See Figure 2.)~~



**POLICE FACILITIES** **FIGURE 2**

- Policy a. Locate new police stations near the geographical center of the service area; preferably not in residential areas, but adjacent to commercial areas; compatible with adjoining areas; on a major street road with good access to all parts of the service area; and adequate parking for police, employees and visitors.
- Policy b. Plan for ~~a new police substations~~ in the southeastern part ~~growing areas~~ of the county.
- Policy c. Plan for a new enhanced training campus to be co-located with Emergency Vehicle Operation, Firing Range, and K9 facilities.
- ~~Policy c. Evaluate the need to expand helicopter fleet facilities at the West Ox Road facility as determined by a needs assessment for this special operation or any changes in the Police Department policies which would require an expansion or change to the helicopter fleet. Evaluate the need for an alternate location for the police helicopter fleet in the southeastern part of the county to provide citizens with quicker response times for Medevac flights and for responding to traffic incidents on the I-95 corridor and Springfield interchange.~~
- Policy d. Evaluate the need for locating a centralized police vehicle storage center, to provide a secure area for vehicles involved in fatal accident investigations, surveillance vehicle storage, and police vehicle preparation. This facility should be centrally located in a commercial area in the county and have adequate security.
- ~~Policy e. Evaluate the need to establish a combined Police/Fire and Rescue boat docking facility in a location that would allow for the immediate launching of boats along the coastal boundaries of Fairfax County.~~
- ~~Policy f. Evaluate the need for a police mounted unit, preferably in a location easily accessible to the county's existing trails and parks network. A horse mounted unit would provide high visibility patrols, crowd control, and search and rescue capabilities. Mounted officers would work with community organizations, school educational programs, and youth programs.~~
- Policy e. Evaluate and support any identified need for a new Administrative Headquarters or Detectives Bureau facility.
- Policy f. Evaluate and support any identified need for an Officer Wellness and Incident Support Services (ISS) facilities.

Character and Extent

**Objective 2023:** **Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.**

- Policy a. Plan, locate and construct new police facilities based on 35-40 square feet per sworn officer per shift.
- Policy b. Size stations to meet the expected level of police service required to protect people and property located in the service area. Encourage the use of natural

landscape elements such as trees, berms, and other privacy screens to limit direct line of site.

Policy c. Construct new police stations on a minimum of ~~two~~ three acres in order to provide the necessary minimum station square footage for civilian personnel, sworn officers, equipment, department and visitor vehicles.

Policy d. Construct new police stations on a minimum of ~~five~~ six acres when co-located with one other public facility such as a governmental center for a supervisor district or a fire and rescue station.

Policy e. Coordinate with the Human Services Department, Fairfax-Falls Church Service Board, and other social service providers to designate space and resources within or near police facilities that will provide social services and diversion first efforts to individuals and families.

## FIRE AND RESCUE

### INTRODUCTION

Fire and rescue stations in the county are located to provide maximum coverage based on a total response time of seven minutes, which is further defined as a five-minute travel response and two-minute preparation time from the time the emergency call is received. This response goal is critical to providing effective fire suppression as well as emergency medical services. Provision of service recognizes economical constraints and certain basic guidelines, however, increased requests for service and significant traffic volume create delays which may impede the attainment of this goal.

~~The~~ ~~\_\_\_\_\_~~ ~~The~~ county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. ~~This assumption was based on population and call volume projections that have been exceeded. If a~~ All projected stations in the Master Plan ~~are have been built constructed as planned~~ well as an additional fire station in the Tysons area, ~~it is likely that~~ Currently, the response time goal ~~will can~~ be reached approximately 90 percent of the time and 93 percent of the time when including mutual aid fire stations from neighboring jurisdictions. As population increases in dense areas of the county, it is anticipated that the 95 percent goal will be achieved. ~~Therefore, a study of the placement of future infill stations needs to be undertaken.~~

The fundamental element in facility planning is determining future demand for emergency services, ~~the~~ ~~The~~ ~~initial~~ methodology for which is defined in the *Fire and Rescue Station Location Master Plan* has been enhanced with the use of data analytics. While providing new facilities to meet ~~the~~ increasing demand is expected to be a primary focus for the Fire and Rescue Department, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment or additional ~~of~~ equipment ~~to in~~ heavier demand areas.

### Location

**Objective 2124:** 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.~~

Policy b. Locate new fire and rescue stations at the most strategic point in a proposed service area to achieve a seven-minute total response time coverage to all points of the area and/or provide the most optimum service to that area based on ~~the service area void map of the Station Location Master Plan and the locational criteria of the Plan~~ to include the following:

- ~~Locate stations close to intersections where there is no problem with highway access;~~

- 

Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel road or cross road with a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;

~~Avoid hillside locations or locations at the bottom of hills when many responses must be made upgrade;~~

- 

~~Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel street or cross street with a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;~~

~~Locate stations on paved roads, preferably state maintained with shoulders and a minimum of curves in the immediate vicinity of station access;~~

~~Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;~~

- 

~~Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and~~

- 

- ~~Locate stations to minimize service area overlap and to provide coverage to areas not within five minutes of an existing station. When a new station is required to remove an existing service void and there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high-risk/high density areas and alleviates the response requirements of other high activity areas.~~

Policy c. In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.

Character and Extent

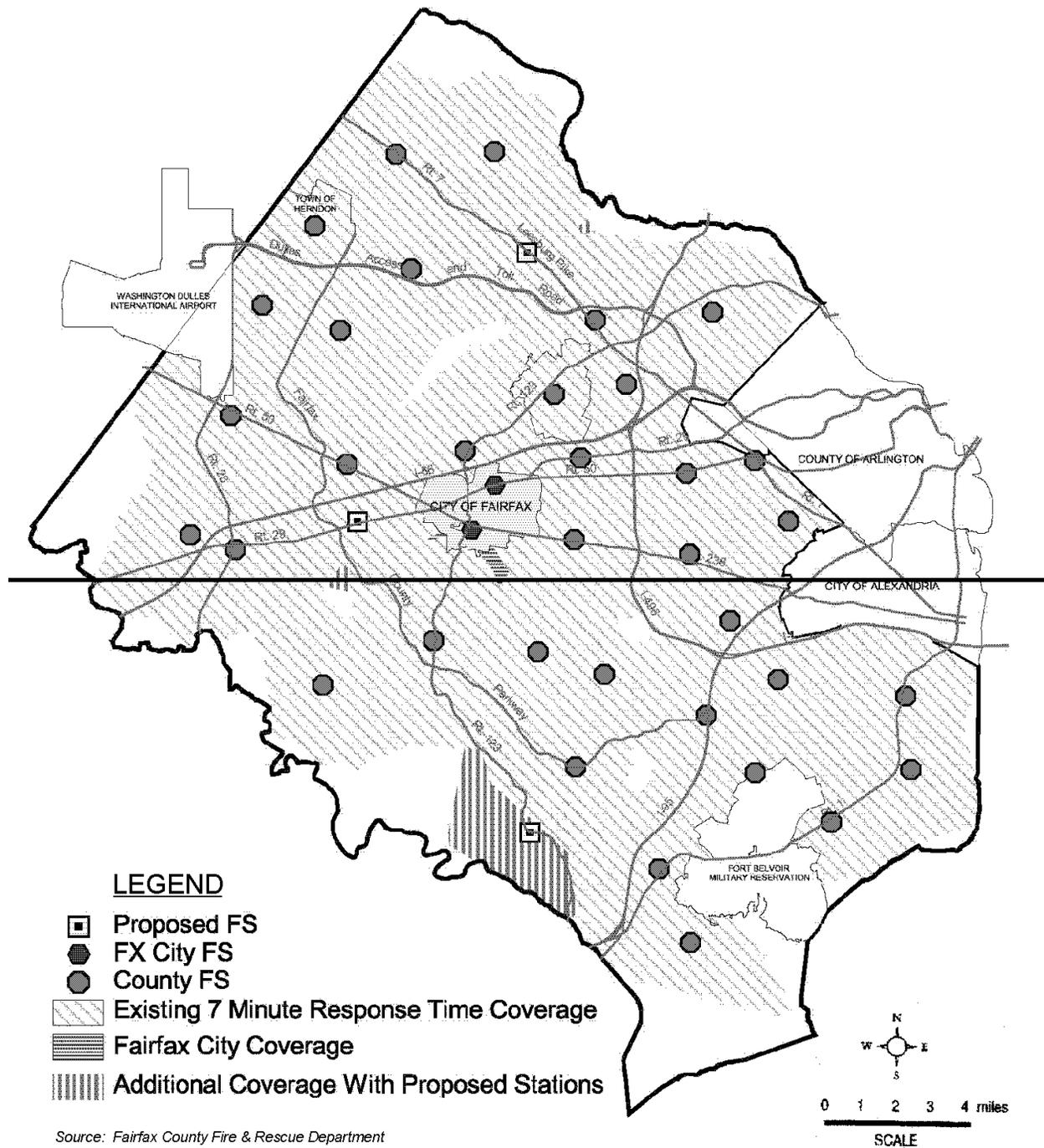
**Objective ~~2225~~:** While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with the surrounding community.

Policy a. New fire stations should consider the following site/design guidelines:

— Be constructed on sites of approximately ~~five~~ two acres;

•           

•            and b. Be designed to be compatible with the character of the surrounding area.



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

Other

~~Objective 23: Safeguard the county's investment and ensure appropriate positioning of the Fire and Rescue Department's specialized emergency response equipment.~~

~~Policy a. Plan to establish a combined Police/Fire and Rescue boat docking facility in a location that allows for the immediate launching of boats along the coastal boundaries of Fairfax County.~~

## SHERIFF

### INTRODUCTION

~~The number of sentenced offenders requiring maximum security detention has continued to grow, reflecting the increased growth and development of the county. Nonviolent offenders must also be housed in the ADC due to lack of space in detention alternative programs that exist in the county and elsewhere. The Sheriff's Office provides services to the residents of Fairfax County, Fairfax City, and towns of Herndon and Vienna by operating a secure and humane Adult Detention Center; providing security for the Judicial Complex; and executing civil law process on behalf of the courts.~~

Other

**Objective 2426:** Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Adult Detention Center (ADC) and provide for sentenced offenders not incarcerated at the ADC.

Policy a. The county should utilize excess unused space in the ADC, until such time that it is needed for its intended purpose. -Based on financial considerations and/or the temporary needs of other county agencies, such space could be effectively utilized by leasing to other county or outside agencies.

Policy b. Continue to follow guidelines, standards and procedures for jail renovations and additions as established by the American Corrections Association for any additions to the ADC.

Policy c. Continue to study, plan, and construct alternative adult correctional programs and facilities ~~such as the Work Training Facility at the Criminal Justice Collocation Site in Chantilly.~~ These programs and facilities are for sentenced non-violent adult offenders which require minimum security detention facilities. New facilities of this type should be located ~~at either existing or planned clustered county public facility centers throughout the county. For example, the county Governmental Center, the Massey/Judicial Complex, or police district stations.~~ Locations in residential areas should ~~not occur~~ be avoided. Use the *American Corrections Association's* guidelines and standards for the design and size of any new facilities.

Policy d. In the planning of new correctional facilities, assess and consider options which are, or represent, alternatives to incarceration.

**Objective 2527: Provide facilities for inmates to serve their sentence with opportunities not otherwise available in confinement to include: work release, education programs, rehabilitative programs in the community, and weekend community service as alternatives to incarceration.**

Policy a. Establish a plan for the County to include facility, site and location standards for alternative incarceration programs.

## COURTS

### INTRODUCTION

The court system, comprised of the 19th Judicial Circuit Court and the General District Courts, primarily involves the administration and enforcement of justice based on civil and criminal laws of the Commonwealth of Virginia. These court's facilities, ~~with the exception of the District Court's Magistrates System which occupies space in the Adult Detention Center and a substation in Mt. Vernon, are~~ are primarily located ~~at on the Judicial Center/Courthouse Complex in Fairfax City in the Fairfax County Courthouse.~~ General District Court also operates court out of the Town of Herndon, the Town of Vienna, and the City of Alexandria. Magistrates occupy space in the Adult Detention Center and a substation in Mount Vernon. ~~Although completed in 1982, there continues to be an increase in the number of criminal, traffic and civil cases heard, creating a need for more court rooms, staff offices and judges chambers. Space for retention of court records, as required by code, continues to be an important requirement of the Court system.~~

### Location

**Objective 2628:** Maintain a central location for the main court system for the County to be convenient to all County residents.

Policy a. Plan and locate new or expanded facilities at the Judicial Center/Courthouse Complex so that centrality of this service is preserved and that other related criminal justice agencies existing at the complex remain in close proximity.

Character and Extent

**Objective 2729:** Maintain the efficient and expedient processing and adjudication of cases of the 19th Judicial Circuit Court and General District Court of Fairfax County by providing the necessary facilities to accomplish such actions.

Policy a. Plan and construct additional court space in accordance with needs analyses and avoid deferring expansion to a point where unsatisfactory conditions exist.

Policy b. Prioritize the courts' needs for location within the courthouse while also supporting co-location of other non-core court functions within the Judicial Complex through the *Judicial Complex Master Plan*.

Policy c. Continue to follow guidelines and standards for renovation and additions consistent with the Supreme Court of Virginia Office of the Executive Secretary – *Virginia Courthouse Facility Guidelines*.

Policy d. Adapt and modernize facilities to embrace new scalable technologies that optimize services delivery and improve access to justice for all residents.

ANIMAL CONTROL

ANIMAL SERVICES DIVISION AND THE DEPARTMENT OF ANIMAL SHELTERING

INTRODUCTION

The Animal Services Division is a division of the Fairfax County Police Department. The primary role of the Animal Services Division is to safeguard the residents/citizens of the county against stray and unwanted animals; protect citizens/residents and animals from certain animal diseases, enforce the state and local animal related laws and ordinances, and to control and enforce the licensing of dogs and rabies inoculation of domesticated animals and address all issues concerning wild-life.

In 1975, the county constructed an Animal Shelter for the Department of Animal Control to provide holding and processing areas for unwanted and stray dogs and cats, to enforce the county

~~ordinance regarding animals and the Virginia State Code regulation for the protection and prevention of cruelty to animals. The Shelter also provides administrative space and a classroom for humane education. In 1988, the shelter was expanded to include more space for human needs rather than for animals. Animal space has become less adequate and during certain times of the year—spring and summer—is not adequate to house potentially adoptable animals. It is recognized that shelter space for animals has diminished as the population has grown and more services are provided and there will be a subsequent need to care for more pets, more strays, particularly cats, and a larger displacement of wild animals from their natural habitats due to development. There will also be an impact because more laws are being enacted to protect animals.~~

~~There are no generally accepted standards used to plan animal shelters. However, the following determination was made through a preliminary needs analysis by the Animal Services Division:~~

~~To prepare for the continued increase in animals and humans that utilize the Animal Services Division, a new shelter is planned for the southeast portion of the county. This new facility will offer additional benefits to the department and county residents by providing greater accessibility to county residents in the eastern half of the county for all division services; more holding space for dogs and cats; additional education rooms, additional animal control officer workspace, other than the main facility on West Ox Road, which will mitigate additional travel time to and from animal pickups or incidents for animal control officers patrolling this portion of the county; and assist/prevent overcrowding and overburdening the main Animal Shelter.~~

#### Location

**Objective 2830:** ~~Provide for convenience of Animal Services Division services to all county residents by maintaining the current shelter locations on West Ox Road and providing an additional satellite shelter in the eastern half of the county~~the Lorton Campus.

- ~~Policy a. Locate a new satellite animal shelter in the southeast portion of the county. A preferable location in the Springfield/Mt. Vernon area will help decentralize service currently available in only one facility in the county and provide easier access to residents/citizens in the eastern part of the county.~~

#### Character and Extent

**Objective 2931:** ~~Continue to provide convenient pet adoptions, licensing, vaccinations, and education services to county residents and the necessary facilities for managing all phases of animal control~~Animal Services Division and safety.

- Policy a. ~~Continue to plan and construct a new facility of comparable size to the existing shelter, for the southeast portion of the county. The new facility should, if possible, collocate with other county facilities for convenience. Plan and renovate the existing West Ox Road Animal Shelter facility to accommodate the current need for expanded parking, as well as future staff and animal needs. The renovated facility should, if possible, include a high clearance parking deck and a second floor on the building.~~

## **UTILITIES AND SERVICES**

The provision of utility infrastructure is essential to development. Homes and businesses cannot function without water, electricity and a system of waste disposal. Other services, such as telephones, communication towers, and cable television, are highly preferable in a region which thrives on the rapid exchange of information. Additionally, the county government constructs drainage systems to correct drainage problems and maintains extensive garage and maintenance facilities for county vehicles.

The following utilities and services are addressed in this section:

- Water Supply
- Sanitary Sewer
- Solid Waste
- Drainage Systems and Improvements
- County Vehicle Maintenance Facilities
- Public Utilities
  - —gas\*
  - —electric
  - —telephone
- Communication Towers

### **WATER SUPPLY**

#### **INTRODUCTION**

---

\* Underground natural gas lines are exempt from local 2232 Public Facility Review under Va. Code 15.2-2232

Residents of Fairfax County receive public water service from ~~one of three water agencies; the Fairfax County Water Authority, City of Fairfax Department of Transit and Utilities, or the Falls Church Department of Public Utilities.~~ (The Towns of Vienna and Herndon, while operating their own water distribution systems, purchase water from ~~the City of Falls Church and the Fairfax County Water Authority, respectively.~~ In terms of building major capital facilities to meet water supply needs, the towns are dependent of these two water agencies.) According to 2022 ~~recent~~ estimates, ~~and averages, seventy-ninety-seven percent of Fairfax County residents are served by the Fairfax County Water Authority, Falls Church serves thirteen percent, the City of Fairfax one percent, and the remaining seven-three percent of the residents receive water from individual private wells.~~

### Location

**Objective ~~3032~~ 3133: Locate sites, for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, ~~which to conform to the land use goals of the Comprehensive Plan.~~**

- Policy a. Elevated water storage tanks and standpipes should be grouped together, designed to harmonize with surrounding development, and be screened as much as possible.
- Policy b. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.
- Policy c. Encourage the early acquisition of sites for distribution and storage facilities where development activities are imminent. This must be done before the area develops, so that neighborhood disruption and costs are minimized.
- Policy d. Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

### Character and Extent

**Objective ~~3133~~ 3133: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.**

- Policy a. ~~Maintain sufficient water treatment and distribution capacity to meet demands. Update demand projections on a periodic basis to reflect current consumption trending, peaking factor data, and service area population and employment forecasts. 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.~~

Policy e<sub>b</sub>. Coordinate all ~~Water Authority~~Fairfax Water projects by continuing the Water Facilities Agreement between the Board of Supervisors and the ~~Water Authority~~Fairfax Water which requires:

~~— Fairfax County Board's review and approval of the Water Authority's~~Fairfax Water's Capital Improvement Program (CIP) as part of the county's CIP;

~~•~~

~~— Fairfax County Board's approval of proposed water facilities including water mains greater than 16~~24" in diameter in accordance with Section 15.2-2232 of the *Code of Virginia*, as amended; and

~~•~~

~~•~~ ~~— Notification to individual Board of Supervisors members and the Chairman of water main extensions 16~~24" or less in diameter in their districts.

Policy d. ~~— Continue the implementation of expansion and improvement programs at the water treatment facilities.~~

Policy e<sub>c</sub>. Pursue strategies to reduce the per capita consumption of water.

Policy f<sub>d</sub>. Promote opportunities, including formation of water districts, for extending access to water service to communities or areas within Fairfax County that are threatened by failure of private wells and are without public water service as long as such districts do not require the ~~Water Authority~~Fairfax Water to contribute more than provided for under the ~~Water Authority's~~Fairfax Water's Bad Well Policy, dated ~~January 7, 1993~~June 3, 2021, which specifies the conditions and terms for financial assistance.

## SANITARY SEWER

### INTRODUCTION

Fairfax County provides sanitary sewer through a system of over ~~3,100~~ 3,300 miles of sewer lines, ~~64-63~~ pumping stations and one treatment plant owned and operated by the county, the Norman M. Cole, Jr. Pollution Control Plant. Additional treatment capacity is provided by contractual agreement with the ~~District of Columbia~~ DC Water, the ~~Alexandria Sanitation Authority~~ ~~Renew~~, Arlington County and the Upper Occoquan Sewage Authority.

It is important that the location and timing of sanitary sewer facility construction be supported by specific public facility standards and Plan recommendations.

### Location

**Objective ~~323~~ 34:** **Provide public sewer in accord with the approved sewer service area and ~~in support of the county's land use objectives~~ the Statement of Policy Regarding Sewage Disposal. (See Figure 4.)**

\_\_\_ Policy a. Limit expansion of the approved sewer service area to ~~areas which~~ areas which are planned for uses which require such infrastructure and which are contiguous to the existing approved areas.

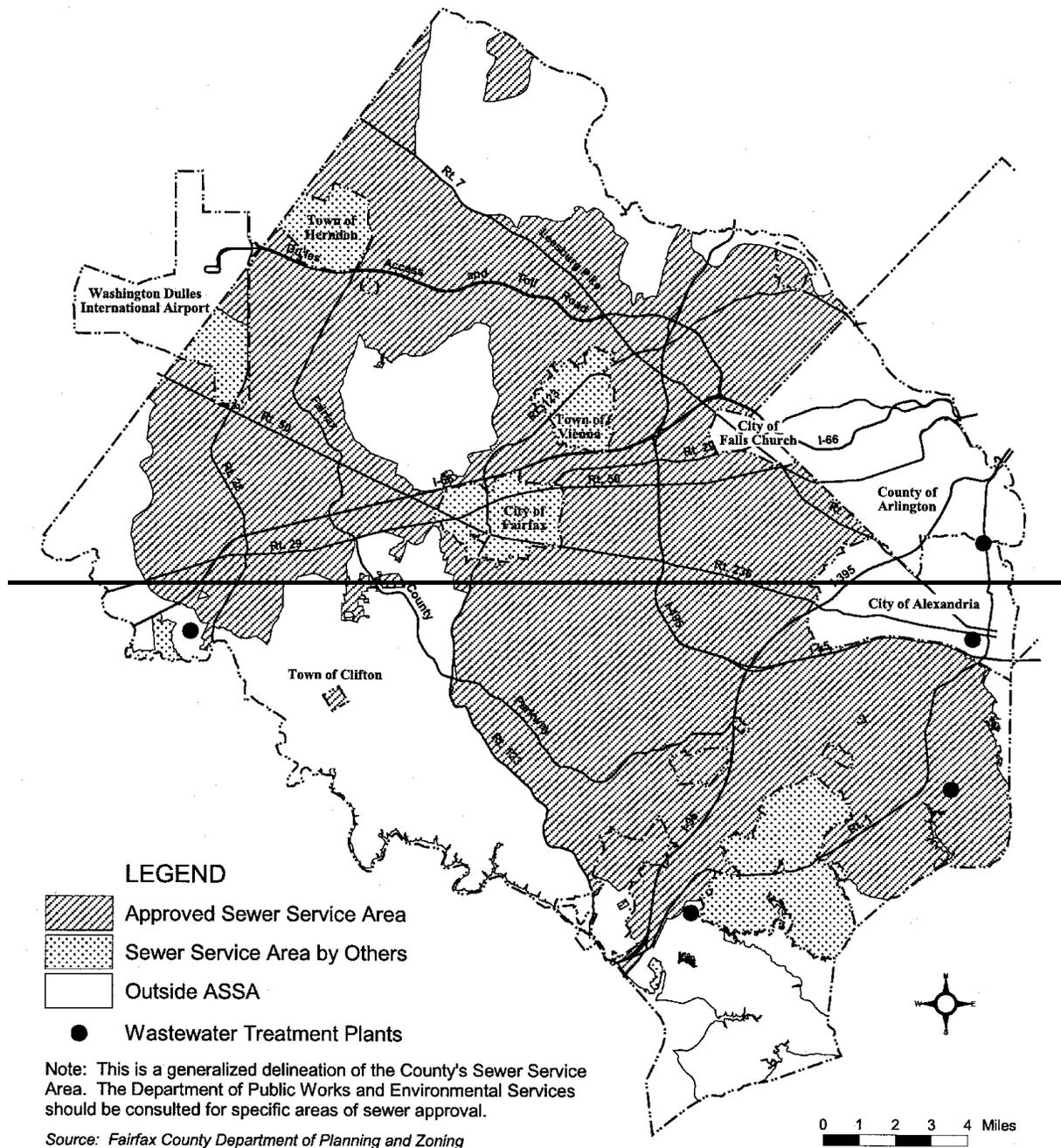
Policy b. Locate sewer lines to minimize impact on environmental features such as stream valleys, wetlands, and forested areas.

Policy c. Expansion of the approved sewer service area should not occur until other public infrastructure is available or funded, or programmed in the Capital Improvement Program and is adequate to support development of the area already approved for sewer and the area proposed for expansion.

### Character and Extent

**Objective ~~333~~ 35:** **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 Public Facility Manual (PFM) following standards. ~~This flow is based on a combination of population and land uses and is determined by the following factors:~~



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

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

- Policy b. Design and construct the overall sewer system so as to minimize the need for sanitary sewer pumping stations.
- Policy c. Schedule priorities in the planning and construction of sewerage systems so that actual plus committed sewage flow does not exceed the capacity of the treatment facilities.
- Policy d. Where existing development without public sewer is experiencing public health problems caused by failing septic or individual sewage disposal systems, consider the appropriateness of conventional public sewer, pump and haul or other methodologies to remedy public health hazards.

## SOLID WASTE AND RECYCLING

### INTRODUCTION

The mission of the Solid Waste Management Program (SWMP) is to protect the public interest through solid waste management planning and regulatory oversight of the County's refuse ordinances, and to provide efficient and effective collection, recycling, and disposal of solid waste for ~~customers~~ the community in an environmentally responsible manner.

Refuse collection and recycling services are available to ~~all citizens~~ residents and businesses ~~by either through private contractors and/or county vehicle services provided by county~~

collection forces. Currently the county operates two permitted solid waste management disposal facilities, the I-95 Landfill Complex and the I-66 Transfer Station, both of which include with their ancillary operations such as landfill gas collection and energy recovery, brush grinding, and vehicle parking.

A ~~Citizen's Recycling and Disposal Facility Center~~ is maintained at each of these sites which allows residents to ~~both recycle selected components of their waste and dispose of the remaining non-recyclable materials.~~ The county also operates a facility in the Newington area for parking and maintenance of refuse collection vehicles that serve county Sanitary Districts.

The ~~I-95 Covanta Fairfax energy-from-waste /Resource Recovery Facility,~~ owned and operated by Covanta Fairfax, LLC, is located at the I-95 Landfill Complex and serves as the County's primary resource for waste management. The plant ~~which began commercial operations in June 1990,~~ has a design capacity of 3,000 tons per day and generates approximately 80MW of electricity, ~~which for sale is sold to a local utility.~~

~~In addition, the county has a SWMP's wWaste rReduction and rRecycling pProgram which has met or exceeded the state-mandated recycling rate goal (25 percent) since its enactment.~~

#### Location

**Objective 3436:** Provide conveniently located solid waste management facilities and operations, while ensuring that these facilities area compatible ~~—with adjacent land uses. (See Figure 5.)~~

- Policy a. Continue to modify the I-95 Landfill Complex and the I-66 Transfer Station as necessary to ensure compliance with federal and state regulations, as well as accommodating the needs of the community.
- Policy b. Add facility enhancements at the I-66 Transfer Station and I-95 Landfill to allow environmentally sound and efficient collection, recycling, transfer and disposal of refuse and recyclable materials. Maintain access to the I-66 Facility from West Ox Road and the I-95 Facility from Furnace Road.
- Policy c. Maintain ~~existing Recycling Drop-off Centers~~ centers to serve residential and business customers. ~~Where possible, recycling centers should be located at convenient locations while ensuring that these facilities are compatible with adjacent land uses.~~
- Policy d. Apply public and worker safety, traffic, and environmental protection criteria to the selection of future sites for the collection, recycling, transfer, and disposal of waste and recyclable materials.
- Policy e. Continue landfill gas collection/processing systems at the I-66 facility and I-95 complex to allow utilization of decomposition gases for beneficial purposes.

#### Character and Extent

**Objective 3537:** Provide an efficient, cost effective, and environmentally sound, comprehensive solid waste management system that meets the current and future needs of the county.

- Policy a. Complete ~~a new~~ 20-year Solid Waste Management Plan for the county ~~by June 2004/2025~~, as required by state regulations.
- Policy b. Prior to the expansion of ~~the Energy/Resource Recovery Facility or other~~ waste management facilities, comprehensively consider the costs, benefits and effects of other alternatives including recycling and waste reduction for the protection of the public health, public safety, the environment, and natural resources.
- Policy c. Encourage public/private partnerships for environmentally safe and economically sound collection, recycling, and disposal.
- Policy d. Maintain the mandatory countywide collection of yard debris for recycling.
- Policy e. Provide for a consistent level of cost-effective service for refuse and recyclables collection throughout the county.
- Policy f. Maintain the I-95 Landfill Complex to provide adequate ash disposal capacity ~~through at least FY 2020~~.
- Policy g. Use cost-effective, environmentally-conscious state-of-the-art technology technologies and industry best management procedures practice in solid waste management to protect and/or improve the county's environmental quality.
- Policy h. Provide for environmentally safe and economically sound, collection, recycling, and disposal of household and Very small-Small quantity-Quantity generator-Generator (VSQG) hazardous waste to prevent pollution in the county.

**Objective ~~3638~~: Provide a waste reduction and recycling program readily available to all, that meets the current and future needs of the County.**

- Policy a. Continue the county's solid waste management system, promoting a strong preference for the practices of waste reduction and recycling program consistent with the ~~integrated~~ established solid waste management hierarchy. The program currently includes specialty materials and recycling drop-off centers, yard debris management, curbside collection of designated recyclable materials, scrap metal recycling and commercial and institutional recycling of designated materials.
- Policy b. Continue to promote ~~citizen and private sector participation in all~~ waste reduction recycling and hazardous waste collection programs.
- Policy c. Continue to support composting of food scraps and organic material by offering and/or expanding locations and services for residents to dispose of these materials. The Park Authority provides composting locations at local farmers markets across the county and the I-95 Landfill Complex provides composting drop-off bins.

## ~~DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT FACILITIES~~

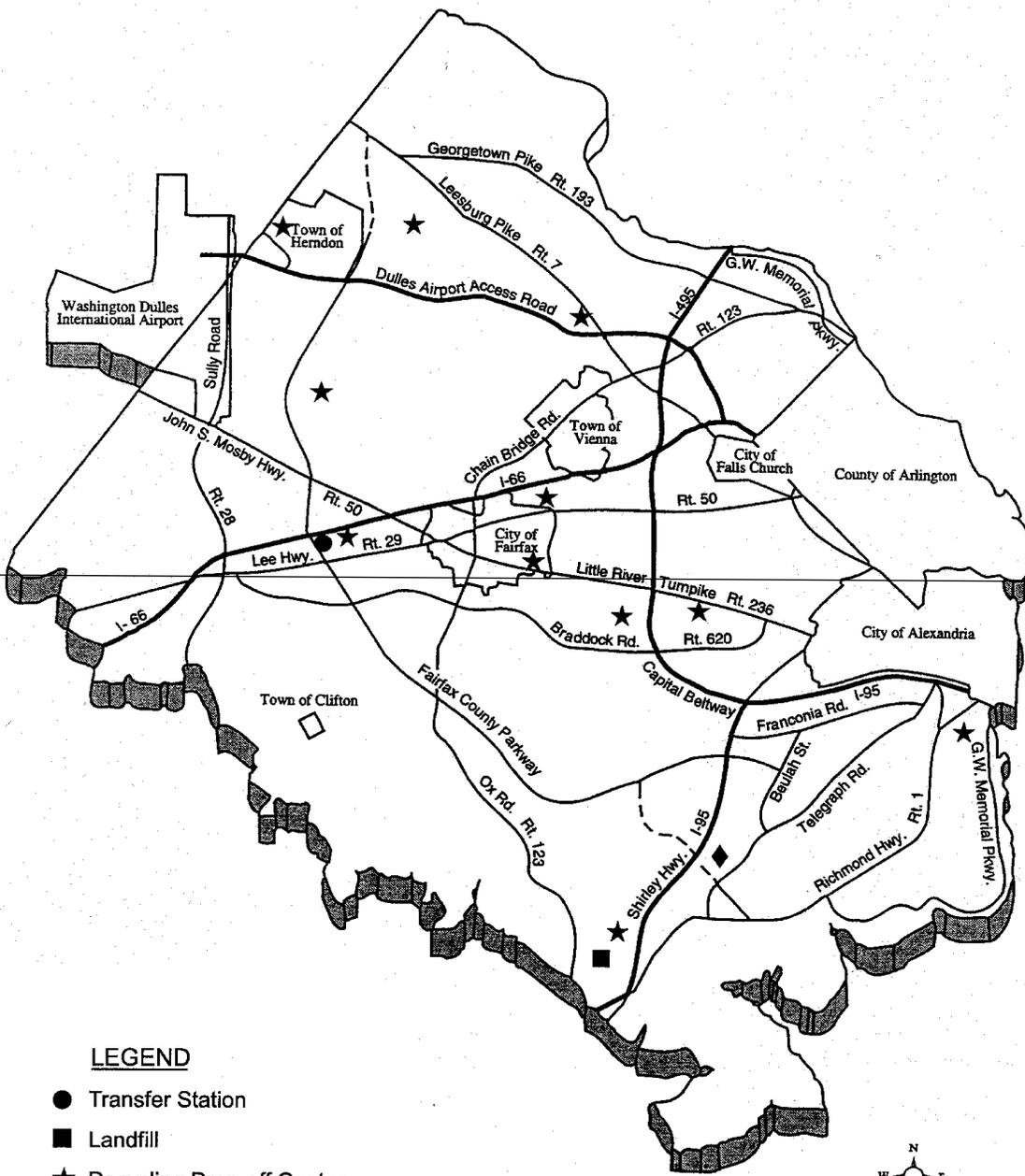
### INTRODUCTION

Rapidly urbanizing watersheds present a myriad of potential problems for the county's drainage system. Construction activity can generate sediment at hundreds of times the normal rate. Impervious pavements increase both the volume of stormwater runoff and the magnitude of peak flood flows. Runoff from urban areas is often highly polluted with pesticide and nutrients as well as oils and toxic metals. Older neighborhoods that were developed before the establishment of effective stormwater management regulations may lack adequate stormwater management facilities, both privately and publicly maintained, and may experience storm drainage issues that more recent design standards would have addressed. The net result of these problems is that water quality is seriously degraded, property damage is excessive and in many instances, in many instances, the aesthetic quality of natural areas is destroyed. Urban flooding is the top climatic vulnerability for Fairfax County, due to the combination of increasing impervious surface, inadequate stormwater management and drainage facilities, and increasing intensity of precipitation events.

#### Location

**Objective 3739:** **Provide for a comprehensive drainage improvement and stormwater management program to maximize property protection and environmental benefits throughout the watershed.**

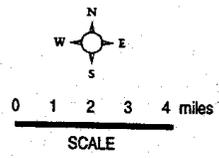
- Policy a. Locate stormwater control facilities to correct problems that affect the greatest number of persons or structures.
- Policy b. Locate drainage structures and Best Management Practices (BMPs) in conjunction with new development and redevelopment to minimize future problems.
- Policy c. New facilities shall be in harmony with the County's Comprehensive Stormwater Management Program's mission that includes the implementation of structural improvements for stormwater facility retrofits, to improve water quality, minimize the impacts of flooding, and encourage the continued installation of green stormwater infrastructure.



**LEGEND**

- Transfer Station
- Landfill
- ★ Recycling Drop-off Center
- ◆ Solid Waste Vehicle Facility

Source: Fairfax County Department of Planning and Zoning



**SOLID WASTE FACILITIES** **FIGURE 5**

- Policy ed. Locate regional stormwater management facilities where feasible throughout the county to maximize pollutant removal, streambank erosion protection, and flood control.

Character and Extent

**Objective 3840:** Provide a system of drainage facilities that prevents or minimizes structure flooding, stream degradation and traffic disruption in an efficient, cost effective and environmentally sound manner.

- Policy a. Continue enforcement of the county's ordinance for erosion and siltation control.
- Policy b. Continue to regulate development on filling land within the 100 year floodplain.
- Policy c. Continue to implement the county's Regional Stormwater Management and Master Drainage Plans.
- Policy d. Encourage a regional approach to stormwater management in developing and in redeveloping sites.
- Policy e. Expand existing programs to implement best management practices (BMPs) in all areas of the county not currently served by BMPs.

## VEHICLE MAINTENANCE FACILITIES

### INTRODUCTION

Maintenance and repair services to the county's automotive and equipment fleet are provided by the Department of Vehicle Services (DVS) in maintenance facilities located throughout the county. Related to the DVS maintenance facilities are more specialized types of repair/service facilities, such as the radio repair/installation facility operating at the Jermantown Road Facility, and the Fairfax County Fire and Rescue Department (FCFRD) Apparatus Maintenance and Repair Facility located at the Newington Maintenance Facility and West Ox maintenance facilities. ~~Finding appropriate locations for maintenance facilities, however, is extremely difficult, given their size and the nature of the activities conducted at these facilities. By the year 2012 fleet growth is projected at over 1,000 vehicles consisting of approximately 700 school buses and 300 public safety vehicles (to a total of 6,300). At least one additional maintenance facility will be required, preferably in the northwestern county area.~~

### Location

**Objective 3941:** Ensure that county vehicle maintenance facilities are located on adequate and appropriate sites. ~~(See Figure 6.)~~

- Policy a. Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution.
- Policy b. Ensure that access to each facility is oriented to an arterial roadway.
- Policy c. Plan for an additional vehicle maintenance facility, preferably in the northwestern area of the county.

Character and Extent

**Objective 4042:** Consider established design and service area standards when planning new county vehicle maintenance facilities.

- Policy a. Provide screening and buffering around each facility in excess of Zoning Ordinance requirements in order to minimize the impact of this use.
- Policy b. Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas.

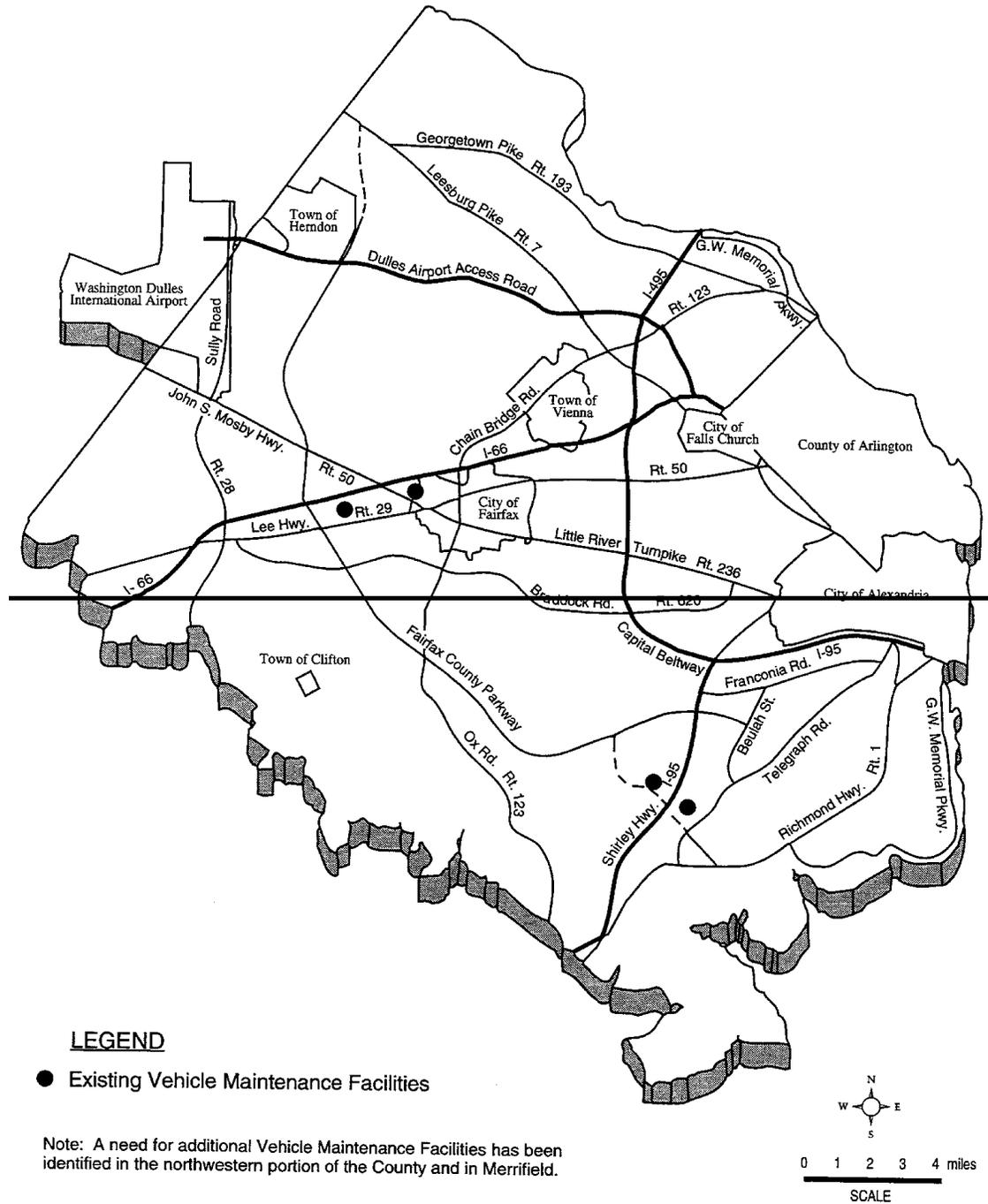
## ELECTRICAL AND LAND-LINE UTILITY SERVICES

### INTRODUCTION

Electrical and land-line utility services include electrical, communication and cable facilities, which are provided through a wired infrastructure and viewed, for the most part, as absolute necessities. The need for electrical, communication, and cable facilities accelerates commensurate with development. As the need for sites increases, so does the scarcity of appropriate land for construction of these facilities. The objectives and policies set forth in this section provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and federal laws pertaining to these issues.

**Objective 4143:** Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible. ~~(See Figure 7.)~~

- Policy a. Avoid areas of environmental sensitivity.
- Policy b. Collocate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.
- Policy c. Plan for existing and future needs of facilities in conjunction with emerging development designs, including the needs of residents and business for broadband infrastructure.
- Policy d. Provide adequate acreage for expansion of substations, hub centers and equipment areas and maintain levels of screening to accommodate expansion.
- Policy e. Locate future switching and hub centers, equipment areas, and electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety.



**MAINTENANCE FACILITIES**

**FIGURE 6**

Policy f. \_\_\_\_\_—Construct underground transmission and distribution lines, whenever possible, along existing or planned utility or road rights-of-way, preferably on lot lines which will least disturb future development of the site.

Policy g. Locate future above-ground transmission lines along railroad rights-of-way, where possible, and when in keeping with adjacent development. Placement of transmission lines should not compromise the objectives of the Comprehensive Plan. Visual impact should be a key element in the evaluation of proposed transmission line locations.

Policy h. Regulate new development where permissible to minimize unnecessary human exposure to unhealthful impacts of ~~low level~~low-level electromagnetic fields from electrical transmission lines.

Policy i. Utilize existing towers and poles to support electrical and land-line utility services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing towers and poles with related equipment.

Policy j. Locate new towers required to support electrical and land-line utility services in areas of commercial or industrial land uses. Locate in residential areas only when other, more suitable land uses are not available, and on parcels, ~~which~~ that afford natural screening adjacent to nearby structures or planned land uses.

**Objective 4244: Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.**

Policy a. Provide justification for the proposed facility's need. Specify alternative actions and justify why the proposed location and type of facility is the least disruptive.

Policy b. Mitigate the visual impact of switching and hub centers, equipment areas and electrical substations from adjacent development. Land with existing mature vegetation is preferable, as are access roads which obscure entrances, berms which provide screening, and slopes that provide localized lower elevations.

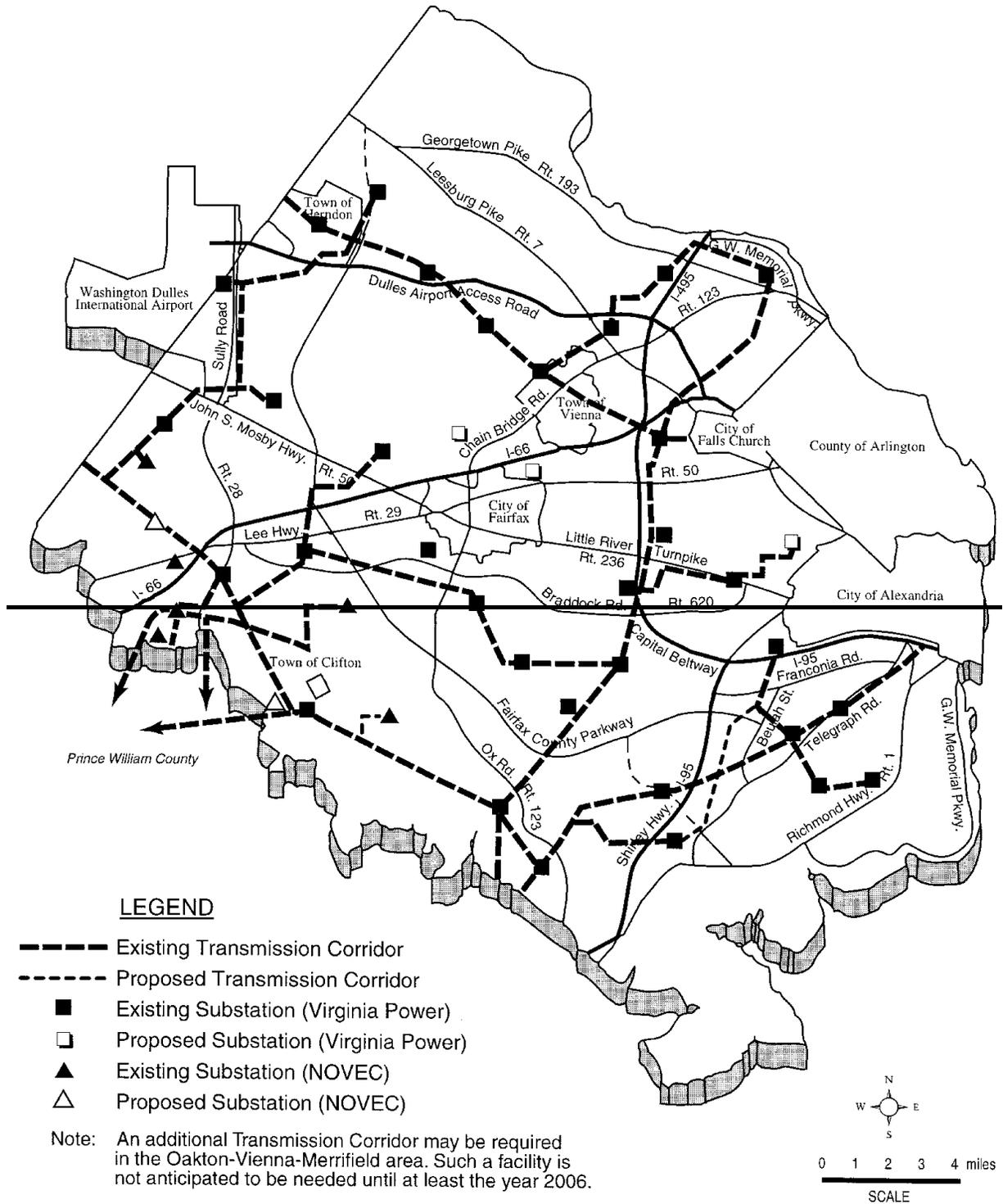
Policy c. Locate transmission and distribution lines underground, whenever possible.

Policy d. Conceal, screen or site ground transformers and distribution boxes to reduce their visual presence and potential for clutter.

Policy e. Provide for the appropriate screening and buffering of proposed facilities.

Policy f. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

Policy g. Provide safety measures in design and construction of towers used to support electrical and land-line utility services. Provide a fall radius of at least one third the height of guyed towers.



**ELECTRICAL SUPPLY FACILITIES** **FIGURE 7**

- Policy h. Avoid interference with radio, television, and telecommunications receivers of the public.
- Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

### WIRELESS TELECOMMUNICATION SERVICES

Wireless telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless Internet services and mobile radio communication. These services operate from wireless networks that depend on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. To further the goal of achieving digital access and literacy for all residents, the County encourages build-out of a wireless network across all areas of the County.

For the purposes of this policy, a **telecommunications facility** is defined as a facility, site, or location that contains one (1) or more antenna, telecommunications towers or monopoles, a distributed antenna system (DAS), small cell, or micro-cell ~~or other miniaturization technology~~, alternative support structures, satellite dish antennas, other similar communication devices, and related equipment and site improvements used for transmitting, receiving, or relaying wireless telecommunications signals. The term is also inclusive of wireless facilities as defined in the Virginia Code.

The objectives and policies set forth in this section provide guidance on siting and design issues used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other applicable local, state, or federal laws pertaining to these issues.

### GENERAL GUIDELINES

**Objective 4345:** In order to provide a network of wireless telecommunication systems ~~licensed by the Federal Communications Commission~~, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

- 
- Policy a. Co-locate wireless telecommunications facilities whenever feasible and appropriate to minimize visual and neighborhood impacts.
  - Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.
  - Policy c. Utilize existing structures to support wireless telecommunications services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing structures with related equipment.
  - Policy d. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.
  - Policy e. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.
  - Policy f. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.
  - Policy g. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
  - Policy h. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.
  - Policy i. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

- Policy j. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.
- Policy k. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.
- Policy l. Design and site proposed telecommunication facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

**Objective 4446: Design proposed wireless telecommunication facilities to mitigate visual impact and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.**

- Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed (See Figures 8 and 9).
- Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.
- Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.
- Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:
  - — Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area;
  - —
  - — Locate proposed wireless telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive environmental resources, including root systems, or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography, and other factors, to mitigate the visual presence and prominence of the structure;
  - —
  - — Blend proposed wireless telecommunication facilities with an existing pattern of tall structures;

- \_\_\_\_\_
- Obscure or block the views of proposed wireless telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

### FEATURE SHOWN GUIDELINES

**Objective 4547:** With Planning Commission approval, wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a “feature shown” of the Comprehensive Plan when in conformance with the following policies:

- Policy a. In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:
- \_\_\_\_\_
  - The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed, including any surrounding residential properties;
  - \_\_\_\_\_
  - The proposed installation is located and designed to blend with the structure on which it is placed, such as flush-mounting antennas or screening the antennas and equipment as appropriate to the site;
  - \_\_\_\_\_
  - The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;
  - \_\_\_\_\_
  - Related equipment cabinets or shelters located on the ground or on a rooftop ~~are~~ should be appropriately screened or placed to obscure their visibility from surrounding properties;
  - \_\_\_\_\_
  - Building rooftop antennas ~~are~~ should be either flush mounted to surface walls, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;
  - \_\_\_\_\_
  - Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties; ~~and~~.

ADMINISTRATIVE REVIEW GUIDELINES

**Objective 4648:** Consider the co-location, replacement, or modification of antennas, and their associated equipment to be an Administrative Review “feature shown” of the Comprehensive Plan requiring no Planning Commission review when the co-location, replacement or modification of, antennas, and the related equipment is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Locate wireless telecommunication facilities on existing structures in accordance with the following standards:

- The antenna is placed directly in front of the structure’s surface, including the surfaces of the penthouse and other structures on building’s roof;
- No part of the antenna shall extend above the surface of the building or tank on which it is placed and no part of the antenna’s mounting shall extend more than 6 inches above the surface of the building on which it is placed;
- The antenna and its mounting are of a color or finish that closely matches and blends with the surface on which they are placed.
- —The generator or equipment cabinet or shelter is either:
  - —
    - —Located inside the building, building penthouse or inside the building parking structure on a level other than the roof;
    - —Located on the ground and enclosed within a structure that is attached to the building and constructed of the material that is the same as, or visually the same as, the color and pattern of the building;
    - —Located on the ground behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance; or,
    - —Located on the roof of the building immediately adjacent to its penthouse or other structure on the roof, screened by a material of the same, or visually the same, color or pattern and no taller than the adjacent rooftop structure.

Policy b. Consider a new monopoles or towers greater than 50 feet in height to be a feature shown of the Comprehensive Plan if located in major utility transmission easements or rights-of-way (See Figure 13); and if the easement or right-of-way is at least 100 feet wide and not used for underground gas transmission lines, and if the following guidelines are met:

- \_\_\_\_\_ The monopole or tower is placed at least 35 feet inside the transmission easement;
- \_\_\_\_\_
- \_\_\_\_\_ The monopole or tower is placed at least 200 feet from any existing residence;
- \_\_\_\_\_
- \_\_\_\_\_ The monopole or tower is placed at least 200 feet from the right-of-way of any existing public ~~roadway or street~~ road.
- \_\_\_\_\_

**Objective 4749:** Consider the placement of new structures 50 feet or less in height and designed to support small cell facilities to be an Administrative Review feature shown of the Comprehensive Plan requiring no Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

- Policy a. Locate to avoid interference with public safety communications or operations.
- Policy b. Locate to avoid areas of environmental sensitivity, such as steep slopes 15% or greater, floodplains, wetlands, environmental quality corridors (EQC), and resource protection areas.
- Policy c. Locate to avoid disturbing the critical root zone of existing trees as defined in the Fairfax County Public Facilities Manual.
- Policy d. Locate so as to not impede pedestrian, bicycle, or vehicular travel by not ~~or~~ obstructing walkways, driveways, ~~or~~ entrances or other means of travel.
- Policy e. Locate so as to not impede or obstruct pedestrian, bicycle, or vehicular travel.
- Policy f. The pole design should conform to the aesthetics of existing adjacent streetlights or utility poles and/or conform to existing area or district specific urban design guidelines or manuals (ex. Tysons Urban Design Guidelines).
- Policy g. Locate the pole in conformance with existing area or district specific urban design guidelines or manuals and/or Standard Pole Locations as defined in the Fairfax County Public Facilities Manual and restore any disturbed streetscape after installation.
- Policy h. In areas where there are no existing adjacent streetlights, utility poles, or district specific urban design guidelines or manuals, new poles should be designed to look the same as or substantially similar to existing poles elsewhere in the same zoning district.
- Policy i. Locate new structures 50 feet or less in height within the bounds of a historic overlay district only if infeasible to co-locate associated wireless

telecommunication facilities on existing structures or to locate new structures outside of the historic overlay district or in the public right-of-way.

Policy j. When placing in a historic overlay district:

- Site the structure so as to not be located along the frontage of a historic building, deemed historic on a federal, state, or local level; and

- 

- Site the structure so as not to be on an existing structure located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a County Historic District.

- 

Policy k. Locate proposed wireless telecommunication facilities so that views of and vistas from architecturally and/or historically significant structures, landscapes, or cultural resources are not impaired or diminished.

#### DEEMED APPROVED GUIDELINES

**Objective 4850:** New wireless telecommunication facilities will be deemed a “feature shown” of the Comprehensive Plan requiring no Administrative Review or Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Co-locate wireless telecommunication facilities, including small cell wireless facilities, on existing structures. (~~See Figure 14~~)

Policy b: In determining that a proposed wireless telecommunication facility is a “feature shown” of the Comprehensive Plan, ensure that the following general factors are met:

- The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas, screening the antennas and equipment as appropriate to the site, or using other measures to mitigate visual impact;

- 

- Related generators or equipment cabinets or shelters located on the ground or on a rooftop should be screened or placed to obscure their visibility from surrounding properties to the extent possible;

- 

- Building rooftop antennas should be either flush mounted to surface walls, camouflaged, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;

- \_\_\_\_\_
- Access to the proposed installation for purposes of maintenance has minimal visual impact on adjoining properties.

Policy c. When co-locating or replacing existing antennas on rooftops:

- Flush-mount antennas and use antennas of a color or finish that closely match and blend with existing structures when possible; (~~See Figures 11 and 12~~)
- \_\_\_\_\_ Screen or otherwise camouflage pole-mounted antennas (~~See Figure 10~~).

Disguise and camouflage wireless telecommunication facilities to resemble other objects found within the area located.



FIGURE 8

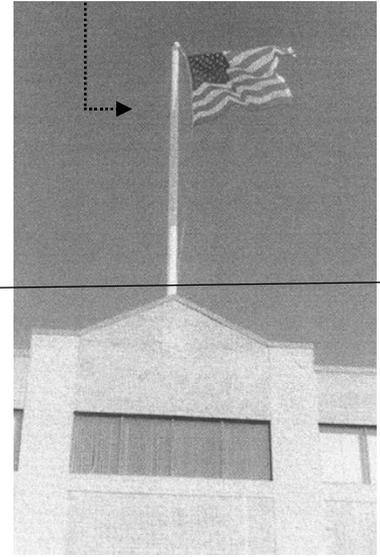


FIGURE 9

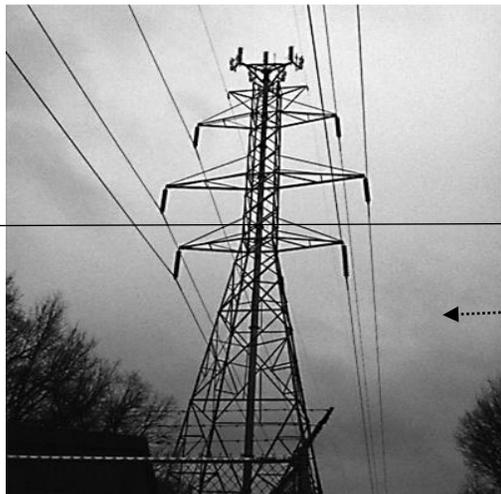


FIGURE 10

A “Fort Worth” structure integrates the telecommunication pole and antennas within an existing electrical transmission tower

A 7 foot “radome cap” on the top of an electrical distribution pole conceals the telecommunication antennas.

The equipment box located on the distribution pole or on the ground should be placed and colored to match the pole or screened to blend with its surroundings.

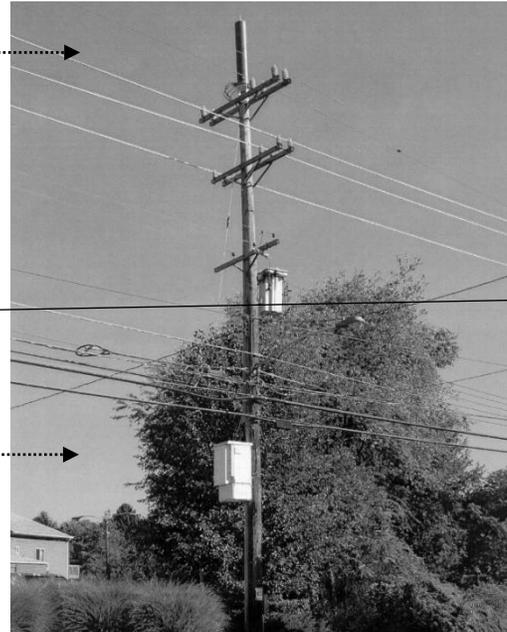


FIGURE 11

•

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities Element (Amended Date: 6/9/2020)

## **PUBLIC FACILITIES (DRAFT CLEAN VERSION)**

### **INTRODUCTION**

Public facilities and utilities provide the basic critical infrastructure for a community and provide services that improve the quality of life for all residents. These services encompass a wide range of essential functions, including support for law enforcement, fire and rescue operations, the judicial system, libraries, schools, recreational areas, transportation infrastructure, health and human services, as well as crucial utility services like water supply, wastewater management, telecommunications, and electrical power distribution, among others.

The Public Facilities element of the Policy Plan is used by the County during the review of a new or expanding facility to ensure the proposed facility aligns with the objectives and policies of the Comprehensive Plan. These policies serve as a framework for promoting a transparent and fair planning process. They also aim to guarantee that County facilities offer equitable access to high-quality services for all residents, maintain compatibility with the surrounding environment and existing or planned land uses, address the facility needs of service providers to align with broader strategic goals and policies established at the countywide level.

Fairfax County population growth over the last several decades has brought about a corresponding rise in the demand for public services and facilities. The county's existing system of public facilities demonstrates a high commitment to service provision and the community's expectations of such. However, as the infrastructure in developed portions of the county ages, there will be increased competition between newer and older areas for facility dollars. Consequently, it becomes increasingly crucial for future development to be undertaken in close coordination with the provision of sufficient public facilities. This approach is vital to sustain the current level of service delivery in a financially responsible manner. By aligning development efforts with the necessary infrastructure investments, the county can effectively manage the evolving needs of its growing population while maintaining fiscal stability.

### **PUBLIC FACILITY REVIEW PROCESS**

The primary mechanisms for applying this guidance and ensuring a well-balanced and adequate public facility system is through the Capital Improvement Program (CIP), the 2232 Public Facility Review process and review of Plan Amendments, and Rezonings.

The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes the potential long-term requirements beyond the current 5-year period. The CIP is evaluated each year, with individual departments proposing new projects or adjusting current projects within the program. The Planning Commission conducts workshops with agencies and holds public hearings to review and make recommendations to the CIP. After completing its review, the Planning Commission submits a CIP to the Board of Supervisors for consideration and CIP adoption.

The 2232 Public Facility Review process is required to meet Va. Code 15.2-2232 and is used for the Planning Commission to determine if the general or approximate location, character and extent of a proposed feature is in substantial accord with the Comprehensive Plan. Applications for 2232 review are reviewed by various agencies for alignment with the Comprehensive Plan. After review, staff will make a recommendation to the Planning Commission for approval of the new or expanded facility. After a 2232 is reviewed and approved, the proposal will be administratively reviewed for site and building plan permits, as needed.

## **COUNTYWIDE OBJECTIVES AND POLICIES**

The following general objectives apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives 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 considerations.

**Objective 1:      Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.**

- Policy a.      Site facilities appropriately to the area they are intended to serve.
- Policy b.      Reduce service area overlap between similar 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.
- Policy e.      Locate facilities that provide on-site services near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.
- Policy f.      Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.
- Policy g.      Evaluate buildings that are being considered for decommissioning, demolition, or placement out of service for their potential significance and eligibility for listing in the *County Inventory of Historic Sites*. If found eligible for Inventory listing, an effort should be made to preserve the building with its current use or adaptively reuse the building. If no feasible adaptive reuse is found, then the building should be thoroughly documented prior to demolition.

**Objective 2: Plan, fund, 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 CIP, which is analyzed for adherence to the Fairfax County's *Ten Principles of Sound Financial Management*.
- Policy b. Evaluate service gaps or access barriers and consider the equitable distribution of facilities during the planning and funding phases for new public facilities while balancing the overall county needs.
- Policy c. Review projects before acceptance into the CIP to ensure the project aligns with the Comprehensive Plan.
- Policy d. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.
- Policy e. Prioritize projects that align with an agency's adopted strategic plans, needs assessments and/or master plans. All projects should generally align with countywide strategic plans and the Comprehensive Plan.
- Policy f. Evaluate projects by analyzing metrics and data to assess the need for new or expanded facilities as part of the review and approval of the CIP. Agencies submitting for new projects should incorporate metrics and data as part of their submission package for CIP review.
- Policy g. Identify links between the CIP, County infrastructure, service needs, and land use planning. The linkage would reflect anticipated and funded CIP projects in the Comprehensive Plan. These links will help inform the public, assist in public facilities review, and facilitate a better understanding of the CIP as a tool to implement the Comprehensive Plan.
- Policy h. Ensure adequate maintenance of existing facilities.
- Policy i. Review established maintenance classifications and prioritization levels for assessing facility and infrastructure conditions and ensure that the highest priority infrastructure replacement and upgrade project needs are identified by each agency annually. The CIP should provide the Board with a countywide integrated view of the scale and scope of unmet infrastructure replacement and upgrade needs.

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

- Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected 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 of and need for public facilities during 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 for future growth and development.
- Policy f. Ensure that when existing or vacant public facility sites are no longer needed for their original use, the sites are reserved, to the extent possible and prudent, for other public uses and/or opportunities for affordable housing.
- Policy g. Identify and acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.
- Policy h. Plan for the provision of buildings or land for public facilities as needs are identified.
- Policy j. Evaluate the placement of public facilities, as well as other community programs and infrastructure improvements, in the county's older commercial centers, particularly in revitalization districts, to promote and encourage land development and investment in communities to connect people to opportunity that results in economic success.
- Policy k. Meet public facility needs by evaluating the feasibility of repurposing empty or obsolete commercial or county structures, co-location, and public-private partnerships, particularly for facilities that can contribute to placemaking, such as libraries, community centers, recreation centers, park spaces, or other similar uses.

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

- Policy a. Locate public facilities in areas of compatible land use when possible, 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.
- Policy b. Design facilities to celebrate and enhance the community identity and existing or planned character of the surrounding area.
- Policy c. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on existing or planned adjacent development of a different use or nature.
- Policy d. Ensure that site size and development conforms with all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Policy e. Prioritize the incorporation of public art, murals or other design features into public facility projects or publicly accessible spaces.

**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 be near primary arterial roads. Exceptions to this locational principle include facilities with a pedestrian orientation, such as a neighborhood park or school where local roads are the preferred immediate access.

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. Additionally, avoid areas vulnerable to environmental and climate-related hazards, including areas vulnerable to current and future flooding. Flooding vulnerability should include both urban and riverine flooding considerations.

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. Plan and coordinate the PPEA process or public-private partnership projects with the Department of Planning and Development early in the process to ensure the proposed project aligns the Comprehensive Plan.

Policy g. Locate facilities on sites where existing vegetation is capable of providing a natural buffer, natural shading and cooling, stormwater absorption and enhancing building design. Preservation of existing vegetation should be prioritized when designing the facility and infrastructure placement.

**Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.**

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses).

Policy b. Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, stormwater management infrastructure, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

- Policy c. Retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices when opportunities arise in consideration of the factors identified in Objective 6, Policy a.
- Policy d. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time. Species should be native or adapted (non-invasive, climate-resilient) species.
- Policy e. Apply green building practices within the design of public facilities. When possible, public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.
- Policy f. Apply climate-resilient design practices to the design of public facilities and infrastructure to ensure long-term resilience to climate hazards such as flooding, severe storms, and extreme heat, in alignment with county's climate resilience plans and programs, when possible.

**Objective 7: Prioritize the co-location and design of facilities to better meet consumer services and provide the most efficient use of available land.**

- Policy a. Prioritize the co-location of facilities when there are opportunities for agencies to share resources, provide complimentary services or when there is a benefit for residents access to multiple services at one location.
- Policy b. Prioritize co-located facilities in urban centers, transit station areas, suburban centers or revitalization districts to provide more efficient access to county residents and employees.
- Policy c. Review co-located facilities to determine if additional security and privacy features are included in the design of the facility to ensure that all individual facilities maintain their necessary operating integrity.
- Policy d. Maximize the potential for shared resources by incorporating shared parking facilities and other shared infrastructure for service providers and users when co-locating facilities.
- Policy e. Consider and prioritize affordable housing, childcare and/or early childhood education space uses in conjunction with new facility development or included in the co-location of other public facilities where appropriate.
- Policy f. Establish memorandums of understanding and/or shared maintenance agreements before the opening of a co-located facility.
- Policy g. Utilize county properties to contribute to healthier environments by encouraging the incorporation or co-location of amenities for all ages and abilities in support of healthy and active lifestyles.
- Policy h. Incorporate urban design principles into facility development. Facilities should be designed, when possible, to have the ability to expand vertically when expansion of services in the future may be needed.

- Policy i. Support the development of satellite offices or shared space for use by multiple agencies in order to provide better access, throughout the county, to employees and residents.
  
- Policy j. Facilitate access to services through co-location of county departments and community-based organizations and through the use of county facilities, such as schools, libraries, recreation facilities, or commercial centers and non-profit facilities.

### **THE PUBLIC FACILITIES ELEMENT**

The following guidelines provide policies and standards for the following factors:

Location - where should facilities be located in order to provide accessibility, support planned land uses, and adequately address the needs of the service providers.

Character and Extent - the scope of the facility which should be constructed in relation to the population, the appropriate facility size, and design requirements to achieve compatibility with the surrounding area and environmental sustainability.

Other - factors which must be addressed to provide an acceptable level of service or community or user benefit.

## **EDUCATION**

Fairfax County residents are offered a full and varied range of educational opportunities through the county's public school system and the presence of both Northern Virginia Community College and George Mason University.

### **PUBLIC SCHOOLS**

#### **INTRODUCTION**

Fairfax County Public Schools (FCPS) is the major provider of education in the county. FCPS, which has been nationally recognized for excellence, is one of the largest school systems in the nation and has a wide range of educational facilities that accommodate instructional programs for county students from kindergarten through grade 12. In addition to accommodating educational programs, school facilities are used to meet the county's recreational and cultural needs through programming by the Fairfax County Department of Neighborhood and Community Services. Facilities are provided to serve the following levels of education:

- Elementary \_\_\_\_\_ kindergarten to grades 5/6
- Middle \_\_\_\_\_ grades 6/7 and 8
- Secondary \_\_\_\_\_ grades 7 through 12
- High \_\_\_\_\_ grades 9 through 12

Additionally, FCPS offers several unique instructional, nontraditional, and special education programs in their facilities. Instructional programs include FCPS Pre-Kindergarten (PreK), Advanced Academic Programs, High School Advanced Placement, International Baccalaureate Diploma Program, and High School Academy. Nontraditional programs include Fairfax County Adult High School; Achievement, Integrity, and Maturity program; Alternative Learning Centers; Nontraditional Career Readiness Academy; Transition Support Resource Center; and Adult and Community Education. Special education programs are a specially designed instruction to meet the unique needs of children with impairments or disabilities. Special education services may include, but are not limited to, preschool autism, intellectual disabilities, deaf or hard of hearing, blind and visually impaired, or physical disabilities. A continuum of services is available at every school and comprehensive services are provided at selected sites. FCPS facilities are also used to support the School Age Child Care (SACC) Program that is sponsored by the Fairfax County Office of Children. SACC provides school-based before and after school care for elementary school children. Additionally, a continued priority is expanding the availability of space to serve PreK.

The Constitution of Virginia delegates the supervision of public schools to the school board of each locality. Virginia school boards are not county agencies. The Virginia Supreme Court consistently has acknowledged that the power to select school sites and to determine how school properties are used is essential to the School Board's supervisory role.

Pursuant to Virginia Code annotated Section 15.2-2232 when a proposed public school facility is not featured in the Comprehensive Plan, the School Board must submit the proposed facility to the Planning Commission for a determination of whether the general, or approximate location, character, and extent of the proposed facility is substantially in accord with the Comprehensive Plan. The text, objectives, and policies appearing in this portion of the Policy Plan are planning guidelines and are not intended to negate the School Board's constitutionally vested authority for school site selection, school design, or the most appropriate method to house and accommodate Fairfax County public school students. On the other hand, to the extent that the text,

objectives, and policies of this section reflect land use rather than programmatic concerns, they will be implemented by the Planning Commission, as required by Virginia Code, Section 15.2-2232.

The fundamental element in capital facility planning for public schools is determining future memberships, a complex procedure which continues to be refined. The school system employs multiple methodologies for projecting student populations.

FCPS strives for effective facility planning to mitigate costs associated with over-estimates and ensure adequate physical space for students and programs. The need for new school construction or capacity enhancements is considered to address capacity deficits or accommodate future needs in response to growth. Capacity is the number of students a school can support when the restriction of program of studies is applied. Capacity is measured differently for the elementary, middle, and high school levels. For all school levels, both a design capacity and program capacity is calculated. Design capacity reflects the capacity of a building as it was originally constructed. Newly constructed and renovated facilities are designed in accordance with approved education and safety specifications. Program capacity refers to the number of students a facility can accommodate based on the current programs at a school. Unlike design capacity, the program capacity changes each school year depending on programs allocated to a facility and how the space is utilized.

Student membership projections, coupled with capacity estimates and facility standards, provide the framework for capital facility planning. Locational criteria assist in site planning, identification, and selection.

It is a continuous challenge to maintain and improve the county's high standards for educational facilities. In addition to keeping pace with technological advances and demographic fluctuations, FCPS must acquire school sites or buildings in an ever-tightening real estate market. Land and building acquisition, construction of schools or lease of buildings will compete with other community facilities for available land and funding resources. Due to limited funding and the number of available parcels that meet standard acreage requirements, FCPS will need to consider school sites in an urban context or on parcels of limited size. While providing for new facilities is expected to be a major focus for FCPS, it is becoming increasingly apparent that the rehabilitation of existing facilities will compete for limited facility funding. Therefore, every effort should be made to ensure that projects cost-effectively meet FCPS requirements.

### Location

**Objective 8: Acquire sites for schools or educational facilities through negotiation, dedication, or purchase. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

- Policy a. Locate schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:
- Encourages multimodal transportation with safe and convenient accessibility to pedestrian, bicycle, and road networks;
  - Contains bike lanes and network through quiet neighborhood streets;
  - Avoids high traffic roads by being in areas with lower traffic volume and speed;
  - Implements traffic calming infrastructure within the school walk zone;

- Provides transit that best supports the community being served by the school facility;
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school;
- Compatibility with adjoining planned and existing development;
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography);and are located in close proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

Policy c. Locate schools, when possible and appropriate, where they can be served by public water and sewer. When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.

Policy d. When land dedications cannot be obtained, acquire school sites or identify other innovative approaches to meet school facility needs to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program and the Comprehensive Plan.

Policy e. Encourage site dedications that provide sufficient F.A.R. to meet locational criteria.

Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.

Policy g. Encourage commitments for school renovations and additional capacity as part of the development and redevelopment process.

Policy h. Encourage the identification and creation of spaces with flexible design that can meet education needs.

Policy i. Fairfax County Public Schools and county staff will review periodically long-term projected growth and development impacts on school capacity.

**Objective 9: Distribute administration and maintenance facilities to conveniently serve the areas they support where possible and appropriate.**

Policy a. Locate Area Administration buildings in the school areas they serve.

Policy b. Locate maintenance and operation facilities to afford greater convenience, efficiency and reduction of travel time.

Character and Extent

**Objective 10: Locate schools on sites which meet or exceed minimum state size guidelines where possible and appropriate.**

Policy a. Consider innovative urban design, for parcels limited in size and/or in high-density areas that may not meet with minimum state size guidelines.

Policy b. Consider sites or buildings that allow for flexibility in school facility types. School facilities may include a traditional or nontraditional school, or buildings that provide special education programs, administrative space, and/or other support functions.

**Objective 11: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.**

Policy a. Design and construct schools in accordance with approved education and safety specifications.

Policy b. Design schools to maximize a site's utility, while providing for safety and aesthetics.

- Provide for possible future expansion and allow for efficient flow of traffic to, from, and within the school site.
- Provide stacking space and circulation for school buses, student drop-off, onsite bus parking, when possible and off-street parking, as required.
- Provide staging area for the kiss and ride, as required.
- Minimize the impact of school traffic on local road networks.

Policy c. Design, retrofit, and maintain school facilities and sites in an environmentally-sensitive manner to proactively address climate change, resilience and environmental sustainability.

Policy d. Locate schools in or near residential areas, mixed use/community-serving retail areas, and/or near transit routes where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible and appropriate, schools should not be located where there are barriers to pedestrian and bicycle travel.

Policy e. Provide compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature native or non-invasive, adapted vegetation as possible.

Policy f. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

- Policy g. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.
- Policy h. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium, auditorium, library, and administrative offices.
- Policy i. Encourage co-location of FCPS and Fairfax County facilities and land, as applicable based on compatibility with each other.

**Objective 12: Consider adaptive reuse of buildings for public schools and educational purposes.**

- Policy a. Consider properties such as office, commercial, or other buildings for conversion to education facilities.
- Policy b. Consider commercial sites to offer FCPS programs or other uses which may include, but are not limited to, administration, operational and maintenance uses or school bus parking spaces.
- Policy c. Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.
- Policy d. For reuse of buildings, select buildings that provide access, safety, security, and meet play space requirements.

**Objective 13: Encourage optimization of existing schools and other facilities, whenever possible and appropriate, to support educational and community objectives.**

- Policy a. Build additions, when possible and appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.
- Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map as a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility, its compatibility with the surrounding area, and adherence to the Zoning Ordinance and Comprehensive Plan guidance.
- Policy c. Provide temporary facilities as required to respond to short-term student population accommodation needs.
- Policy d. Encourage parity between older and newer schools and facilities through renovation. Design and construct schools in accordance with approved

education and safety specifications. Consider expected future utilization rates when proposing renovation projects.

Policy e. Continue the practice of serving local communities for scouting, senior citizen programs, and other neighborhood based activities through the use of school facilities. Provide access to school grounds for community use of recreational facilities.

Policy f. Continue the practice of working in collaboration with the Fairfax County Office for Children and other organizations for the provision of space for before and after-school childcare services.

Policy g. Continue the practice of allowing the Park Authority and other organizations to utilize sites before school construction begins.

Policy h. Obtain formal agreements with appropriate stakeholders when identifying interim uses of school sites prior to school construction and include the scope, criteria, and duration. Review the agreements in conjunction with Fairfax County and FCPS CIP schedules.

Policy i. Ensure FCPS is part of the identification or change in use of school and other facilities to support education and community objectives.

Policy j. Provide space for other public service needs, when possible and appropriate, in underutilized schools.

Policy k. Consider co-location of multiple education facilities on school sites.

**Objective 14: Ensure the mitigation of impacts to school facilities caused by growth in residential development through provision of proffers, conditions, contributions, commitments, and land dedication.**

Policy a. Offset residential development impacts to school facilities based on the recommendations provided in the Land Use Element of the Policy Plan. Contributions could be more traditional in nature, such as dedication of a school site, or might include more innovative urban design solutions such as locating school facilities with parks or within buildings serving other uses.

Policy b. Recommend a fair share contribution for development applications that propose residential use, where appropriate, so that applications contribute to land acquisition and construction cost to address the school needs that are generated if they are unable to provide a site or building for reuse.

Policy c. Seek dedications for school facilities, land or building(s), in advance of approval of new residential development applications in order to maintain and improve the county's high standards for educational facilities and to not impact current levels of service provided by the public school system. FCPS should continue to collaborate with Fairfax County and applicant(s) to identify site(s).

Policy d. Ensure that Comprehensive Plan land use amendment proposals for higher residential densities include recommendations for the provision of school facilities, as applicable, to offset the impacts of increased residential density.

## HIGHER EDUCATION

### INTRODUCTION

Fairfax County encourages and supports institutions of higher learning in order to promote intellectual development and educational opportunities for all students, and to provide resources which benefit the community as a whole.

Fairfax County's two public institutions of higher learning, George Mason University (GMU), a four-year university, and Northern Virginia Community College (NVCC), a two-year college, are both state funded. NVCC is also funded (for capital only) by the local jurisdictions where campuses are located. Funding provided by these jurisdictions is calculated according to population, and in Fairfax County, the percentage share is determined annually.

### Character and Extent

**Objective 15: Ensure that development of higher educational facilities is consistent with the goals of the Comprehensive Plan.**

- Policy a. Encourage the state to phase facility construction in conjunction with area road improvements.
- Policy b. Encourage the state to construct new facilities to be compatible with and supportive of adjacent land uses.
- Policy c. Encourage the state to construct new facilities in an environmentally responsible manner.
- Policy d. Encourage the expansion of pedestrian and bicycle infrastructure in and around higher education facilities to provide safe access for students and visitors.
- Policy e. Encourage appropriate student and facility housing infill and development to be located near higher education facilities.

**Objective 16: Expand services and facilities of higher education commensurate with regional demands and expectations in areas that are conveniently located for students and effectively concentrated for educational efficiencies.**

- Policy a. Expand services to the community through the community college. Support NVCC's efforts which continue to provide undergraduate and continuing educational instruction, study, and research, and the use of a community center for meetings and cultural events.
- Policy b. Encourage the state to achieve GMU's plans for additional educational facilities and services, in a manner which is consistent with the Comprehensive Plan and the county's road and facility systems. Ensure that the implementation of these plans respect adjacent planned and developed land uses.

## **LIBRARIES**

### **INTRODUCTION**

The Fairfax County Public Library system (FCPL) provides library services to residents of Fairfax County and the City of Fairfax. There are 23 service locations comprised of two categories of libraries based primarily on facility size:

- Regional Libraries are the largest facilities with approximately 25,000 to 45,000 square feet. As a function of sub-Census tracts within each library service area, the size and demographic makeup of a service population varies slightly from year to year. Regional libraries serve populations of between 45,000 and 115,000.
- Community Libraries range in size from 13,000 to 20,000 square feet. Community libraries serve populations between 16,000 and 62,000 depending on the density of the particular service area.

All libraries have service areas that vary slightly from year to year depending on drive time. While the vast majority of residents are within a 10-minute drive of a library, no resident is more than a 15-minute drive from their nearest public library. Services to the hard of hearing, the visually impaired and residents with disabilities are provided by Access Services, located at the Government Center.

The mission FCLP is to actively build community further literacy, and promote freedom of access and expression through programing, community spaces, technology, and collections of educational and recreational resources, in a variety of formats, thus enhancing individual and community life. To achieve fulfillment of this mission, FCLP will continue to:

- Provide a network of facilities that offer library services responding to the needs of the community in which each library is located and systemwide mechanisms to share resources among branches.
- To select, obtain, process and provide access to materials that meet the educational, recreational, and informational needs of Fairfax County residents.

To provide convenient, onsite or remote to library services for county residents that is free of time and location constraints. Provide diverse services, programs, and materials to support literacy and development for all ages.

The Library's strategic plan provides that the array of services, collection and staffing specialties available throughout the system support five strategic priorities, each with its own unique set of objectives:

- Expand equitable access to library services.
- Enhance the library experience through expansion, innovation and integration of technology.
- Provide diverse services, programs, and materials to support literacy and development for all ages.
- Prioritize and strengthen connections with our communities, schools, and patrons to create mutually beneficial relationships.
- Champion workforce development in order to contribute to economic opportunity for all.

Location

**Objective 17: Locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.**

Policy a. Locate library facilities near major thoroughfares in order to maximize visibility. In general, regional libraries should have the highest degree of exposure and be located on or near arterial roads. All libraries should be easily accessible to the residents immediately served and regional libraries should be accessible to libraries for which they provide support services. Identification of traffic patterns and proximity to other libraries are vital in locating library sites. Proximity to high school/intermediate school sites can be considered provided other library criteria are met.

Policy b. Ensure that access to a facility is from a feeder or collector road directly to a major thoroughfare. This eliminates dangerous turning patterns and unnecessary curb cuts to heavily traveled roads.

Policy c. Locate libraries in proximity to or within commercial-retail areas as this promotes visibility, land use compatibility, and convenience because many library visits are in combination with shopping and work travel.

Policy d. Promote co-location of libraries with other County services so users can combine library visits with accessing other County resources and services promoting visibility and convenience.

Policy e. Locate library facilities on sites that are centrally located in terms of service area, population distribution and distance. Specifically, library locations should be prioritized so that they are integrated into the community, if possible, near community centers with high levels of pedestrian, bicycle and transit access.

Policy f. Promote co-location of libraries with other County services so users can combine library visits with accessing other County resources and services promoting visibility and convenience.

Character and Extent

**Objective 18: 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. The total library system should provide at least .5 square foot of library space per resident. Accordingly, ensure that the population of each library district is served with adequate facilities. In general, regional libraries should be between 25,000 and 45,000 square feet. Community libraries should be between 13,000 and 20,000 square feet.

**Objective 19: Library facilities should be designed to enhance the library experience through expansion, innovation, and integration of technology.**

- Policy a. Libraries should be designed with adequate electrical and data infrastructure capacity to support and connect residents.
- Policy b. Individual libraries should offer services and technology that cater to the specific needs of the surrounding community.
- Policy c. Libraries should be designed to take advantage of remote access capabilities that enable users to access library services outside of library locations and provide new opportunities to deliver information services in non-traditional ways.
- Policy d. Renovations of existing facilities should be redesigned to maximize the use of information technologies and the additional demands placed on the delivery of information services, programming opportunities, digital access, and the collaborative needs of staff and residents.

## PUBLIC SAFETY

### INTRODUCTION

The provision of public safety services is basic to an orderly society and the protection and safeguarding of the health and safety of county residents. For the most part, these functions in the county are the responsibility of the Police Department, Fire and Rescue Department, Office of Sheriff, Department of Emergency Management and Security (DEMS) the Circuit and General District Court System and the Animal Services Division.

**Objective 20: Maintain and expand training facilities for public safety officials, including but not limited to police officers, deputy sheriffs, fire and medical emergency personnel and animal wardens.**

Policy a. Expand when necessary the Public Safety Academy for sworn police officers and deputy sheriffs based on needs analyses for these protective agencies.

Policy b. Expand the Fire and Rescue Training Academy based on a needs analysis for this facility of the Fire and Rescue Department.

**Objective 21: Enhance the operations elements facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal protection officers.**

Policy a. Provide and locate the facilities that will have the most optimum effect for public safety telecommunications necessary for the rapid dispatch of police units, fire and rescue units and animal wardens to the scene of citizen or other agency requests for assistance.

Policy b. Locate telecommunications facilities and equipment associated with public safety agencies in accordance with communication utility standards presented in the "Public Utilities" section of the Comprehensive Plan.

Policy c. Locate new public safety facilities in order that adequate space remains on site for future expansions and that public safety agencies which relate closely in their activities or clients are located in close proximity to one another with shared utilization to the extent possible.

Policy d. Support the expansion of Judicial Center Complex to better serve the needs of the court system and other public safety and human services..

## POLICE

### INTRODUCTION

Due to the nature of the majority of police work, which involves mobile patrol operations, the greatest need for facility space has been and will be for administrative, operational support and training functions. There are no nationally accepted standards for such facilities.

Similarly, there are no nationally accepted service area standards for police patrol areas. Due to the flexible and decentralized nature of police work, the day to day demands on police personnel change and local deficiencies can readily be alleviated through reassignment of officers and vehicles between station and patrol areas.

### Location

**Objective 22: Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the county as a whole and to the individual police districts.**

- Policy a. Locate new police stations near the geographical center of the service area; preferably not in residential areas, but adjacent to commercial areas; compatible with adjoining areas; on a major road with good access to all parts of the service area; and adequate parking for police, employees and visitors.
- Policy b. Plan for new police substations in growing areas of the county.
- Policy c. Plan for a new enhanced training campus to be co-located with Emergency Vehicle Operation, Firing Range, and K9 facilities.
- Policy d. Evaluate the need for locating a centralized police vehicle storage center, to provide a secure area for vehicles involved in fatal accident investigations, surveillance vehicle storage, and police vehicle preparation. This facility should be centrally located in a commercial area in the county and have adequate security.
- Policy e. Evaluate and support any identified need for a new Administrative Headquarters or Detectives Bureau facility.
- Policy f. Evaluate and support any identified need for an Officer Wellness and Incident Support Services (ISS) facilities.

### Character and Extent

**Objective 23: Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.**

- Policy a. Plan, locate and construct new police facilities based on 40 square feet per sworn officer per shift.
- Policy b. Size stations to meet the expected level of police service required to protect people and property located in the service area. Encourage the use of natural

landscape elements such as trees, berms, and other privacy screens to limit direct line of site.

- Policy c. Construct new police stations on a minimum of three acres in order to provide the necessary minimum station square footage for civilian personnel, sworn officers, equipment, department and visitor vehicles.
- Policy d. Construct new police stations on a minimum of six acres when co-located with one other public facility such as a governmental center for a supervisor district or a fire and rescue station.
- Policy e. Coordinate with the Human Services Department, Fairfax-Falls Church Service Board, and other social service providers to designate space and resources within or near police facilities that will provide social services and diversion first efforts to individuals and families.

## FIRE AND RESCUE

### INTRODUCTION

Fire and rescue stations in the county are located to provide maximum coverage based on a total response time of seven minutes, which is further defined as a five-minute travel response and two-minute preparation time from the time the emergency call is received. This response goal is critical to providing effective fire suppression as well as emergency medical services. Provision of service recognizes economical constraints and certain basic guidelines, however, increased requests for service and significant traffic volume create delays which may impede the attainment of this goal. The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. All projected stations in the Master Plan have been constructed as well as an additional fire station in the Tysons area. Currently, the response time goal can be reached approximately 90 percent of the time and 93 percent of the time when including mutual aid fire stations from neighboring jurisdictions. As population increases in the county, it is anticipated that the 95 percent goal will be achieved.

The fundamental element in facility planning is determining future demand for emergency services. The initial methodology defined in the *Fire and Rescue Station Location Master Plan* has been enhanced with the use of data analytics. While providing new facilities to meet increasing demand is expected to be a primary focus for the Fire and Rescue Department, it is apparent that existing facilities require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment or additional equipment in heavier demand areas.

### Location

**Objective 24:** 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.

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.

Policy b. Locate new fire and rescue stations at the most strategic point in a proposed service area to achieve a seven-minute total response time coverage to all points of the area and/or provide the most optimum service to that area based on locational criteria to include the following:

- Locate stations close to intersections where there is no problem with highway access;
- Avoid locating stations directly on heavily traveled major arteries; rather, locate on a parallel road or cross road with a traffic signal

with pre-emption capability at a nearby intersection for efficient egress/ingress;

- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap. When there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high density areas and alleviates the response requirements of other high activity areas.

Policy c. In addition to the regular review of fire station needs, plan and implement operational policies which enhance the ability of fire and emergency medical personnel to meet a seven-minute total response time from existing stations.

#### Character and Extent

**Objective 25:** While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with the surrounding community.

Policy a. New fire stations should consider the following site/design guidelines:

- Be constructed on sites of approximately two acres;
- and be designed to be compatible with the character of the surrounding area.

## SHERIFF

### INTRODUCTION

The Sheriff's Office provides services to the residents of Fairfax County, Fairfax City, and towns of Herndon and Vienna by operating a secure and humane Adult Detention Center; providing security for the Judicial Complex; and executing civil law process on behalf of the courts.

#### Other

**Objective 26: Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Adult Detention Center (ADC) and provide for sentenced offenders not incarcerated at the ADC.**

Policy a. The county should utilize excess unused space in the ADC, until such time that it is needed for its intended purpose. Based on financial considerations and/or the temporary needs of other county agencies, such space could be effectively utilized by leasing to other county or outside agencies.

Policy b. Continue to follow guidelines, standards and procedures for jail renovations and additions as established by the American Corrections Association for any additions to the ADC.

Policy c. Continue to study, plan, and construct alternative adult correctional programs and facilities. These programs and facilities are for sentenced non-violent adult offenders which require minimum security detention facilities. New facilities of this type should be located at the Judicial Complex. Locations in residential areas should be avoided. Use the *American Corrections Association's* guidelines and standards for the design and size of any new facilities.

Policy d. In the planning of new correctional facilities, assess and consider options which are, or represent, alternatives to incarceration.

**Objective 27: Provide facilities for inmates to serve their sentence with opportunities not otherwise available in confinement to include: work release, education programs, rehabilitative programs in the community, and weekend community service as alternatives to incarceration.**

Policy a. Establish a plan for the County to include facility, site and location standards for alternative incarceration programs.

## COURTS

### INTRODUCTION

The court system, comprised of the 19th Judicial Circuit Court and the General District Courts, primarily involve the administration and enforcement of justice based on civil and criminal laws of the Commonwealth of Virginia. These court's facilities are primarily located on the Judicial Complex in Fairfax City in the Fairfax County Courthouse. General District Court also operates court out of the Town of Herndon, the Town of Vienna, and the City of Alexandria. Magistrates occupy space in the Adult Detention Center and a substation in Mount Vernon.

#### Location

**Objective 28: Maintain a central location for the main court system for the County to be convenient to all County residents.**

Policy a. Plan and locate new or expanded facilities at the Judicial Center/Courthouse Complex so that centrality of this service is preserved and that other related criminal justice agencies existing at the complex remain in close proximity.

#### Character and Extent

**Objective 29: Maintain the efficient and expedient processing and adjudication of cases of the 19th Judicial Circuit Court and General District Court of Fairfax County by providing the necessary facilities to accomplish such actions.**

Policy a. Plan and construct additional court space in accordance with needs analyses and avoid deferring expansion to a point where unsatisfactory conditions exist.

Policy b. Prioritize the courts' needs for location within the courthouse while also supporting co-location of other non-core court functions within the Judicial Complex through the *Judicial Complex Master Plan*.

Policy c. Continue to follow guidelines and standards for renovation and additions consistent with the Supreme Court of Virginia Office of the Executive Secretary – *Virginia Courthouse Facility Guidelines*.

Policy d. Adapt and modernize facilities to embrace new scalable technologies that optimize services delivery and improve access to justice for all residents.

---

**ANIMAL SERVICES DIVISION AND THE DEPARTMENT OF ANIMAL SHELTERING**

**INTRODUCTION**

The Animal Services Division of the Fairfax County Police Department safeguards the residents of the county against stray and unwanted animals; protect residents and animals from certain animal diseases, enforce the state and local animal related laws and ordinances, and address issues concerning wildlife.

Location

**Objective 30: Provide for convenience of Animal Services Division services to all county residents by maintaining the current shelter locations on West Ox Road and the Lorton Campus.**

Character and Extent

**Objective 31: Continue to provide convenient pet adoptions, licensing, vaccinations, and education services to county residents and the necessary facilities for managing all phases of Animal Services Division and safety.**

Policy a. Plan and renovate the existing West Ox Road Animal Shelter facility to accommodate the current need for expanded parking, as well as future staff and animal needs. The renovated facility should, if possible, include a high clearance parking deck and a second floor on the building.

## UTILITIES AND SERVICES

The provision of utility infrastructure is essential to development. Homes and businesses cannot function without water, electricity and a system of waste disposal. Other services, such as telephones, communication towers, and cable television, are highly preferable in a region which thrives on the rapid exchange of information. Additionally, the county government constructs drainage systems to correct drainage problems and maintains extensive garage and maintenance facilities for county vehicles.

The following utilities and services are addressed in this section:

- Water Supply
- Sanitary Sewer
- Solid Waste
- Drainage Systems and Improvements
- County Vehicle Maintenance Facilities
- Public Utilities
  - gas\*
  - electric
  - telephone
- Communication Towers

## WATER SUPPLY

### INTRODUCTION

Residents of Fairfax County receive public water service from the Fairfax County Water Authority, the Towns of Vienna and Herndon, while operating their own water distribution systems, purchase water from Fairfax Water. In terms of building major capital facilities to meet water supply needs, the towns are dependent of these two water agencies. According to 2022 estimates, ninety-seven percent of Fairfax County residents are served by Fairfax Water and the remaining three percent of the residents receive water from private wells.

### Location

**Objective 32: Locate sites for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, to conform to the land use goals of the Comprehensive Plan.**

Policy a. Elevated water storage tanks and standpipes should be grouped together, designed to harmonize with surrounding development, and be screened as much as possible.

Policy b. Locate booster pumping stations, wherever feasible, in well-buffered, attractively designed structures.

---

\* Underground natural gas lines are exempt from local 2232 Public Facility Review under Va. Code 15.2-2232

- Policy c. Encourage the early acquisition of sites for distribution and storage facilities where development activities are imminent. This must be done before the area develops, so that neighborhood disruption and costs are minimized.
- Policy d. Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

Character and Extent

**Objective 33: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.**

- Policy a. Maintain sufficient water treatment and distribution capacity to meet demands. Update demand projections on a periodic basis to reflect current consumption trending, peaking factor data, and service area population and employment forecasts.
- Policy b. Coordinate all Fairfax Water projects by continuing the Water Facilities Agreement between the Board of Supervisors and the Fairfax Water which requires:
- Fairfax County Board’s review and approval of the Fairfax Water’s Capital Improvement Program (CIP) as part of the county's CIP;
  - Fairfax County Board’s approval of proposed water facilities including water mains greater than 24" in diameter in accordance with Section 15.2-2232 of the *Code of Virginia*, as amended; and
- Notification to individual Board of Supervisors members and the Chairman of water main extensions 24" or less in diameter in their districts.
- Policy c. Pursue strategies to reduce the per capita consumption of water.
- Policy d. Promote opportunities, including formation of water districts, for extending access to water service to communities or areas within Fairfax County that are threatened by failure of private wells and are without public water service as long as such districts do not require the Fairfax Water to contribute more than provided for under Fairfax Water’s Bad Well Policy, dated June 3, 2021, which specifies the conditions and terms for financial assistance.

## SANITARY SEWER

### INTRODUCTION

Fairfax County provides sanitary sewer through a system of over 3,300 miles of sewer lines, 63 pumping stations and one treatment plant owned and operated by the county, the Norman M. Cole, Jr. Pollution Control Plant. Additional treatment capacity is provided by contractual agreement with the DC Water, Alexandria Renew, Arlington County and the Upper Occoquan Sewage Authority.

It is important that the location and timing of sanitary sewer facility construction be supported by specific public facility standards and Plan recommendations.

#### Location

**Objective 34: Provide public sewer in accord with the approved sewer service area and the Statement of Policy Regarding Sewage Disposal.**

- Policy a. Limit expansion of the approved sewer service area to areas which are planned for uses which require such infrastructure and which are contiguous to the existing approved areas.
- Policy b. Locate sewer lines to minimize impact on environmental features such as stream valleys, wetlands, and forested areas.
- Policy c. Expansion of the approved sewer service area should not occur until other public infrastructure is available or funded, or programmed in the Capital Improvement Program and is adequate to support development of the area already approved for sewer and the area proposed for expansion.

#### Character and Extent

**Objective 35: 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 Public Facility Manual (PFM).
- Policy b. Design and construct the overall sewer system so as to minimize the need for sanitary sewer pumping stations.
- Policy c. Schedule priorities in the planning and construction of sewerage systems so that actual plus committed sewage flow does not exceed the capacity of the treatment facilities.
- Policy d. Where existing development without public sewer is experiencing public health problems caused by failing septic or individual sewage disposal systems, consider the appropriateness of conventional public sewer, pump and haul or other methodologies to remedy public health hazards.

## SOLID WASTE AND RECYCLING

### INTRODUCTION

The mission of the Solid Waste Management Program (SWMP) is to protect the public interest through solid waste management planning and regulatory oversight of the County's refuse ordinances, and to provide efficient and effective collection, recycling, and disposal of solid waste for the community in an environmentally responsible manner.

Refuse collection and recycling services are available to residents and businesses either through private contractors or services provided by county collection forces. Currently the county operates two permitted solid waste management disposal facilities, the I-95 Landfill Complex and the I-66 Transfer Station, both of which include ancillary operations such as landfill gas collection and energy recovery, brush grinding, and vehicle parking.

A Recycling and Disposal Center is maintained at each of these sites which allows residents to recycle selected components of their waste and dispose of the remaining non-recyclable materials. The county also operates a facility in the Newington area for parking and maintenance of refuse collection vehicles that serve county Sanitary Districts.

The Covanta Fairfax energy-from-waste facility, owned and operated by Covanta Fairfax, LLC, is located at the I-95 Landfill Complex and serves as the County's primary resource for waste management. The plant began commercial operations in 1990, has a design capacity of 3,000 tons per day and generates approximately 80MW of electricity, which is sold to a local utility.

SWMP's waste reduction and recycling program has met or exceeded the state-mandated recycling goal (25 percent) since its enactment.

### Location

**Objective 36: Provide conveniently located solid waste management facilities and operations, while ensuring that these facilities area compatible with adjacent land uses.**

- Policy a. Continue to modify the I-95 Landfill Complex and the I-66 Transfer Station as necessary to ensure compliance with federal and state regulations, as well as accommodating the needs of the community.
- Policy b. Add facility enhancements at the I-66 Transfer Station and I-95 Landfill to allow environmentally sound and efficient collection, recycling, transfer and disposal of refuse and recyclable materials. Maintain access to the I-66 Facility from West Ox Road and the I-95 Facility from Furnace Road.
- Policy c. Maintain recycling drop-off centers to serve residential and business customers.
- Policy d. Apply public and worker safety, traffic, and environmental protection criteria to the selection of future sites for the collection, recycling, transfer, and disposal of waste and recyclable materials.
- Policy e. Continue landfill gas collection/processing systems at the I-66 facility and I-95 complex to allow utilization of decomposition gases for beneficial purposes.

Character and Extent

**Objective 37: Provide an efficient, cost effective, and environmentally sound, comprehensive solid waste management system that meets the current and future needs of the county.**

- Policy a. Complete new 20-year Solid Waste Management Plan for the county as required by state regulations.
- Policy b. Prior to the expansion of waste management facilities, comprehensively consider the costs, benefits and effects of other alternatives including recycling and waste reduction for the protection of the public health, public safety, the environment, and natural resources.
- Policy c. Encourage public/private partnerships for environmentally safe and economically sound collection, recycling, and disposal.
- Policy d. Maintain the mandatory countywide collection of yard debris for recycling.
- Policy e. Provide for a consistent level of cost effective service for refuse and recyclables collection throughout the county.
- Policy f. Maintain the I-95 Landfill Complex to provide adequate ash disposal capacity.
- Policy g. Use cost-effective, environmentally-conscious technologies and industry best management practice in solid waste management to protect and/or improve the county's environmental quality.
- Policy h. Provide for environmentally safe and economically sound, collection, recycling, and disposal of household and Very Small Quantity Generator (VSQG) hazardous waste to prevent pollution in the county.

**Objective 38: Provide a waste reduction and recycling program readily available to all, that meets the current and future needs of the County.**

- Policy a. Continue the county's solid waste management system, promoting a strong preference for the practices of waste reduction and recycling consistent with the established solid waste management hierarchy. The program currently includes specialty materials and recycling drop-off centers, yard debris management, curbside collection of designated recyclable materials, scrap metal recycling and commercial and institutional recycling of designated materials.
- Policy b. Continue to promote waste reduction recycling and hazardous waste collection programs.
- Policy c. Continue to support composting of food scraps and organic material by offering and/or expanding locations and services for residents to dispose of these materials. The Park Authority provides composting locations at local farmers markets across the county and the I-95 Landfill Complex provides composting drop-off bins.

## STORMWATER MANAGEMENT

### INTRODUCTION

Rapidly urbanizing watersheds present a myriad of potential problems for the county's drainage system. Construction activity can generate sediment at hundreds of times the normal rate. Impervious pavements increase both the volume of stormwater runoff and the magnitude of peak flood flows. Runoff from urban areas is often highly polluted with pesticide and nutrients as well as oils and toxic metals. Older neighborhoods that were developed before the establishment of effective stormwater management regulations may lack adequate stormwater management facilities, both privately and publicly maintained, and may experience storm drainage issues that more recent design standards would have addressed. The net result of these problems is that water quality is seriously degraded, property damage is excessive and, in many instances, the aesthetic quality of natural areas is destroyed. Urban flooding is the top climatic vulnerability for Fairfax County, due to the combination of increasing impervious surface, inadequate stormwater management and drainage facilities, and increasing intensity of precipitation events.

#### Location

**Objective 39: Provide for a comprehensive drainage improvement and stormwater management program to maximize property protection and environmental benefits throughout the watershed.**

- Policy a. Locate stormwater control facilities to correct problems that affect the greatest number of persons or structures.
- Policy b. Locate drainage structures and Best Management Practices (BMPs) in conjunction with new development and redevelopment to minimize future problems.
- Policy c. New facilities shall be in harmony with the County's Comprehensive Stormwater Management Program's mission that includes the implementation of structural improvements for stormwater facility retrofits, to improve water quality, minimize the impacts of flooding, and encourage the continued installation of green stormwater infrastructure.
- Policy d. Locate regional stormwater management facilities where feasible throughout the county to maximize pollutant removal, streambank erosion protection, and flood control.

#### Character and Extent

**Objective 40: Provide a system of drainage facilities that prevents or minimizes structure flooding, stream degradation and traffic disruption in an efficient, cost effective and environmentally sound manner.**

- Policy a. Continue enforcement of the county's ordinance for erosion and siltation control.
- Policy b. Continue to regulate development on filling land within the 100 year floodplain.

- Policy c. Continue to implement the county's Regional Stormwater Management and Master Drainage Plans.
- Policy d. Encourage a regional approach to stormwater management in developing and in redeveloping sites.
- Policy e. Expand existing programs to implement best management practices (BMPs) in all areas of the county not currently served by BMPs.

## VEHICLE MAINTENANCE FACILITIES

### INTRODUCTION

Maintenance and repair services to the county's automotive and equipment fleet are provided by the Department of Vehicle Services (DVS) in maintenance facilities located throughout the county. Related to the DVS maintenance facilities are more specialized types of repair/service facilities, such as the radio repair/installation facility operating at the Jermantown Road Facility, and the Fairfax County Fire and Rescue Department (FCFRD) Apparatus Maintenance and Repair Facility located at the Newington and West Ox maintenance facilities.

#### Location

**Objective 41:** Ensure that county vehicle maintenance facilities are located on adequate and appropriate sites.

- Policy a. Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution.
- Policy b. Ensure that access to each facility is oriented to a arterial roads.
- Policy c. Plan for an additional vehicle maintenance facility, preferably in the northwestern area of the county.

#### Character and Extent

**Objective 42:** Consider established design and service area standards when planning new county vehicle maintenance facilities.

- Policy a. Provide screening and buffering around each facility in excess of Zoning Ordinance requirements in order to minimize the impact of this use.
- Policy b. Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas.

## ELECTRICAL AND LAND-LINE UTILITY SERVICES

### INTRODUCTION

Electrical and land-line utility services include electrical, communication and cable facilities, which are provided through a wired infrastructure and viewed, for the most part, as absolute necessities. The need for electrical, communication, and cable facilities accelerates commensurate with development. As the need for sites increases, so does the scarcity of appropriate land for construction of these facilities. The objectives and policies set forth in this section provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and federal law pertaining to these issues.

**Objective 43: Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible.**

- Policy a. Avoid areas of environmental sensitivity.
- Policy b. Collocate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.
- Policy c. Plan for existing and future needs of facilities in conjunction with emerging development designs, including the needs of residents and business for broadband infrastructure.
- Policy d. Provide adequate acreage for expansion of substations, hub centers and equipment areas and maintain levels of screening to accommodate expansion.
- Policy e. Locate future switching and hub centers, equipment areas, and electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety.
- Policy f. Construct underground transmission and distribution lines, whenever possible, along existing or planned utility or road rights-of-way, preferably on lot lines which will least disturb future development of the site.
- Policy g. Locate future above-ground transmission lines along railroad rights-of-way, where possible, and when in keeping with adjacent development. Placement of transmission lines should not compromise the objectives of the Comprehensive Plan. Visual impact should be a key element in the evaluation of proposed transmission line locations.
- Policy h. Regulate new development where permissible to minimize unnecessary human exposure to unhealthful impacts of low-level electromagnetic fields from electrical transmission lines.
- Policy i. Utilize existing towers and poles to support electrical and land-line utility services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing towers and poles with related equipment.

- Policy j. Locate new towers required to support electrical and land-line utility services in areas of commercial or industrial land uses. Locate in residential areas only when other, more suitable land uses are not available, and on parcels, that afford natural screening adjacent to nearby structures or planned land uses.

**Objective 44: Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.**

- Policy a. Provide justification for the proposed facility's need. Specify alternative actions and justify why the proposed location and type of facility is the least disruptive.
- Policy b. Mitigate the visual impact of switching and hub centers, equipment areas and electrical substations from adjacent development. Land with existing mature vegetation is preferable, as are access roads which obscure entrances, berms which provide screening, and slopes that provide localized lower elevations.
- Policy c. Locate transmission and distribution lines underground, whenever possible.
- Policy d. Conceal, screen or site ground transformers and distribution boxes to reduce their visual presence and potential for clutter.
- Policy e. Provide for the appropriate screening and buffering of proposed facilities.
- Policy f. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.
- Policy g. Provide safety measures in design and construction of towers used to support electrical and land-line utility services. Provide a fall radius of at least one third the height of guyed towers.
- Policy h. Avoid interference with radio, television, and telecommunications receivers of the public.
- Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

## WIRELESS TELECOMMUNICATION SERVICES

Wireless telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless Internet services and mobile radio communication. These services operate from wireless networks that depend on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. To further the goal of achieving digital access and literacy for all residents, the County encourages build-out of a wireless network across all areas of the County.

For the purposes of this policy, a **telecommunications facility** is defined as a facility, site, or location that contains one (1) or more antenna, telecommunications towers or monopoles, a distributed antenna system (DAS), small cell, or micro-cell, alternative support structures, satellite dish antennas, other similar communication devices, and related equipment and site improvements used for transmitting, receiving, or relaying wireless telecommunications signals. The term is also inclusive of wireless facility as defined in the Virginia Code.

The objectives and policies set forth in this section provide guidance on siting and design issues used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other applicable local, state, or federal laws pertaining to these issues.

### GENERAL GUIDELINES

**Objective 45:** **In order to provide a network of wireless telecommunication systems and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.**

- Policy a. Co-locate wireless telecommunications facilities whenever feasible and appropriate to minimize visual and neighborhood impacts.
- Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy c. Utilize existing structures to support wireless telecommunications services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing structures with related equipment.
- Policy d. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

- Policy e. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.
- Policy f. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.
- Policy g. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy h. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.
- Policy i. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.
- Policy j. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.
- Policy k. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.
- Policy l. Design and site proposed telecommunication facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

**Objective 46: Design proposed wireless telecommunication facilities to mitigate visual impact and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.**

- Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed

- Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.
- Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.
- Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:
- Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area;
  - Locate proposed wireless telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive environmental resources, including root systems, or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography, and other factors, to mitigate the visual presence and prominence of the structure;
  - Blend proposed wireless telecommunication facilities with an existing pattern of tall structures;
  - Obscure or block the views of proposed wireless telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

### FEATURE SHOWN GUIDELINES

**Objective 47: With Planning Commission approval, wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a “feature shown” of the Comprehensive Plan when in conformance with the following policies:**

- Policy a. In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:
- The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed, including any surrounding residential properties;
  - The proposed installation is located and designed to blend with the structure on which it is placed, such as flush-mounting antennas or screening the antennas and equipment as appropriate to the site;
  - The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;

- Related equipment cabinets or shelters located on the ground or on a rooftop are appropriately screened or placed to obscure their visibility from surrounding properties;
- Building rooftop antennas are either flush mounted to surface walls, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;
- Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties.

### ADMINISTRATIVE REVIEW GUIDELINES

**Objective 48: Consider the co-location, replacement, or modification of antennas, and their associated equipment to be an Administrative Review “feature shown” of the Comprehensive Plan requiring no Planning Commission review when the co-location, replacement or modification of, antennas, and the related equipment is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:**

Policy a. Locate wireless telecommunication facilities on existing structures in accordance with the following standards:

- The antenna is placed directly in front of the structure’s surface, including the surfaces of the penthouse and other structures on building’s roof;
- No part of the antenna shall extend above the surface of the building or tank on which it is placed and no part of the antenna’s mounting shall extend more than 6 inches above the surface of the building on which it is placed;
- The antenna and its mounting are of a color or finish that closely matches and blends with the surface on which they are placed.
- The generator or equipment cabinet or shelter is either:
  - Located inside the building, building penthouse or inside the building parking structure on a level other than the roof;
  - Located on the ground and enclosed within a structure that is attached to the building and constructed of the material that is the same as, or visually the same as, the color and pattern of the building;
  - Located on the ground behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance; or,
  - Located on the roof of the building immediately adjacent to its penthouse or other structure on the roof, screened by a material of the same, or visually the same, color or pattern and no taller than the adjacent rooftop structure.

- Policy b. Consider a new monopoles or towers greater than 50 feet in height to be a feature shown of the Comprehensive Plan if located in major utility transmission easements or rights-of-way; and if the easement or right-of-way is at least 100 feet wide and not used for underground gas transmission lines, and if the following guidelines are met:
- The monopole or tower is placed at least 35 feet inside the transmission easement;
  - The monopole or tower is placed at least 200 feet from any existing residence;
  - The monopole or tower is placed at least 200 feet from the right-of-way of any existing public road.

**Objective 49: Consider the placement of new structures 50 feet or less in height and designed to support small cell facilities to be an Administrative Review feature shown of the Comprehensive Plan requiring no Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:**

- Policy a. Locate to avoid interference with public safety communications or operations.
- Policy b. Locate to avoid areas of environmental sensitivity, such as steep slopes 15% or greater, floodplains, wetlands, environmental quality corridors (EQC), and resource protection areas.
- Policy c. Locate to avoid disturbing the critical root zone of existing trees as defined in the Fairfax County Public Facilities Manual.
- Policy d. Locate so as to not impede pedestrian, bicycle, or vehicular travel by not obstructing walkways, driveways, entrances or other means of travel.
- Policy e. Locate so as to not impede or obstruct pedestrian, bicycle, or vehicular travel.
- Policy f. The pole design should conform to the aesthetics of existing adjacent streetlights or utility poles and/or conform to existing area or district specific urban design guidelines or manuals (ex. Tysons Urban Design Guidelines).
- Policy g. Locate the pole in conformance with existing area or district specific urban design guidelines or manuals and/or Standard Pole Locations as defined in the Fairfax County Public Facilities Manual and restore any disturbed streetscape after installation.
- Policy h. In areas where there are no existing adjacent streetlights, utility poles, or district specific urban design guidelines or manuals, new poles should be designed to look the same as or substantially similar to existing poles elsewhere in the same zoning district.
- Policy i. Locate new structures 50 feet or less in height within the bounds of a historic overlay district only if infeasible to co-locate associated wireless

telecommunication facilities on existing structures or to locate new structures outside of the historic overlay district or in the public right-of-way.

- Policy j. When placing in a historic overlay district:
- Site the structure so as to not be located along the frontage of a historic building, deemed historic on a federal, state, or local level; and
  - Site the structure so as not to be on an existing structure located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a County Historic District.
- Policy k. Locate proposed wireless telecommunication facilities so that views of and vistas from architecturally and/or historically significant structures, landscapes, or cultural resources are not impaired or diminished.

### DEEMED APPROVED GUIDELINES

**Objective 50:** New wireless telecommunication facilities will be deemed a “feature shown” of the Comprehensive Plan requiring no Administrative Review or Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

- Policy a. Co-locate wireless telecommunication facilities, including small cell wireless facilities, on existing structures.
- Policy b: In determining that a proposed wireless telecommunication facility is a “feature shown” of the Comprehensive Plan, ensure that the following general factors are met:
- The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas, screening the antennas and equipment as appropriate to the site, or using other measures to mitigate visual impact;
  - Related generators or equipment cabinets or shelters located on the ground or on a rooftop should be screened or placed to obscure their visibility from surrounding properties to the extent possible;
  - Building rooftop antennas should be either flush mounted to surface walls, camouflaged, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;
  - Access to the proposed installation for purposes of maintenance has minimal visual impact on adjoining properties.
- Policy c. When co-locating or replacing existing antennas on rooftops:
- Flush-mount antennas and use antennas of a color or finish that closely match and blend with existing structures when possible;

- Screen or otherwise camouflage pole-mounted antennas.