



# PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2018-CW-1CP  
October 11, 2018

**GENERAL LOCATION:** Countywide

**SUPERVISOR DISTRICT:** All

**PLANNING AREA:** All

**PLANNING DISTRICT:** All

**SUB-DISTRICT DESIGNATION:** All

**PARCEL LOCATION:** All

**Continuing Care Facility (CCF)**

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

**PLANNING COMMISSION PUBLIC HEARING:**  
Thursday, November 1, 2018 @ 7:30 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**  
Tuesday, December 4, 2018 @ 4:30 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**

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## **STAFF REPORT FOR PLAN AMENDMENT 2018-CW-1CP**

### **BACKGROUND**

On September 25, 2018, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2018-CW-1CP to consider adding guidance to the Policy Plan volume of the Comprehensive Plan in support of Continuing Care Facility (CCF) uses, which provide a continuum of accommodation and service options to facilitate the opportunity to age in place or move within levels of support as care needs change.

### **PLANNING HISTORY**

The proposed policy is a new addition to the Comprehensive Plan.

### **ADOPTED COMPREHENSIVE PLAN TEXT**

Please refer to Appendix 1.

### **PROPOSED PLAN AMENDMENT**

The proposed amendment would add a new Appendix 14 to the Land Use section of the Policy Plan entitled “Continuing Care Facility Guidelines.” This appendix would provide guidance to facilitate the development of CCFs as a community care service facility under Virginia Code § 15.2-2223(C) offering a full spectrum of care/accommodations under a unified operation. CCFs provide services such as transportation, wellness and recreational programs, and community engagement opportunities.

### **ANALYSIS**

The analysis in this staff report is informed by the Policy Plan volume of the 2017 Edition of the Comprehensive Plan and related Board policies. The September 2014 *Fairfax County 50+ Community Action Plan*, recommends exercising “latitude in land use cases for affordable older adult housing,” particularly in walkable areas served by transit. A second document endorsed by the Board in 2015, *The Fairfax County Board of Supervisors’ Strategic Plan to Facilitate the Economic Success of Fairfax County* highlights, in the Livable, Caring, and Affordable Communities section, the goal to address mobility challenges and encourage “housing that is affordable to our children, seniors, and members of our workforce.” The section entitled “People” states: “having available and affordable housing will be encouraged to all who want to live in Fairfax... The county will implement policies that support and protect our existing population, and that attract future employees and residents from a variety of cultures, ages, and with a variety of abilities.”

Fairfax County's Department of Neighborhood and Community Services projected in 2013, that by 2040, the county's population of 70-79 year-olds will have grown from 42,000 in 2010 to 88,000 persons; residents aged 80+ will number 62,000 persons; and the total cohort of adults aged 50 and up are estimated to reach approximately 452,000 persons and will comprise 33 percent of the total county population. Thanks to improvements in lifestyles, older adults are living longer but many are experiencing challenges of health, disability, and reduced income.

In tandem with this proposed Plan amendment is a proposed Zoning Ordinance amendment that creates a new district/use and appropriate regulations for CCFs. The Zoning Ordinance amendment also proposes a generous intensity conversion based on site specific land use recommendations in the Comprehensive Plan to incentivize development.

### **Land Use**

The Land Use section of the Policy Plan currently provides guidance for multifamily housing for the elderly by recommending conditions related to transportation access, site design, and security. This guidance is directed primarily at independent living. CCFs, by contrast, provide a variety of accommodation types and a continuum of care levels from independent to assisted accommodations and/or nursing facilities. Updated Comprehensive Plan guidance should capture the spectrum of accommodations and services now available through CCFs. These facilities serve as attractive options to those who may be interested in re-locating to a more urban, transit-oriented environment, as well as those who wish to remain in familiar communities.

By encouraging locational flexibility while ensuring proposals are compatible with surrounding uses, Plan policy can facilitate the integration of CCFs into many land use settings, from residential communities to mixed-use activity centers. Such an approach is consistent with the *Fairfax 50+ Community Action Plan* and the Policy Plan Housing section guidance that recommends "increasing the supply of housing available to fragile groups such as the physically disabled and the low income elderly."

To this end, the siting, architecture, and layout of a CCF should demonstrate accessibility and a harmonious and compatible relationship in terms of scale and design with surrounding properties. In residential areas, establishing a meaningful transition through concentrating intensity in the center of a site, employing vegetative buffers and/or architectural screens, and limiting vehicular access points to avoid producing neighborhood congestion are reasonable expectations to reduce the aesthetic and functional impacts on the surrounding neighborhoods. In activity centers, taller buildings with smaller footprints can complement the built environment and may result in larger public open spaces. Using these types of techniques can produce a design that unifies the CCF with its environs.

The internal site layout should provide needed light, air, and green space between buildings and be sensitive to the needs of mobility-challenged people. Landscaping along inter-connected trails or path systems should be employed to provide pleasant pedestrian, bicycle, and wheelchair experiences. Features such as plazas and courtyards should be provided in accessible locations. Topography of the site and between nearby destinations should be taken into consideration to avoid sidewalks and trails with steep slopes.

Measures should be taken to afford maximum open space and mitigate the visual impact of parking by limiting surface parking lots and constructing parking garages where possible.

### **Transportation**

The *Fairfax 50+ Community Action Plan* states: “Transportation includes all mobility options that occur between a person's front door and their destination: sidewalks, cars, taxicabs, buses, shuttles” and further observes that access to medical and other appointments can be very difficult for those who do not drive. Accordingly, the policy for CCFs should encourage services such as shuttles and/or ride sharing to off-site locations. Transportation time and effort also can be decreased by siting on-site medical and other facilities proximate to these services. For those who are mobile, facilities near transit and well-connected to nearby amenities and services through non-motorized facilities, such as trails and sidewalks, may reduce the need for cars while offering greater freedom of movement within the immediate area.

Trails, sidewalks, bike facilities, transit amenities, and other non-motorized facilities should be designed in a safe and convenient manner and connect to public transportation facilities. Best practices should be applied to create walkable communities. Pedestrian crosswalk signals and markings, paved and sheltered bus waiting areas, route/schedule information, and other user amenities as appropriate should be provided.

### **Parks and Recreation**

The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Parks and Recreation element of the Policy Plan includes an Urban Parks Framework (see Attachment 1: Appendix 2) that provides urban park typology and design elements for development that occurs within the county’s Mixed-Use Centers as defined by the Concept for Future Development. Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

#### Level of Service Impacts:

The Parks and Recreation element of the Policy Plan should be consulted when determining how the CCF should offset the park and recreation needs generated by the development. The impacts to parks and recreation levels of service, including applicable standards, will vary with the geographic location of the CCF. Acreage requirements will vary depending on whether the site is located in an area where the Urban Parks Framework applies or not.

#### Natural Resources:

The protection and enhancement of natural resources, including their environmental health benefits, should be evaluated individually based on the county’s environmental policies. Natural resources should be integrated into the planning and site design for the CCF as appropriate.

Trails:

New trail and sidewalk connections that link the CCF to nearby parks should be encouraged. Connections will help integrate the CCF into the fabric of the community and provide active recreation opportunities and connection with nature. In order to comply with Americans with Disabilities Act requirements, and to encourage their use, trails and sidewalks should have a maximum of 5 percent slope.

**Affordability**

Fairfax County has long standing goals to provide housing and services that are affordable to people of low and moderate income. Objective 5 of the Housing section of the Policy Plan supports increasing the supply of affordable housing throughout the county as a means to assist certain populations, such as older adults with limited income. The Transit Oriented Development Appendix includes a recommendation to increase affordable housing options for older adults, especially in areas proximate to transit facilities.

To secure affordable and workforce housing, these policies are implemented through the development process by seeking commitments to dwelling units (preferred), land, or monetary contributions. However, the CCF model is based on a continuum of accommodation style, care and services, the cost of which is generally bundled into an amount paid at entry and/or a monthly charge. Disaggregating the cost of services and amenities from rent is difficult, and is made more complex because the proportion of each may fluctuate over time as an individual's needs change. Assuming the respective costs could be identified, reducing only accommodation costs may not be sustainable for moderate and lower income older adults or persons with disabilities, given the costs of services and amenities. The alternative of offsetting both accommodation and service costs also has drawbacks because the supply of accommodations would be diminished.

Given this reality, staff suggests establishing a \$3.00 per gross square foot contribution for CCFs for those developments that use the land use flexibility provided by these proposed guidelines and any intensity conversion provisions provided in the Zoning Ordinance. The funds could be used to supply off-site affordable accommodation if on-site accommodation is not provided. This approach would be consistent with Comprehensive Plan guidance for affordable housing contributions from non-residential uses in the Tysons Urban Center and Reston Transit Oriented Development Districts.

**Environment**

New development of CCF should minimize human exposure to noise sensitive areas. Internal noise levels should not exceed DNL 45 dBA for these facilities. Any new or proposed development should be subject to existing airport noise policies.

### **Heritage and Cultural Resources**

Potential sites proposed to be developed with CCF's should undergo appropriate heritage and cultural resources review, including coordination with county staff to foster preservation and minimize potential impacts to structures and/or archaeological sites that may have historic significance, with a goal of treatment, avoidance, or enhancement of any identified resources. A CCF should also be consistent with the policies and objectives in the Policy Plan related to heritage resources.

### **Sanitary Sewer Service**

Currently, the county uses only about 58 percent of its sewage treatment capacity. The county has adequate capacity to treat sewage generated within the planned communities.

Conveyance capacity of the existing sewer lines depend upon the location and the density of the proposed development. A capacity study for the sewer lines will be required during the land development process, per county policies.

### **CONCLUSION**

The proposed amendment supports existing goals found in the Comprehensive Plan, the Board of Supervisors' *Strategic Plan to Facilitate the Economic Success of Fairfax County*, and *The Fairfax County 50+ Community Action Plan* by establishing performance criteria for Continuing Care Facilities (CCF) that increase predictability of review expectations, and can reduce time to market by avoiding the need for a site-specific Plan amendment.

## RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~. Text shown to be replaced is noted as such.

**ADD:** Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, as amended through May 1, 2018, Land Use - Appendix, a new appendix as follows:

### APPENDIX 14 CONTINUING CARE FACILITY GUIDELINES

The Continuing Care Facility (CCF) use is intended to provide for the development of a wide array of accommodations and service choices to facilitate the opportunity for occupants to age-in-place or move within levels of support as care needs change. The development of secondary uses such as offices, restaurants, recreation, and stores may be appropriate to support the CCF use and its occupants. Continuing Care Facilities are considered community service facilities under Virginia Code § 15.2-2223(C).

A CCF may be established in an area that is planned for institutional, residential, mixed use, or commercial development; or where those uses are compatible with, or recommended by the Comprehensive Plan. The maximum floor area ratio is based on the land use recommendation in the Plan for a CCF or on the land use recommendation for other uses, as modified by the conversion table in the Zoning Ordinance.

A CCF proposed per this appendix may be deemed to be compatible with the Comprehensive Plan even if not specifically shown on the Comprehensive Plan Map or recommended in the Comprehensive Plan text as a particular use for a property.

#### **1. Compatibility**

Any proposed CCF development should seek to achieve a harmonious and compatible relationship between the scale and design of the proposed CCF and existing and planned land uses around the property. The CCF proposal should demonstrate that the use will not create an adverse impact on adjacent land uses and/or neighborhoods. Compatible transitions between a CCF and any adjoining lower density land uses can be achieved through such techniques as the control of height and setbacks, the use of landscaping and screening, and the concentration of intensity in the center of a development site. In designated mixed-use activity centers, taller buildings that complement the planned and built environment may be appropriate especially when a more compact building footprint provides an opportunity for the creation of larger public open spaces.

#### **2. Transportation**



To better accommodate traffic, the site should have access to an arterial or to a collector street. A transportation analysis should be performed in conjunction with a proposed CCF development that demonstrates the satisfactory resolution of any identified transportation issues.

For larger facilities, access to public transportation and community retail and services are desirable to serve residents and employees. The CCF should provide mobility options such as shuttles that can offer residents comparable access both within and outside the facility.

### **3. Site and Building Design**

Site design should promote safe vehicular, non-motorized, and pedestrian movements within the CCF. High quality open space should be preserved and/or included throughout the site. Site layout should provide logical, functional, and appropriate relationships among buildings with specific consideration to providing accessible movement around the site for persons with mobility challenges.

Streetscape and landscape should be designed to promote a pleasant experience by improving the general appearance of a site and providing buffers between uses as appropriate to create effective transitions. Desirable features such as courtyards, an integrated sidewalk and trail system, and measures that mitigate the visual impact of parking lots and garages should be provided.

The topography of the site and the topography between the site and nearby destinations should be taken into consideration when siting CCF development to avoid trails and sidewalks with steep inclines.

### **4. Affordability**

A CCF that avails itself of the flexibility afforded by this policy and the intensity conversion provisions allowed under the Zoning Ordinance should help address the housing needs of individuals with low to moderate income. The CCF should contribute \$3.00 per square foot of total new development intensity. This amount should be adjusted annually based on the Consumer Price Index and contributed to the Housing Trust Fund for the provision of affordable accommodations. The contribution should be made in three equal payments within a three year period. The timing of payment initiation is to be determined at the time of rezoning. In lieu of this contribution, such developments may, at the county's election, provide an equivalent contribution for on-site accommodations or on-site land for affordable accommodation that may be provided by others. In the event on-site land is not feasible, off-site land for affordable accommodations can be considered. All land dedications should be acceptable to and made to the Fairfax County Redevelopment and Housing Authority.

### **5. Environment**

The protection and enhancement of natural resources, including their environmental health benefits, should be evaluated on a site-specific basis. These areas should be integrated into the planning and site design for the CCF as appropriate.

Specifically, a CCF should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, Environmental Quality Corridors (EQC), Resource Protection Areas (RPA), woodlands, wetlands, and other environmentally sensitive areas, per county policy.

New development should minimize human exposure to noise sensitive areas. Internal noise levels should not expose people in noise sensitive environments to noise in excess of DNL 45 dBA. Any new or proposed development should be subject to existing airport noise policies.

CCF developments should commit to exterior lighting fixtures that minimize glare and impacts to the night sky, while offering a measure of safety and security to persons within the CCF.

## **6. Parks and Recreation**

The Parks and Recreation element of the Policy Plan should be consulted when determining how park and recreation needs generated by development should be offset. The impacts to parks and recreation levels of service, including applicable standards, will vary with the geographic location of the CCF. Acreage requirements will vary depending on whether the site is located in an area where the Urban Parks Framework applies.

New trail and sidewalk connections that link the CCF to nearby parks should be encouraged. Connections will help integrate the CCF into the fabric of the community and provide active recreation opportunities and connection with nature. Trails and sidewalks should be compliant with the Americans with Disabilities Act.

## **7. Libraries, Fire and Rescue Services, Stormwater Management, and Other Public Facilities**

The CCF should offset any public facility impacts. This may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services, or funds earmarked for those uses, and /or a monetary contribution to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.”

**COMPREHENSIVE LAND USE PLAN MAP**

The Comprehensive Land Use Plan Map will not change.

**COUNTYWIDE TRANSPORTATION PLAN MAP**

The Countywide Transportation Map will not change.

**ATTACHMENT 1  
ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use – Appendix 1  
Guidelines for Multifamily Residential Development, Amended through 5-1-2018, pages 13-14:

...  
“Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.
2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.
3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan Land Use – Appendix 11  
Guidelines for Transit-Oriented Development, Amended through 5-1-2018, page 34:

...  
“**5. Housing Affordability:**

*Provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.*

Housing within TODs should be accessible to those most dependent on public transportation, including older adults, persons with disabilities and other special needs, and persons with limited income. Housing should be provided within the residential component of a TOD for low and moderate income residents. Affordable and workforce

housing should be provided on-site or, if an alternative location can provide a substantially greater number of units, in adjacent areas within the TOD. Housing for seniors is encouraged to the extent feasible.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Transportation, Amended through 3-20-2018, pages 6-7:

**“Objective 2: Increase use of public transportation and non-motorized transportation.**

Policies on Facilities

Policy f. Provide accessible transportation services and facilities that address the travel needs of the senior, disabled, and mobility challenged population.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing, Amended through 3-14-2017, pages 6- 7:

**“Objective 5: The county should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.**

Policy d. Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services.

Policy e. Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by the disabled.”

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Human Services, Amended through 3-4-2014, pages 6-8:

**“Objective 9: “Continue to ensure that development of private health care facilities (i.e., hospitals and nursing homes) are appropriately monitored by the county in terms of need, access to care, cost and quality issues.**

Policy a. County staff, the Health Care Advisory Board and the Board of Supervisors should continue to participate in the Certificate of Need (state consent for nursing home beds), special exception and provider planning processes to ensure construction of private facilities which best meet the needs of the community.

**Objective 10: Develop sufficient adult day health care centers.**

Policy a. Provide centers in areas of high concentration of elderly persons.

- Policy b. Ensure programmatic integration, by co-locating adult day health care centers with senior centers, and senior housing, where possible and where feasible.
- Policy c. Locate centers in or near residential communities to minimize transportation requirements of families.
- Policy d. Locate adult day health care centers, co-located with other programs, e.g., senior centers, housing, etc., in areas having appropriate zoning.
- Policy g. Utilize the facility standards in the Senior Center Study (1988) that establish the criteria for adult day health care centers”.

**HOUSING AND COMMUNITY DEVELOPMENT**

**“Objective 11: Provide and design elderly housing in a manner that facilitates optimal independent living.**

- Policy b. Design for and provide levels of care that are appropriate for one remaining in Fairfax County as one ages.

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Parks and Recreation, Amended through 3-4-2014, pages 4, 6-7:

**“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.**

**Objective 5: Ensure the long term protection, preservation and sustainability of park resources.**

**Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”**

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Parks and Recreation, - Appendix 2, Amended through 3-4-2014, pages 17-19:

**“B. URBAN PARK TYPES**

Urban park design elements may be combined in various ways to create a range of urban park types. Five distinct types of urban parks emerge from the urban park elements: pocket parks, common greens, civic plazas, recreation-focused urban parks and linear parks (see definitions below). Urban park types range in size from the very small pocket park situated as a by-way on a pedestrian-oriented travel way to a large civic open space that encompasses many acres, contains

diverse amenities, and accommodates large community gatherings. The services offered in an urban park can also range widely, from offering active recreation to interpreting cultural and natural resources.

Pedestrian ways and linear connections supplement and, in some cases, link the urban park spaces. Many of these linear spaces are required for development, redevelopment or public infrastructure and are important in connecting and supporting public open space. These connections are designed for both recreational and transportation use by pedestrians, cyclists, and other non-motorized means. Trails and pathways are continuous and range in width to accommodate a variety of users. The connections may include amenities and/or design features such as trailheads, orientation features, seating, and wayfinding signage.

There are a number of supporting features that may share some common characteristics of urban parks, but which do not in and of themselves constitute an urban park. These features include building entryways, visual amenities, gateway features, landscaped connectors, and streetscape elements. While these features often support the urban park paradigm, they do not in and of themselves constitute an urban park.

The five urban park types span a continuum of purposes, uses, sizes and features that can flexibly accommodate a broad spectrum of recreational and leisure pursuits in urbanizing centers. Ideally, urban areas will contain a variety of urban park types in order to serve local leisure needs and support revitalization goals, and create or enhance an area's sense of culture, liveliness, and identity. The precise number, size and arrangement of the five park types in any given mixed-use center should be determined as warranted by local conditions, adopted plans and in accordance with an urban park implementation process.

It is important to pursue creative solutions to providing open space and recreation facilities in these areas. Creative urban park initiatives may include rooftop parks, unique programming areas, recreation facilities provided within commercial buildings, redevelopment at nearby existing parks and forging new park provider partnerships.

#### Pocket Park

Pocket parks are small-scale (usually less than one acre), open spaces incorporated into developments and designed for casual use by people working and living in the immediate area. A pocket park is a single defined space designed to provide limited casual open space to enjoy individually or in social interactions. These spaces may consist of hardscape elements or lawn and landscaped areas, seating and visual amenities. Pocket parks should be located so that they can best serve the immediate neighborhood. Pocket parks should be provided in areas of high-volume pedestrian activity, with easy access and high visibility to the street. Pocket parks should be distinct from building entrances and streetscape.

#### Common Green

Larger than pocket parks, common greens include flexible open spaces with open lawn areas, serving as the recreation and social focus of a neighborhood or larger area. Size will generally depend on the context, function and area, but should be a minimum of one acre. Although a central lawn will be the main focus of this type of park, it may be designed with multiple defined

spaces offering a mix of complementary uses and/or large enough to support multiple simultaneous activities. The common green could function as unscheduled open space for uses such as picnicking and unstructured play, or be programmed for athletics, public gatherings, performances and special events. The common green may include facilities such as off-leash dog areas, community gardens, landscaping, water features, shade structures, gathering areas, amphitheaters, space for public art, and/or hardscape areas. Recreational amenities may be incorporated as complementary facilities, but do not predominate. Examples of recreational facilities include tot lots and playgrounds, small skate parks, fitness courses and paved trails, and sport courts. Common greens are often located in the middle of residential or mixed-use neighborhoods. They can serve as a central public gathering space or activity center, and frequently they help define the surrounding neighborhood or community.

#### Civic Plaza

This type of urban park includes public gathering spaces set aside for civic purposes and supporting commercial activities. Civic plazas are usually located at the intersection of important streets or other significant locations and serve as a focal point and unique place making feature. They are often located near office and mixed-use areas, transit, and other high-visibility, high pedestrian traffic areas. Public squares that are surrounded by public streets are also an example of this type of urban park. Flexible, programmable spaces in multiple defined spaces are generally included. Design will include primarily hardscape elements, but may include trees or other landscaping, seating, public art or water features. Size will generally depend on the context, function and area, but should be a minimum of one acre. Depending on size, civic plazas could support open air markets, summer concerts, festivals, outdoor exercise classes or special events. Recreation amenities may be incorporated as complementary facilities, but do not predominate.

#### Recreation-Focused Park

In urban and mixed-use areas, recreation needs should be addressed with the inclusion of facilities in an urban park setting to serve local residents, workers and visitors. This park type is distinguished by its primary function to provide recreation facilities for nearby residents and workers. Facilities such as athletic fields, multi-use courts, off-leash dog areas, and skate features should be provided. Facilities could be scheduled or casually used. Athletic fields should have synthetic turf and lighting to maximize use. Support facilities and amenities such as trails, seating, tot lots, shade structures, water features, picnic areas, restrooms, landscaping or hardscape should be provided to complement the recreational component. The size of the park should be appropriate to accommodate the recreation facilities located there. Recreation-focused parks should be located appropriately to address concerns of noise and field lighting on adjacent uses with buffers or other mitigation provided, when possible.

#### Linear Park

Linear parks are characterized by an elongated shape and usually occur in an area between destinations or points of interest and/or along streams and frequently double as connections. These parks can serve many different purposes including providing a variety of recreation facilities (e.g., fitness stations, dog exercise areas). Creation of continuous linear spaces for recreation provides an important amenity that can be linked with pedestrian and bicycle street elements. Linear parks can also provide opportunities for resource protection and can provide natural areas with trails and waysides for a combination of active and passive enjoyment. Linear



greenways that utilize urban stream valleys for trails and trail connections are one such form of linear park.

The size and design of linear parks varies and depends on its context, function and area. Again, these parks frequently link other urban elements and may function as a green spine through an urban area. Due to the variety of linear parks, typical facilities will vary but will generally consist of a continuous multi-use trail, waysides and seating, and other active and/or passive recreation components.”