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APPENDIX 1. SUMMARIES OF COMMUNITY CONVERSATIONS MEETINGS

Fauquier County Community Conversations: Public Meeting #1

Summary of Responses

Question 1

The first question asked of the meeting participants was, “What kind of future do you want for Fauquier County?” The top five themes that emerged in the responses included:

- A place that manages growth and concentrates development within established communities
- A place with expanding business and employment opportunities
- A place with vibrant towns and villages
- A place that preserves its rural areas and open spaces
- A place with a strong agricultural economy

Managed Growth and Concentrated Development (44 Responses): The most common idea shared in these responses was that Fauquier County should carefully manage growth in order to preserve its rural and small town characteristics. Many responses cited surrounding counties such as Loudon and Prince William as examples of places where they perceive unmanaged growth as having diminished the quality of life. Terms such as suburban sprawl and chain or box stores were used as examples of undesirable growth, while small towns, walkable communities, and downtown businesses were all used as examples of desired growth.

Expanded Business and Employment Opportunities (39 Responses): The second most common response was a desire to see business growth and expanded employment opportunities, especially in high-value, white collar industries. Multiple reasons were cited for this suggestion. First, it would allow more people to live and work in the county rather than living in Fauquier and commuting to DC or Northern Virginia. Secondly, it was presented as a way to attract and retain younger generations of residents. Finally, several people also discussed the benefits of increasing the business tax base in order, among other benefits, to reduce pressure from property taxes.

Vibrant Towns and Villages (31 Responses): The third most common theme was the desire for the county to create vibrant small towns and villages. Though similar to the “Managed Growth” category, these responses focused less on the negative aspects of growth that should be controlled by service districts and more upon the positive aspects of growth that should be promoted within them. Respondents indicated qualities such as thriving business districts, an eclectic mix of stores and restaurants, good sidewalks, and abundant street lighting as characteristics they desired to see in the county’s towns and villages.

Preserving Rural Areas and Open Spaces (29 Responses): A corollary to the “concentrated development” theme, the fourth most common response was the desire for the county to preserve its rural areas and open spaces. Many suggested that the preserved farmlands and forests of Fauquier County held as much

appeal and attraction for many residents as the county's services or amenities and should be carefully protected from sprawling or discontinuous developments.

Strong Agricultural Economy (20 Responses): The fifth most common response was the desire for the county to retain a strong agricultural economy. Although no respondents spoke against local food systems and farmers markets, most of the responses seemed to be derived primarily from a desire to preserve the agricultural heritage and farmland of the county rather than enhancing direct access to local foods. As such, suggestions focused on ideas such as wineries, horse farms, agri-tourism, and the sale of organic foods to DC markets.

Question 2

The second question asked of the meeting participants was, "What forces or trends do you think will most shape the county's future?" The top five themes that emerged in the responses included:

- Developments in telecommunications and technological infrastructure
- Generational Needs and Preferences
- Environmental Challenges and Green Technology
- Changes in the Agricultural Economy
- Economic Challenges and Opportunities

Telecommunications and Technological Infrastructure (33 responses): The most common response to this question focused on the effect of telecommunications and technological infrastructure such as broadband on the county. It is assumed that these communication technologies will reduce the economic disadvantages presented by the relative geographic remoteness of the county and thus enable businesses and individual employees to successfully operate away from urban centers such as Washington DC. Most people expressed this as a positive development (if it is managed properly), but some indicated a concern that the subsequent growth could overwhelm the county and destroy its rural character.

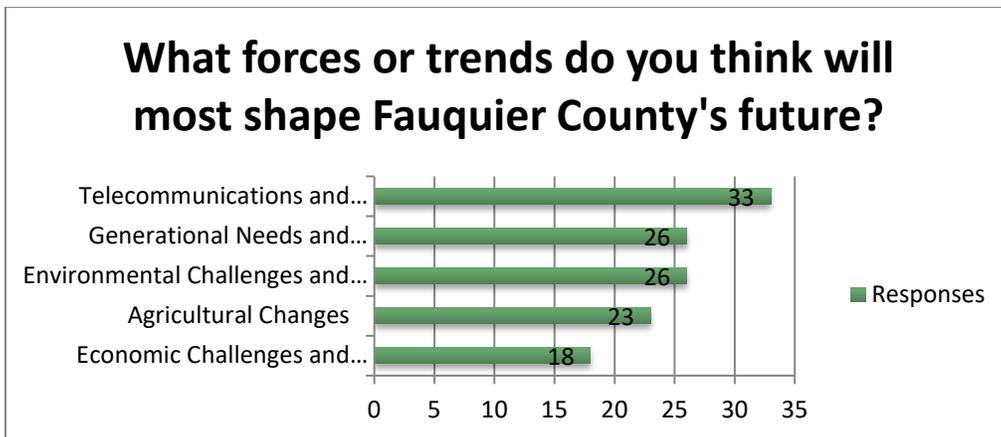
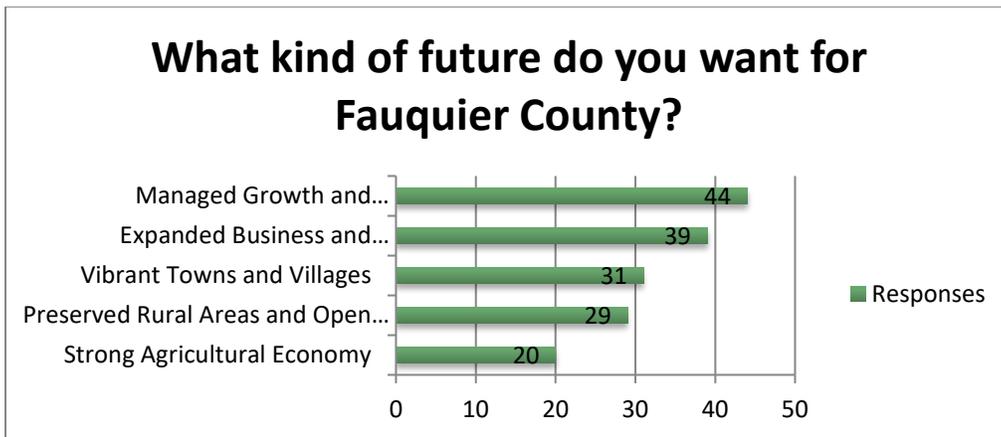
Generational Needs and Preferences (26 Responses): Tied for the second-most common response was one discussing generational needs and preferences. These responses were split almost evenly between those citing the need to provide services and care for elderly populations and those discussing the need to cater to the Millennial Generation's living, working, and entertainment preferences.

Environmental Challenges and Green Technology (26 Responses): The other second-most common response was one discussing the challenges of changing environmental conditions and/or the opportunities provided by green technologies developed in response to those challenges. Water scarcity was the most common environmental concern cited by respondents, while the potential development of alternative energy sources such as solar, wind, and water power were presented by several people as a future opportunity for the county.

Agricultural Changes (23 Responses): The fourth most common response was one that discussed changes in the agricultural economy. The increased demand for local and organic foods, agri-tourism, and wineries were all cited as positive developments that could strengthen and preserve the agricultural sector of the

county. Several respondents also expressed concerns, however, regarding the increasing average age of farmers and the need to attract younger generations to the occupation.

Economic Challenges and Opportunities (18 Responses): The fifth most common response cited the discussion of economic challenges and opportunities that was presented during the meeting. This discussion focused on projections that indicate that the Northern Virginia region is expected to continue strong growth in services and industries, while Virginia as a whole is expected to lag behind the national average in those areas. As such, Fauquier County’s economic future may be strongly influenced by the extent to which it integrates itself into the Northern Virginia region. Few responses expanded beyond this idea, but it was frequently cited as an important factor for the future of the county.



Fauquier County Community Conversations: Public Meeting #2 Summary of Responses

Part One: Responses from the Second Community Conversation

Identification of Obstacles

The first question asked of meeting participants was, “What are the most important obstacles to achieving our vision that Fauquier County will need to address in the future?” From the forty-seven comment sheets submitted at the end of the meeting, the top five responses included:

Limited Water Supply and Wastewater Treatment Capacities (20 Responses): The projected demand for both water supply and wastewater treatment is greater than the existing utility capacity.

Lack of Housing Diversity and Affordable Housing (20 Responses): Housing in Fauquier County is currently limited in its supply of multi-unit options. Additionally, the cost of housing has been increasing at a greater rate than resident incomes, leading to a decline in relative housing affordability.

Lack of Local Employment and Career Opportunities (19 Responses): A disparity exists between the skills of the local workforce and the employment opportunities available in the County, which leads most residents to work outside of Fauquier County.

Inadequate Transportation Infrastructure and Public Transportation Service (17 Responses): High levels of traffic congestion are projected in the future on almost all of Fauquier County’s major highways. Furthermore, the County currently lacks substantial alternative transportation services that could be used in place of automobile travel.

Limited Facilities and Markets Supporting Local Agriculture (15 Responses): Fauquier County lacks facilities to perform value-adding processes for the majority of its agricultural products and has limited access to local food markets in the County and surrounding regions.

This question was also included in a survey on the project website. Of the eighty-three online surveys that were completed, the top five responses included:

- 1. Lack of local job growth and employment (37 Responses)*
- 2. Development pressure from Northern Virginia (31 Responses)*
- 3. Changing agricultural economy and loss of farmland (28 Responses)*
- 4. Controlling the location and form of development (27 Responses)*
- 5. Desires of the Millennial generation (21 Responses)*

Identification of Opportunities

The second question asked of meeting participants was, “What are the most important opportunities for achieving our vision that Fauquier County will need to address in the future?” From the forty-seven comment sheets submitted at the end of the meeting, the top six responses included:

Abundant Existing and Potential Tourism Destinations (16 Responses): Fauquier County has successfully preserved numerous historic, natural, and agricultural sites that can or do serve as tourism destinations. Respondents especially emphasized the importance of heritage tourism opportunities.

Job Training Programs with Lord Fairfax Community College (15 Responses): Lord Fairfax Community College provides the County with a host that can facilitate job training programs for local businesses.

Organized Bodies for Local Agriculture Advocacy (13 Responses): The Rappahannock-Rapidan Regional Food System Council and the Fauquier County Agricultural Development Department serve as organized and officially established bodies through which local farmers can pursue agriculture advocacy and promotion efforts.

Existing and Proven Growth Management Techniques (13 Responses): Fauquier County already possesses an extensive growth management strategy that has successfully been implemented over the past 40+ years. These techniques have not only proven effective, but have created results that are easily recognizable and enjoy wide community support.

Preserved Farmland and Open Spaces (9 Responses): Fauquier County has successfully preserved large portions of its farmland and open space from development. These areas now provide the County with a wide variety of aesthetic, cultural, economic, and environmental benefits.

Increasing Financial Support for Bicycle and Pedestrian Infrastructure (9 Responses): Federal and State transportation funds have dedicated increased levels of support for alternative transportation programs and infrastructure in recent years. Fauquier County could potentially use these funds to help create communities that provide more opportunities for biking and walking.

A variation of this question that focused on potential development strategies was also included in a survey on the project website. Of the eighty-three online surveys that were completed, the top five suggested strategies included:

1. *Telework through improved broadband service (33 Responses)*
2. *Focusing growth in service districts, towns, and villages (31 Responses)*
3. *Business startups and local job growth (29 Responses)*
3. *Protection of rural character and open space (29 Responses)*
5. *Investing in infrastructure to create great places and walkable communities (24 Responses)*

Part Two: Connecting the Conversations

During the first Community Conversation meeting, participants were asked to describe the type of future they would like to see for Fauquier County. The top five themes that were identified in participant responses included:

- A place that manages growth and concentrates development within established communities
- A place with expanding business and employment opportunities
- A place with vibrant towns and villages
- A place that preserves its rural areas and open spaces
- A place with a strong agricultural economy

By combining those responses with the feedback gathered during the second community conversation, we can begin to identify the broad development issues that Fauquier County may need to address in the coming years in order to achieve its vision.

Theme 1: A place that manages growth and concentrates development within established communities.

Related Obstacles	Related Opportunities
<ul style="list-style-type: none"> • Limited Water Supply and Wastewater Treatment Capacities 	<ul style="list-style-type: none"> • Existing and Proven Growth Management Techniques • Preserved Farmland and Open Spaces

Obstacles

One of the major incentives that Fauquier County uses to encourage development to occur in its service districts is the provision of public water and wastewater utilities. If the capacity of these utility services in a district is maximized and the county does not increase them, however, it may need to place a moratorium on further growth in that district. This, in turn, could potentially redirect additional development to rural areas.

Opportunities

Fauquier County’s ability to manage growth is aided by the presence of existing policies that have proven effective for this task and enjoy support from the public. Residents also indicate that they hold the County’s large areas of farmland and open space as highly valued assets, which may further reinforce the support of policies to manage growth.

Theme 2: A place with expanding business and employment opportunities

Related Obstacles	Related Opportunities
<ul style="list-style-type: none"> • Lack of Local Employment and Career Opportunities • Inadequate Transportation Infrastructure and Public Transportation Service • Limited Facilities and Markets Supporting Local Agriculture 	<ul style="list-style-type: none"> • Abundant Existing and Potential Tourism Destinations • Job Training Programs with Lord Fairfax Community College • Organized Bodies for Local Agriculture Advocacy

Obstacles

The disparity between local workforce skills and local employment leads most of the County’s residents to seek employment outside the county and limits business growth within it. High levels of congestion on the County’s major highways could further restrict this growth by creating delays in the movement of people and goods that may discourage business development. Finally, the limited facilities and markets for local agricultural products could also serve as a barrier to expanding business and employment related to farming.

Opportunities

The County’s large number of existing and potential tourist destinations could be used to further its business development. Additionally, partnerships may be pursued with Lord Fairfax Community College to train workers in the skills needed by local businesses. Finally, the officially organized bodies on the regional and county levels dedicated to improving local agriculture may provide local farmers with the resources and assistance needed to maintain a strong agricultural economy.

Theme 3: A place with vibrant towns and villages

Related Obstacles	Related Opportunities
<ul style="list-style-type: none"> • Lack of Housing Diversity and Affordable Housing • Inadequate Transportation Infrastructure and Public Transportation Service 	<ul style="list-style-type: none"> • Existing and Proven Growth Management Techniques • Increasing Financial Support for Bicycle and Pedestrian Infrastructure

Obstacles

The existing lack of diversity in housing types (specifically related to limited multi-unit housing options) and limited supply of affordable housing in Fauquier County may restrict the diversity of incomes, physical abilities, and lifestyle preferences of people who live in the County. Furthermore, the lack of public transportation and dependence automobile travel may lead to the continued dominance of auto-oriented built environments that present obstacles to pedestrian and social activity that characterize vibrant communities.

Opportunities

Once again, Fauquier County’s established and successful growth management strategy has led to a relatively concentrated development patterns in the service districts. Some already feature community centers and non-motorized transportation options, while others have the potential to develop these features with relatively simple modifications. To this end, the increased federal and state funding sources for bicycle and pedestrian infrastructure may be used by the County enhance the walkability and bikeability of these communities.

Theme 4: A place that preserves its rural areas and open spaces

Related Obstacles	Related Opportunities
<ul style="list-style-type: none"> • Limited Water Supply and Wastewater Treatment Capacities 	<ul style="list-style-type: none"> • Abundant Existing and Potential Tourism Destinations

- | | |
|---|---|
| <ul style="list-style-type: none"> Limited Facilities and Markets Supporting Local Agriculture | <ul style="list-style-type: none"> Organized Bodies for Local Agriculture Advocacy Existing and Proven Growth Management Techniques Preserved Farmland and Open Spaces |
|---|---|

Obstacles

If the capacity of water and wastewater utility services in a service district is maximized and the County does not increase them, it may need to place a moratorium on further growth in that district. This could potentially lead additional growth to be directed towards rural areas. Additionally, the agriculture facility and market limitations could contribute to the business failure of farms in the County. If this occurs, previously active farmland may be sold and developed.

Opportunities

Tourism interests related to agriculture, nature, and heritage may all provide financial incentives for the continued preservation of the County’s farmlands and open spaces. Additionally, the County’s agriculture advocacy groups may provide support and assistance to local farms that will enable them to remain active. Both of these efforts are further supported by the County’s existing growth management strategies that provide methods to successfully preserve these rural areas and open spaces. Finally, the appreciation and value given to the County’s rural areas and open spaces by residents is likely to lead to continued support for policies and programs that preserve these areas.

Theme 5: A place with a strong agricultural economy

Related Obstacles	Related Opportunities
<ul style="list-style-type: none"> Limited Facilities and Markets Supporting Local Agriculture 	<ul style="list-style-type: none"> Abundant Existing and Potential Tourism Destinations Organized Bodies for Local Agriculture Advocacy Preserved Farmland and Open Spaces

Obstacles

Once again, the limited availability of facilities to process Fauquier County’s agricultural products and limited access to local food markets both restrict the potential earnings of the County’s farms.

Opportunities

Also as stated before, local farms may be able to engage in agri-tourism and heritage tourism programs that provide new sources of revenues to support the farming operations. Additionally, the County’s local farming advocacy groups provide support and assistance to local farms while also giving them clear avenues to make their interests known to public officials. Finally, the County’s prior and continued success in minimizing development in rural areas has led to the preservation of large and continuous areas of prime farmland that can support continued agricultural activity.

Fauquier County Community Conversations: Public Meeting #3

Summary of Responses

LOW HANGING	RURAL PRESERVATION AND STRONG AGRICULTURAL ECONOMY	PRIORITY VOTES
	Pay a premium to farmers for production	1
	Offer incentives to new and existing farms, e.g. deferred taxes	3
*	Provide County aid in marketing	
*	Utilize economies of scale, e.g. marketing and shared equipment	
	Make rural lands more accessible	
*	Increase marketing of agricultural activities	1
	Ensure jobs in the Service Districts to preserve rural land	2
	Implement strong growth measures	
*	Promote niche markets	
*	Embrace part-time farmers as well as large scale producers	1
	Cooperative farming opportunities	1
*	Prepare resource literature for new start-ups	2
*	Provide more educational opportunities for young farmers	3
	Summarized Version	
	Incentivize agricultural production on all scales (deferred taxes, premiums, etc)	5
*	Help to market diverse agricultural production (niche and conventional)	1
*	Provide cooperative farming opportunities to take advantage of economies of scale	1
	Find ways to make rural lands more accessible for recreation (trails, agritourism, ecotourism)	
	Continue to channel growth/development into the Service Districts	2
*	Aid in agricultural education through resource guides for new farmers and training through public schools and LFCC	5
LOW HANGING	MANAGED GROWTH/CONCENTRATED DEVELOPMENT/VIBRANT TOWNS & VILLAGES	PRIORITY VOTES
	Lower carbon footprint, e.g. use LED bulbs	
	Capture stormwater for drinking irrigation, etc. in numerous small basins	
	Achieve at all scales balance between housing, jobs, amenities, services and recreation	1

	Timber Fence Pkwy and Rt 215 into Vint Hill - Study these and other roads so that growth can be managed properly	
*	Reevaluate Service Districts for their efficiency. Concentrate growth where it can be most efficiently served. Consider TDR, e.g. Opal	2
	Understand balance - plan for live, work, play so cars not needed. Enable development in Districts - create model District.	5
	Bring together people from each aspect of the County to plan collaboratively for growth in Service Districts	1
	Revise Zoning Ordinance as it encourages large houses. Incentivize smaller units, more density, minimal impact concentrated with open space	
	Study what has worked in other communities to achieve the vision of concentrating growth	2
	Ordinance changes should be slow and thought out to protect character	2
	Each District has its own 'flavor' that is site specific	1
*	Evaluation of development codes - arduous overlay of ordinances	2
	Traffic calming County-wide in residential areas. Supports vibrancy	
	Bring your job home	1
	Community needs to follow Comprehensive Plan (Do not change because of development proposals)	1
	Mixed use development (Townhomes, parks, single family), store fronts/commercial	3
	Water reclamation programs	1
	Bus service for the elderly - something like JAUNT	
*	Sidewalks, bike lanes, school access for children - Safe routes to school	
	Lower income housing (live and work)	1
	More schools for better community feel	
	Utilities access for all tax payers	
	Recreation opportunities (parks, pools)	
	Redevelopment of existing structures - commercial down/residential up	4
	Affordable housing - pricing out of locals	2
	Zoning - suburban areas	
*	Comprehensive Plan needs to spell out the use of mixed use development - develop with community input	1

LOW HANGING	EXPANDING BUSINESS/EMPLOYMENT	PRIORITY VOTES
*	Broadband - coverage: facilitate home businesses/offices	4
	Affordable housing	
	Lack of high paying jobs	1
	Lack of infrastructure support - increase density and infrastructure support	
*	Workforce development/training: job training in HS and CC; tech job training; identifying training needs, opportunities and gaps; non-tech/low tech skills	2

	Support entrepreneurship	
	Tax support for new businesses	
*	Business friendly environment needed - presently overregulated with no guidance and business growth is sacrificed for a conservation focus	1
	Entertainment/nightlife for young adults	
	Educate buyers/citizens on Service District growth concept	1
	Promote growth in Service Districts with density and vertical development	1
	Get faster internet	
*	Build on existing fiber network for access hubs using schools/emergency trunk lines	5
	Expand transit, trails bike/ped	
	Expand choice of vendors for broadband	
	Improve Cell phone service	
	Need space for business start ups - e.g. under-used buildings	
	County sponsored apprentice program for youth/teens	
	Use villages as hubs for revitalizing existing 2nd generation businesses. Keep it compatible. Small and incremental	1
*	Provide tax incentives for businesses to stay in the County	2
	Clarify compatible business uses in <u>each</u> village	1
*	Train workforce for new/emerging technologies	2
	Promote sustainable technologies to attract high tech business	1

Fauquier County Community Conversations: Public Meeting #4

Summary of Responses

Comments on Existing Actions

Community meeting four, held November 16, 2016, was the last of the public meetings for Fauquier County Community Conversations. This session was an opportunity for community members to provide input related to the proposed strategies and actions for achieving Fauquier County’s vision. The proposed strategies and actions were developed during prior community meetings and simplified into “vision themes”. After a brief presentation explaining the format of the strategy posters, attendees were asked to review, comment, and vote for the strategy they felt was most important to the County’s future in each vision theme.

The tables below document those comments, provide a response to each comment, and the rationale behind the response given.

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
VISION THEME A				
CONTINUE AND EXPAND LAND CONSERVATION EFFORTS (8 TOTAL COMMUNITY VOTES)	A 1.3 Continue assistance with conservation easements; Refine the evaluation criteria to put clear priority on actively farmed land	Incorporate green infrastructure. Look for corridors with neighboring counties to protect viewsheds, water, migratory pathways, etc.	Consider adding a statement about coordination with adjacent counties to connect green corridors.	Coordination with adjacent counties is worthwhile and would require a small amount of time and effort.
	A 1.4 Continue use value assessment	Keep real estate taxes low to best ensure that private individuals can stay and development will not take over their properties	No action needed.	Use Value taxation addresses this comment for agricultural properties.
EXPAND THE LOCAL FOOD AND AGRI-TOURISM SECTORS (14 TOTAL COMMUNITY VOTES)	A 2.2 Strengthen a Local Foods Policy Council to promote and coordinate efforts to expand	Give incentives for businesses to buy local – i.e. restaurants serve local eggs, produce, etc.	No action needed.	Incentives are something that a Local Foods Policy Council would consider.

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
<p>EXPAND AGRICULTURAL INFRASTRUCTURE AND CAPACITY (6 TOTAL COMMUNITY VOTES)</p>	<p>local markets and agri- tourism, including establishing a regional food hub and a coordinated promotion and “branding” of the County as a unique agricultural area</p>			
	<p>A 2.3 Promote the creation of direct marketing initiatives such as farmers markets and Community Supported Agriculture (CSAs)</p>	<p>Increase number of staff (Tourism Dept, Ag Dev Center, etc) so that they can better implement these actions</p>	<p>No action needed.</p>	<p>The county, working with the Food Policy Council, would determine if more staff resources are needed.</p>
	<p>A 3.1 Review and refine zoning regulations to streamline permitting and approval procedures so that value- added facilities can be added to farming operations with a minimum of “red-tape”</p>	<p>Reducing the permitting process and burdensome regulations on businesses already in existence and those beginning/trying to establish themselves is a great idea</p>	<p>No action needed.</p>	<p>The comment agrees with the action.</p>
	<p>A 3.3 Work with VDOT and law enforcement to make strategic improvements along key rural roads and in traffic protocols to improve the</p>	<ul style="list-style-type: none"> Expand and widen our main roadways for better safety, less congestion, better on the environment and for maintaining Fauquier’s wide open feel via our 	<p>No action needed.</p>	<p>The “strategic improvements” could include expansion and widening as needed.</p>

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
	safety of moving farm equipment	roadways. If we are looking to increase our population and/or density the responsible, logical and sustainable thing to do is to increase our roadways/vehicle lanes <ul style="list-style-type: none"> Widen Route 28 		
<p>EXPAND AGRICULTURAL EDUCATION AND OUTREACH (5 TOTAL COMMUNITY VOTES)</p>	<p>A 4.3 Provide education and training related to farming through the public schools and Lord Fairfax Community College</p> <p>A 4.4 Promote Fauquier County as a regional resource for direct sales of agricultural products and visitation for agri-tourism</p>	<p>A 4.3 and 4.4 a must – all else mean nothing</p>	<p>No action needed.</p>	<p>The comment agrees with the action.</p>
VISION THEME B				
<p>CREATE DYNAMIC BUSINESS CENTERS (11 TOTAL COMMUNITY VOTES)</p>	<p>B 1.2 Support the expansion of broadband and cellular infrastructure to ensure complete service coverage of high speed internet and cell service</p> <p>B 1.4 Consider revising parking</p>	<p>Expanded broadband essential – still in the dark ages now!</p> <p>Reduction of parking spots for each</p>	<p>No action needed.</p> <p>Add a statement</p>	<p>The comment agrees with the action.</p> <p>Parking is a key concern for retail</p>

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
ENCOURAGE THE GROWTH AND ADDITION OF NEW BUSINESSES (9 TOTAL COMMUNITY VOTES)	standards to support desired traditional development forms (mixed use and walkable)	business potentially harmful to business and economic growth if access is more difficult for customers	“while maintaining adequate and well-marked parking for businesses.”	businesses. There are ways to provide adequate parking while minimizing negative effects on walkability from the oversupply of parking or poor placement of parking.
	B 1.5 Evaluate commercial zoning regulations to ensure that they are compatible with the County’s vision and the needs of targeted industries	Relax commercial Zoning Ordinances	Add a statement about making it easier to build projects consistent with the vision.	Relaxing regulations will be among the options considered.
	B 2.1 Develop a “user-friendly” business establishment process that offers strong support and guidance for potential new businesses	Fast track licensing – have staff assist new businesses with paperwork	Add the word “assistance” between “support” and “guidance.”	Aiding potential new businesses is consistent with “user friendly” processes.
	B 2.2 Increase the size and number of the County’s “enterprise centers” to provide office space, resources, and strategic guidance for new and small businesses	Transportation and workforce education are also important	No action needed.	Covered under Strategy B3.

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
<p>ENHANCE WORKFORCE EDUCATION PROGRAMS (6 TOTAL COMMUNITY VOTES)</p>	<p>B 2.4 Continue the efforts of the Department of Economic Development to identify services and resources attractive to the County’s targeted industries</p>	<p>Encourage green businesses in healthy environments</p>	<p>Share the comment with the Department of Economic Development to see if it’s consistent with their target industries or should be included.</p>	<p>The targeted industries are not being identified through Fauquier Community Conversations, but this comment is important for Economic Development to consider.</p>
	<p>B 2.5 Continue the tax incentive program for targeted industries</p>	<p>Government hub zones</p>	<p>Seek more information.</p>	<p>The comment is not clear.</p>
	<p>B 2.6 Promote shovel ready sites to entice the establishment of targeted industries. Refine the inventory of sites to ensure currency</p>	<p>Have good transportation options with ease of use</p>	<p>No action needed.</p>	<p>Covered under Vision Theme C.</p>
	<p>B 3.1 Conduct a thorough study of local businesses and industries to accurately identify education and training needs that may be provided by local schools and Lord Fairfax Community College</p>	<p>B.3.1 key to County’s work force and types of businesses</p>	<p>No action needed.</p>	<p>The comment supports the action.</p>
<p>VISION THEME C</p>				
<p>INCENTIVES FOR TRADITIONAL NEIGHBORHOOD DESIGN (TND)</p>	<p>C 2.1 Add new TND policies in the Comprehensive</p>	<p>Walkability is achieved even when TND is not in place via trails and</p>	<p>Consider identifying specific places or zones for</p>	<p>Facilities are one component of walkability. The form of</p>

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
<p>(4 TOTAL COMMUNITY VOTES)</p>	<p>Plan and implementing ordinances.</p>	<p>sidewalks connected to one another and to the town core. Maintaining decent setback and large lot sizes is good and preserves Fauquier’s feeling of openness that surrounding counties envy us for. Please do not sacrifice vehicular traffic, ease and safety as we can achieve walkability while maintaining the former.</p>	<p>which the TND policies would apply.</p>	<p>development and density also increase walkability be making it more feasible for people to walk rather than drive for all their trips. TND principles are also important for increasing density in the service districts while minimizing impacts. However, TND principles may not be appropriate in all districts and guidance on where and how they get applied would be beneficial.</p>
	<p>C 2.3 Add form standards to existing multifamily and commercial zoning districts to promote mixed land use and walkability</p>	<ul style="list-style-type: none"> • Encourage existing traditional scale • Historic preservation should be incentivized • Minimize growth in standalone homes as tax negative. Maximize mixed use infrastructure and limit onsite parking 	<p>Add an action, where it’s most appropriate, on providing incentives for historic preservation and adaptive reuse, and to continue being proactive in designating historic districts and community education on them.</p>	<p>Historic preservation is important in a county with as much history as Fauquier, and could be strengthened through this action plan. The other two comments will be considered through form standards.</p>

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
			No action needed on the other two comments.	
<p>PROVIDE MORE TRANSPORTATION CHOICES IN THE SERVICE DISTRICTS (6 TOTAL COMMUNITY VOTES)</p>	<p>C 4.4 Identify high priority sidewalk or bike facility improvements and gaps to address with a dedicated funding source</p>	<p>User friendly a must</p>	<p>No action needed.</p>	<p>New sidewalks, trails, or bike facilities will follow modern standards for accessibility and design.</p>
	<p>C 4.6 In limited cases where new sidewalks are not feasible or too far from other developed areas, allow fees in lieu of sidewalks and trails into which developers can contribute towards new and improved sidewalks in the Service Districts</p>	<p>Key stakeholder: Parks and recreation – re: Connections Plan</p>	<p>Add statement to Action C 4.4 about the importance of coordinating new facilities with the Parks and Recreation Department’s “Connections Plan” and service district plans.</p>	<p>This action should be connected to existing efforts, not duplicate them.</p>
	<p>C 4.7 Plan in the short term for better transit service within the County while planning in the long-term for increasing VRE access to County residents</p>	<ul style="list-style-type: none"> • Increase and add more scheduled bus service to/from DC • The community needs to continue to develop public transportation options! 	<p>No action needed.</p>	<p>The action will potentially address these comments.</p>
<p>PROVIDE SUFFICIENT WATER AND WASTEWATER</p>	<p>C 5.1 Coordinate the County’s growth and development</p>	<p>This is critical</p>	<p>No action needed.</p>	<p>Comment agrees with the action.</p>

STRATEGY	ACTION	COMMENT	RESPONSE	RATIONALE
TREATMENT FOR SERVICE DISTRICTS (8 TOTAL COMMUNITY VOTES)	policies in the comprehensive plan with the Water and Sanitation Authority's improvement and expansion planning			
	C 5.4 Develop County policy and a strategic plan for addressing failing septic systems	Work with VA Department of Health to educate homeowners about septic systems and reduce fear of penalties for having a failing system. Many transplants from the city don't even realize that they have a septic tank or how to maintain them.	Include a statement about working with the VA Department of Health on educational outreach.	This is an important action for addressing failing systems.

Other General Comments

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
VISION THEME A				
CONTINUE AND EXPAND LAND CONSERVATION EFFORTS	Strong Rural Land & Economy	<ul style="list-style-type: none"> Not enough emphasis on historic and cultural resources and preservation What percentage of current economy is agriculture? Need to know baseline data if you're going to be able to measure change Partner with Virginia Tech for advanced Ag technologies 	<p>Consider adding an action under Strategy C2 regarding historic preservation.</p> <p>Address the other comments through the measures of success and implementation details included</p>	This is an important topic in a historic county such as Fauquier.

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
STRENGTHEN THE LOCAL FOOD AND AGRI-	Recommended Actions	<ul style="list-style-type: none"> Where would farm equipment/sales/repair be located? <p>County already does a great job promoting and maintaining conservation. As discussed at table last meeting, no need to expand conservation efforts since County and private groups already have that covered and since current zoning prevents development anyway in the areas that community conservationists have expressed concern that development would occur. Best thing, aside from current efforts, County might do to preserve open spaces and feeling is to ensure roadways stay wide for traffic to quickly move through</p>	<p>in the final action plan.</p> <p>No action needed.</p>	<p>One reason to encourage walkability and transit service is to maintain adequate performance of the roads in Fauquier County.</p>
	Recommended Strategy	<p>Preserve scenic areas for tourism. Preserve and conserve forest lands and wildlife habitat</p>	<p>No action needed.</p>	<p>Covered under actions for Strategy A1, including A 1.2, A 1.3, and A 1.4.</p>
	Benefits/ Outcomes	<p>Balance desire for land conservation with supporting individuals to be more able to maintain ownership of their farms and homes as these people are the stewards of the land we currently appreciate. Support existing local people and culture</p>	<p>Add to benefits/ outcomes as bullet that says "Support individuals to continue farming."</p>	<p>This is an important benefit.</p>
	Recommended Strategy	<ul style="list-style-type: none"> Key products to market <p>Specific agri-tourism events to promote awareness and involvement</p>		

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
TOURISM SECTORS	Measuring Success	<ul style="list-style-type: none"> Horse farms – keep/expand public riding trails Does success of strategy include wineries? – Good to focus on them 	Add to Measuring Success a bullet about number of agri-tourism venues and facilities.	The existing measures of success do not address this.
	EXPAND AGRICULTURAL INFRASTRUCTURE AND CAPACITY	Recommended Strategy	<ul style="list-style-type: none"> Help farmers obtain laborers. Offer equipment rental for beginner farmers who don't have the capital Work with VDOT to revise some of their requirements that can be barriers – i.e. the farmer who wants to have a roadside stand would have to make a significant investment to have a proper VDOT entrance and the return on investment is not enough to offset the costs 	<p>Regarding the first bullet, consider modifying Action A 4.1 to mention equipment for beginner farmers.</p> <p>Add to Action A 3.3 a statement about working with VDOT to make it easier for farmers to open a roadside stand in rural areas.</p>
EXPAND AGRICULTURAL EDUCATION AND OUTREACH	Benefits/Outcomes	Promote grass fed	No action needed.	Action would fall under Strategy A2.
	Recommended Actions	Increase awareness of farming equipment needs, etc – a great idea		
	Recommended Strategy	<ul style="list-style-type: none"> Need some emphasis on the equine industry - Also wine tourism Protect and promote cultural (historic) and environmental tourism 	Consider adding language to action A2.1 or A2.2 to specifically call out wineries and equine industries.	These are key agri-tourism sectors in the county.
VISION THEME B				
CREATE DYNAMIC BUSINESS CENTERS	Expanded Business and Industry	<ul style="list-style-type: none"> Business should be a priority – it is the driving force that will move the County forward 	No action needed.	First and fourth bullets are statements in agreement

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
		<ul style="list-style-type: none"> • Include discussion of cost estimates for improvements such as broadband to judge feasibility as well as project funding sources/implementation approach • Key to workforce development is matching training in schools to need/in-demand job skills • Business is key to County future • Streamline government. Curtail latitude of bureaucrats. Make all requirements absolutely clear at front end of permitting process. 		<p>with Strategy B.2.</p> <p>Second bullet would be addressed in follow-on work to Community Conversations. No action needed for this plan.</p> <p>Third bullet is covered by Action B 3.1.</p> <p>The fifth bullet would be considered in the implementation of B 2.1.</p>
Recommended Strategy		<ul style="list-style-type: none"> • Support and expand public transportation to reduce need for parking and millennials don't all want to drive/own a car • Focus growth in service districts – when farmland is gone, its gone forever 	No action needed.	<p>First bullet covered under Action C 4.6</p> <p>Second bullet covered under Action C 1.2</p>
Benefits/ Outcomes		<p>Discourage rail to 'ship' folks out of Fauquier for work</p> <p>Build 4-story office buildings</p>	No action needed.	<p>Building height would be considered under Action C 2.4. 4 story buildings are already allowed.</p> <p>Rail could also bring workers into Fauquier,</p>

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
ENHANCE WORKFORCE EDUCATION PROGRAMS	Measuring Success	<ul style="list-style-type: none"> Should be relative to Comp Plan requirements and zoning Clarify language regarding ‘number of service districts with access to public water and sewer’ – put in appropriate planning context 	<p>First bullet covered under Action B 1.4</p> <p>Consider elaborating upon the Measurement “the number of service district with access to public water and sewer.” This measure could be refined to look at acreage or percent of service district with access.</p>	<p>not just send them out.</p> <p>The measurement is too broad as its stated.</p>
	Recommended Strategy	Need vocational school	No action needed.	<p>Could be considered under implementation of Action B 3.2.</p>
	Measuring Success	<ul style="list-style-type: none"> Key stakeholder: Fauquier Human Resources Dept Make ‘percent’ actual number as percent will be driven by commuters Needs to be ‘median income of residents who live and work in the County 	<p>Consider first bullet in the writing of the final action plan.</p> <p>No change for the second bullet. Percent is a better measure than actual number, which lacks context.</p> <p>Use the suggested language in the third bullet.</p>	<p>Regarding the second bullet, percent is a better measure than actual number, which lacks context.</p> <p>Regarding the third bullet, this is a good suggestion because it will reduce the impact that retirees and commuters have on the</p>

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
RESPOND TO THE NEEDS AND PRACTICES OF THE NEW RURAL ECONOMY (8 TOTAL COMMUNITY VOTES)	Recommended Strategy	Define what assets in agriculture are key to County future	Update the “recommended strategy” text to address this comment.	median household income. It would better help the county track its goal of providing high quality employment for residents of the county. Important to highlight what assets are key to the new rural economy.
	Benefits/ Outcomes	Tourism related to equine events – also wine tourism	No action needed.	These industries are under the umbrella of “agri-tourism” and can be called out specifically in Strategy A2
	Measuring Success	Broadband café spots for wifi use for rural areas with poor access	Consider adding a bullet about the number of locations offering public wifi in rural areas.	Has been raised throughout the project as a key issue. However, cafes are unlikely to appear in very rural areas. Perhaps other methods of providing public wifi should be explored.
VISION THEME C				
CONCENTRATE GROWTH IN SERVICE DISTRICTS	Thriving Communities and Services	<ul style="list-style-type: none"> Need baseline statistics to be able to measure success 	Address the first two comments in the final action plan.	Regarding the second response, widening of highways

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
(19 TOTAL COMMUNITY VOTES)		<ul style="list-style-type: none"> ○ Policy/actions shouldn't be put into effect until we are tracking measures ● Way to ensure accountability – get annual check-in from citizens on 'how we're doing' on action plan ● Address congestion on 17 and 66 through multi-pronged strategy including long term widening and short term travel demand management 	Consider adding an action to Strategy C4 regarding strategic and limited widening of highways to accommodate growth in traffic between service districts.	between service districts is not addressed in any action, but has been raised a few times through the community meeting comments.
	Recommended Strategy	Consider connecting residents who live outside the service districts to these services using public transportation	No action needed.	Transit works effectively in denser environments, such as the service districts. Rural areas could be served by paratransit for people with disabilities that limit their ability to drive, but regular fixed route public transportation is not likely to be extended to rural areas.
	Benefits/ Outcomes	<ul style="list-style-type: none"> ● Business types to service districts key ● Concerns from those with horse trailers and large trucks that there will be few gas stations 	Regarding bullets 2 and 3, consider adding an action to Strategy A3 about providing	While most business should be focused in the service districts, businesses that

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
INCENTIVES FOR TRADITIONAL NEIGHBORHOOD DESIGN (TND)	Benefits/ Outcomes	with large enough spaces for such vehicles to refuel • Concerns that businesses that support workmen and equipment repair will be lessened or eliminated	space for businesses that serve rural industry and agriculture.	serve agriculture might be more appropriate closer to their customers in rural areas, and making provisions to allow those businesses where they make the most sense is appropriate.
	Measuring Success	Public transportation can play an important part in TND. It can be safer than walking/biking especially in the evening	No action needed.	The comment is covered by Action C 4.7.
	Recommended Actions	Place where people want to live and work	Consider adding a measure of success on the balance between jobs and housing in each service district.	This is another way of measuring the county's success in providing jobs for county residents.
DIVERSIFY THE COUNTY'S HOUSING STOCK (5 TOTAL COMMUNITY VOTES)	Recommended Actions	Please no 'traffic calming measures'. They hinder traffic and are not the only solutions to creating a walkable community that is safe for pedestrians. Love the intention behind traffic calming measures, however, they are disadvantageous in the end and are burdensome most particularly to our equestrian vehicles/community and to those with blue collar type work vehicles. Would be wonderful if the County	Modify Action C 4.2 to indicate that traffic calming should not impede any type of vehicle from accessing business districts, and to use the techniques strategically in areas where foot traffic is key to business success or for improving	Traffic calming entails a wide range of techniques. Some would make it difficult for larger vehicles to navigate the streets. Other techniques simply reduce the crossing distance for pedestrians at crosswalks. It is possible to

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
		could keep roads smooth and open as well as create connectivity for pedestrians.	safety in residential areas. This action is about complete streets and safety for all users, not about hindering traffic.	strike a good balance, and the action can be modified to reflect that.
Recommended Strategy	<ul style="list-style-type: none"> Recycle vacant buildings instead of building new ones Housing to work force and business a must 		Consider adding an action about encouraging adaptive reuse of older buildings for housing.	Historic preservation and reuse is an important topic that is not addressed adequately in the action plan.
Benefits/ Outcomes	<ul style="list-style-type: none"> Include lots of single family homes on ¼ - 1/3 acre lots that are affordable to first time buyers (singles, newlyweds and families) moving from the west as well as nicer homes for those moving from the east. Don't price out locals. CCRC's (Continuous Care Residential Communities) are needed. Seniors who choose not to stay in their homes need to leave the County or change facilities as their care needs change. 		<p>No action needed on Bullet 1.</p> <p>Consider adding an action about the need to provide housing for an aging population, including Continuous Care Residential Communities, and to locate this housing type in locations with easy access to shops and services.</p> <p>Consider adding an action to evaluate all service districts to provide more</p>	<p>Lot size will be considered under Action C 3.1</p> <p>Aging in Place is an important topic, especially in a county such as Fauquier with an older than average population (41.3 median age in the county versus 37.5 in Virginia).</p>

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
<p>PROVIDE MORE TRANSPORTATION CHOICES IN THE SERVICE DISTRICTS</p>	<p>Measuring Success</p>	<ul style="list-style-type: none"> • Can be misleading measure – requires a qualifier like ‘consistency with plan’ – should not be an unlimited • Relative to what? Of planned density? Of number of houses built in a year? • Does ‘where appropriate’ mean as approved in plan? 	<p>smaller lots for first time homebuyers.</p> <p>Add the disclaimer suggested in Bullet 1.</p> <p>Regarding Bullet 2, add “relative to total housing units built.”</p>	<p>The comment is accurate. Some cross reference to the comp plan policy for housing is important in determining how much land should be made available for higher density housing.</p> <p>Regarding bullet 2, the purpose of this measure is to track how much housing is being built in service districts relative to rural areas.</p>
	<p>Recommended Strategy</p>	<ul style="list-style-type: none"> • Trails to Rails! Improve train and other transportation corridors • Enforcement of existing traffic calming measures along major traffic corridors 	<p>No action needed.</p> <p>For Bullet 2, consider adding a statement to Action 4.2 about increasing enforcement regarding vehicles yielding to pedestrians at crosswalks in service districts.</p>	<p>Trails to Rails is a good program, but any projects should be considered in light of the long-term planning for transit to make sure no key future transit corridors are converted to trails.</p>

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
				For bullet 2, it's not just infrastructure that will calm traffic. Enforcement is also important.
	Benefits/ Outcomes	<ul style="list-style-type: none"> • Being so close to DC our growth is inevitable. Please add lane and improvements to Routes 29, 66 and any other needed roads so traffic moves well through our county or it will end up as a polluted traffic jam. • Good desire to prevent speeding in villages but traffic calming measures such as bump outs, etc, are measures that make flow more frustrating, crowded and congested and many have told me that they don't want them as pedestrians or drivers. Instead leave roads open and wide and monitor speed via police and other measures. 	<p>Consider adding an action to Strategy C4 regarding strategic and limited widening of highways to accommodate growth in traffic between service districts.</p> <p>For Bullet 2, make the addition suggested earlier in this table, which was: "Modify Action C4.2 to indicate that traffic calming should not impede any type of vehicle from accessing business districts, and to use the techniques strategically in areas where foot traffic is key to business success or for improving safety in</p>	Both comments have been made in various forms multiple times.

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
<p>PROVIDE SUFFICIENT WATER AND WASTEWATER TREATMENT FOR SERVICE DISTRICTS</p>	<p>Measuring Success</p>	<ul style="list-style-type: none"> Public transportation needs to be expanded and supported. Walking and biking are great but County is aging and they can't drive, walk or bike. They also need to carry groceries and can't do that while biking/walking. Even millennials might want to use it for large purchases. Biking on county roads a hazard to both bikers and drivers. No shoulders on roads for bikes to pull over. But now to add bike paths to existing roads?! 	<p>residential areas.”</p> <p>No action needed.</p> <p>For Bullet 2, consider adding a bullet to map which rural roads have shoulders with the intent of adding shoulders to rural roads that connect service districts. Also consider an action to explore options to leverage state and federal resources to set up fixed route and on-demand services, and to collaborate with other entities on improving public transit.</p>	<p>The first bullet is covered under Action C 4.7</p> <p>For bullet 2, shoulders are important bike facilities in rural areas.</p>
	<p>Recommended Actions</p>	<ul style="list-style-type: none"> Reduce the size of parking lots – i.e. Walmart does not need all those spots – run off from slating and sanding during winter affects water quality Maintain parking lot sizes. Ample parking necessary for economic growth and ease of access for customers. Many areas effectively handle water quality in 	<p>No action needed.</p>	<p>These comments will be considered in the implementation of Action B 1.3.</p>

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
AGING COMMUNITY		the face of run off – Fauquier can too		
	Recommended Strategy	Control businesses with high water use	Consider adding an action to Strategy C5 about water conservation.	The actions are focused mainly on expanding water infrastructure and supplies, not conservation.
	Benefits/ Outcomes	<ul style="list-style-type: none"> Can water quality be included? The need for farming practices to adhere to certain standards to protect our water. How to work with the farmers county-wide And energy and broadband 	Consider adding an action to Strategy C5 about water quality.	As with conservation, water quality is not addressed in the draft actions.
	Housing	Universal Design in new construction needed – Encourage/seek ways to	Consider adding an action to Strategy C3 regarding accessibility for the aging population.	Accessibility for an aging population is not addressed in the action plan.
	Awareness of Needs of an Aging Population	Workplace flexibility for caregivers <ul style="list-style-type: none"> Can be implemented at a government level and model shared with private sector Can be used as an economic development tool 	Need more information	Need more information to understand what is being suggested with this comment.
Facilities and Infrastructure	<ul style="list-style-type: none"> New models for rural communities will rely on internet for communication: Village Model – people helping people; facilitated by message boards, etc. 	No action needed.	The type of system described in the first bullet will be supported by the expansion of broadband,	

STRATEGY	NON-ACTION ITEM	COMMENT	RESPONSE	RATIONALE
		<ul style="list-style-type: none"> Embracing universal design in facilities and public works is good for everyone 		which is called for in Action B 1.2.
	Medical and Mental Health	Need to develop alternative model for non-emergencies (“second responders”)	Requires research.	Research needed to understand how this could work and where it has been applied successfully.

APPENDIX 2. SUMMARY OF OPPORTUNITIES AND OBSTACLES

Managed Growth and Concentrated Development & Vibrant Towns and Villages

Obstacles		Opportunities
Projected Growth May Exceed Full-Build Capacity of Towns and Service Districts		Sufficient land area within service districts to accommodate extensive additional growth.
Groundwater quantity and quality can be diminished by surface development and activities.		Innovative Stormwater Management Techniques.
Limited street connectivity and sidewalk availability within towns and service districts.		Increasing funding and support for transportation alternatives.
Projected demand for water supply and water treatment is greater than existing utility capacity.		Greywater system technologies that can reduce water use and wastewater production
Limited central business and activity areas in most service districts.		Design high-quality urban environments that people love to live in or near.

Expanding Business and Employment Opportunities

Obstacles		Opportunities
Disparity between workforce skills and available employment.		Job skill development through Lord Fairfax Community College.
Slow projected business growth in Virginia.		Strong projected business growth in Northern Virginia region.
High future levels of congestion are projected for most major highways in the county.		Increasing use of partial or full telework employment.

Rural and Open Space Preservation & Strong Agricultural Economy

Obstacles

Opportunities

Higher than average cost of farmland.



Proximity to Large Food Markets with Increasing Appreciation of Local Foods.

Continued high development pressure from Northern Virginia



Maintain and enhance agricultural zoning and conservation easement programs projects.

Limited local food promotion and access to local markets.



Organized regional and local agricultural advocacy and promotion.

Lack of infrastructure for value-added agricultural processing.



Promote new and expanded ag infrastructure projects.

APPENDIX 3. FARMING COMMUNITY INPUT

Notes from October 20, 2016 Agricultural Outreach

Over the course of our first two Community Conversations, it became apparent that there were several important sectors of our community that were under-represented in the feedback we were receiving. In order to solicit input from those involved in agriculture as well as those involved with the aging population, we held targeted conversations with representatives of those communities. These conversations were facilitated in such a way as to allow for the most pressing issues of these groups to be conveyed and discussed. The meeting with the agricultural community was held on October 20, 2016 and included a wide variety of farming interests from around the County. This feedback was incorporated into the drafted strategies and actions. Notes from the agricultural meeting can be found below.

- Help the public and farmers to have better knowledge of the services and programs the County offers for farmers – possibly collaborating with newspaper/media to get the word out
- What information could be distributed to farmers on a weekly/monthly basis that would be of interest to them? County could develop an app to help provide information to farmers
- Reduce or streamline the ‘redtape’. Ag businesses should not have to go through so many hoops. Remove % grown on farm
- County should support agricultural infrastructure and cooperative opportunities – e.g. cold storage
- Help with finding labor, particularly part-time labor
 - Provide information regarding consistent wages and availability of labor
- Services should be concentrated within the Service Districts to reduce development pressure on agricultural lands. Special exceptions in rural areas should not be given to developers
- Taking farmland and converting to trees is a problem
- Examine Land Use taxation categories
- Explore incentives to have farming production on eased land ... need to facilitate all types of farming, not select types
- Explore partnerships and opportunities with veterans
- There is a need for both affordable and short term housing
- Explore opportunities for high school students to provide agricultural labor recognizing that there may be transportation issues for some
- There is a need for a vocational school (program for non-college attendees) Younger generation not interested in farming, however there is a higher interest among millennials
- Fauquier High School and Kettle Run High School have ag programs
- Strong land use policies should be maintained to keep development within the Service Districts
- The County is hurt by the loss of agricultural land
- Recognize that there are conflicts between agricultural and residential land uses and balance these with property rights

- Recognize that there are cultural conflicts based on classifications such as generations, economic class, geography (north to south), etc.
- Educate the public on the right to farm
- Need for increase public education utilizing multiple farms
 - About agriculture
 - To teach agricultural skills
- Need for farmer succession planning
- Farmer Veteran Coalition – federal farm bill allowing succession credits – Ag Dev working with this group
- Easements should be for agricultural uses rather than open space
- Should not promote conservation easements for those not farming (not buying equipment, fuel, hiring).
- Need to have the necessary services in Service Districts
- There is a need for increased signage support
 - Farm equipment on the roads
 - Identifying Fauquier as and agriculture friendly locality
- There should be assistance with moving large agricultural equipment on the roads, e.g. flashing escort vehicles
- Large farms should be protected
- Need for increased communication and education with the County community as a whole
- Concerns about mitigation banks and similar concepts removing agricultural land from use
- Traffic issues on arterial County roads
- Route 28 traffic still affecting ag and the movement of farm vehicles
- Recognition that farms are competing on a national level
- Need for technological infrastructure – broadband. Internet cell phone service for northern section of the county – lower population.
- Try to leverage densities in the Service Districts with services for the rural areas
- Recognition of the difficulties in starting a farm/farming
- County permitting difficulties – particularly E&S – how can this be softened?
- Can County help with E&S plans/engineering resources
- Need for education of residential property owners of their impacts on water quality
- Ways to streamline the permitting process
- Lobby the State legislature for changes to make the process easier
- Fencing laws – used to fence out, now have to fence in
- Regulatory difficulties installing farm ponds
- Identify the benefits of ponds, e.g. reduced insurance rates
- Water demand concerns, particularly related to the demand from the Service Districts

- County support for a locally sourced agricultural production 'store' – Buy Local
- Some conflicts between large commodity agriculture and small organic – fertilizer over spray
- Potential for a local processing co-op
 - Aid in marketing to locals and local stores
 - Note the potential local regulation issues
- Reduce over-regulation
- Keep Land Use tax for agriculture
- Encourage easements to support or even mandate agricultural use
- Incentivize rather than regulate
- Make sure that all types of agriculture are supported/protected
- Private street policies can be used to deter growth in the rural lands
- Recognize the growth pressures on private streets
- Help connect local producers with local groceries
- What to do with vineyards?
- Investing in leased land is hard, due to lack of stability/longer term leases
- Trying to get into farming is extremely difficult. Cannot find land to lease for pasture
- Establish local beef cooperative, local processing and marketing

APPENDIX 4. AGING COMMUNITY INPUT

Community Conversations

“Aging” Discussion Group

Consolidated Notes

Following the first two Community Conversations, it became apparent that there were several important sectors of our community that were under-represented in the feedback we were receiving. In order to solicit input from those involved in agriculture as well as with the aging population, we held targeted conversations with representatives of those communities. These conversations were facilitated in such a way as to allow for the most pressing issues of these groups to be conveyed and discussed. The meeting with the aging community was held on November 21, 2016 and included representatives from a variety of nonprofit organizations involved with aging populations around the County. This feedback was incorporated into the drafted strategies and actions. Notes from the aging community meeting can be found below.

HOUSING

- Millennials and seniors want same thing – small town walkability – leading to competition
- Age restriction desirable for amenities
 - Greater demand for emergency services
 - Needs to be integrated into community
- Aging in place is desired
 - Universal Design in new construction needed
 - Need greater supply of ground floor master suites, for example
- Co-housing and shared houses
 - Provides alternative to isolation for elderly
 - Can offer greater affordability
 - May be impeded by zoning and county definition of “family”
 - Requires delicate balance to encourage flexibility without altering existing communities
 - Shared housing can create parking issues in existing neighborhoods
- 89% of Fauquier seniors are housing burdened (spend > 30% of income on housing)
- Homelessness and inadequate housing a growing problem for seniors

TRANSPORTATION AND MOBILITY

- Need for more connections between and within service districts
- Need for reliable fixed-route and on-demand systems
- Need for county match money to finance more complete transit system
- Need variety of systems for different financial circumstances as well as different physical and mental needs
- Need for sidewalks that are accessible and support mobility in all stages of life

AWARENESS OF NEEDS OF AN AGING POPULATION

- Caregivers need support and respite from difficult work
- Workplace flexibility for caregivers

- Can be implemented at a government level and model shared with private sector
 - Can be used as an economic development tool
- Warrenton Community Center has an underutilized adult daycare as part of senior center
 - Negative stigma of adult daycares and senior center
 - Facility is old and could use remodeling (perhaps as part of Taylor MS remodel)
 - Vint Hill development also offers potential for another modern senior center
 - Need to develop standards for levels of service (number of caregivers, etc.)
- Seniors offer much to community and should not be viewed as a burden
 - High rates of volunteerism
 - High rates of entrepreneurship

FACILITIES AND INFRASTRUCTURE

- Need for broadband to facilitate telemedicine and remote monitoring
 - Internet can help to overcome social isolation of aging in a rural community
 - Internet also allows for deliveries of medicine and groceries even if a person can no longer drive
 - Managing transition from copper to fiber optic networks will be a challenge for some seniors (e.g. phones no longer working when power goes out)
- New models for rural communities will rely on internet for communication
 - Program of All-Inclusive Care for the Elderly (PACE) – comprehensive medical care and social services to allow seniors to age in place; can be combined with telemedicine
 - Village Model – people helping people; facilitated by message boards, etc.
- Public Spaces are important for social opportunities
- County agencies need to work together to provide services for seniors (e.g. partnership with library for senior readers)
- Embracing universal design in facilities and public works in good for everyone

MEDICAL AND MENTAL HEALTH

- Need to recruit service providers
- Lack of specialists in the county and region outside of the more urban areas
- Nursing shortage
- Dementia and other chronic mental health issues of concern among seniors
- Drug addiction a problem among both seniors and caregivers
- Aging in place creates drain on EMS and sheriff's department resources as they respond to non-emergencies among the elderly
 - Need to develop alternative model for non-emergencies (“second responders”)
 - Community health workers – non-medical volunteers who can help
 - Faith-based initiatives

APPENDIX 5. WATER RESOURCE SUMMARY REPORT



Water Resource Summary Report



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Introduction



In 1967, Fauquier County adopted a land development strategy that assigned all the lands in the County to one of two development areas: service districts and village service districts. In an effort to preserve the rural and agrarian nature of the county, the majority of future development was to be directed into the service districts. Service districts would accommodate the highest density of development, while the village service districts would accommodate more limited and smaller-scale developments.

One of the methods that the County has used to achieve this goal is to limit the provision of certain public utilities to service districts and village service districts, including water supply and sewage treatment. The County currently has six service districts (Bealeton, Marshall, New Baltimore, Opal, Remington, and Warrenton) and three village service districts (Calverton, Catlett, and Midland). Properties developed outside of these service districts must provide these services through individually owned and maintained wells or small community water systems and septic systems. Within service districts and village service districts, however, Fauquier County may elect to build and maintain a public water supply and sewage infrastructure. Due to the fact that public systems are typically less costly and more efficient to operate than private systems, developers have an incentive to locate their projects within the service districts.

Public water and sanitation systems are managed by the Fauquier County Water and Sanitation Authority (FCWSA). The FCWSA is an independent political subdivision of the Commonwealth of Virginia empowered by the Virginia Water and Waste Authorities Act to provide public utilities throughout Fauquier County. It is not a department of Fauquier County.

The FCWSA derives no revenues from County taxes. Its operating expenses are funded by its customers through its service fees. The County often contributes funding for the construction of infrastructure, but capital expenses are supplemented by builders and the development community through its Availability Fees.

Part 1: Water Supply



Currently, the FCWSA operates public water supply systems in the Service Districts of Bealeton, Marshall, New Baltimore, and Opal, as well as the Village Service District of Catlett. It also operates wells in the communities of Turnbull, Paris, and the service district areas surrounding the Towns of Warrenton and Remington.

Public water in the County is supplied through groundwater wells that are located within and around the service districts. Fauquier County has explored the possibility of developing surface water supply facilities such as reservoirs in the past, but in 2001 the Board of Supervisors passed a resolution that commits the County to rely exclusively on groundwater for its public drinking water supplies.

There are several potential challenges that may be encountered by communities that depend on groundwater for their water supply needs. A general list of these challenges and the strategies that can be used to avoid or address them when they occur is provided in Figure 1 below. These issues are described on the following pages.

Figure 1: Summary of Groundwater Challenges and Strategies

Challenges	Strategies					
	Exploratory Studies	Well Head Protection	Groundwater Monitoring	Capacity Expansion	Redundancy	Contingency Planning
Aquifer Transformation	✓		✓			
Water Contamination	✓	✓	✓		✓	✓
Insufficient Rainfall Infiltration	✓	✓	✓			
Overdrawn Aquifer	✓		✓	✓	✓	✓
Insufficient Withdrawal			✓	✓	✓	✓

Water Supply Challenges



Aquifer Transformation: Aquifers are both complex and dynamic, meaning that there are many factors that influence the water supply contained in them and that these factors are perpetually changing. As a result, both the quantity and quality of water available in an aquifer should be expected to change with time.

Water Contamination: Groundwater may become contaminated with toxic pollutants that are discharged from human activities such as industry and agriculture. Some groundwater also has naturally high levels of metals or other minerals that can be harmful for human consumption. This issue has become an even greater challenge in recent years due to the increasing costs of water treatment processes, as well as rising water quality standards required by the state.

Insufficient Rainfall Infiltration: During a rainfall event, the majority of precipitation will evaporate or become runoff that feeds into surrounding bodies of water. Some of it, however, will infiltrate into the soil and eventually reach an underlying aquifer. If conditions on the surface change in such a way to decrease the proportion of precipitation that infiltrates the soil, (primarily, the addition of impervious surfaces and the removal of mature vegetation) the quantity of water contained in the aquifer will decrease.

Overdrawn Aquifers: Every withdrawal of water from an aquifer will affect the area's natural water balance. If the rate of withdrawal is greater than the rate that infiltration and other water flows recharge the aquifer, the aquifer will eventually cease to be a viable source of groundwater. Additionally, aquifers are often directly linked to surface waters, meaning that the extraction of groundwater will typically lower surface water levels as well. A community must understand how groundwater withdrawal will affect their natural water systems and establish an acceptable limit to use.

Insufficient Water Withdrawal: Even if the quantity of water contained in an aquifer is sufficient to meet the demands of the community that is using it, the community must have well capacity that is capable of supplying the amount of water needed. If demand exceeds the amount of water supplied by a well, the community must either increase the capacity of the existing well(s) or drill new wells to increase water supply.

Water Supply Strategies



Exploratory Studies: An exploratory study analyzes the local geology and drills a series of wells to determine groundwater location, quality, and water flow. These studies are used to identify the optimum location of new wells.

Well Head Protection Plan: After investing in well pumps and water storage facilities, a community must not only maintain the equipment, but must also the aquifer from which the well draws water. A well head protection study identifies the land surface area that serves as the primary aquifer recharge zone, and then develops land management strategies that will help to protect the quality and quantity of water contained in the aquifer.

Groundwater Monitoring: The community should regularly monitor water quality and quantity to be aware of any changes that may affect the well's ability to provide sufficient potable water for the community's purposes.

Capacity Expansion: As a community grows, it may need to increase the number of well pumps and/or water storage capacity in order to satisfy water demand.

Redundancy: In order to minimize the disruption of unexpected aquifer transformations, contamination, or depletion, a community can intentionally develop redundancy within its water supply system in order to ensure that it is not dependent on a single groundwater source. A redundant system is served by multiple wells and potentially multiple aquifers. This redundancy also will reduce the disruption experienced if a well malfunctions or must undergo general maintenance.

Contingency Planning: In the event that a water system is entirely contaminated, depleted, or malfunctioning, the community can develop strategies to acquire water for that service area from other local or non-local sources. Similar to "redundancy" strategies, contingency plans enable a community to continue to effectively function through problems created by drought, infrastructure malfunctions, complexities in groundwater or surface water conditions, or localized contamination problems.

Long Term Strategic Planning

Given the number of factors that are involved in the management of groundwater-based water supply systems, it is important for a community to include water resources among the primary considerations that guide its development activities. If a community lacks a coherent vision for its water supply system, the long term effectiveness of the system may be degraded by short-term operational and development needs. This might not only create problems for the infrastructure itself, but could also ultimately prevent the County from realizing the full economic growth that it desires.

In order to develop this vision, a community can consider developing a long-term strategic water resources plan. This plan would address all of the potential challenges and strategies introduced above within the specific context of the community, and use the findings of this work to develop a guiding framework for the development of their water supply system. The plan would outline both the improvements that would be made directly to the water system itself, as well as policies and strategies that the community could utilize to prevent damage by way of other development activities.

Groundwater Conditions by Service District



Currently, the Fauquier County WSA operates public water supply systems in the Service Districts of Bealeton, Catlett, Marshall, New Baltimore, Opal (serving a small portion), and Remington (jointly supplied by the town and the FCWSA). Additionally, public water is supplied in Turnbull, Paris, the Town of The Plains, and the service district area surrounding Warrenton. Public water is not currently provided to the Village Service Districts of Calverton and Midland.

Figure 2, below, provides a brief summary of potential water resource challenges that are faced by the service districts and villages that are managed by the FCWSA. The results in this table are based on information provided in Figures 4 through 7.

Figure 2: Water Resource Challenges by Service District

Service District/ Village	Presence of Potential Contaminant Threats within Groundwater Development Area	Percentage of Estimated Available Groundwater Recharge Needed to Meet Anticipated Groundwater Uses at Full Build-Out	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Peak Month Demand in 2040
Bealeton	Moderate	50 - 100%	150 - 200%
Marshall	Moderate to High	>100%	> 500%
New Baltimore	Moderate	< 50%	100 - 150%
Opal	High	< 50%	100 - 150%
Remington	Low	50 - 100%	150 - 200%
Catlett	NA	NA	100 - 150%

Source: 2011 Fauquier County Regional Water Supply Plan

Physiographic Provinces

In addition to the major influence that development and activity on the land surface will have on groundwater supplies, the quantity and quality of groundwater available in any place is also affected by geology. The geology of an area will help determine where and how aquifers form, as well as the mineral content of the water.

The most common type of aquifer in Fauquier County is a fractured bedrock aquifer. A fractured-flow aquifer possesses several qualities that are important to understand for communities that use them as a primary water source. Fractured bedrock aquifers:

- Are highly variable (in every aspect) from one location to the next
- Have a higher degree of susceptibility to surface water contamination (especially in areas with thin soils)
- Are influenced to a greater degree by surface conditions
- Have a higher probability of changing over time
- Are more challenging to understand and costly to manage

The extent to which an aquifer is affected by any of these conditions is largely influenced by its physiographic setting. Fauquier County is comprised of three physiographic provinces—the Blue Ridge, the Culpeper Basin, and the Piedmont. The location of FCWSA service districts and villages relative to these physiographic provinces is

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described in Figure 3.

Figure 3: FCWSA Service Districts and Villages by Physiographic Provinces

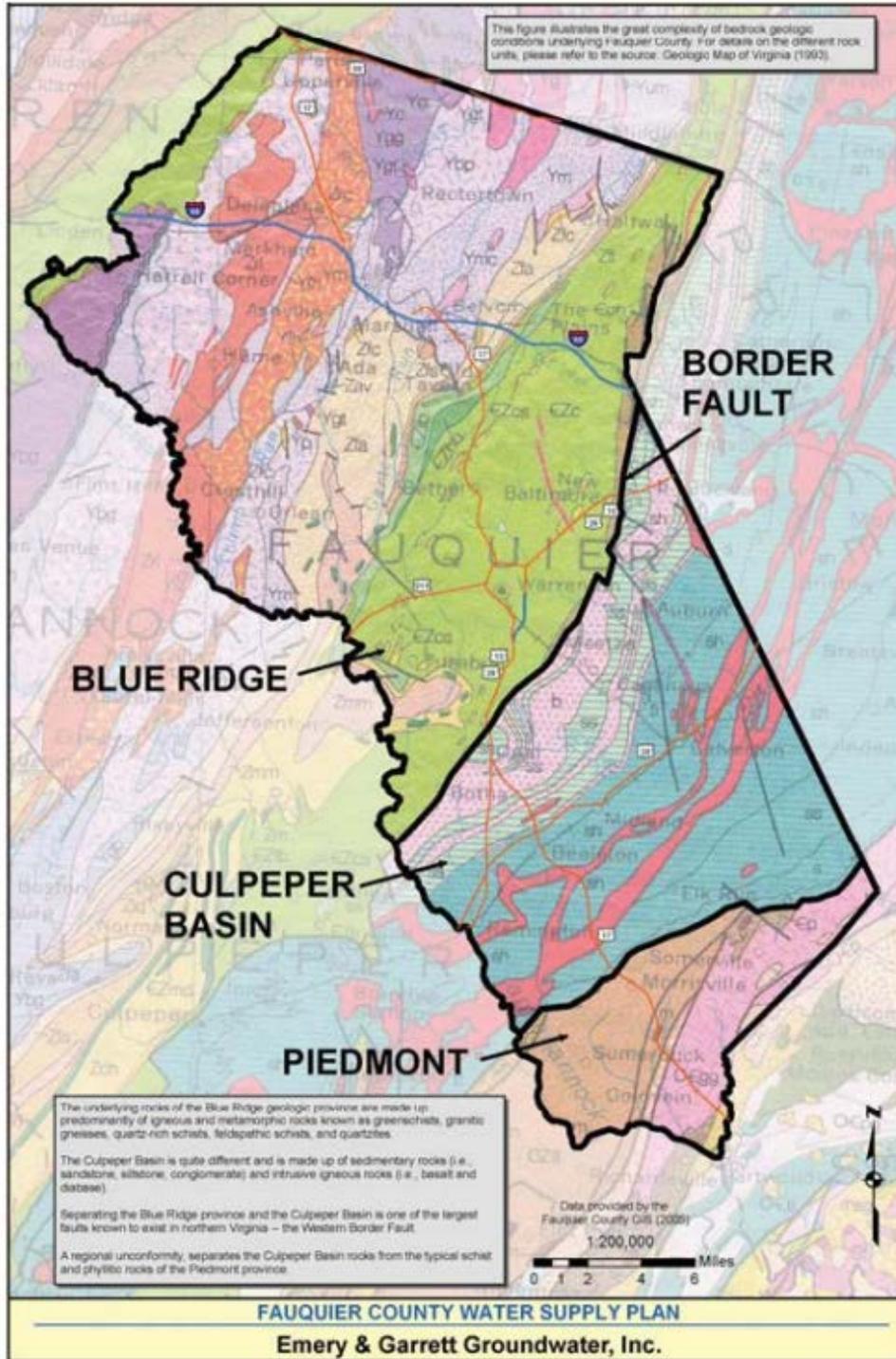
Service District/ Service District Village	Physiographic Province
Bealeton	Culpeper Basin
Marshall	Blue Ridge
New Baltimore	Blue Ridge and Culpeper Basin
Opal	Culpeper Basin
Remington	Culpeper Basin
Catlett	Culpeper Basin

The north-western portion of the county is located in the Blue Ridge province. This area is defined by thin, rocky soils and steep slopes that lead to high volumes of precipitation runoff and low volumes of infiltration. The potential of widespread dispersal of groundwater pollutants in this area is low. Aquifers in this region typically have good water quality, but low pumping rates and slow recharge rates. The Marshall Service District and the western portion of the New Baltimore Service District are located in the Blue Ridge Province, along with the Towns of Warrenton and The Plains.

Most of the south-eastern portion of the county is located in the Culpeper Basin province. Water in this region typically has a high mineral content, which produces a low water quality. Additionally, the potential for a widespread dispersal of groundwater pollutants is moderate. Water availability and pumping rates are variable, but are typically better than the Blue Ridge and Piedmont Provinces. Remington, Opal, Bealeton and the eastern portion of the New Baltimore Service District are located in the Culpeper Basin, along with the Village Service Districts of Calverton, Catlett, and Midland.

Finally, the far south-eastern tip of the county is located in the Piedmont Province. The rate of groundwater recharge is highly variable due to the wide range of soil depths in this region. Water quality is typically good, and the potential for the widespread dispersal of groundwater pollutants is low to moderate. There are no towns, service districts, or village service districts located in the Piedmont Province.

Figure 4: Map of Physiographic Provinces



Source: 2011 Fauquier County Regional Water Supply Plan



Groundwater Recharge Rates

The 2011 Fauquier County Regional Water Supply Plan included estimates of the groundwater recharge rates of the aquifers that serve each of the service districts. These estimates were based on very general assumptions about the hydrologic and geologic conditions of each service district area. The estimated recharge rate was compared to both existing water use and the projected water demands in each district if they were developed to the full extent permitted by land-use regulations. These results are shown in Figure 5. Due to the cursory nature of the recharge estimations, however, these results should be used as general indicators rather than precise forecasts. A much more detailed analysis will be required to develop more accurate and reliable figures for these subjects.

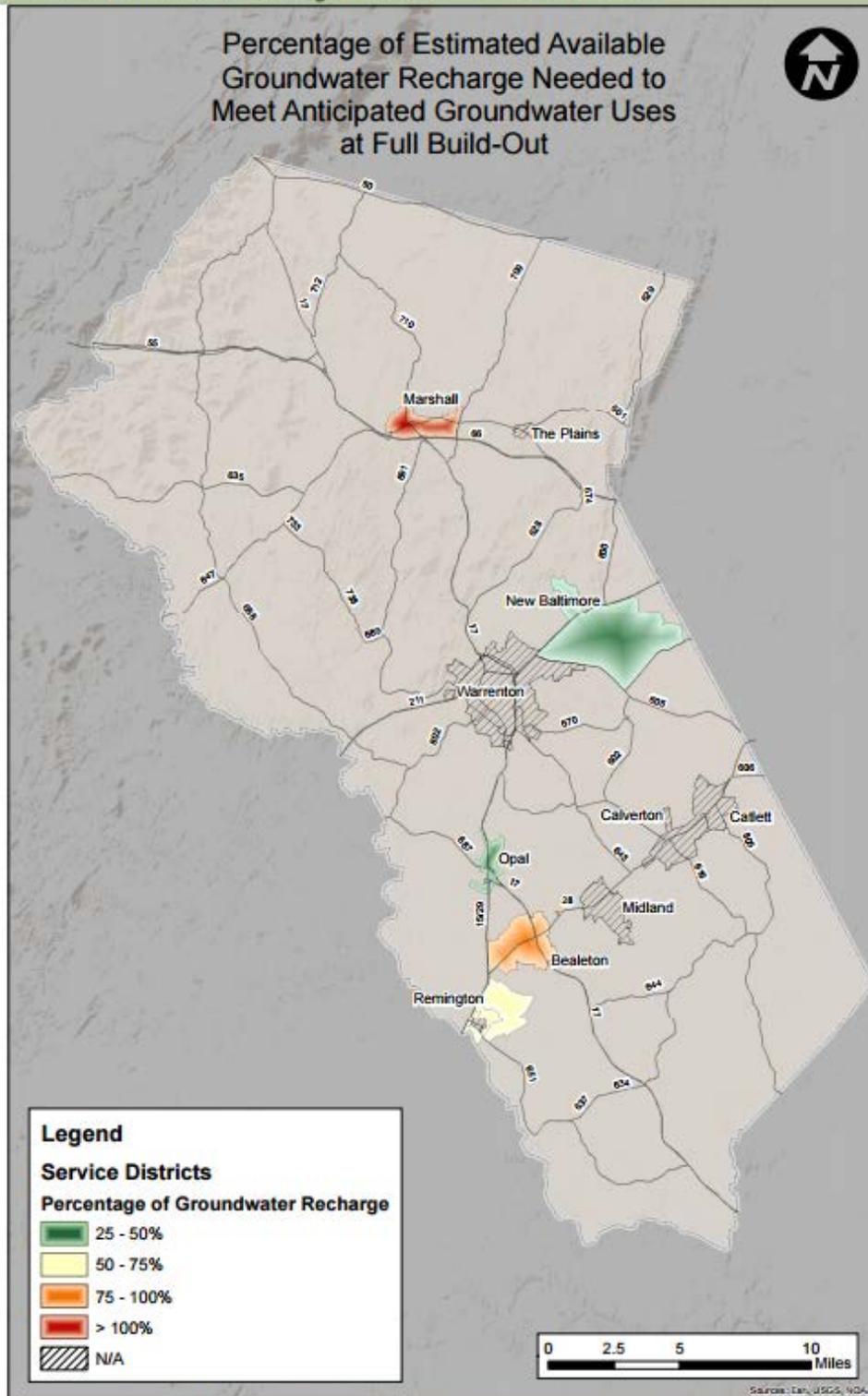
Service Districts that approach or exceed the groundwater recharge rate in a full-build scenario should be especially careful to consider development regulations that minimize impervious surfaces and other conditions that decrease water infiltration. It may also be necessary for these areas to explore ways to acquire water from places outside of the service district itself.

Figure 5: Groundwater Recharge Analysis

Service District/ Service District Village	Percentage of Available Groundwater Recharge Needed to Meet Anticipated Groundwater Uses (2005)	Percentage of Available Groundwater Recharge Needed to Meet Anticipated Groundwater Uses at Full Build-Out
Bealeton	27%	75-100%
Marshall	26%	100-125%
New Baltimore	22%	25-50%
Opal	10%	< 25%
Remington	16%	50-75%

Source: 2011 Fauquier County Regional Water Supply Plan

Figure 6: Estimated Groundwater Recharge Utilization at Full-Build Condition





Projected Water Demand

The 2011 Water Supply Plan also used population growth projections to estimate both annual and peak-month water demands for each service district in 2020, 2030, and 2040. These demand estimates were compared to the 2009 VDH Permitted Capacity (GPD) of the wells within each service district in order to determine the percentage of existing capacity required to satisfy these water demands. Like the groundwater recharge rates, water demand was calculated using very general estimates and results should be interpreted for broad implications only. Service Districts with demands that exceed 100% of existing capacity should expect a future need to increase pumping capacity. These results are shown in Figures 7-9.

Figure 7: Service District Water Capacity and Projected Water Demand- 2020

Service District/ Service District Village	Annual Population Growth Rate	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Annual Demand in 2020	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Peak Month Demand in 2020
Bealeton	3%	75 - 100%	75 - 100%
Marshall	6%	150 - 200%	150 - 200%
New Baltimore	2%	50 - 75%	75 - 100%
Opal	1%	50 - 75%	50 - 75%
Remington	5%	50 - 75%	75 - 100%
Catlett	3%	25 - 50%	50 - 75%

Source: 2011 Fauquier County Regional Water Supply Plan

Figure 8: Service District Water Capacity and Projected Water Demand- 2030

Service District/ Service District Village	Annual Population Growth Rate	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Annual Demand in 2030	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Peak Month Demand in 2030
Bealeton	3%	100 - 150%	100 - 150%
Marshall	6%	250 - 300%	300 - 350%
New Baltimore	2%	75 - 100%	100 - 150%
Opal	1%	75 - 100%	75 - 100%
Remington	5%	75 - 100%	100 - 150%
Catlett	3%	50 - 75%	75 - 100%

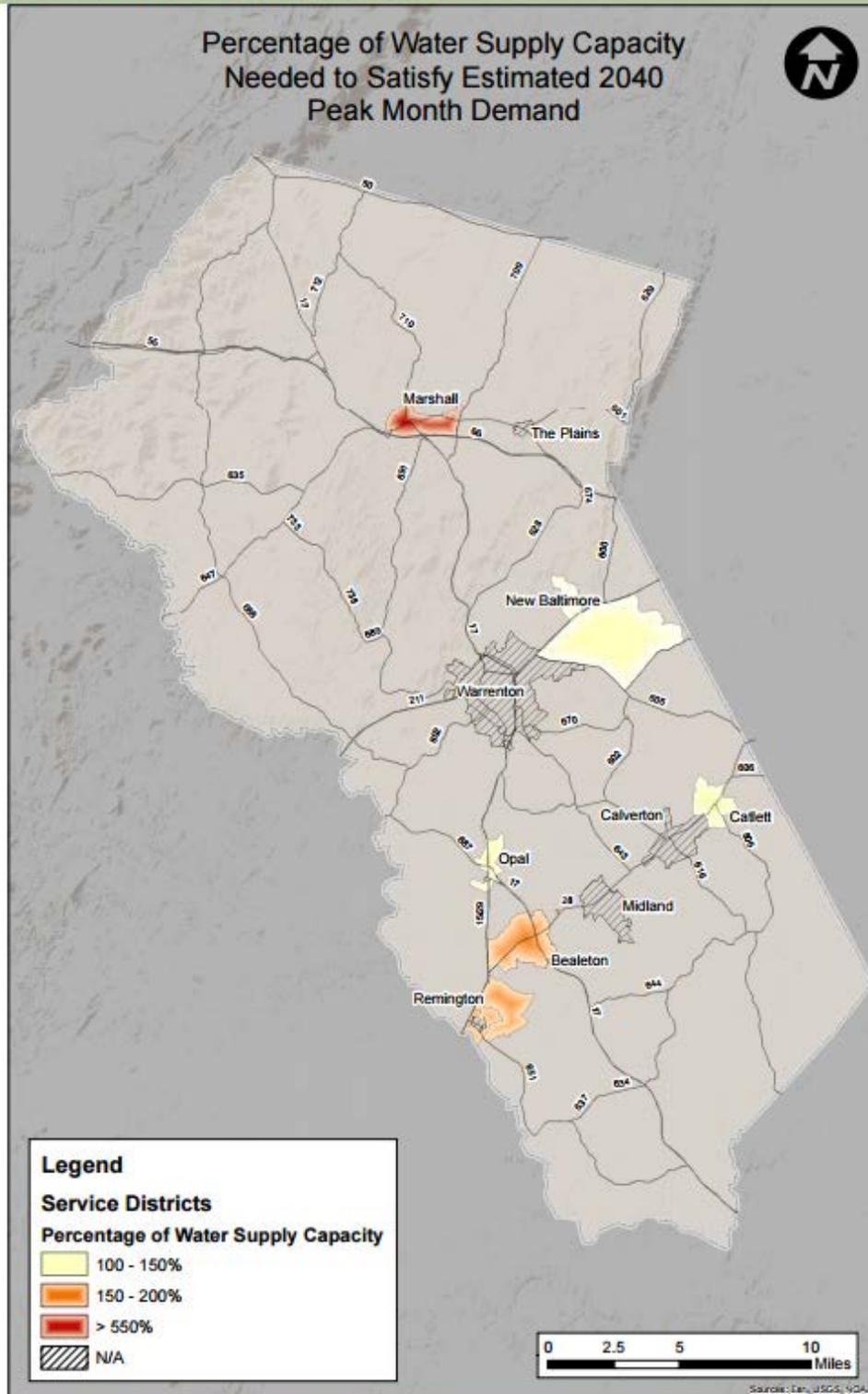
Source: 2011 Fauquier County Regional Water Supply Plan

Figure 9: Service District Water Capacity and Projected Water Demand- 2040

Service District/ Service District Village	Annual Population Growth Rate	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Annual Demand in 2040	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Peak Month Demand in 2040
Bealeton	3%	150 - 200%	150 - 200%
Marshall	6%	500 - 550%	550 - 600%
New Baltimore	2%	100 - 150%	100 - 150%
Opal	1%	75 - 100%	100 - 150%
Remington	5%	100 - 150%	150 - 200%
Catlett	3%	50 - 75%	100 - 150%

Source: 2011 Fauquier County Regional Water Supply Plan

Figure 10: Estimated 2040 Peak Month Water Demand



Implications for Future Growth



Public Water Systems Outside Service Districts

The incentive to locate new developments within the County's service districts is driven by the fact that private infrastructure, including water supply systems, is typically more costly and inefficient to operate than public infrastructure systems. In recent years, however, several private water supply systems that are located outside of service districts (a "community" water system is required for all subdivisions with 7 or more lots outside of service districts) have been turned over to the FCWSA on the grounds that the private systems are too costly and inefficient to maintain. If this trend continues, the incentive for developers to concentrate growth in the service districts may be significantly weakened. The County, therefore, may benefit from establishing official terms and conditions under which private systems may be turned over to the FCWSA. It should also analyze the effectiveness of the policy to require community water systems for subdivisions outside of service districts with 7 or more lots and determine if this approach is more effective than one allowing each home to be supplied by a private well.

Increasing Costs of Water Treatment

The cost of water treatment is a major component of water supply system budgets. In addition to foreign pollutants that are discharged by human activities, much of Fauquier County's groundwater also contains naturally high levels of certain contaminants such as arsenic. In recent years, population growth has led to increasing levels of some man-made pollutants, while new statewide standards have decreased the acceptable level of contaminants (both natural and man-made) that may be present in water supplies. Both forces have led to substantial increases in water treatment costs, which may need to be addressed through new or modified funding strategies.

Surface Activity and Groundwater Supplies

One of the main challenges for groundwater systems and well-head protection efforts is to dispel the notion that groundwater and surface land-use activities are separate issues. Surface conditions and land-use directly affect an area's groundwater quantity and quality, as well as the conditions of surface waters. Groundwater and surface waters are often directly linked to one another through subterranean flows, meaning that an integrated water management strategy that addresses both elements is an important tool to include in groundwater protection efforts.

Well Locations

Currently, the majority of FCWSA wells that provide water for service districts are located inside the service districts themselves. Although this arrangement decreases the physical infrastructure costs required to deliver water to customers, it also means that the County is using the groundwater supplies that are exposed to the highest intensity of human development and, consequently, the highest levels of foreign contaminants. In order to utilize groundwater supplies that are exposed to lower levels foreign pollutants, Fauquier County may consider establishing more wells outside of service districts.

Economic Development and Utility Capacity

Economic development plans often target areas for future industrial or commercial development based on factors such as the available transportation and communications infrastructure, or proximity to particular markets or workforces. A factor that is often overlooked, however, is a consideration of the available water supply infrastructure. Local aquifers in areas that have been targeted for growth should be studied to determine what types of industries they can support. If the results do not match the community's vision, this will allow it to either modify the vision, or to identify the types of investments that must be made to facilitate the desired development. Without this thoughtful and critical approach, the community may not be able to achieve sustainable economic growth.

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Part 2: Wastewater Treatment



Wastewater Treatment Plants

In addition to managing water supply wells and transmission systems, the FCWSA also owns and operates three public sewer systems. These systems are served by wastewater treatment plants located in the communities of Marshall, Vint Hill (located within the New Baltimore service district), and Remington. Together, the systems serve a total of approximately 8,500 customer accounts. A brief description of each treatment plan is provided below:

Figure 11: Wastewater Treatment Plants Summary

Wastewater Treatment Plant	Participating Service Districts	Treatment Capacity (Millions of Gallons per Day)	Discharge Watershed
Remington	Bealeton, Opal, Remington	2.00	Rappahannock River
Vint Hill Farms	New Baltimore	0.95	Potomac River
Marshall	Marshall, Town of The Plains	0.64	Rappahannock River

Remington Wastewater Treatment Plant

The Remington Wastewater Treatment Plant provides sewage treatment for the service districts of Bealeton, Opal, and Remington. It is located to the south-east of Remington on Lucky Hill Rd. It is the largest wastewater treatment plant in the county and has an effective treatment capacity of 2.0 million gallons per day (mgd). Following treatment, water is discharged into the Rappahannock River Watershed.

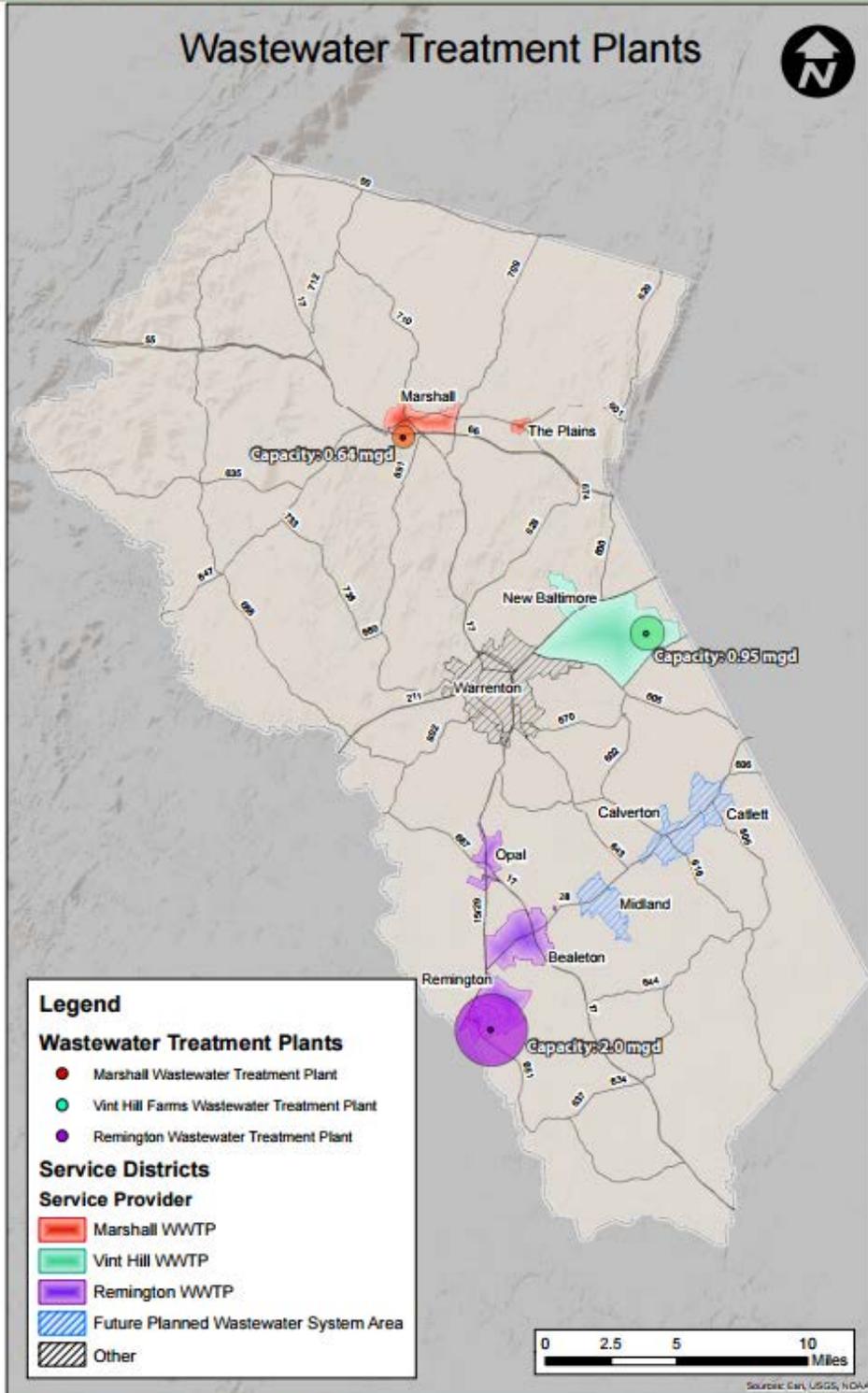
Vint Hill Farms Wastewater Treatment Plant

The Vint Hill Farms Wastewater Treatment Plant provides sewage treatment for the service district of New Baltimore. It is located on the property of the now-closed Vint Hill Farms Army Base. It has an effective treatment capacity of 0.95 mgd, of which 0.25 mgd are allocated solely for the service of the Vint Hill properties. Following treatment, water is discharged into Kettle Run, which is part of the Potomac River Watershed.

Marshall Wastewater Treatment Plant

The Marshall Wastewater Treatment Plant provides sewage treatment for the Marshall Service District and the Town of The Plains. It is located next to the VDOT maintenance facility on the south side of I-66. It is the smallest of the three treatment plants, with an existing capacity of 0.64 mgd. Following treatment, water is discharged into the Rappahannock River Watershed.

Figure 12: Wastewater Treatment Plants



Wastewater Issues and Considerations



Chesapeake Bay Preservation Act

The Chesapeake Bay Preservation Act was passed in an effort to restore the ecological integrity of the Chesapeake Bay. The Bay is a critical component of the Mid-Atlantic region's environmental health, and also provides substantial revenues through fisheries, recreation, and tourism. One component of this legislation was the establishment of Total Maximum Daily Load (TMDL) requirements that limit the amount of pollutants and nutrients that can be discharged into the Chesapeake Bay Watershed each day. In order to comply with this requirement, the Virginia Department of Environmental Quality (DEQ) has set nitrogen and phosphorus allocations for all wastewater treatment plants in the state. New or expanded treatment facilities must offset any additional nutrient load they discharge into to the watershed through nutrient trading programs or other similar measures.

Low Soil Suitability for Septic Systems

Other than the service districts with wastewater treatment plants identified previously, sewage disposal in Fauquier County is accomplished with individual septic systems. Septic systems require the use of drain fields that remove contaminants and impurities contained in the water that is discharged from the septic tank. The permeability, depth, and slope of soils are all considered in determining the suitability of a drain field site, as well factors such as floodplains, subsoils, and depth to water tables.

A failing drain field, such as those found in Caldwell, Catlett, and Midland, can lead to exposure to bacteria and viruses found in sewage. Large areas of Fauquier County feature soil conditions that are poor or unsuitable for septic drain fields. This limits the growth and development potential of these areas and may serve to further direct growth to service districts with wastewater treatment plants.

Warrenton-Fauquier County Airport Expansion

Fauquier County is looking into the feasibility and cost of using the Remington Wastewater Treatment Plant to serve the Warrenton-Fauquier County Airport Expansion envisioned by its Master Plan. If this is not possible due to infrastructure costs or capacity limitations, the County will need to find another way to provide service to this development or, alternatively, forgo the expansion.

Alternative Wastewater Treatment Systems

In recent years, a variety of alternative wastewater treatment systems that can be efficiently operated by private entities have been approved by the Virginia Department of Health. The availability of these systems is expected to significantly reduce the strength of the public wastewater treatment incentive that has been used as part of the effort to direct new growth into service districts.

Greywater Systems

Another method that may be used to increase the number of households and businesses that can be served by a wastewater treatment plant is to reduce the amount of wastewater produced by the units themselves. One way to achieve this outcome is the use of greywater recycling systems in individual buildings. Greywater refers to household wastewater from sources such as bathroom sinks, showers, and washing machines that do not contain significant levels of organic waste (wastewater from toilets, kitchen sinks, and dishwashers that contain food or body waste is referred to as "blackwater" and cannot be reused). Rather than sending greywater directly to sewage treatment plants, a greywater system retains this water within the building and reuses it for tasks such as toilet flushing or outdoor irrigation systems. By recycling this water, the total amount of wastewater produced by a building can be significantly reduced.



Greywater systems can be very effective at reducing water consumption and waste, but are also costly to install. Financial incentives provided by government programs can therefore be important for encouraging residents to adopt these systems. Additionally, it is important for building codes to be clear and consistent pertaining to these systems and for building inspectors to be knowledgeable and experienced with them.

Catlett, Calverton, and Midland Village Service Districts

Fauquier County is currently considering options for an affordable and effective wastewater system to meet the treatment needs in the Village Service Districts of Catlett, Calverton, and Midland. Currently, none of these service districts are served by a public sewage system, and therefore rely on individual septic systems. Catlett and Calverton, however, each have significant numbers of residential properties that are experiencing failing septic systems due to poor soils and age.

In the short-term, the County's primary goal is to remediate these failing systems and accommodate a small amount of infill development that is expected in these districts. Potential strategies to accomplish these goals include the development of a decentralized water system with a private operator, or the development of a membrane bio-reactor (MBR) or sequencing batch reactor (SBR) wastewater treatment system with a private operator.

In the long-term, the County may supplement these efforts by linking portions of these village service districts to the sewer system that is served by the Remington Wastewater Treatment Plant.

Treatment Plant Sufficiency



Marshall Wastewater Treatment Plant

The Marshall Wastewater Treatment Plant has a service capacity of 640,000 gallons per day and serves the Marshall Service District and the Town of The Plains. In 2010, the combined population of these communities was 1,697 people. Due to the continued growth of the Washington DC metro area and the proximity of Marshall to the I-66 corridor, the County expects future growth as outlined in the Marshall Service District plan to occur in these areas.

The planned full-build populations of Marshall and The Plains are approximately 5,000 and 400, respectively. Together, that amounts to a potential combined population of about 5,400 people. Using an estimate of 100 gallons of wastewater production per person, per day, these communities could be expected to produce approximately 540,000 gallons of wastewater per day. The current capacity of the Marshall Wastewater Treatment Plant, in comparison, is 640,000 gallons per day.

Vint Hill Wastewater Treatment Plant

The Vint Hill Wastewater Treatment Plant has a service capacity of 950,000 gallons per day and serves portions of the New Baltimore Service District. The full build population estimate of the New Baltimore service district is approximately 13,700. Assuming an estimate of 100 gallons per person per day, the service district will produce 1.37 million gallons of wastewater per day. Currently, however, plans do not call for all of homes in the New Baltimore service district to be served by the Vint Hill Wastewater Treatment Plant. If they were, its capacity would need to be expanded by at least 420,000 gallons per day.

Remington Wastewater Treatment Plant

The Remington Wastewater Treatment Plant has a service capacity of 2 million gallons per day and serves the Town and Service District of Remington, as well as portions of the Bealeton and Opal Service Districts. As discussed previously, Fauquier County has considered extending public sewer lines from the Remington Wastewater Treatment Plant to the Village Service Districts of Calverton, Catlett, and Midland. In order to determine if the capacity of the Remington Wastewater Treatment Plant is sufficient to support this expansion, a future population estimate was calculated that included the estimated full-build populations of the Town of Remington, the service districts of Bealeton, Opal, and Remington, and the village service districts of Calverton, Catlett, and Midland. The combined full build populations of all these communities would be approximately 20,000 people. Assuming an estimate of 100 gallons of wastewater production per person, per day, these communities would produce only slightly under the current capacity of 2 million gallons of wastewater per day.

This estimate, however, only considers residential use. The Midland Village Service District has been identified as a desired venue for significant industrial growth in the areas surrounding the Warrenton-Fauquier County Airport. In order for the Remington Wastewater Treatment Plant to serve these operations in addition to the expected residential growth, it is likely that the plant will need to be expanded beyond its existing capacity at some point in the future to accommodate full build out. The precise extent of this expansion will be dependent upon the needs of the operations desired for the Midland industrial areas.

Pre-Expansion Maintenance and Upgrades

In the near future, before the capacity of the wastewater treatment plants will need to be expanded, routine maintenance will likely require the replacement of existing equipment and infrastructure in the treatment plants such as pipes, centrifuges, clarifiers, valves/actuators, sludge transports, blowers, holding tanks, reaction tanks, and pumps. In order to make future expansions easier and more cost effective, the FCWSA may consider replacing

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these elements with parts that are sufficient for greater wastewater treatment volumes.

Expansion Costs

As a very general principle for estimating the expense of wastewater treatment plant facilities, costs usually range from \$10 to \$15 per gallon of treatment capacity. These costs can fluctuate significantly, however, depending on variables such as location, size of the facility, existing infrastructure, and regulatory requirements.

Due to strict water quality standards and nutrient discharge limits associated with the Chesapeake Bay Preservation Act and The Occoquan Policy (regulating wastewater discharges within the Occoquan River watershed, which serves as a major water supply source in Northern Virginia), any new or expanded wastewater treatment plants in Fauquier County are likely to be required to utilize highly effective wastewater treatment equipment and processes in order to minimize pollution discharges. These measures should be expected to result in higher than average facility costs.

APPENDIX 6. LAND USE SUMMARY REPORT



Land Use
Summary Report



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Part One: Infrastructure



The first section of this land use report focuses on Fauquier County’s infrastructure. These elements facilitate the movement of people, materials, goods, and information within the County, as well as providing many of the services needed to support land use activities. Infrastructure therefore functions as the framework that guides the location and scale of development in the County.

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Interstates and Highways

Average Daily Traffic (ADT)

Figure 1.1 shows the 2015 Average Daily Traffic (ADT) volumes for roads in Fauquier County. This map is primarily intended to provide a general sense of the distribution of traffic among the County's roads while also calling attention to the most heavily used roads in the County.

Projected 2035 Level of Service (LOS)

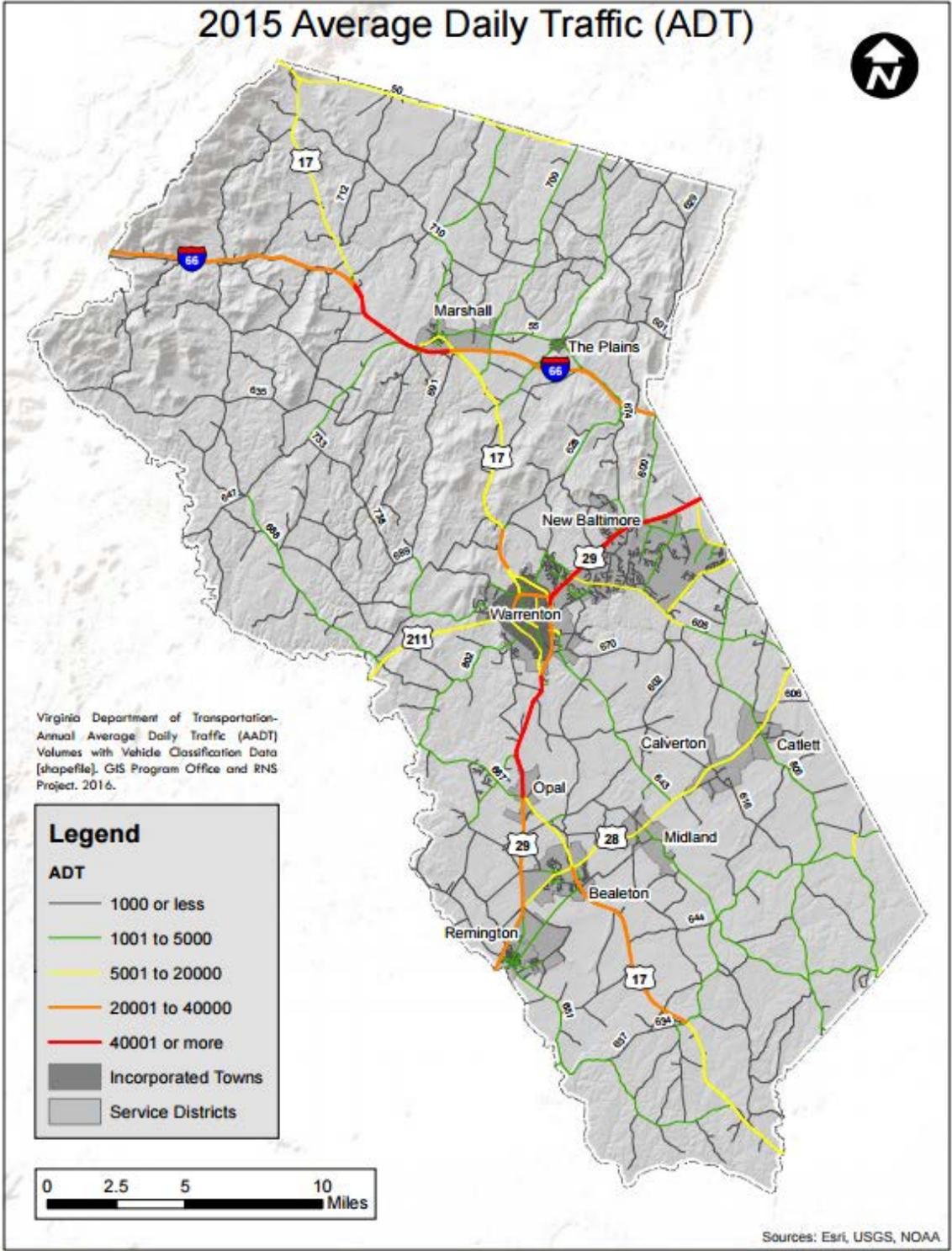
Figure 1.2 shows the projected 2035 Level of Service (LOS) for the primary roadways in Fauquier County. LOS ratings are based on a road's peak-hour congestion conditions. The ratings range from "A", which indicates completely free flowing traffic conditions, to "F", which indicates highly congested traffic conditions that produce significant travel delays. Typically, LOS A-C are regarded as acceptable travel conditions, LOS D is an indication of impending problems, and LOS E and F indicate a strong need for improvements.

The traffic model depicted in this report was developed by the Virginia Department of Transportation for use by the Rappahannock-Rapidan Regional Commission's 2008 Congestion Management Plan.

Park and Ride Lots

Figure 1.3 is a map that provides the location and capacity of official VDOT Park and Ride lots in Fauquier County. These lots can be used as staging points for a variety of ride-sharing programs that can help alleviate traffic congestion problems.

Figure 1.1 Community Conversations of Fauquier County



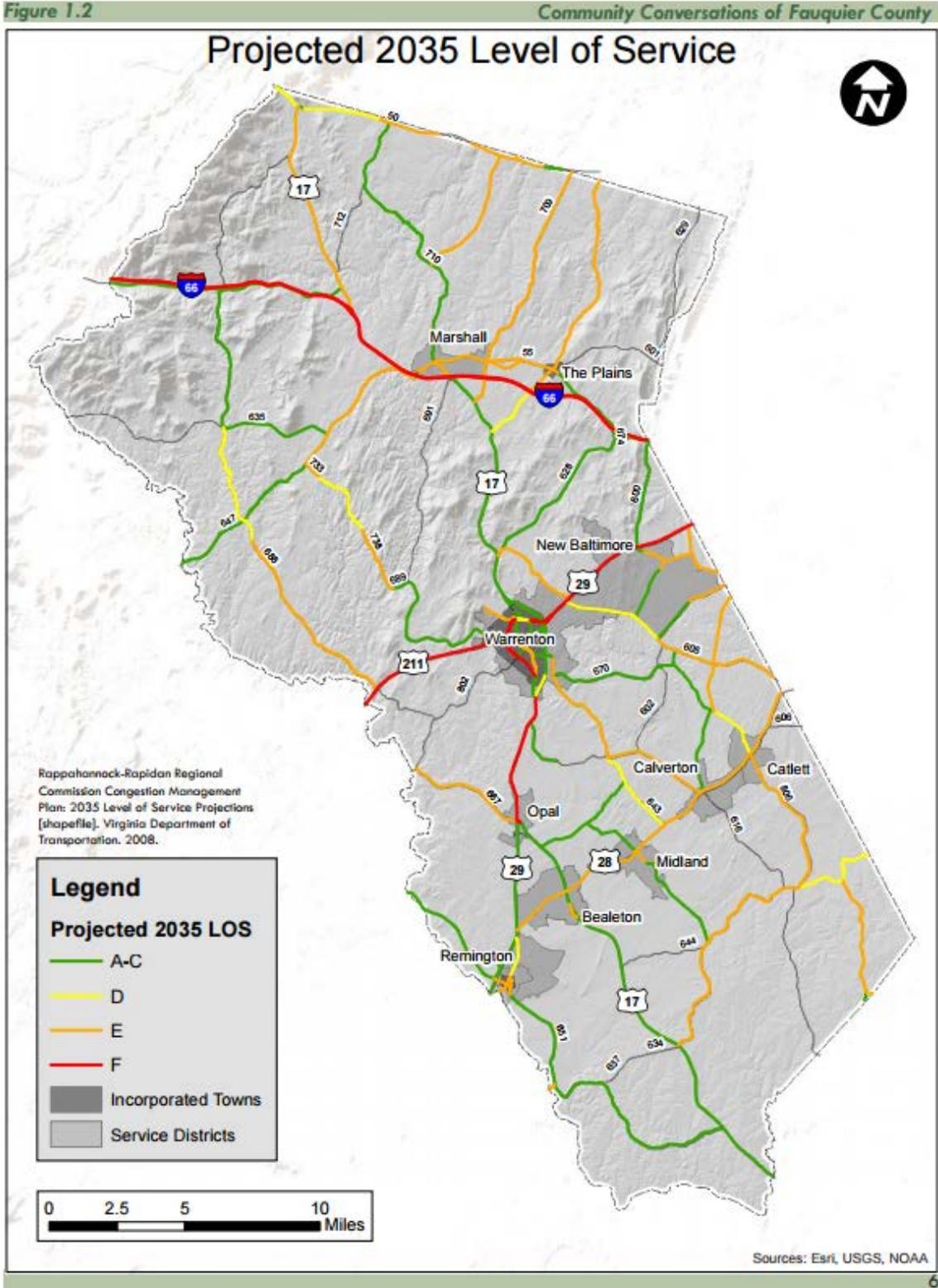
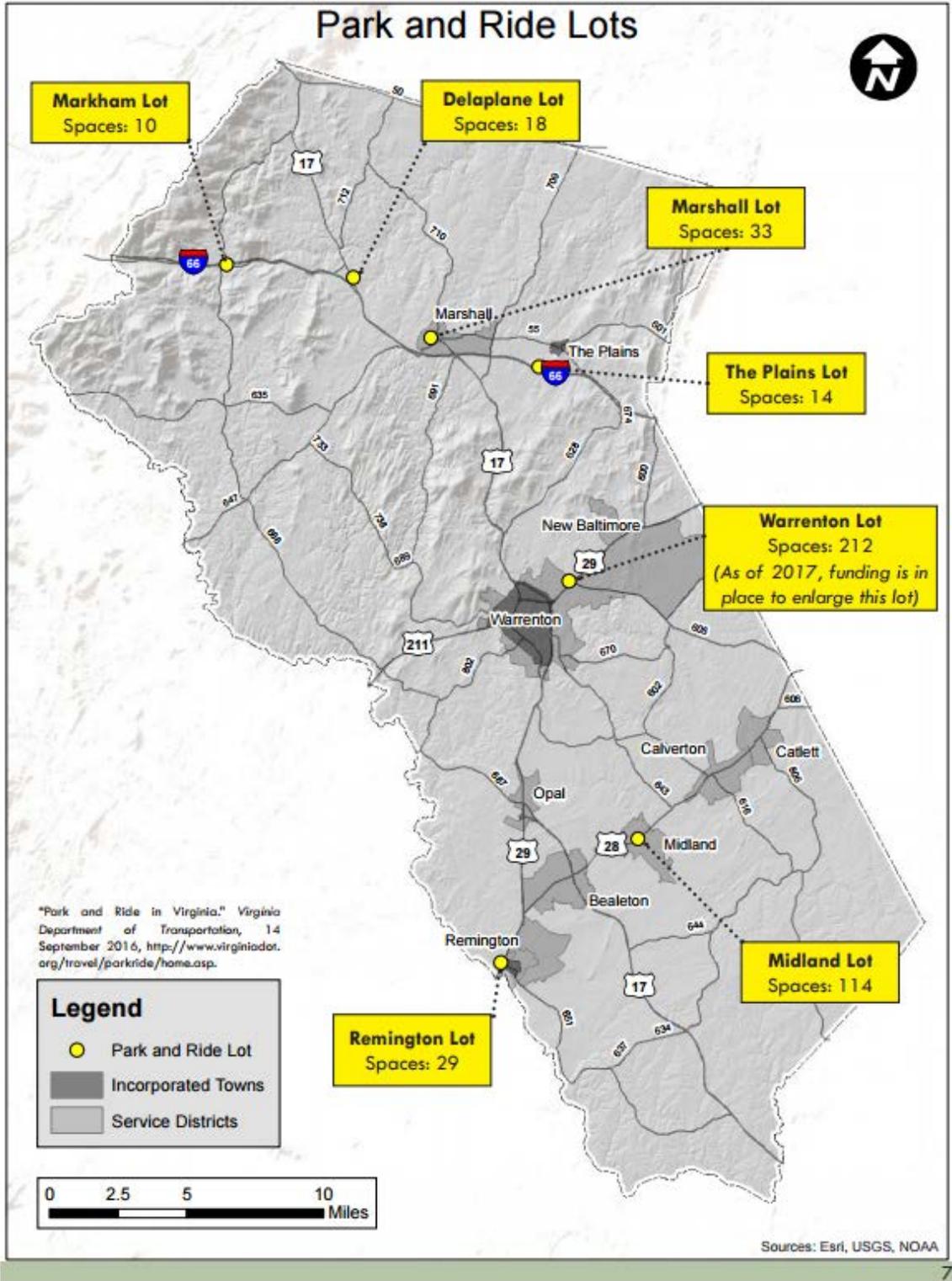


Figure 1.3 Community Conversations of Fauquier County



Freight Corridors and Facilities



Figure 1.4 is a map that identifies major freight corridors and facilities that are located in Fauquier County and the surrounding region. One of the major considerations in the choice of sites for commercial and industrial activities such as manufacturing, warehousing, distribution, and sales, is often the proximity of a site to major elements of the freight network such as these. Brief descriptions of these elements are provided below.

Interstates and Highways

Fauquier County is located between I-81 and I-95, which serve as the primary north-south highway freight corridors through the Atlantic region of the eastern United States. In northern Virginia these two interstates are linked by I-66, which extends from Strasburg, Virginia in the west to Washington D.C. in the east. This corridor passes directly through Fauquier County and provides the county with rapid access to both I-81 and I-95.

Additionally, U.S. Highways 29 and 17 pass through Fauquier County, both of which have been identified by the Virginia Commonwealth Transportation Board (CTB) as Corridors of Statewide Significance due to their important roles in the movement of freight within the state and the surrounding region. US 17, in particular, has experienced a significant increase of freight traffic in recent years as both a connecting route between I-95 and I-81, as well as being part of the route connecting the Port of Virginia facilities in the Hampton Roads to the Virginia Inland Port in Front Royal.

Airports

The Warrenton-Fauquier Airport, located in Midland, was purchased by Fauquier County in 1992. It is not used for commercial passenger airline travel, but does provide service for small private aircraft in the county. The area surrounding the airport has been designated for light industrial development.

Fauquier County also has nearby access to Washington Dulles International Airport in Dulles, Virginia. This airport serves a major facility for both international passenger air travel, as well as freight cargo shipping.

Virginia Inland Port

The Virginia Inland Port is located a short distance to the west of Fauquier County in Front Royal, Virginia. The facility is owned by the Virginia Port Authority, which describes it as follows:

"The Virginia Inland Port (VIP) is an intermodal container transfer facility in Front Royal, Virginia (Warren County) owned by the Virginia Port Authority.

[...] The terminal brings The Port of Virginia 220 miles closer to inland markets and enhances service to the Washington D.C. / Baltimore Metro Region by providing rail service to the terminals in Hampton Roads. VIP also consolidates and containerizes local cargo for export.

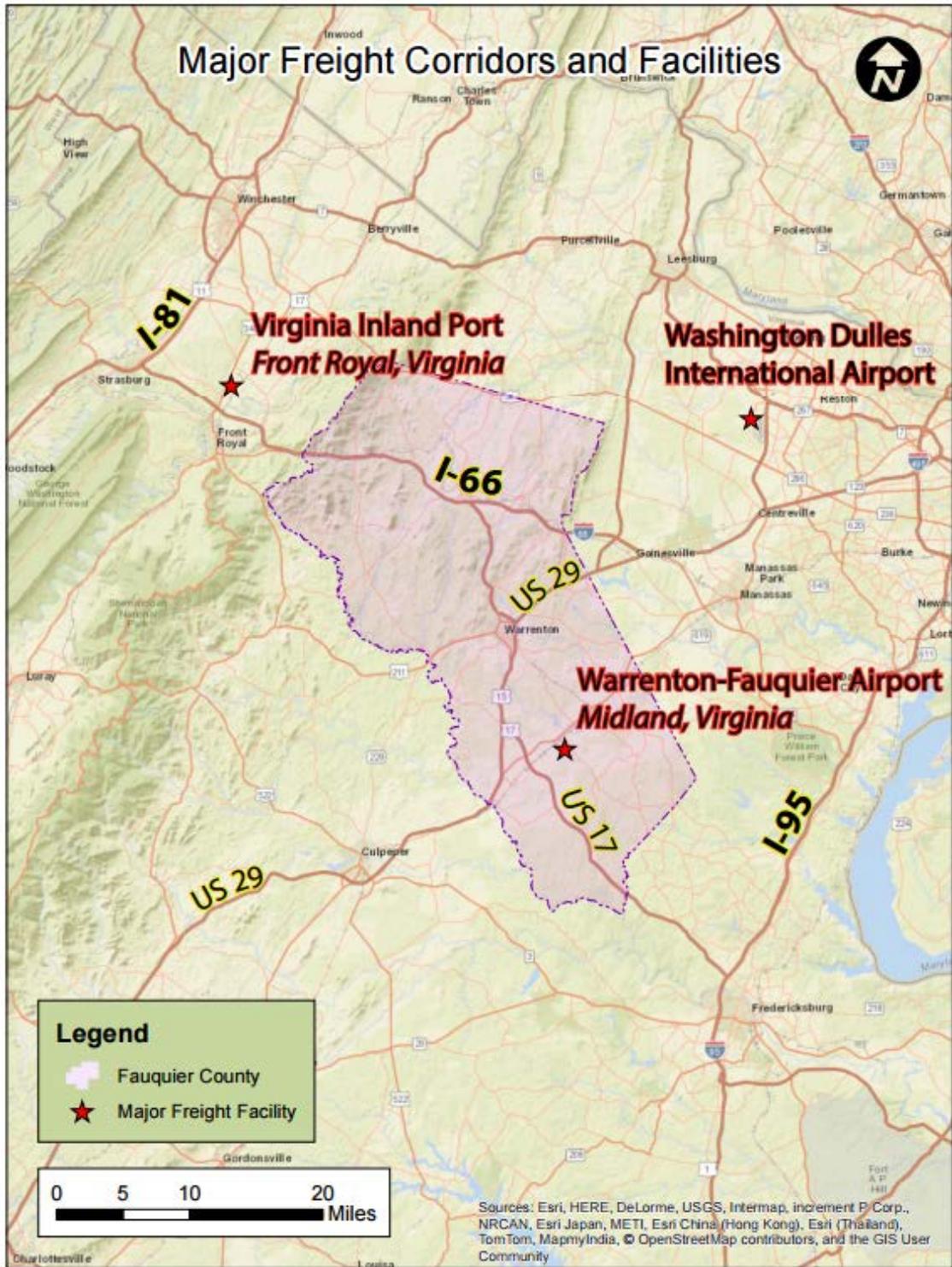
[...] Intermodal rail cars arrive at VIP and gain access via Norfolk Southern rail to Harrisburg, PA and New York/New Jersey region. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.

Containerized rail service is provided five days a week to VIP from both Norfolk International Terminals and the VIG in Portsmouth.

Well-known companies such as Home Depot, Kohl's, Rite Aid and Red Bull have opened up new distribution centers in the Front Royal area to utilize VIP, bringing jobs and economic benefits to the region."¹

1 "Virginia Inland Port." *The Port of Virginia*, 14 September 2016, <http://www.portofvirginia.com/facilities/virginia-inland-port-vip/>.

Figure 1.4 Community Conversations of Fauquier County



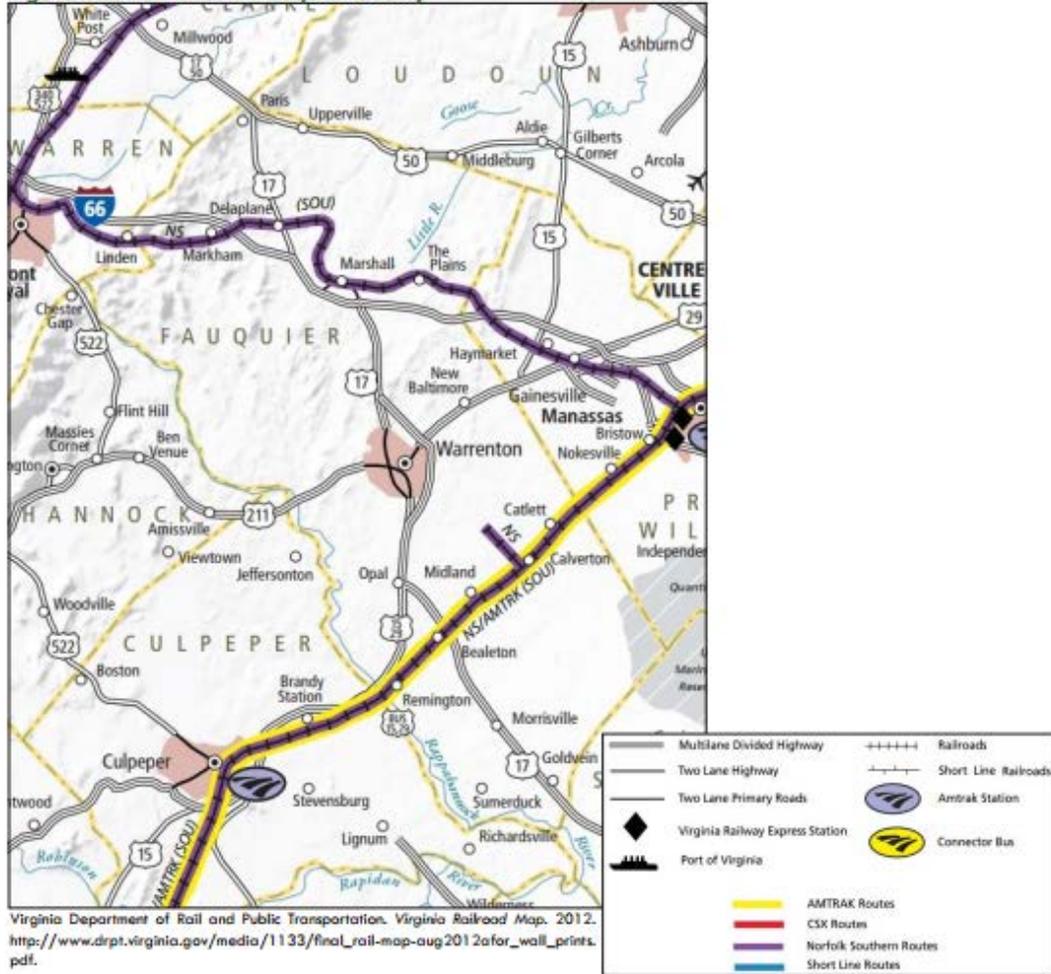


Rail Service

Two major rail lines pass through Fauquier County. One roughly parallels US 55 in the northern portion of the county, passing through The Plains, Marshall, and Markham, and providing service to the Virginia Inland Port. The other roughly parallels US 28 in the southern portion of the county and passes through Catlett, Calverton, Midland, Bealeton, and Remington.

Both lines are owned by Norfolk Southern and all rail service in the county is limited to freight. Amtrak utilizes the southern corridor for trains traveling between Charlottesville and Washington DC, but no stops are made in Fauquier County.

Figure 1.5: Rail Lines in Fauquier County



Water Supply and Wastewater Treatment



One of the primary methods that Fauquier County has used to encourage development to occur within its designated service districts rather than rural areas is the exclusive provision of some public utilities to developments located within the service districts. These utilities include water supply and waste-water treatment facilities.

Currently, public water supply systems are provided for the Service Districts of Bealeton, Catlett, Marshall, New Baltimore, Remington, Warrenton, and a small portion of Opal. Public wastewater treatment is also provided to all of these service districts, with the exception of Catlett. A full summary report about these utility systems is provided in the separate "Water Resources Report" that was also prepared for the Community Conversations project. The highlights of that report are provided here, including:

Water Supply

Table 1.1 and Figures 1.6 and 1.7 provide some of the basic information regarding the County's public water supply systems.¹ Figure 1.6 is a map that classifies the water supply systems in each service district according to the capacity of the existing system to satisfy projected peak-month water demands in 2040. Following this, Figure 1.7 is a map that classifies these same water supply systems according to the estimated percentage of annual groundwater recharge that will be used by each service district at projected demand levels in 2040. This information indicates that all of the service districts will likely need to expand their water supply infrastructure capacity to meet projected demands in 2040. The Marshall service district is expected to require the greatest capacity expansion to meet future demands.

Readers should note that the water supply information provided here was taken from the County's 2011 Water Supply Plan. The calculations used in that report were generalized estimates that were based on imprecise data. Fauquier County is currently conducting a much more extensive groundwater resource study, the results of which will provide a more comprehensive and accurate profile of these water resources.

Table 1.1

Service District/ Service District Village	Percentage of Estimated Available Groundwater Recharge Needed to Meet Anticipated Groundwater Uses at Full Build-Out	Percentage of 2009 VDH Permitted Water Capacity Required to Satisfy Projected Peak Month Demand in 2040
Bealeton	50 - 100%	150 - 200%
Marshall	100 - 150%	550 - 600%
New Baltimore	25 - 50%	100 - 150%
Opal	0 - 25%	100 - 150%
Remington	50 - 100%	150 - 200%
Catlett	NA	100 - 150%

¹ Fauquier County, Department of Community Development. *Fauquier County Regional Water Supply Plan*. 2011. <http://www.fauquiercounty.gov/home/showdocument?id=6295>.

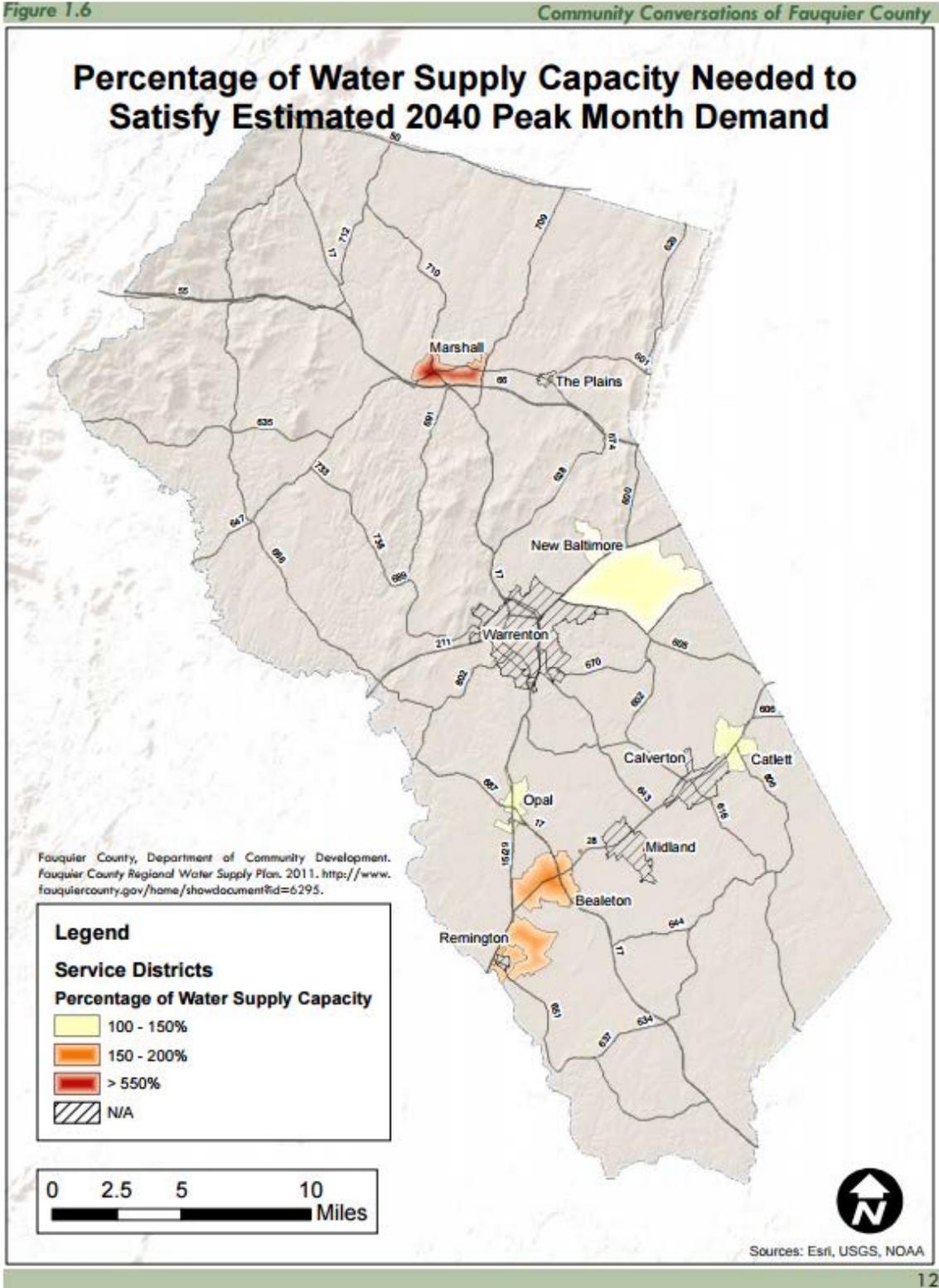
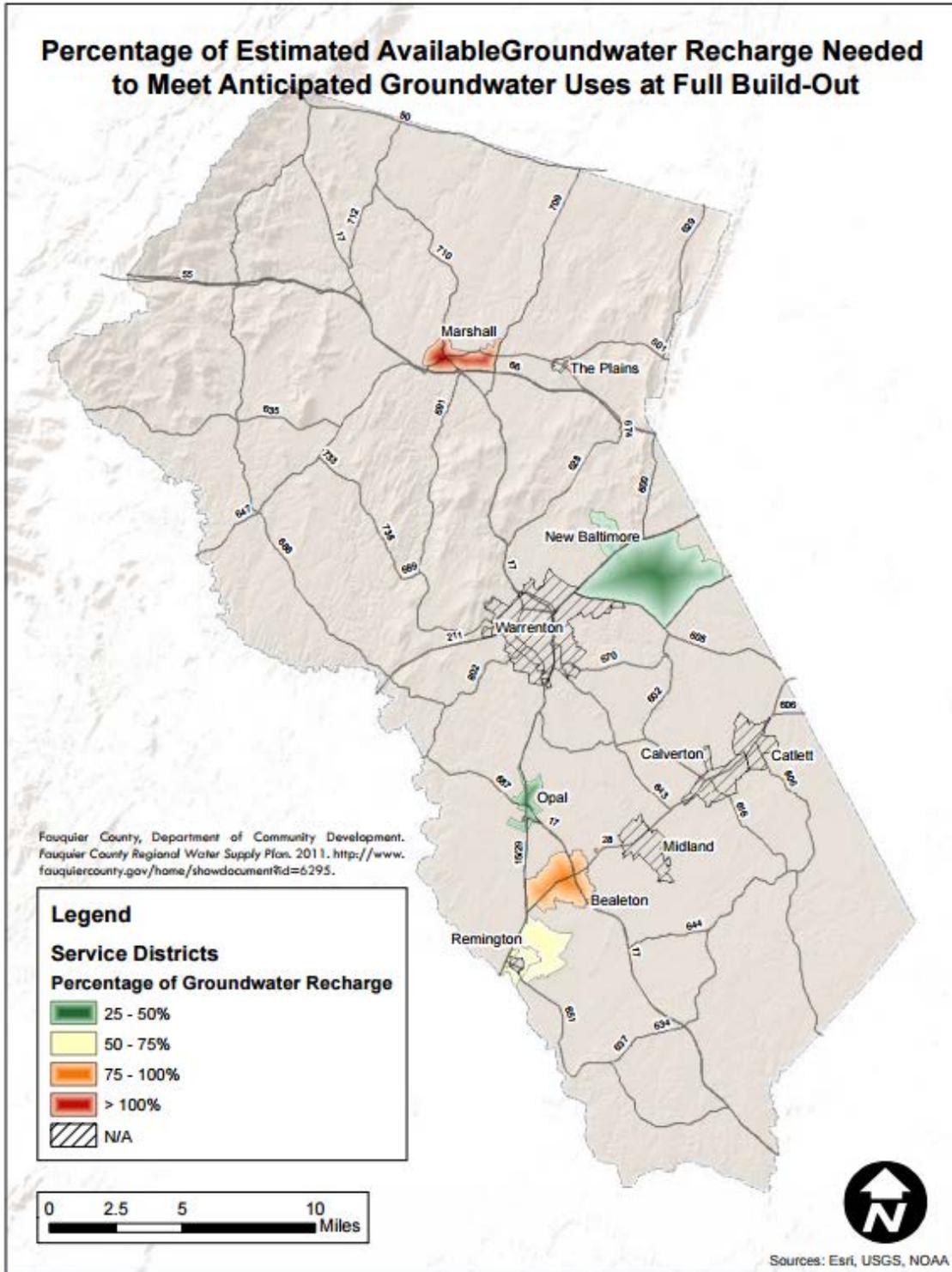


Figure 1.7 Community Conversations of Fauquier County



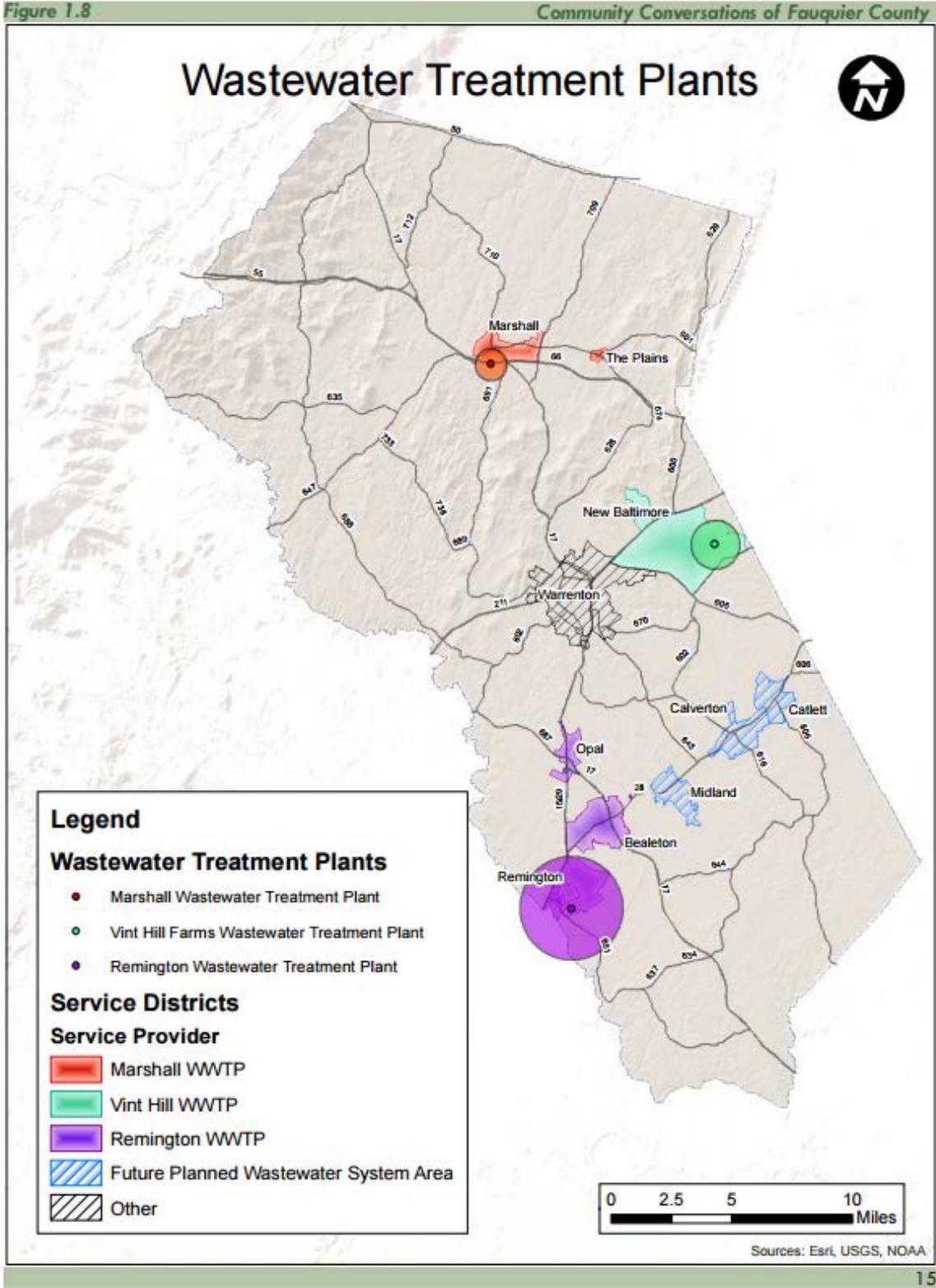


Wastewater Treatment

Table 1.2 and Figure 1.8 provide information regarding the location and capacity of the County’s three public wastewater treatment facilities. All of the service districts may be at risk of having insufficient wastewater treatment capacity in the future based on today’s wastewater facility permitted and operational capabilities.

Table 1.2

Wastewater Treatment Plant	Districts Served	Treatment Capacity (Millions of Gallons per Day)	Discharge Watershed
Remington	Bealeton, Opal, Remington	2.00	Rappahannock River
Vint Hill Farms	New Baltimore	0.95	Potomac River
Marshall	Marshall, Town of the Plains	0.64	Rappahannock River





Internet Technologies

Figures 1.9-1.11 provide information regarding broadband internet access in Fauquier County. The graphs in Figures 1.9 and 1.10 compare the broadband statistics of Fauquier County with national averages. The map in figure 1.11 then categorizes the county's census blocks according to the internet download speeds available in each. This information was only available for census blocks that are 2 square miles in area or less, with the result that the download speeds in many rural areas of the county were not provided. All of this information was provided by the Federal Communications Commission's (FCC) National Broadband Map service.¹

¹ "Summary: Fauquier County, Virginia." *National Broadband Map*. 2014. <http://www.broadbandmap.gov/summarize/state/virginia/county/Fauquier>.

Figure 1.9

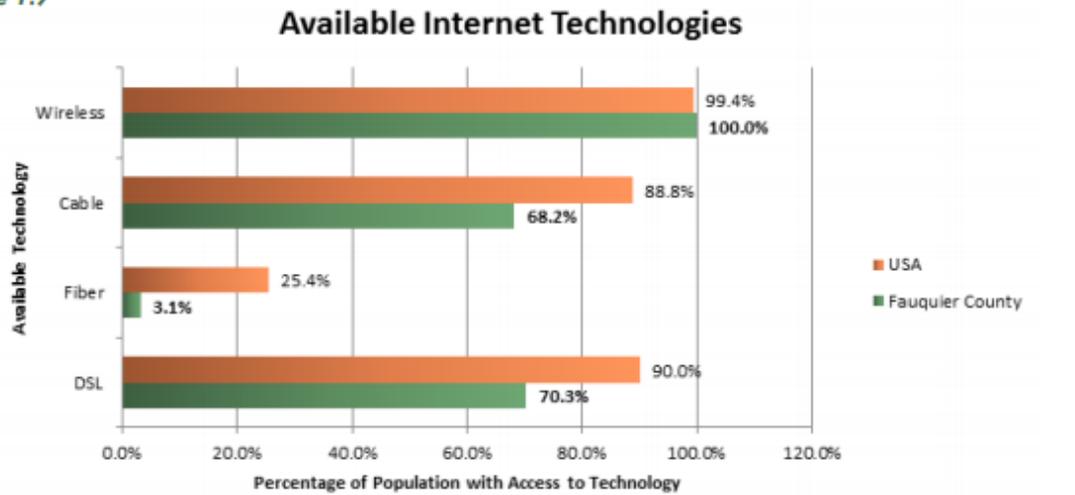


Figure 1.10

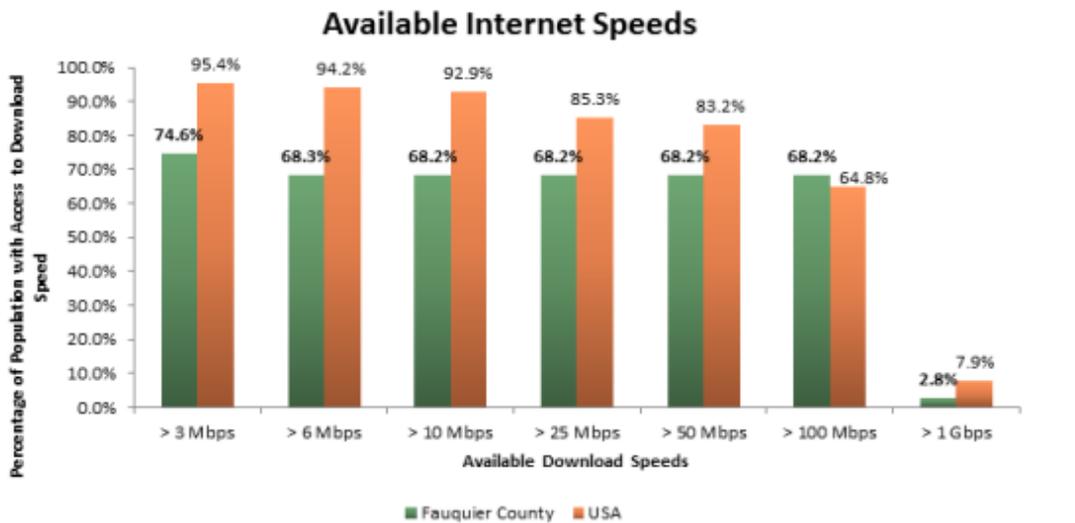
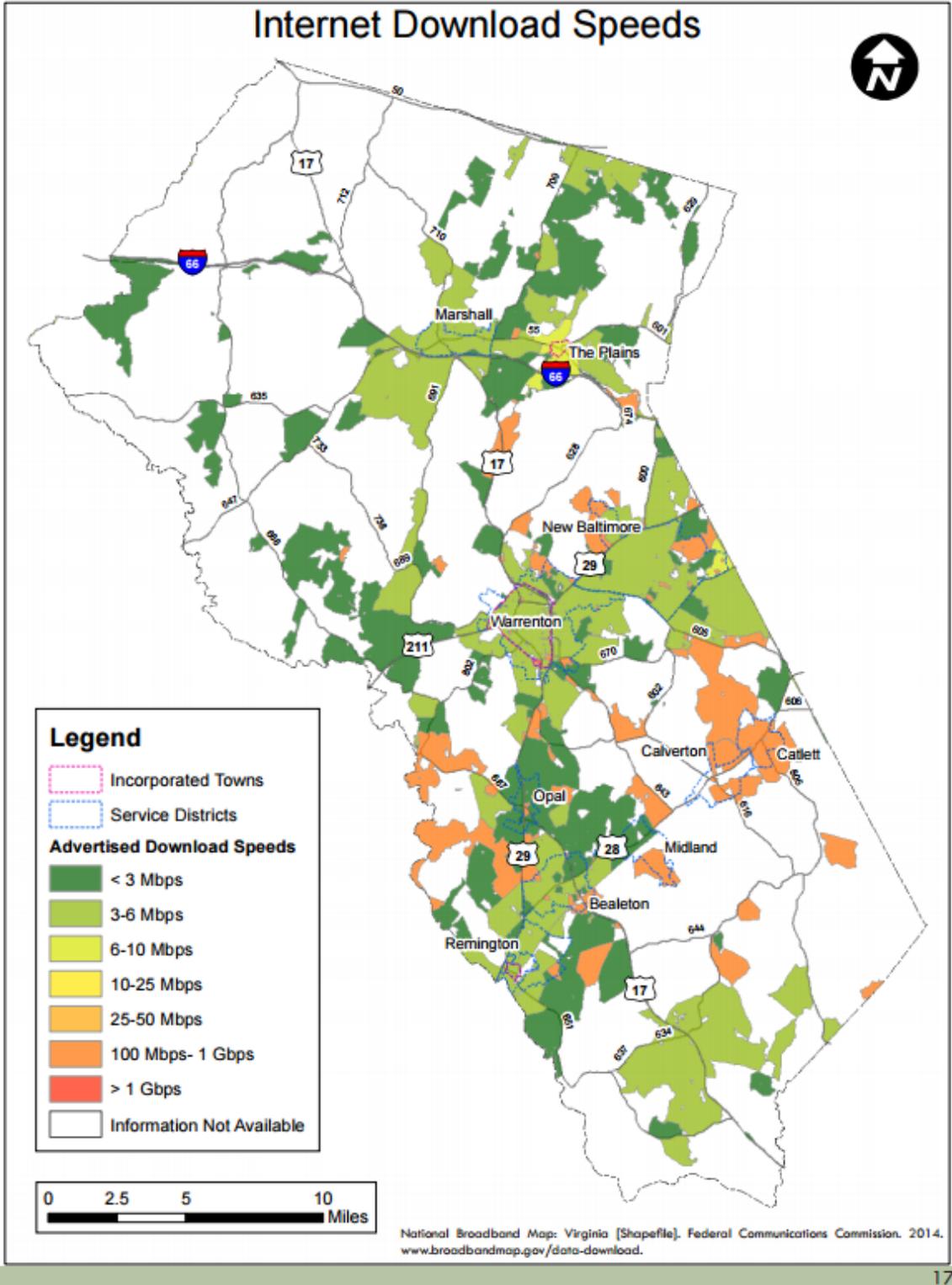


Figure 1.11 Community Conversations of Fauquier County



Part Two: Service Districts



Fauquier County’s Service Districts were established as areas that are intended to accommodate the highest density residential, commercial, and industrial developments in the County. Service Districts serve the dual purposes of creating vibrant communities while also preserving the surrounding rural areas. This strategy has been implemented very successfully. Though constituting less than 10% of the County’s total land areas, Fauquier County’s service districts and incorporated towns contain over 50% of its population. Furthermore, over 90% of the population growth that occurred in the County from 2000 to 2010 was contained within its service districts.

The following section of the report provides an overview of statistics pertaining to the County’s service districts and concludes with one-page profiles of each individual service district.

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Population Data



Tables 2.1 and 2.2 provides statistics about the population and growth of the Towns and Service Districts in Fauquier County.¹ A map of the service districts that categorizes each by its population density is provided in Figure 2.1 on the following page.

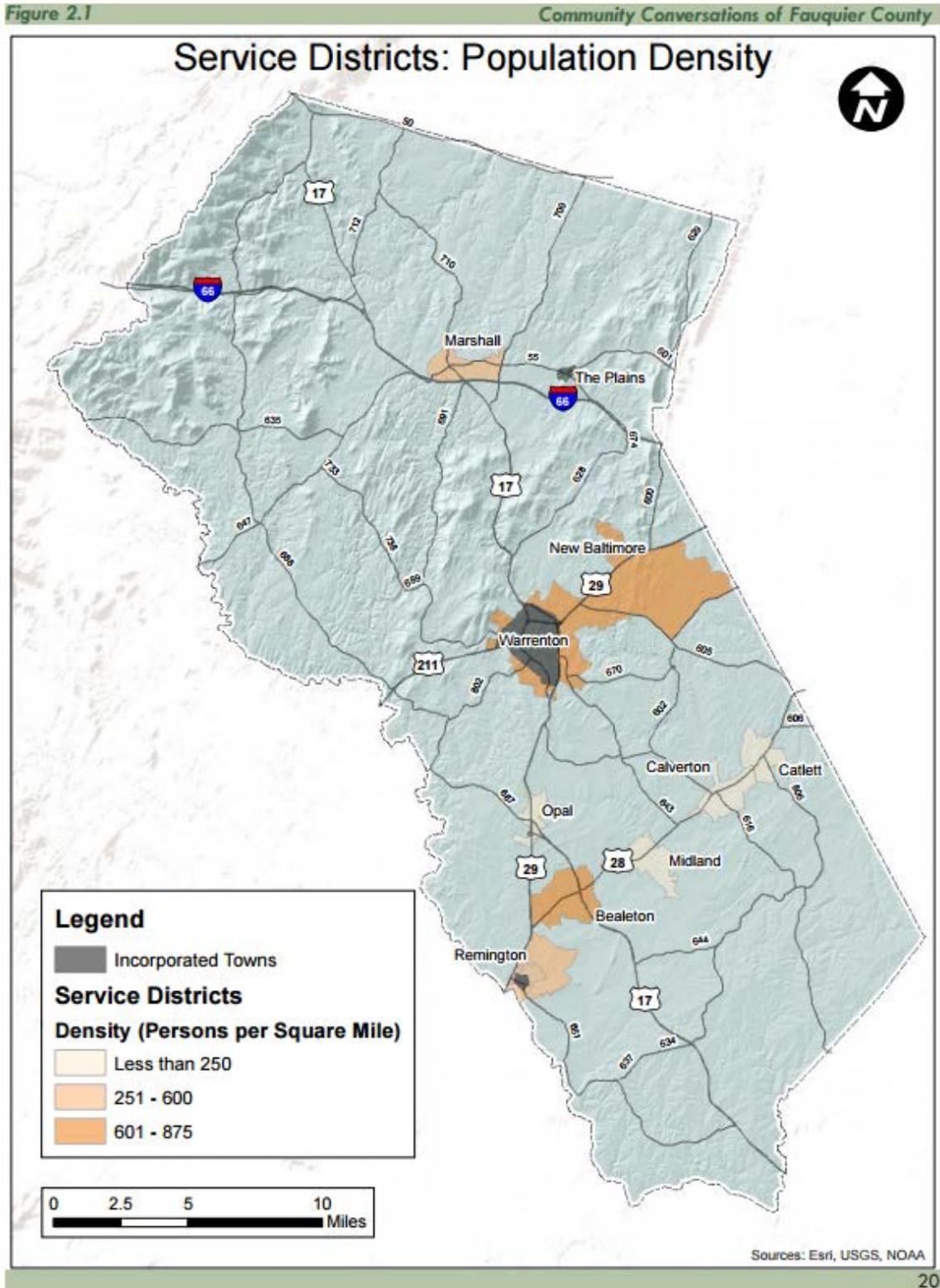
Table 2.1

Geography	Population (2010)	Percent Population Change (2000-2010)	Annual Growth Rate (2000-2010)	Land Area (Square Miles)	Population Density (Persons/Square Mile)
<i>Incorporated Areas</i>					
Town of Warrenton	9,611	44.10%	3.65%	4.35	2209.4
Town of Remington	598	-4.20%	-0.43%	0.22	2718.2
Town of The Plains	217	-18.40%	-2.04%	0.28	775.0
<i>Service Districts</i>					
Bealeton	4,435	60.17%	4.71%	5.49	807.8
Calverton	239	10.14%	0.97%	4.61	51.8
Catlett	296	-1.00%	-0.10%	3.24	91.4
Marshall	1,480	19.74%	1.80%	2.89	512.1
Midland	218	7.39%	0.71%	4.05	53.8
New Baltimore	8,119	36.29%	3.10%	12.26	662.2
Opal	691	75.38%	5.62%	3.16	218.7
Remington	1,816	59.16%	4.65%	3.71	489.5
Warrenton	5,408	30.00%	2.62%	6.18	875.1
<i>Totals</i>					
Incorporated Areas	10,426	37.91%	3.21%	4.85	2149.7
Service Districts	22,702	38.63%	4.71%	45.59	498.0
Combined	33,128	38.40%	3.30%	50.44	656.8

Table 2.2

	Total Population Growth: Fauquier County 2000-2010	Population Growth: Service Districts and Incorporated Areas 2000-2010	Population Growth: Rural Areas 2000-2010
Number	10,062	9,192	871
Percentage	100%	91.3%	8.7%

¹ Fauquier County, Department of Community Development. *Fauquier County Comprehensive Plan: Chapter 3- Population and Demographics*. 2014.



Full Build Scenarios



Fauquier County has developed “Build-Out” scenarios that project the number of dwelling units that will be contained in each service district in its full-build condition. This full-build condition is determined by both future land use plans and infrastructure capacity.

Table 2.3, below, estimates the full build population of each service district and incorporated area using the full-build dwelling unit projection¹ and the County’s average household size (from the 2010 Census) of 2.74 members. (Please note that the community boundaries of the service districts as defined by the US Census may be larger than the boundaries defined by Fauquier County itself. As a result, the reported 2010 population of Opal is greater than its projected full build population.)

These calculations indicate that the full build population of the County’s service districts and incorporated areas will be approximately 59,000 residents. This is an increase of about 26,000 residents from the 2010 Census. Virginia’s Weldon Cooper Center, however, projects a 2010-2040 population growth in Fauquier County of approximately 28,000 new residents. As such, it is reasonable to expect that the County’s service districts may fill to their existing full-build capacity within the planning horizon.

Table 2.3

Geography	Population (2010)	Dwelling Units in Full Build Scenario	Approximate Full Build Population	Approximate Additional Population Capacity
<i>Incorporated Areas</i>				
Town of Warrenton	9,611	4,215	11,549	1,938
Town of Remington	598	300	822	224
Town of The Plains	217	150	411	194
<i>Service Districts</i>				
Bealeton	4,435	3,200	8,768	4,333
Calverton	239	145	397	158
Catlett	296	312	855	559
Marshall	1,480	2,762	7,568	6,088
Midland	218	400	1,096	878
New Baltimore	8,119	5,000	13,700	5,581
Opal	691	200	548	-143
Remington	1,816	2,700	7,398	5,582
Warrenton	5,408	2,300	6,302	894
<i>Totals</i>				
Incorporated Areas	10,426	4,665	12,782	2,356
Service Districts	22,702	17,019	46,632	23,930
Combined	33,128	21,684	59,414	26,286

¹ Fauquier County, Department of Community Development. *Fauquier County Comprehensive Plan: Chapter 6- Service Districts*. 2011.

Housing Supply Summary



Table 2.4 summarizes the housing stock available in each service district and incorporated town according to the number of separate units contained in its housing structures.¹ A single family home, for example, would be categorized as “1-Unit Detached,” while townhouses and apartments would be represented in one of the two-or-more unit categories. The “1-Unit Attached” category is defined as two single-unit dwellings that are attached at a common side lot line, with each unit located entirely on its own lot. This category does not include row houses or other housing types that have more than two attached units.

These statistics not only provide insights into the physical form of each community, but also reflect the diversity of housing options available for residents of different physical abilities, incomes, and lifestyle preferences.

Table 2.4

	1-Unit Detached	1-Unit Attached	2 Units	3 or 4 Units	5 to 9 Units	10 to 19 Units	20 or More Units	Mobile Home
Service Districts and Incorporated Areas	69%	15%	3%	2%	1%	6%	4%	0%
Fauquier County	83%	7%	2%	1%	1%	3%	2%	2%
<i>Service Districts and Incorporated Areas</i>								
Bealeton	69%	8%	3%	0%	3%	11%	5%	0%
Catlett	100%	0%	0%	0%	0%	0%	0%	0%
Calverton	85%	0%	15%	0%	0%	0%	0%	0%
Marshall	65%	32%	0%	4%	0%	0%	0%	0%
Midland	100%	0%	0%	0%	0%	0%	0%	0%
New Baltimore	94%	1%	4%	1%	0%	0%	0%	0%
Opal	100%	0%	0%	0%	0%	0%	0%	0%
Remington	73%	16%	1%	5%	4%	2%	0%	0%
Warrenton	47%	27%	2%	5%	2%	10%	8%	0%

¹ United States, Census Bureau. *American Factfinder: 2010 Census*. <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>.

Zoning Summary



Table 2.5 summarizes the land-use strategy currently being used in the County's service districts, as expressed by its zoning code. The table lists the zones in order of the percentage of the total land area **within the service districts** that has been designated for each. A brief description of each zone can be found on the following page, and a zoning map for each individual service district can be found in the service district profiles provided at the end of this section.

For the sake of these conversations, it is important to note that the zone "R1," which permits single family homes on one-acre lots, constitutes nearly half of the land area of the County's service districts. Furthermore, Rural Agriculture and "R2" (permitting single family homes on 1/2 acre lots) are the next two zones with greatest land area coverage within the service districts. Although the service districts are intended to be the areas of the county with the highest density of development, over 70% of their land area is currently designated for these low density built environments.

In contrast, the combined service district land area of the zoning districts permitting the higher density uses of "R4" (single family homes on 1/4 acre lots), garden apartments, townhouses, and commercial neighborhood developments is less than 6%. These figures suggest that significant changes will need to be made to the County's zoning plan if the service districts are to achieve the type of built environment envisioned by the comprehensive plan.

Table 2.5

Zone	Percent of Service District Land Area
Residential -1 Dwelling Unit/Acre	47.03%
Rural Agricultural	16.70%
Residential -2 Dwelling Units/Acre	8.84%
Industrial General	5.11%
Industrial Park	5.08%
Planned Residential Development	4.79%
Residential -4 Dwelling Units/Acre	4.08%
Commercial Highway	2.80%
Planned Commercial Industrial Development	1.82%
Commercial Neighborhood	1.12%
Village	0.90%
Mixed Use Bealeton	0.63%
Townhouse	0.29%
Shopping Center, Community/Regional	0.24%
Rural Residential	0.23%
Rural Conservation	0.23%
Garden Apartment	0.11%



Zoning Descriptions¹

1. **The Conservation (RC) District** contains those mountains which are environmentally sensitive, have physical limitations and contain much of the County's timber resource.

2. **The Agriculture (RA) District** generally contains those areas where agriculture and forestry are the predominant uses or where significant agricultural lands or large lot farmette type residential development exists.

3. **The Rural Residential (RR-2) District** reflects the existence of rural residential development and/or those areas where agriculture and forestal activity is not the predominant use, and the soils and lot sizes are not generally suited for same.

4. **The Village (V) District** reflects the existence of small communities which historically have provided social and economic services to the rural areas.

5. **The Residential (R-1, R-2, R-3 and R-4) Districts** are intended to promote and maintain single family residential communities, planned unit development at similar densities and non-residential uses consistent with the density, size and character of the districts. The R-2, R-3, and R-4 Districts are restricted to those areas designated as Service Districts in the Comprehensive Plan.

6. **The Townhouse (TH) and Garden Apartment (GA) Districts** are intended to promote and maintain multi-family residential communities at various densities and to permit non-residential uses consistent with the density and character of the district. These districts are restricted to those areas designated as Service Districts in the Comprehensive Plan and require the provision of central water and sanitary sewer systems.

7. **The Manufactured Dwelling Park (MDP) District** is intended to accommodate the need for manufactured dwelling housing in an environment which promotes the health, safety and general welfare of its inhabitants.

8. **The Commercial - Neighborhood (C-1) District** is generally a town center type district allowing neighborhood commercial activities and some residential uses. Its main purpose is to provide areas for neighborhood type retail and service convenience shopping.

9. **The Commercial - Highway (C-2) District** is designed primarily to allow highway related commercial uses where vehicle access is the norm.

10. **The Commercial - Shopping Center, Community/Regional (C-3) District** is designed primarily for the larger shopping center type needs. Community and Regional type needs are provided for.

11. **The Commercial - Village (CV) District** is designed to allow commercial activities appropriate to the needs of the villages, recognizing the rural service function of such communities.

12. **The Business Park (BP) District** is designed to accommodate a broad mix of commercial business uses as well as clean industrial uses occurring primarily within structures.

13. **The Industrial Park (I-1) District** is designed for industrial uses occurring both within structures and outdoors. It allows for public access type industrial uses as well as limited office and business service uses.

14. **The Industrial General (I-2) District** allows the full range of industrial uses, including heavier type industry with potentially significant impacts to the environment, surrounding properties, and/or the larger County.

¹ Fauquier County, Department of Community Development. *Fauquier County Zoning Ordinance: Article 3- District Regulations*. 2016. Note: This listing does not include Special and Overlay Districts, including "Planned Residential Development" (PDR) and "Mixed Use Bealeton." Descriptions of these districts can be found in the Zoning Ordinance in Article 4- Special and Overlay Districts.



Street Network Connectivity



The arrangement of streets in a community can have a major effect on the types of transportation that will be practical and efficient to use there. The figure above shows a profile of the street network in the Town of Warrenton. The historic town center is located on the left side of the figure and is distinguished by a regular grid-patterned street network. The high connectivity of this network creates short travel distances between any two points, which make slower transportation modes such as walking and biking enjoyable and practical options. The right side of the figure, in contrast, has a very low level of connectivity. Streets that are close to one another often do not connect, thus eliminating direct routes between many points. This leads to long travel distances that discourage walking and biking.

As a simple measurement that can help illustrate the network connectivity of the towns and service districts of Fauquier County, this study counted the number of intersections found in each. This number was then divided by the town or district's land area to determine the approximate intersection density of the community. Those with high intersection densities have high levels of network connectivity and thus are better suited for walking and biking. Those with low intersection densities have low levels of network connectivity and thus are restricted primarily to motorized travel modes.

Table 2.6

Geography	Connective Intersections	Land Area (Square Miles)	Intersection Density (Intersections per Square Mile)
<i>Incorporated Areas</i>			
Town of Remington	25	0.22	113.6
Town of Warrenton	239	4.35	54.9
Town of The Plains	12	0.28	42.9
<i>Service Districts</i>			
Warrenton	96	6.18	15.5
Bealeton	79	5.49	14.4
New Baltimore	173	12.26	14.1
Marshall	31	2.89	10.7
Remington	26	3.71	7.0
Opal	14	3.16	4.4
Carlett	10	3.24	3.1
Midland	11	4.05	2.7
Calverton	7	4.61	1.5
<i>Totals</i>			
Towns	276	4.85	56.9
Service Districts	447	45.59	9.8
Combined	723	50.44	14.3

Service District Profiles: Introduction



A single-page reference sheet that summarizes population and land-use information for each of Fauquier County's service districts and village service districts can be found on the following pages. The data was taken from the US Census¹, the Fauquier County Comprehensive Plan², and the Fauquier County Zoning Ordinance.

Please note that the community boundaries of the service districts as defined by the US Census may be larger than the boundaries defined by Fauquier County itself. These discrepancies are particularly important in the second table on each page, which compares the number of housing units reported by the 2010 Census to the projected number of units that will be built in the County's "Full Build" scenario. Some residential units included in the Census data may not be part of the County's full-build projections. This is especially noticeable in the case of Opal, in which the number of housing units recorded by the Census exceeds the number of units planned in the community's full build scenario. As a result, the "Approximate Build-Out Level" reported in these tables should be understood as a helpful, but imprecise, representation of the service district's development progression.

1 United States, Census Bureau. *American Factfinder: 2010 Census*. <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>.

2 Fauquier County, Department of Community Development. *Fauquier County Comprehensive Plan: Chapter 3- Population and Demographics*. 2014.

AND

Fauquier County, Department of Community Development. *Fauquier County Comprehensive Plan: Chapter 6- Service Districts*. 2011.



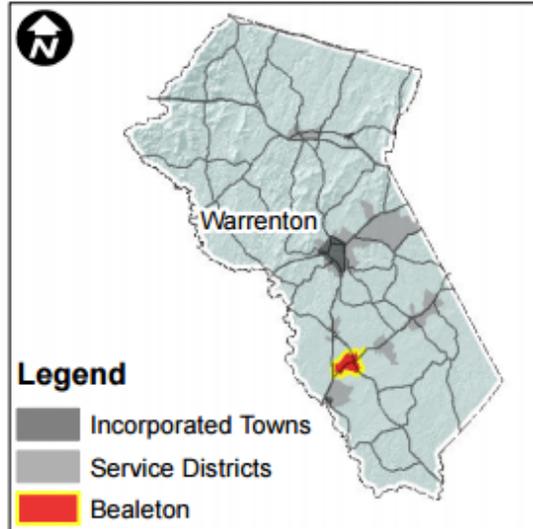
Service District Profile: Bealeton

Population

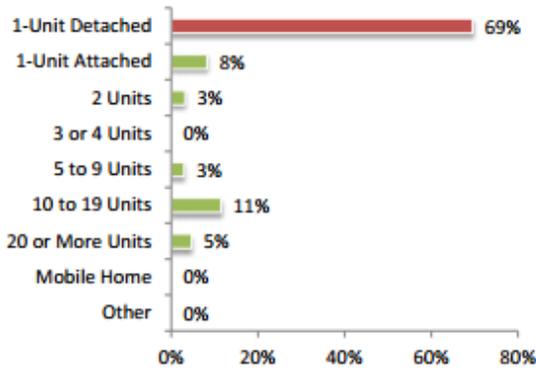
2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
4,435	4.71%	807.8

Full Build Scenario

Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
1,549	3,300	47%	9,000

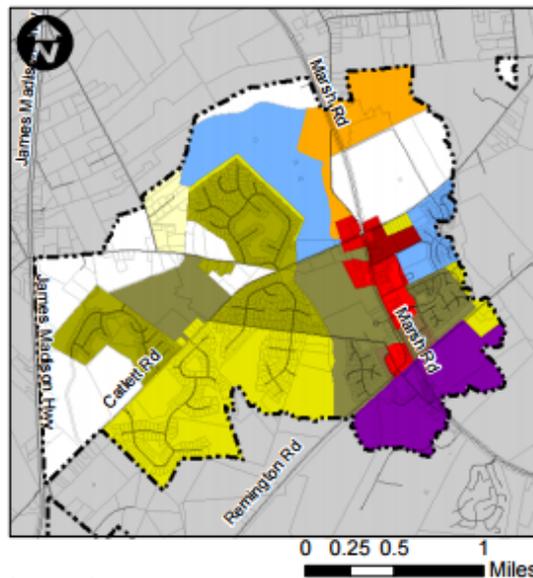


Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Rural Agricultural	23.4%
Residential -1 Dwelling Units/Acre	17.8%
Residential -2 Dwelling Units/Acre	14.4%
Residential -4 Dwelling Units/Acre	13.2%
Planned Residential Development	10.7%
All Other Zones	20.6%



Legend

Zoning Classification	
RA	R-4
RC	TH
V	GA
RR-2	MDP
R-1	PRD
R-2	CV
	C-1
	C-2
	C-3
	I-1
	I-2
	PCID
	MU-BLTN

Village Service District Profile: Calverton



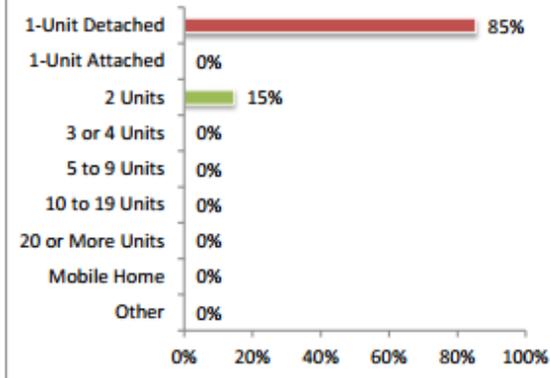
Population

2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
239	0.97%	51.8

Full Build Scenario

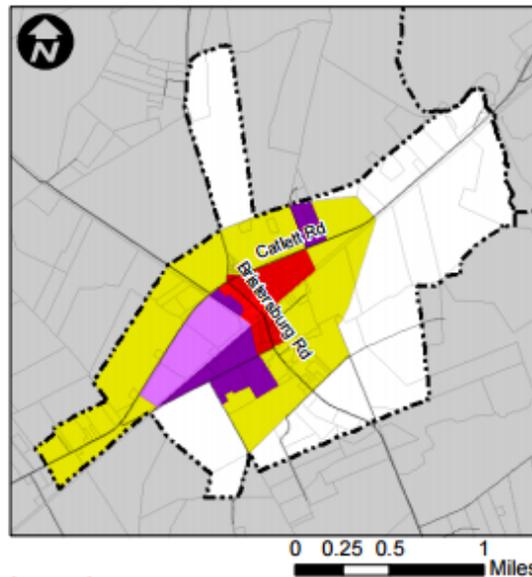
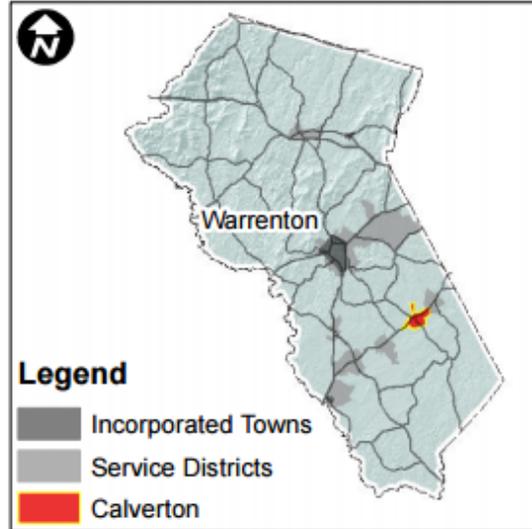
Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
119	145	82%	400

Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Rural Agricultural	52.5%
Residential -1 Dwelling Units/Acre	32.7%
Industrial General	5.1%
Industrial Park	5.0%
Commercial Highway	3.0%
Commercial Neighborhood	1.6%





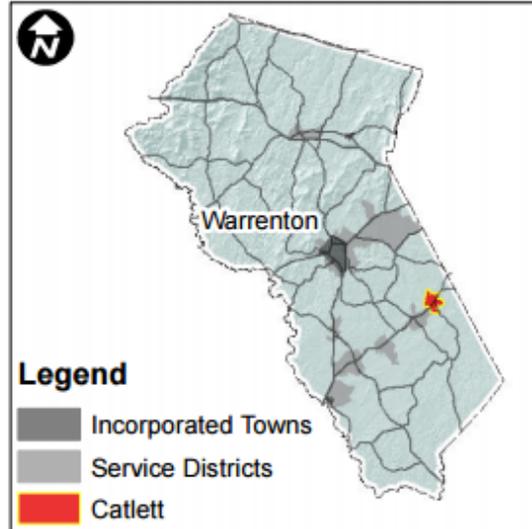
Village Service District Profile: Catlett

Population

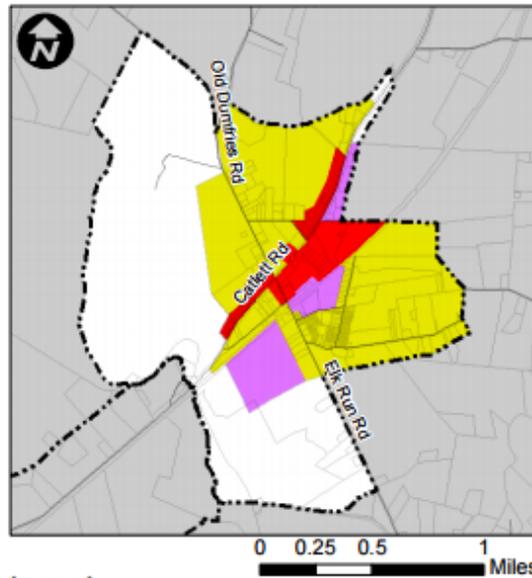
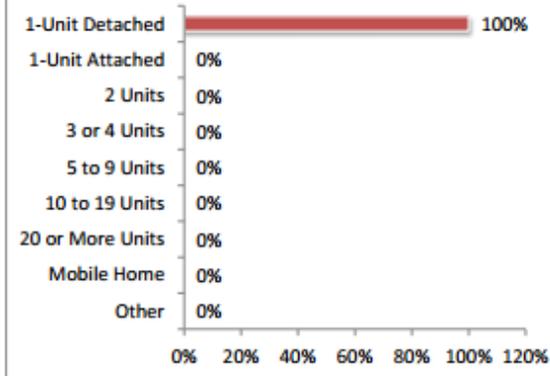
2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
296	-0.10%	91.4

Full Build Scenario

Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
125	312	40%	900



Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Rural Agricultural	52.0%
Residential -1 Dwelling Units/Acre	35.9%
Industrial Park	6.1%
Commercial Neighborhood	4.3%
Commercial Highway	1.7%

Service District Profile: Marshall

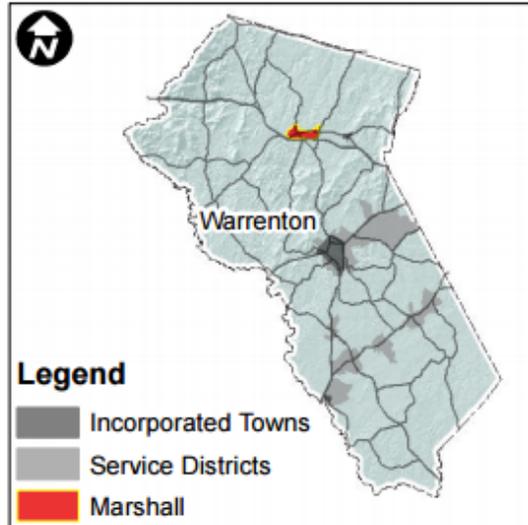


Population

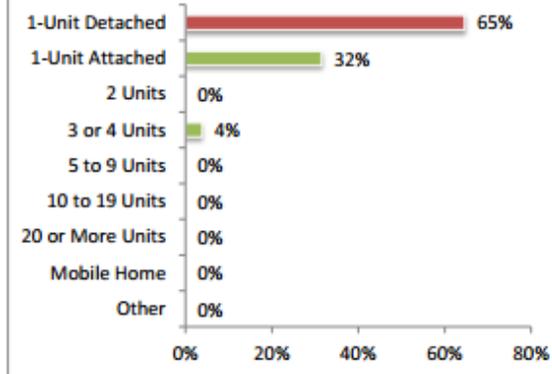
2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
1,480	1.80%	512.1

Full Build Scenario

Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
578	2,762	21%	5,000

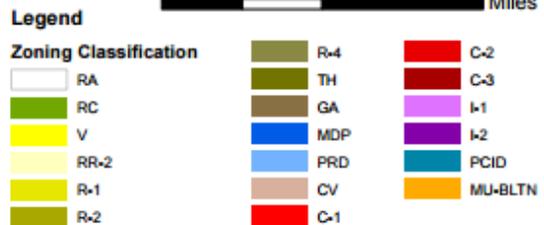
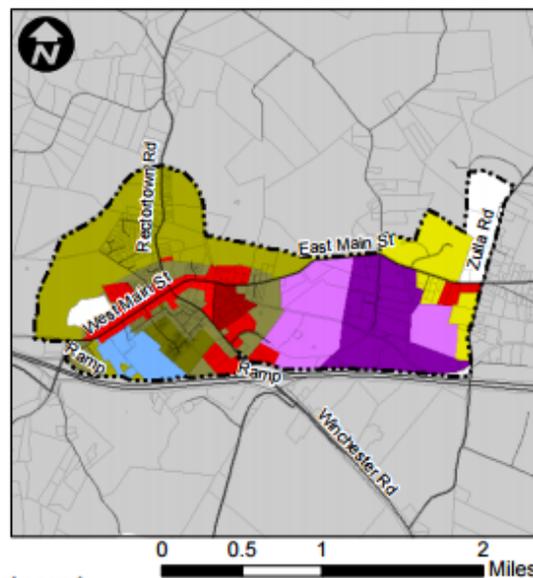


Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Residential -2 Dwelling Units/Acre	26.5%
Industrial General	14.0%
Industrial Park	13.4%
Residential -4 Dwelling Units/Acre	11.7%
Residential -1 Dwelling Units/Acre	8.7%
All Other Zones	25.6%





Village Service District Profile: Midland

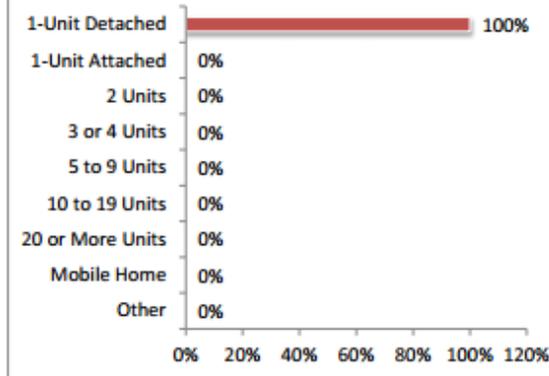
Population

2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
218	0.71%	53.8

Full Build Scenario

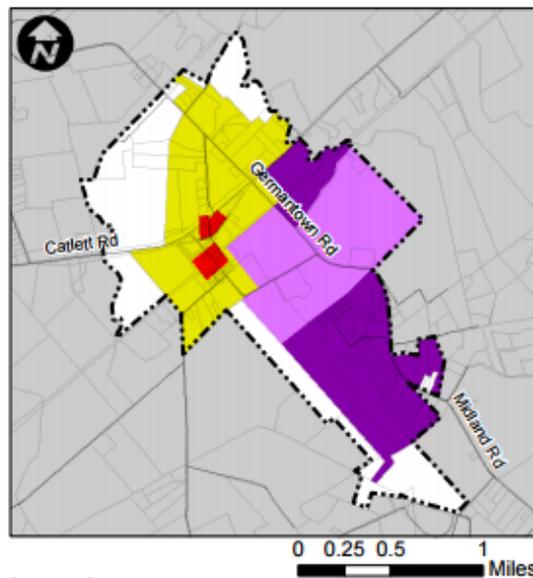
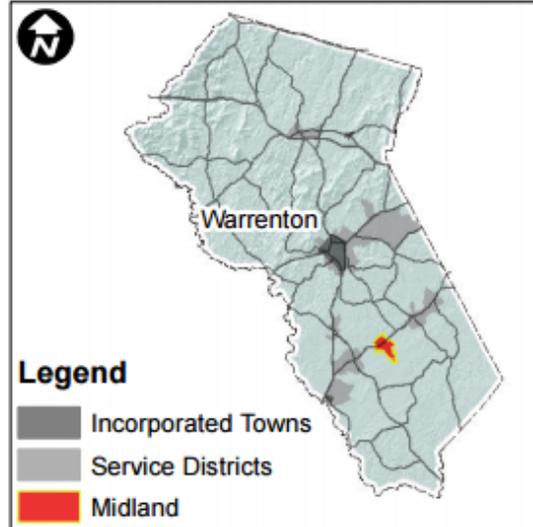
Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
94	400	24%	1,100

Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Rural Agricultural	27.8%
Residential -1 Dwelling Units/Acre	25.0%
Industrial General	23.5%
Industrial Park	22.1%
Commercial Neighborhood	0.9%
Commercial Highway	0.6%



Service District Profile: New Baltimore



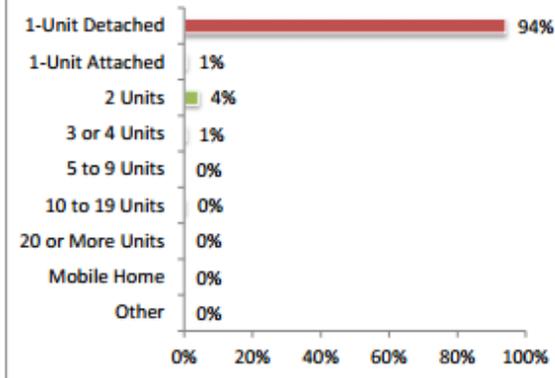
Population

2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
8,119	3.10%	662.2

Full Build Scenario

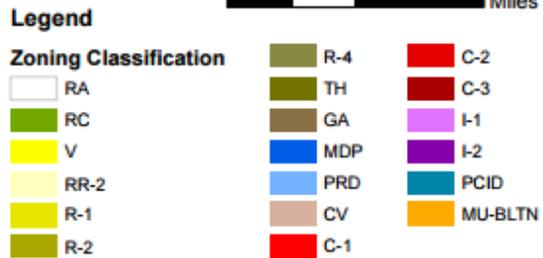
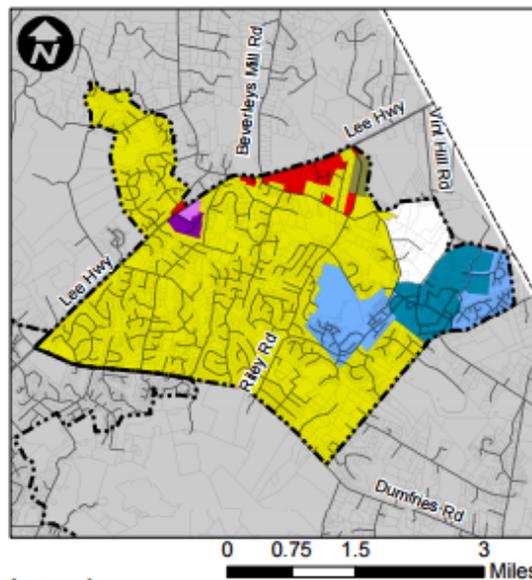
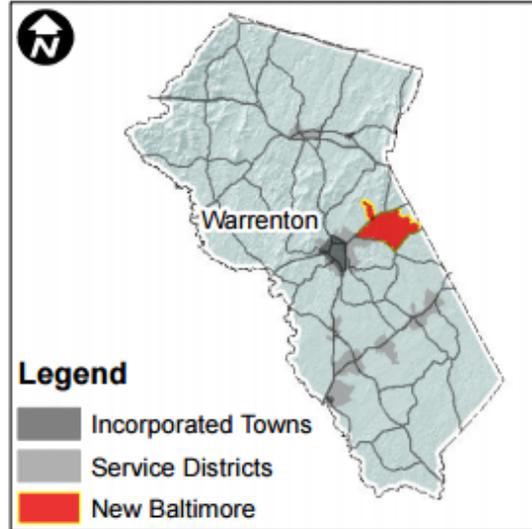
Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
2,772	5,000	55%	13,700

Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Residential -1 Dwelling Units/Acre	75.7%
Planned Residential Development	9.6%
Planned Commercial Industrial Development	5.8%
Rural Agricultural	4.7%
Commercial Highway	2.0%
All Other Zones	2.3%



Service District Profile: Opal



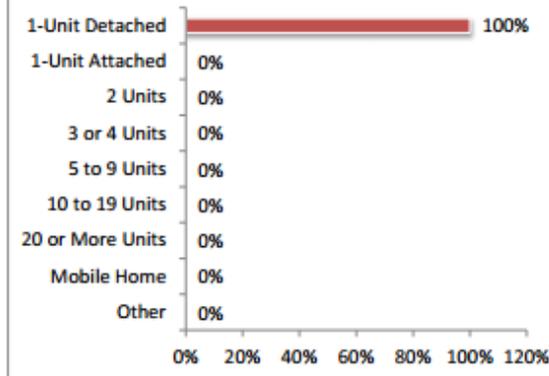
Population

2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
691	5.62%	218.7

Full Build Scenario

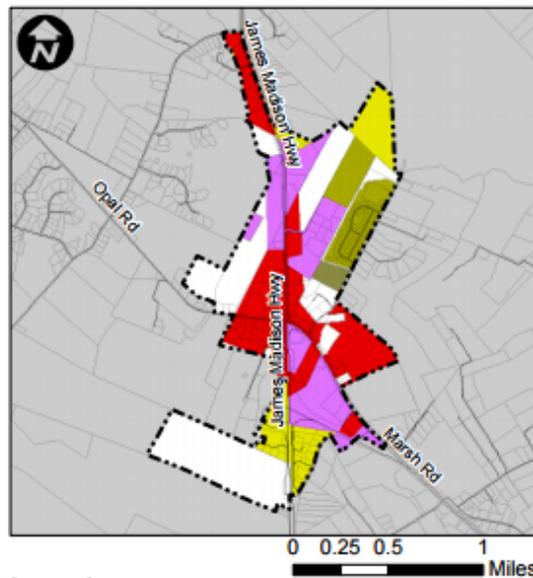
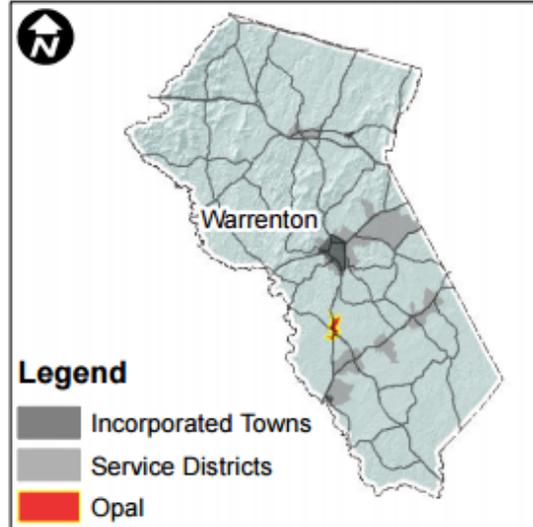
Total Housing Units (2010)	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
232	200	116%	550

Housing Characteristics: Units in Structure



Zoning Profile

Zoning District	Percentage of Land Area
Rural Agricultural	32.3%
Commercial Highway	25.3%
Industrial Park	19.9%
Residential -1 Dwelling Units/Acre	11.9%
Residential -2 Dwelling Units/Acre	9.2%
Residential -4 Dwelling Units/Acre	1.4%





Service District Profile: Remington*

*Data excludes the Town of Remington

Population

2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
1,816	4.65%	489.5

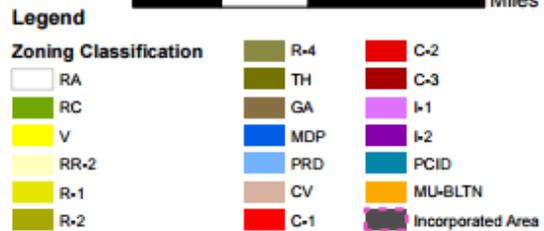
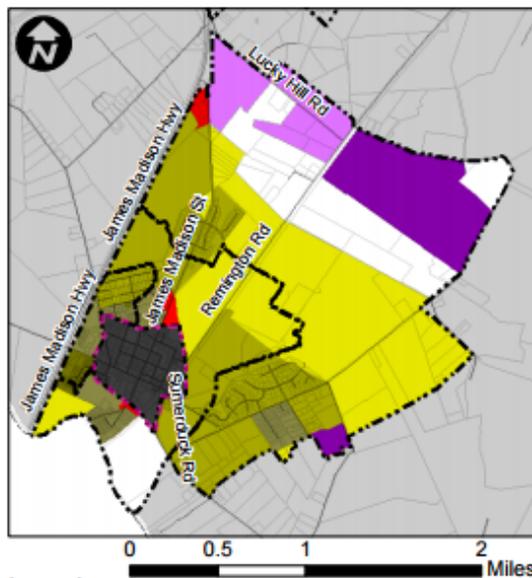
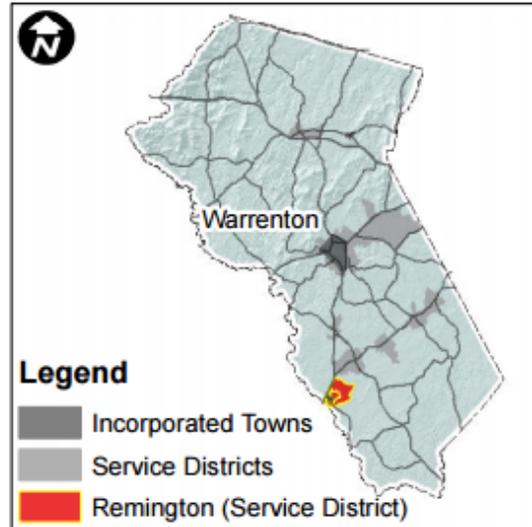
Full Build Scenario

Total Housing Units (2010)*	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
660	2,700	24%	7,400

*Number estimated using 2010 Population and assumed average household size of 2.75 persons

Zoning Profile

Zoning District	Percentage of Land Area
Residential -1 Dwelling Units/Acre	31.9%
Residential -2 Dwelling Units/Acre	25.6%
Rural Agricultural	17.4%
Industrial General	11.1%
Industrial Park	6.6%
All Other Zones	7.4%





Service District Profile: Warrenton*

*Data excludes the Town of Warrenton

Population

2010 Census	2000-2010 Average Annual Growth Rate	Population Density (Persons per Square Mile)
5,408	2.62%	875.1

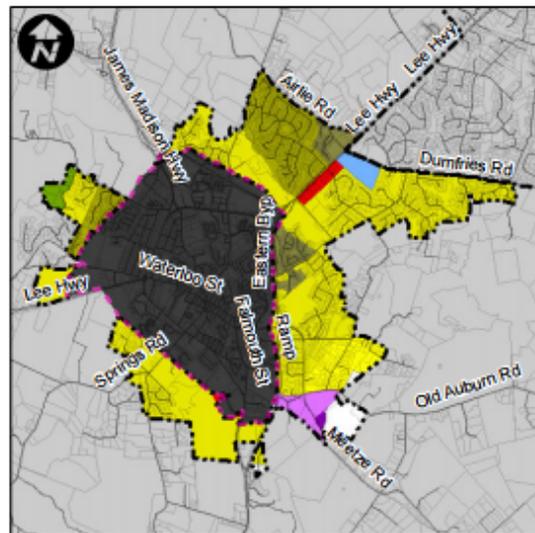
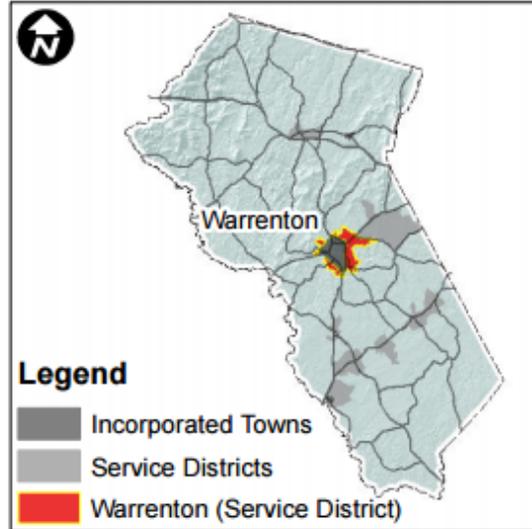
Full Build Scenario

Total Housing Units (2010)*	Housing Units Projected in Full Build Scenario	Approximate 2010 Build Out Level	Estimated Full-Build Population
1,967	2,300	86%	6,300

*Number estimated using 2010 Population and assumed average household size of 2.75 persons

Zoning Profile

Zoning District	Percentage of Land Area
Residential -1 Dwelling Units/Acre	63.7%
Residential -2 Dwelling Units/Acre	14.7%
Residential -4 Dwelling Units/Acre	5.6%
Village	5.3%
Rural Agricultural	3.1%
All Other Zones	7.7%



Legend

Zoning Classification	
RA	R-4
RC	TH
V	GA
RR-2	MDP
R-1	PRD
R-2	CV
	C-1
	C-2
	C-3
	I-1
	I-2
	PCID
	MU-BLTN
	Incorporated Area

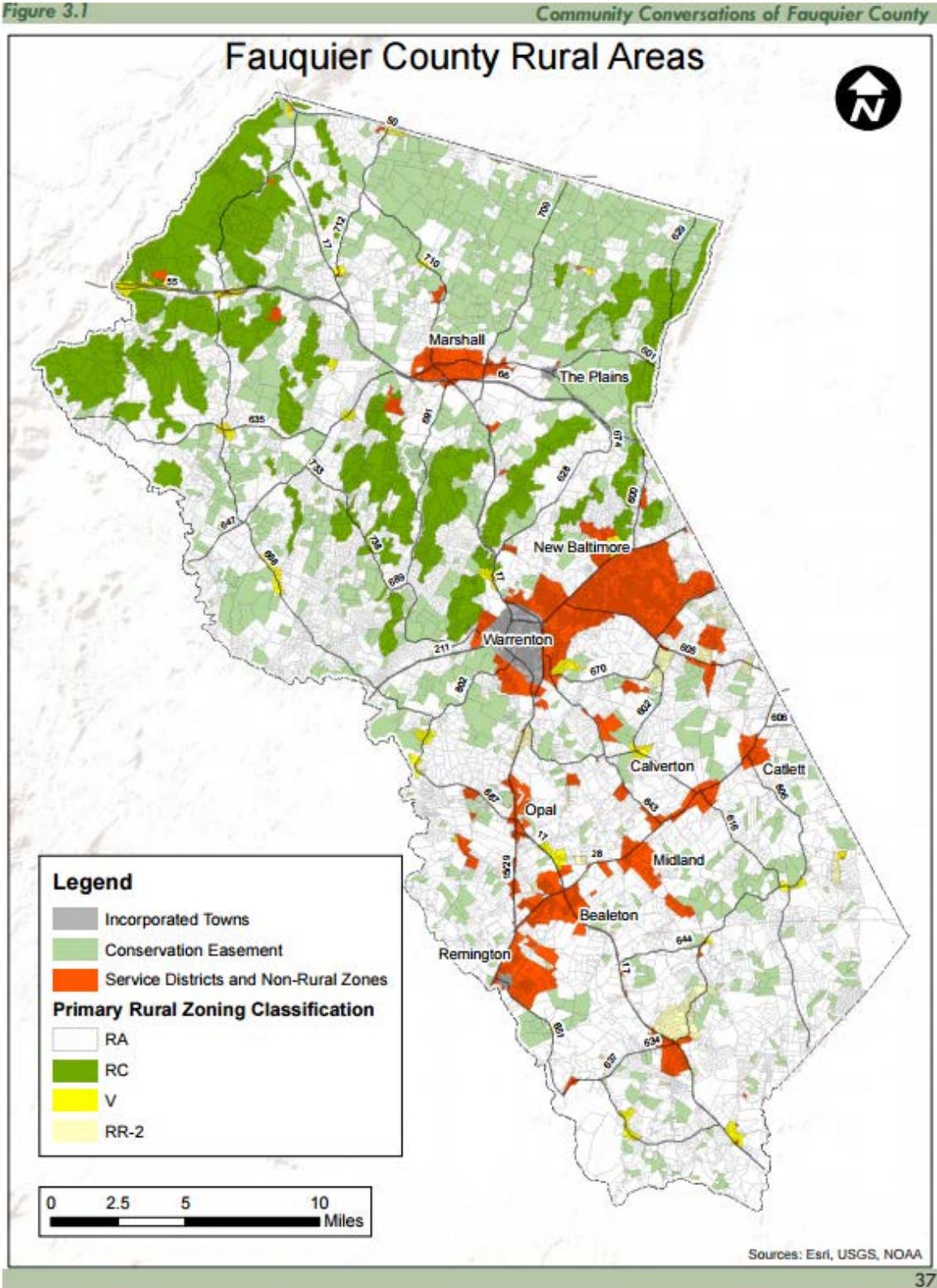
Part Three: Rural Areas



Over 90% of the land area of Fauquier County is defined as rural areas located outside of its service districts. The County has strategically worked for many years to preserve these areas both in support of its agricultural and land-based economy and in appreciation of the beauty, character, and environmental services that these lands provide to the area. This section provides a brief summary of these rural areas, beginning with a map in Figure 3.1.

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- Conservation..... 40



Agriculture



Rural Agriculture

Fauquier County contains over 1,200 farms that comprise more than half of the total land area of the County. Table 3.1 provides information about the number, size, value, sales, and income of the County's farms.¹

Figure 3.2 provides a profile which illustrates the distribution of farming land among the county's farms. The farms are divided into categories according to their total area, and two statistics are reported for each size category. The first, which is shown as a green bar, reports the percentage of the county's farms that are of that size. The second, which is shown as an orange bar, reports the percentage of the county's total farmland area that is owned by the farms in that category.

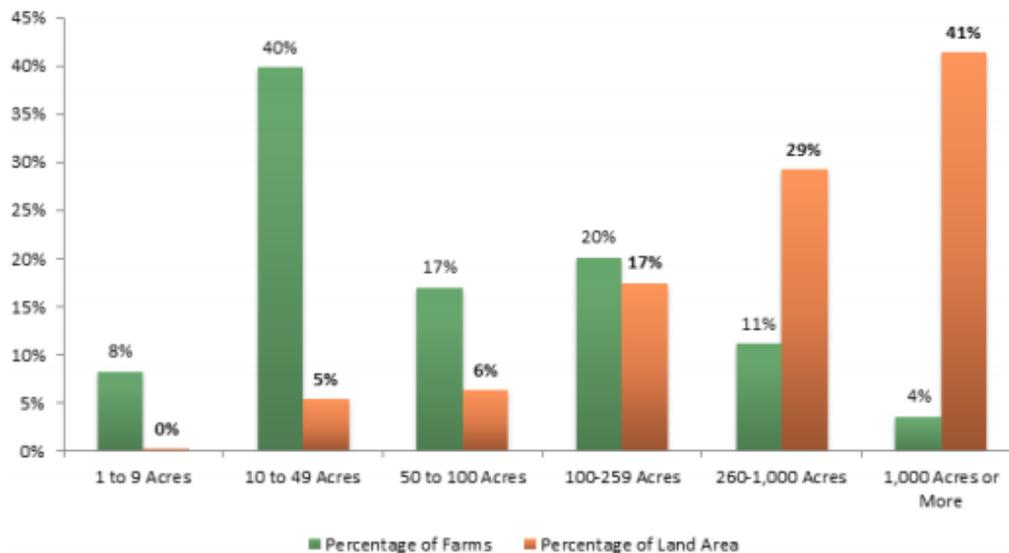
This graph shows that the majority of the county's farms are relatively small in size, but that the majority of the county's farmland is owned by large farms. 65% of the farms are 100 acres or less in size, but these farms only own 11% of the county's farmland. Conversely, only 15% of the county's farms are 260 acres or larger, but these farms own 70% of the county's farmland. These statistics could influence the County's agricultural programs. If the goal is to support principle farmers as an occupation, these programs should arguably focus support on small farms. If the goal, however, is to preserve the farmland itself, the program may be more effective if it focuses support on larger farms.

Table 3.1

	Number of Farms	Land in Farms (Acres)	Estimated Market Value of Land and Buildings	Total Sales (2012)	Net Cash Farm Income (2012)
Total	1,258	228,285	\$1,811,424,000	\$53,948,000	-\$20,016,000
Average per Farm	--	181	\$1,439,924	\$42,884	-\$15,911

Figure 3.2

Farm Characteristics



¹ United States, Department of Agriculture. 2012 Census of Agriculture. 2014. <https://www.agcensus.usda.gov/Publications/2012/>.

Residential



Rural Residential

Fauquier County permits some residential development in its rural areas. A “Rural Residential” zone that allows for low-density residential developments was created for use in limited rural areas where agriculture and forestry are not predominant uses. Residential developments are also permitted on a very limited basis in the “Rural Agricultural” and “Rural Conservation” zones. In these zones, the density of permitted development is determined on a sliding scale that gradually decreases the ratio of by-right lots to land area as the size of the original tract of land increases in size.

As a result of these policies, Fauquier County has witnessed very little residential growth in its rural areas in recent years. Current rural population data for the County can be found in Tables 3.2 and 3.3.¹ It is important to note, however, that significant growth potential still exists in the County’s rural areas.

Table 3.2

	Total Population Growth: Fauquier County 2000-2010	Population Growth: Service Districts and Incorporated Areas 2000-2010	Population Growth: Rural Areas 2000-2010
Number	10,062	9,192	871
Percentage	100%	91.3%	8.7%

Table 3.3

Geography	Population (2010)	Percent Population Change (2000-2010)	Annual Growth Rate (2000- 2010)	Land Area (Square Miles)	Population Density (Persons/ Square Mile)
Rural Lands	32,075	2.79%	0.28%	601.32	53.34

¹ Fauquier County, Department of Community Development. *Fauquier County Comprehensive Plan: Chapter 3- Population and Demographics*. 2014.

Conservation



Rural Conservation

At the end of 2015, Fauquier County had 101,070 acres of land protected by conservation easements. That year, it became the first county in Virginia to reach 100,000 acres of land in easements. This constitutes almost 25% of the County's total land area. A map of the County's conservation easements can be found in Figure 3.2 on the following page.

Several programs exist for the purpose of creating conservation easements, including the Virginia Outdoors Foundation Conservation Easement Program, the Virginia Historic Preservation Easement Program, and the Fauquier County Purchase of Development Rights Program.

The County's Purchase of Development Rights (PDR) program is a voluntary program in which landowners sell their right to potentially develop their property, while maintaining their ownership and right to use the land. As of February 2017, 12,123 acres on more than 50 farms had been protected in the PDR program. Fauquier County has more land area protected in a PDR program than any other county in Virginia.¹

Table 3.4 provides a general profile of the County's conservation easements by categorizing them according to the type of asset being preserved by the easements.²

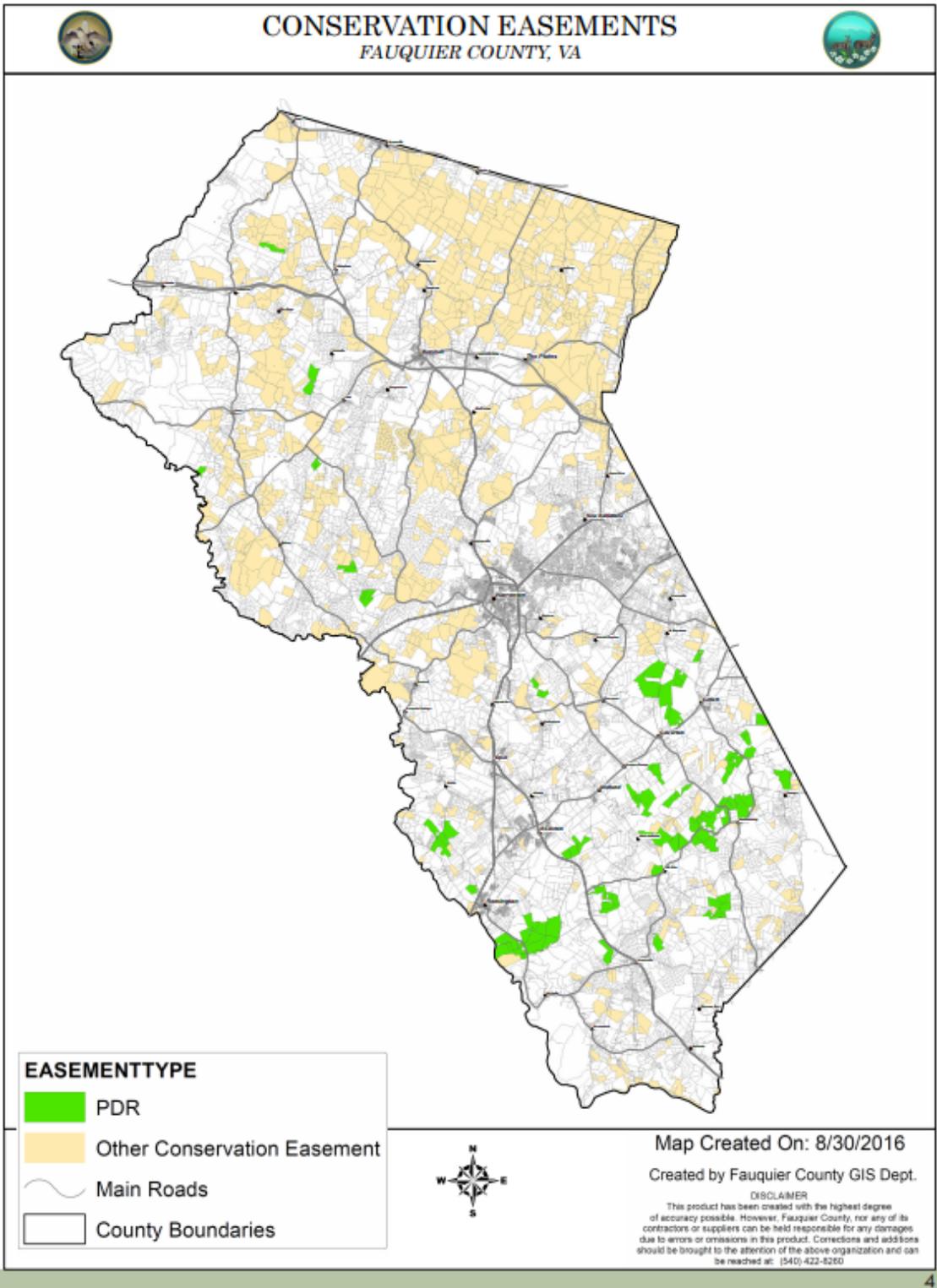
Table 3.4

Protected Asset	Percentage of Total Easement Land Area
Prime Farmland	51%
Forest Land	39%
Civil War Battlefields	10%

¹ Fauquier County, Agricultural Development Department.

² "Fauquier hits 100,000 acres in conservation easements." *Fauquier Now*, 30 September 2015. Web.

Figure 3.2



APPENDIX 7. TRAFFIC CALMING SUMMARY REPORT



Traffic Calming
Summary Report



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Introduction



The recommendations in Vision Theme C of this study pertain to efforts to support “Thriving Communities and Services” in Fauquier County. Strategy 4 of this Theme recommends that the county “Provide More Transportation Choices in Service Districts.”

Included in the measures that can be used to achieve this goal, Action 4.2 calls for the County to:

“Develop a traffic calming approach and program for reducing traffic speeds on residential streets and in business districts, without impeding access for vehicles of any type. An emphasis on those streets with low pedestrian/bike comfort and safety shall be made.”

Traffic calming is a common, but sometimes contentious, matter in transportation planning and management. One challenge that may be encountered in these conversations is a limited understanding of the various components and strategies that can be used in these efforts. Many people, for example, may associate traffic calming solely with speed humps-- the wide speed bumps that are occasionally found on residential streets. While speed humps are one example of a traffic calming measure, they are but one of many different strategies that can be used to slow traffic on streets.

This appendix document was created to explain the traffic calming concept in greater depth and to explore the various treatments that can be used in these efforts.



This image is a rendering of a street that utilizes a variety of traffic calming elements. Image Source: AARP, Inc.

Stages of Traffic Calming



Excessive speeding can be a serious safety concern for a roadway. Not only does it pose a threat to the drivers of the speeding vehicles, but also to other drivers and other users of the road such as bicyclists and pedestrians. If a large portion of the traffic on a road is speeding, a community should make an effort to reduce vehicle speeds. These efforts are known as traffic calming.

The traffic calming process does not necessarily require the reconstruction of a roadway or the addition of new speed-reducing elements. Conceptually, the effort can be divided into three stages: Education, Enforcement, and Engineering.

Education

Education should be the first stage of a traffic calming effort. The goal of this stage is to call drivers' attentions to the problem of speeding and to make them more aware of their own speeds. This can entail the placement of additional speed limit signs along a road corridor or the addition of new speed limit signs that display the speed of the passing vehicle and/or feature lights that flash when the passing vehicle is exceeding the posted speed limit. It could also include efforts such as a public awareness campaign to raise awareness of speeding problems.

Enforcement

Following the education efforts, or conjunction with them, it will be necessary for the community to make a concerted effort to enforce speed limits with traffic policing. If drivers perceive no consequence to their violation of these laws, many will be unlikely to obey them.

Engineering

If a community has performed education and enforcement efforts and the speeding problems persist, it is then appropriate to begin considering engineering solutions to the problem. These strategies are focus of the remainder of this report.



Image Source: FHWA Safety Resources

Road System Networks



In order to use engineering solutions to effectively manage vehicle speeds on a roadway, it is important to begin by addressing not only the individual road corridor, but also the surrounding road network within which it is contained.

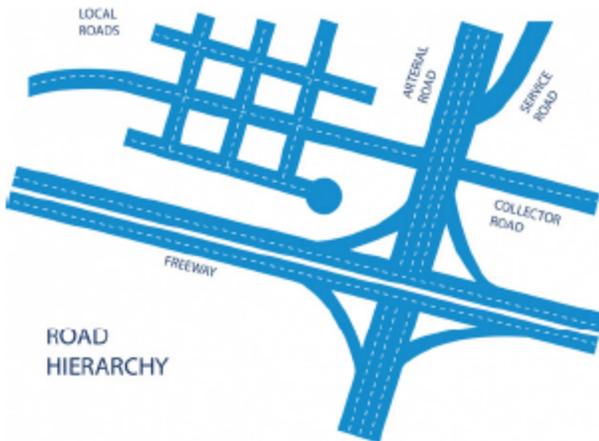
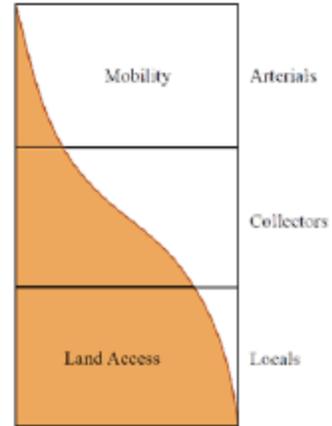
An effective road network includes different types of roads that perform distinct transportation functions. In broad terms, roads can serve two transportation functions: mobility and accessibility. Mobility refers to the ability to rapidly travel from one point to another. Accessibility, on the other hand, refers to the ability to directly reach activities and destinations. Roads with high mobility typically provide low destination accessibility (such as a limited access highway), while roads with high accessibility generally offer low mobility (such as a downtown business street).

A community's road network needs to include roads that serve both transportation needs. Conceptually, road types can be organized into a hierarchy with levels that are defined by these functions.

Some roads should offer high mobility, allowing vehicles to travel rapidly to and from the area with minimal stopping points. These are typically referred to as arterial roads.

Others roads should feature low speeds and offer high accessibility, allowing people to safely and easily access homes and businesses surrounding the road. These roads are known as local roads.

A third category of roads is typically used to connect arterial roads to local roads. These are known as collector roads. Collector roads feature moderate levels of both mobility and accessibility and serve as a transition from high speed arterials to low speed local roads.



Factors of Influence

Vehicle speeds are an important defining factor of each road type. In addition to the posted speed limit, several elements of the road design itself can influence average vehicle speeds. Two primary considerations include

Lane Widths: A direct correlation can be found between lane widths and vehicle speeds. Narrow lanes encourage drivers to travel more slowly, while wide lanes allow them to drive more comfortably at higher speeds.

Adjacent Activity: People typically drive more slowly as the level of activity directly adjacent to the travel lane increases. The presence

of elements such as cars parked along the street, bicyclists, pedestrians, and frequent intersections force drivers to be more attentive to their surroundings and will typically reduce their speed of travel. Conversely, the lack of elements such as these allows drivers to focus solely on the road and will typically lead to higher speeds of travel.

Traffic Calming Elements



By understanding each road as one component of a larger hierarchical road network, a community can manage traffic speeds using multiple strategies.

Improving High Mobility Corridors

If a community desires to lower the speeds of vehicles on a local road, such as one in a residential neighborhood or a downtown business district, it should first consider if improvements need to be made to the surrounding collector and arterial roads. If these high mobility corridors are not functioning effectively, drivers may have an incentive to use local roads as “cut-thru” alternative routes to avoid congested conditions. By reducing congestion or eliminating stopping points on these high mobility corridors, the community may reduce the incentive for drivers to use local roads as alternative routes.

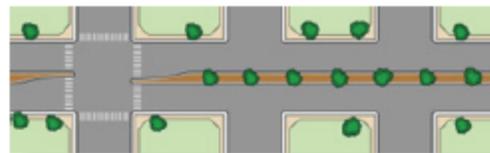
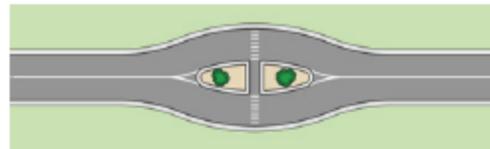
If these arterials and collectors are functioning effectively or improvements cannot be made to them, however, it may be necessary to address the design of the local road itself. If the road design is such that it encourages high speeds of travel, the community may add new features to the roadway that naturally serve to lower vehicle speeds. Some examples of these elements include:

Horizontal Treatments

Horizontal treatments are those that change the width or alignment of the road in such as way as to have the effect of reducing vehicle speeds.

Median Treatment and Traffic Island

Center island narrowings are raised islands located along the centerline of a street that narrows the travel lanes at that location. These are also referred to as midblock medians, median slow points, or median chokers. Median barriers can be used at intersections to prohibit left turns from the major road onto the minor road. This element is most successful if the median is carried for a long distance.





Curb Extensions

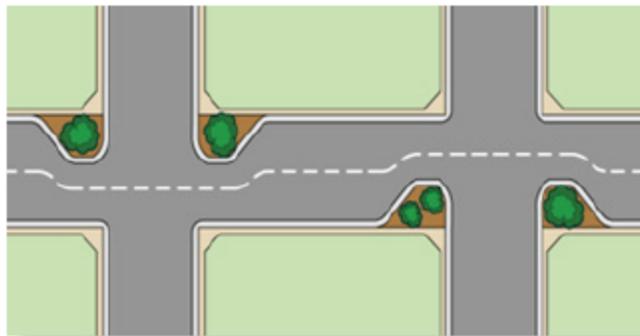
Curb extensions narrow the width of a road by extending raised sections of curb and sidewalk into the excessive or unused space along the sides of the road. In transforming overly wide streets, curb extensions (also known as bulb outs, elephant ears and nibs) bring down right turning speeds, identify important crossings, and make it much easier for motorists to see pedestrians and for pedestrians to see motorists.

When used in a series, curb extensions can significantly aid in bringing motorist speeds to acceptable levels. Curb extensions can be used at intersections, mid-block, inside of parking strips (tree wells) and other locations. Although many curb extensions are kept plain in appearance, at the entry to a neighborhood, they can be landscaped to serve as attractive gateways.



Chicane

Chicanes are barriers placed in the street that require drivers to slow down and drive around them. If the bulb-out sections, similar to those described under the curb extensions, are alternated from one side of the street to the other this is called a chicane. Any type of barricade or post can be used to create this slalom/weaving type effect in the road. Chicanes may also be referred to as deviations, serpentine, reversing curves, twists and staggers. These are typically installed in series of three or more curb extensions and can be used in conjunction with staggered on-street parking. European manuals suggest shifts in alignment of at least one lane width, deflection angles of at least 45 degrees, and center islands to prevent drivers from taking a straight "racing line" through the feature.



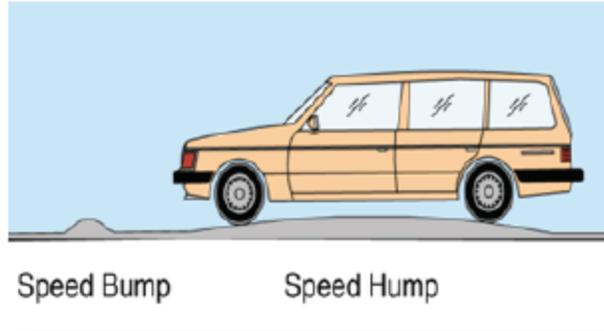


Vertical Treatments

Vertical treatments are changes that are made to the vertical elevation of the road, such that the driver will need to slow the speed of their vehicle in order to safely and comfortably pass over it.

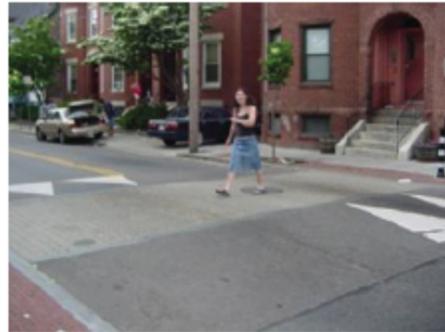
Speed Humps

Speed humps (road humps or undulations) are raised areas in the paved surface of a street that extend across the roadway. The various speed humps and speed tables can vary from rounded to flat topped. It should be noted that speed bumps differ in that they are abrupt raised surfaces which may incur safety, liability and maintenance concerns. Speed humps can typically be crossed at 15 to 25 mph without any noticeable driver discomfort. As the speeds increase the driver discomfort also increases. Spacing of humps is suggested at intervals of 250 to 600 feet. Speed humps typically range in length from 12 to 14 feet although other lengths used include 10, 22 and 30 feet and generally range in height between 3 to 4 inches. It is important to install appropriate signage and/or pavement markings to coincide with the speed humps.



Raised Crosswalks

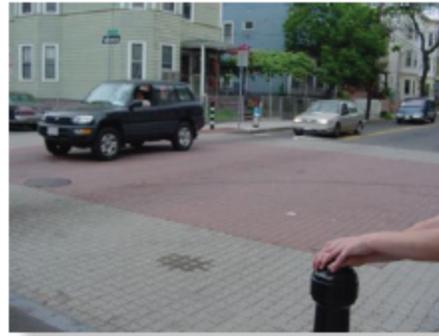
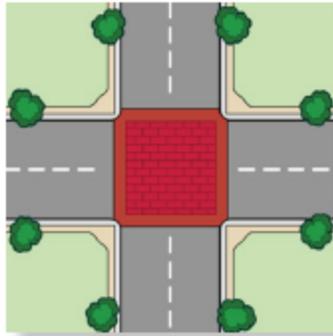
Raised crosswalks are essentially elongated speed humps with a flat section in the middle and ramps on the ends. Raised crosswalks are also referred to as speed tables, trapezoidal humps, speed platforms, or raised crossings. They are often constructed with brick or other textured materials on the flat section. Speed tables are typically 22 feet long in the direction of travel with a 10 foot flat section and 6 foot ramps on either end. Similar to speed humps, the heights typically range from 3 to 4 inches.





Raised Intersections

A raised intersection is one where the middle of the intersection is raised such that drivers are alerted that they are passing through an intersection. The pavement is raised even with the curb with appropriately sloped ramps between street grade and intersection grade. Both the flat section covering the entire intersection and the ramps can be constructed using various materials including brick, concrete, stamped asphalt, and cobblestone. Bollards may need to be used to define the intersection. Raised intersections are also referred to as raised junctions, intersection humps, or plateaus.



Other Treatments

Gateways

There are many applications for gateways that can be used. Shown here are just some of the examples including aesthetically pleasing street signage, brick or cobblestone accents, and landscaping. All help to increase driver awareness and to let them know that they are entering a different area



Roundabouts

Roundabouts are channelized intersections where traffic moves in a one-way direction around a raised central island which is usually circular in shape. They should be fitted to the characteristics of the intersection and designed so that emergency vehicles and trucks can easily navigate the circle. A mounted curb can be used to provide enough room for the trucks to negotiate the circle. Typically, the right-of-way is designated to those vehicles in the roundabout and entering vehicles must yield. This operation prevents traffic from locking and allows free-flowing movement on the circular roadway. A smaller version of the roundabout is the traffic circle or intersection island, which are raised islands around which traffic circulates.





Textured Pavement/ Enhanced Crosswalk Treatments

Textured pavements, such as brick or cobblestone surfaces, can be used both as an aesthetic enhancement and as method to draw a driver's attention to the presence of the crosswalk. Textured pavements can also be used as the pavement for extended sections of a street corridor. The uneven surface naturally slows vehicle speeds, while the unusual visual character signifies that drivers have entered a special or unique area. Cobblestone pavements, for example, are often used along streets in historic business areas.



APPENDIX 8. SUMMARY OF TRENDS, PART I

INTRODUCTION TO THE SUMMARY OF TRENDS (PARTS 1 AND 2)

In order to set the stage for the Community Conversations project, the first Conversation, held on May 17th, 2016, introduced a two part summary of trends and forces that Fauquier County may face in the coming decades. It is important to recognize that forecasts and trends are by no means destined to play out as predicted. There are also many unknown and unforeseeable factors that could modify these trends in the future. However, it is important to not work in a vacuum while discussing the future and these summaries of forecasted trends provide a sort of backdrop against which meaningful discussion can occur. For example, knowing the prior population growth trends of the county and what they are forecasted to be in the future is useful in discussing how to realize the county's vision of managed and guided growth.

The Trends summaries are in two parts. Part 1 presents the past trends and future forecasts that are specific to Fauquier County and includes data on demographics, education, employment and the economy. Part 2 summarized broader trends beyond the county and looked at regional, national and global scales. It was presented in the form of the "top 10 game changers – trends that could affect the way we live, work and play in the future." These trends looked at the demographic/social, economic, environmental and technological forces that could shape the world in the future and affect the county in various ways.

Together, these summaries of trends provided a platform for the community discussion in this meeting and led to a series of public input comments (summarized above in Appendix 1) about the key trends and forces that were most critical to the future of Fauquier County.



*Community
Conversations
for Fauquier County*
Stepping Stones to our Future

First Community Conversations Meeting
May 17th, 2016



*Community
Conversations
for Fauquier County*
Stepping Stones to our Future

what's this about?

our Fauquier County **future.**



keeping in mind:

The County's Vision

"Fauquier County is a thriving community that honors its natural and cultural resources, agricultural heritage and rural landscape while building a sustainable economy and promoting outstanding services and growth within defined service districts."

District Name

- BATTLEFIELD
- CALVERTON
- OAKLEY
- MARSHALL
- MIDLAND
- NEW BALTIMORE
- NEWBURG
- QUANTICO
- STAFFORD
- WARRENTON

Created by: BPA/ASA 1/7/2016
Data Source: Fauquier County GIS Department





So:
where are we today?

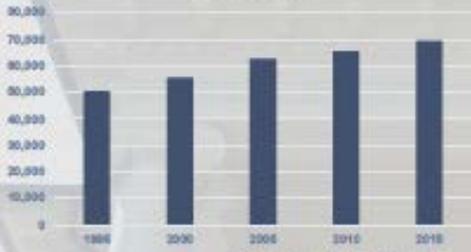



where are we headed tomorrow?



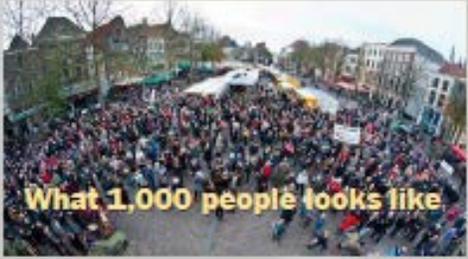

PAST: Fauquier County has added **955** people per year In the past 20 years

Total Population



Year	Total Population
1995	~50,000
2000	~55,000
2005	~60,000
2010	~65,000
2015	69,521

Source: Woods & Poole Economics



What 1,000 people looks like

Source: Flickr.com

2015 population: 69,521
 Source: Woods & Poole Economics

38 % increase since 1995

FUTURE? Fauquier County is **PROJECTED** to add as much as **1,813** people per year In the **next** 20 years
Source: Woods & Poole Economics



More than adding the population of Marshall every year?



estimated 2035 population: **106,000**
Source: Woods & Poole Economics

estimated 2040 population: **93,028**
Source: Walden Cooper Center

NOTE THAT FORECASTS DIFFER! (Forecasting is an inexact science!)

A word about population projections

Most accurate → National

POPULATION PROJECTIONS → State

Least accurate → County

Most predictable → Birth/death rates

POPULATION PROJECTIONS → Migration rates

Least predictable → Migration rates



TODAY:

Fauquier County is **older** than the rest of Virginia

Larger share of seniors (65+ years old)

BUT - Boomers have become the age group with the most entrepreneurs in America!

Fauquier County's median age has increased significantly since 2000, from 37.8 years to 42.5 years

Smaller share of 25-34 year olds (the Millennial generation)

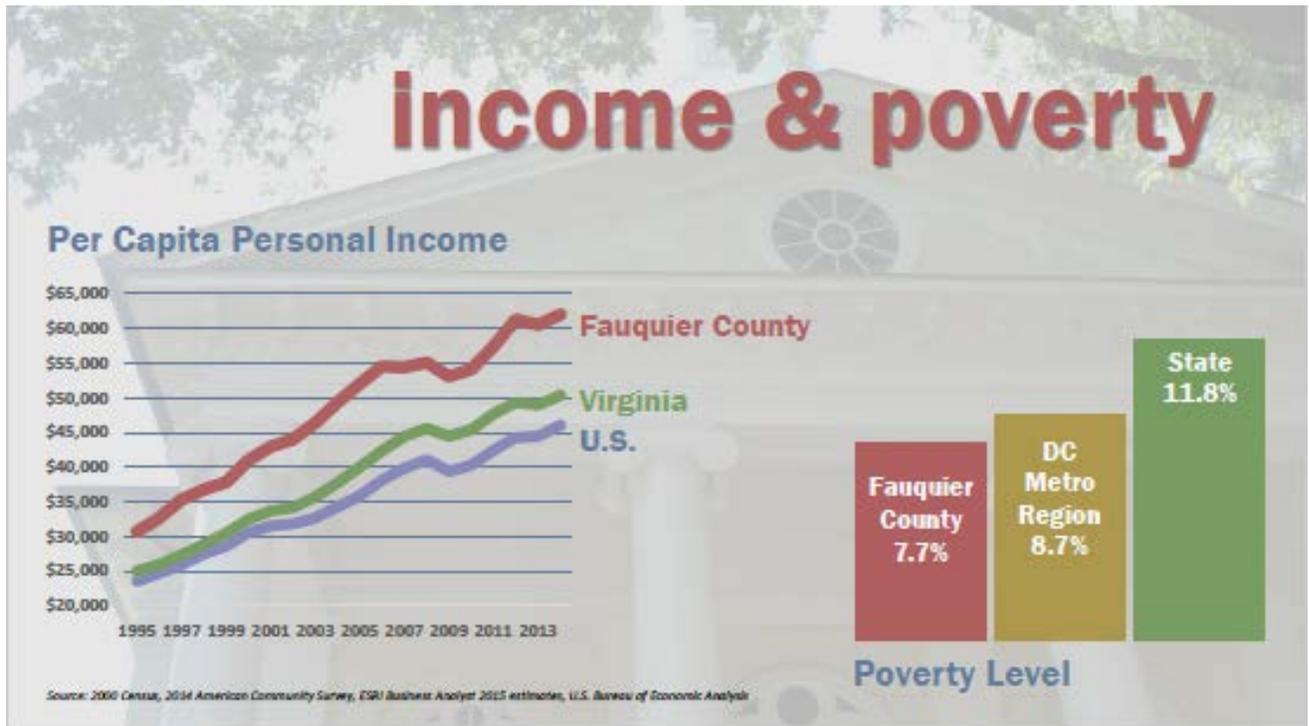
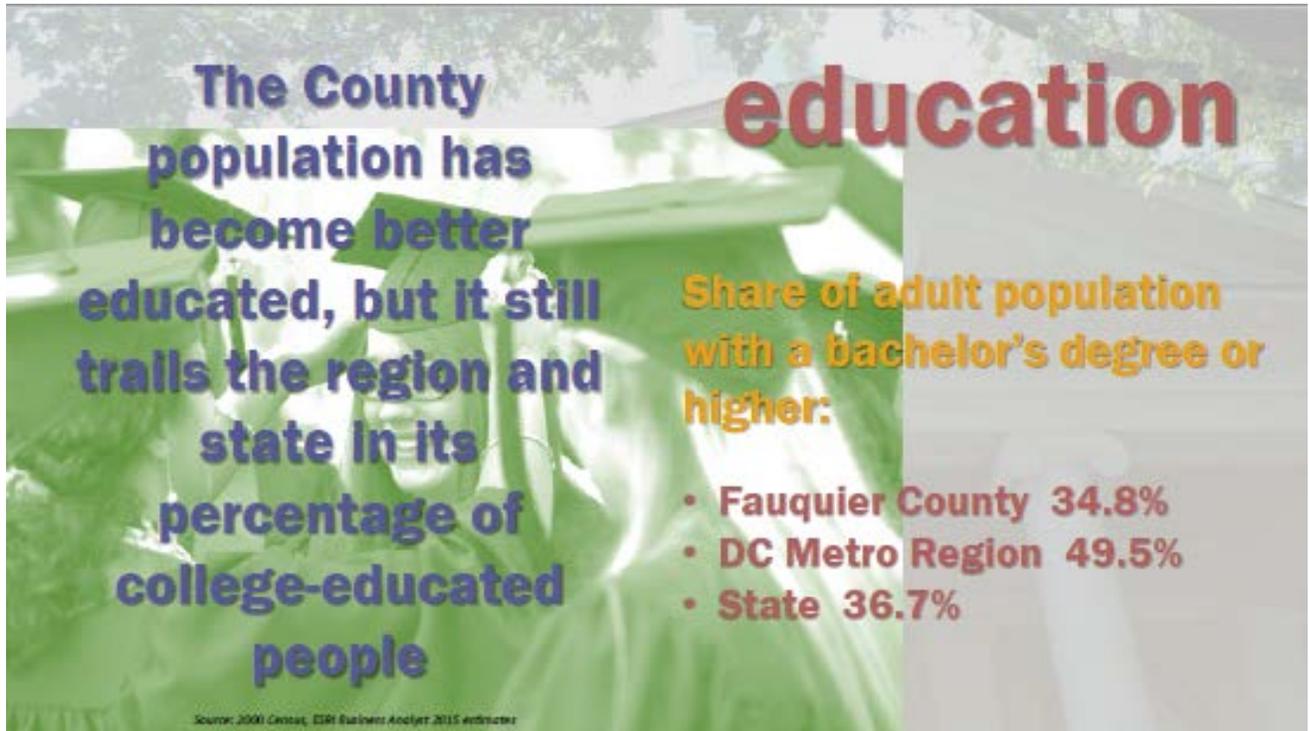
Source: 2000 Census, ESRI Business Analyst 2015 estimates

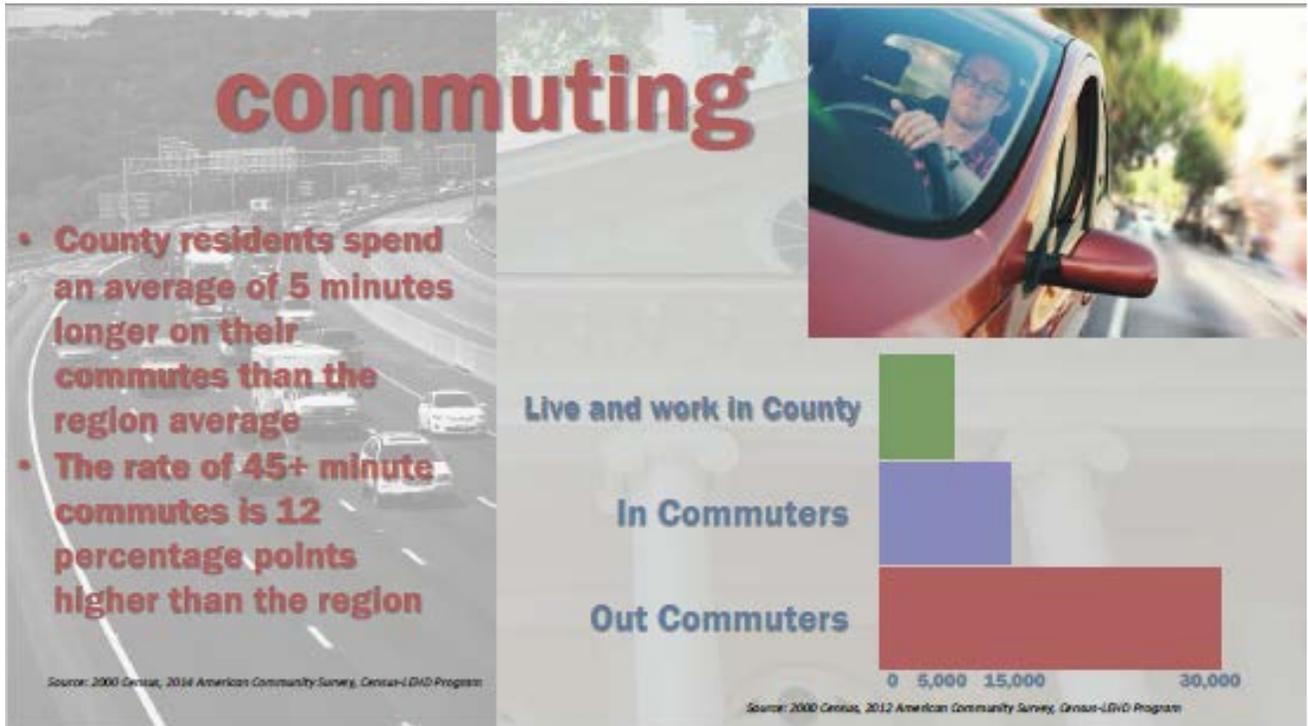
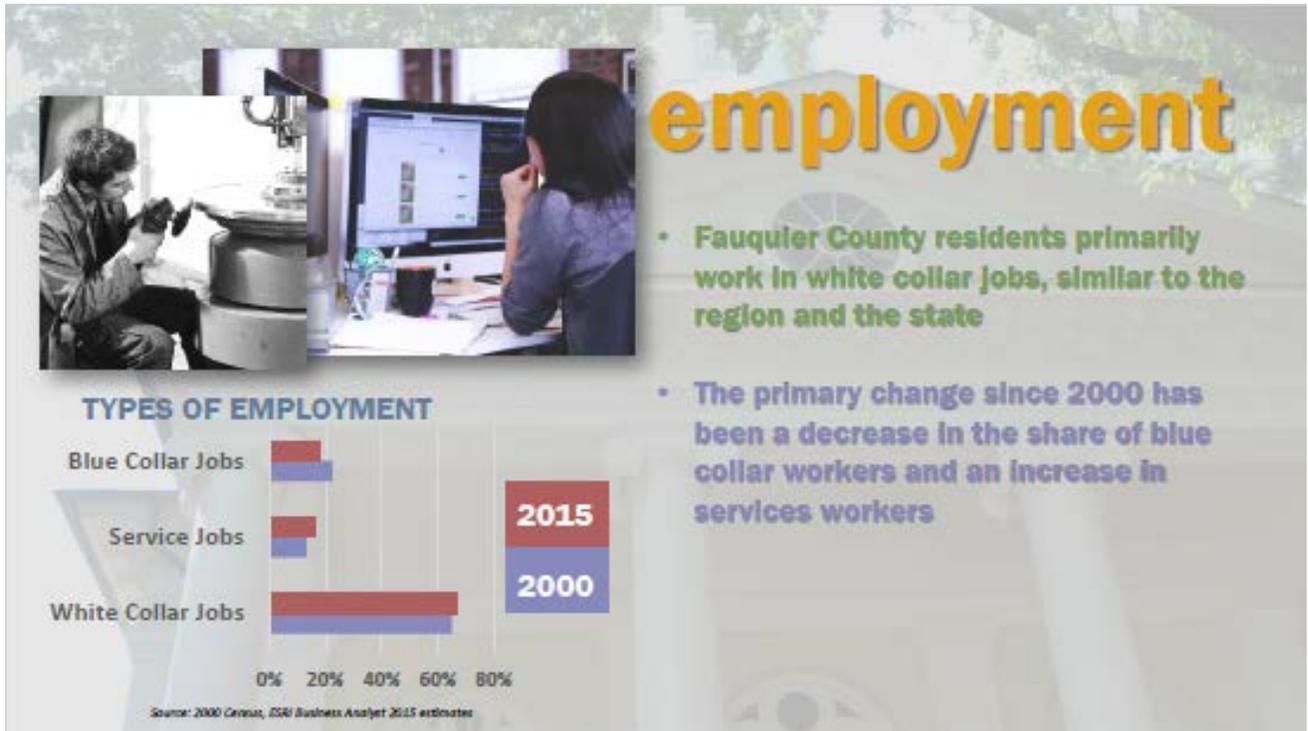
more **married couples** than the rest of Virginia

more **home ownership** than the rest of Virginia

Category	Virginia	Fauquier County
Married Couples	50%	60%
Home Ownership	65%	76%

Source: 2000 Census, 2014 American Community Survey, ESRI Business Analyst 2015 estimates





plus economy

over the past 15 years, the County's per capita GDP (Gross Domestic Product) has **increased at three times** the annual rate of the nation's



Highest GDP per capita in Rappahannock/Rapidan Region

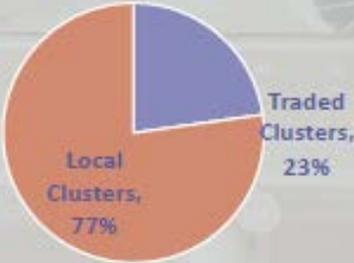
Strong employment compound growth rate at **2.9% per year** (U.S. = 1.2%, Virginia = 1.3%)

Source: U.S. Cluster Mapping Project

minus economy



County's average private sector annual wage is **below** the national average



employment by cluster type

“traded” clusters such as Financial Services, Distribution, and Food Processing pay **significantly lower** average wages in Fauquier County than the national average

Source: U.S. Cluster Mapping Project

farm economy

54% of county in ACTIVE FARMLAND (228,000 acres)

82% FAMILY OWNED!

1,250 FARMS in the county - 3% increase from 2007-2012

FAUQUIER DAIRY: **#5** in Virginia

Market value of production increased 12% - 2007-2012 **12%** (now \$54 million)

FAUQUIER BEEF: #8 in Virginia

raise enough cattle annually to feed **525,000** people for a year

ECONOMIC CONTRIBUTION:

- 2,650 jobs
- \$93 million value added
- \$215 million output
- 6.8% of total employment (2012)

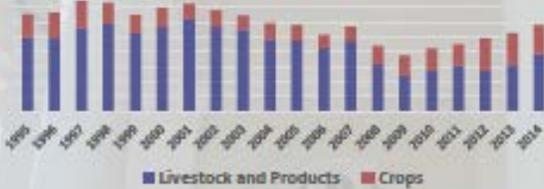
Source: "Agriculture in Fauquier County" - Weldon Cooper Center, 2014

farm economy

Ranks 3rd among VA counties for revenue from sale of **horses**



Farm Receipts by Source, Adjusted for Inflation



■ Livestock and Products ■ Crops

Grape production up 30% in 2015 while state total was up 8%

Source: U.S. Department of Agriculture, Census of Agriculture

the future?

People age 55+ may go from **30%** of the population to **38%** of the total, with most of the growth in the **75+ age group** (in 2035)

older

& wealthier

Households earning over **\$100,000** per year may go from **41%** of the total in 2015 to **53%** of the total in 2035

Source: ESRI Business Analyst & Woods & Poole Economic

households potential

Growth in **wealthy empty-nester** households, decrease in **low/moderate income** households



Not much growth in Millennial households

Source: Woods & Poole Economic

employment

County is forecasted to add **19,782** new jobs by 2035 - a **49%** increase, but **slower** than last 20 years

slow

stable

fairly **stable** industry composition - decrease in **farm employment** from high of **7%** in 1995 to projected **3%** in 2035

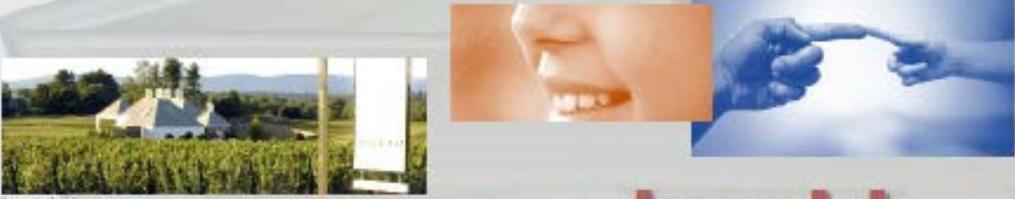
Source: Woods & Poole Economic

take aways

- **Steady population growth**
- **Aging population**
- **College degree attainment still tralling**
- **High GDP but low wages**
- **Steady job growth but slower than population**
- **White collar jobs continue to grow**
- **Farm economy strong but changing**



So:
What does it all mean?



~~where are we~~ **should we be**
headed tomorrow?

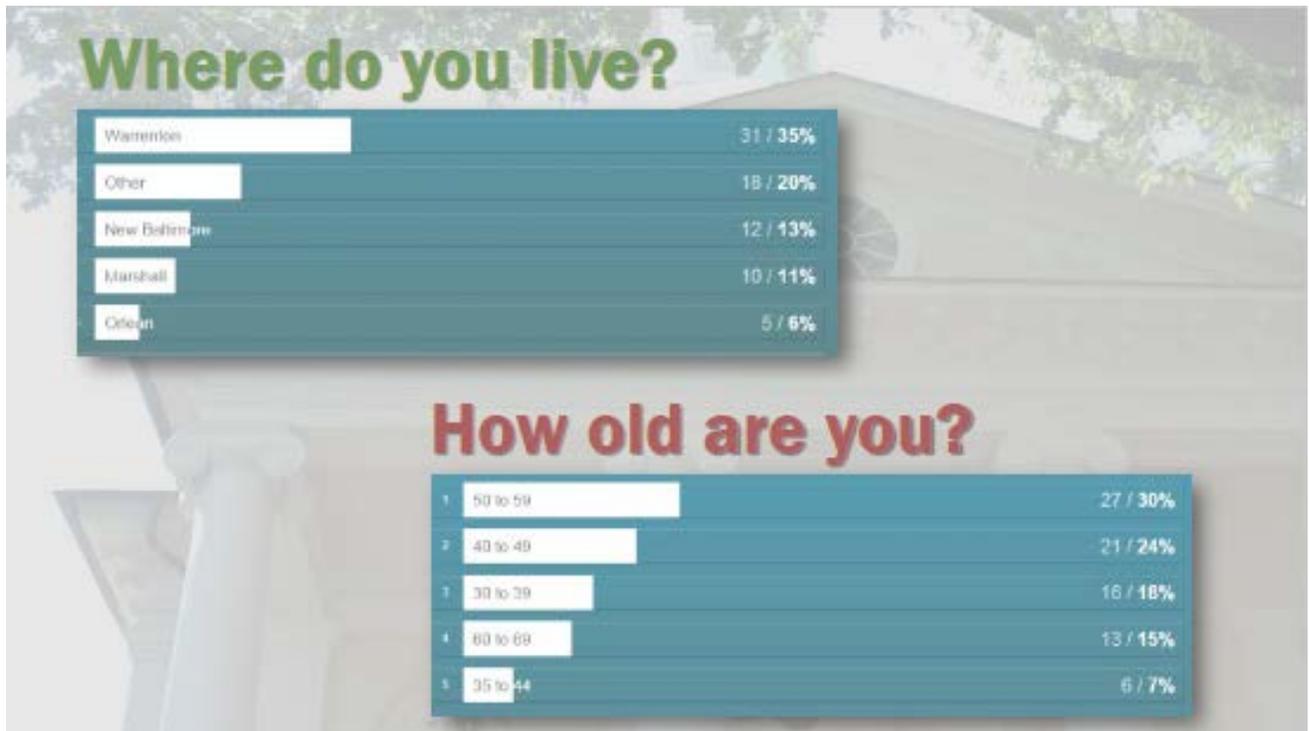


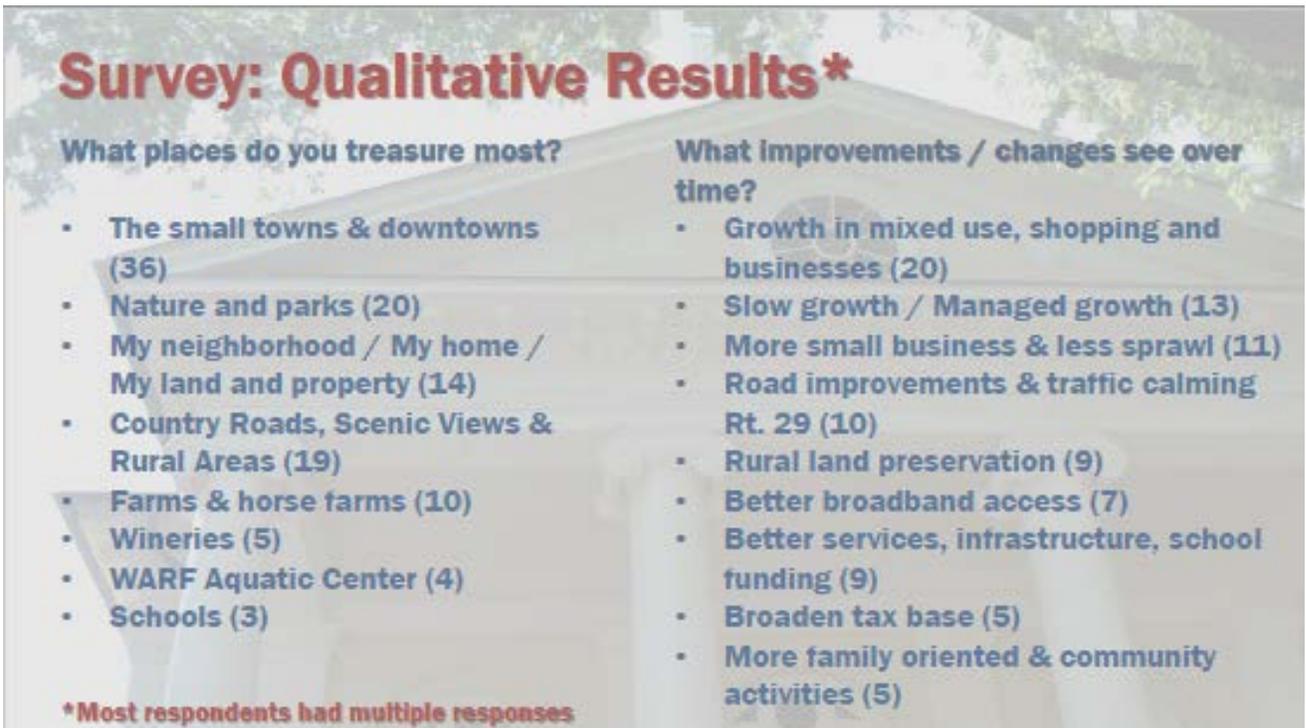
But first:
Survey results

As of May 2016



PROJECT WEBSITE: www.fauquiercommunityconversations.org





What one word describes what you love about living in Fauquier County?



Size of word indicates frequency of response

Show us what makes Fauquier a great place to live?



IMAGES POSTED SO FAR

The County's Vision

economy
rural • service
districts
agriculture
community
growth
resources
Fauquier
sustainable
thriving

District Name
SHENANDOAH
LOUDOUN
LOUDWELL
MARSHALL
NEW BALTIMORE
NEW MARKET
ORANGE
SHENANDOAH
SPOTSYLVANIA
STAFFORD
WARRENTON

Graphic: Dec 14, 2014
Data source: Fauquier County GIS Department

your assignment:

After seeing the presentation, write down your thoughts on:

“What kind of future do you want for Fauquier County?”

Please be specific about what you would like to see in the future in terms of:

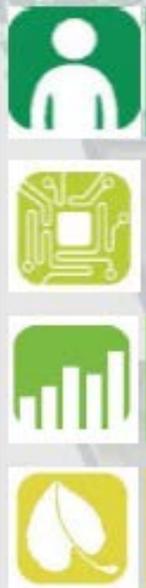
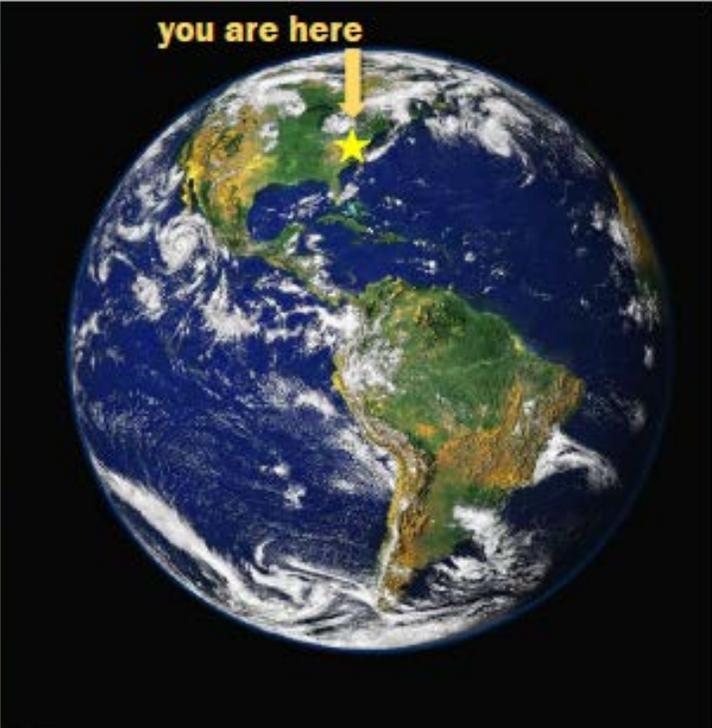
- Growth
- Change
- Economy

APPENDIX 8. SUMMARY OF TRENDS, PART II



**Top 10
Game
Changers**

Trends that could affect the way we live, work and play in the future



- DEMOGRAPHIC / SOCIAL**
- TECHNOLOGICAL**
- ECONOMIC**
- ENVIRONMENTAL**

VIRGINIA IN 2040

Trends from research conducted for VTrans2040 by Southeastern Institute of Research

1. Age shifts

We are getting older

Virginia's 65+

Year	Percentage
1990	11%
2010	13%
2020	16%
2030	19%
2040	20%

Source: US Census

Florida 20%
of population is 65+

1980

Age

Virginia Estimated Population (in thousands)

*The Census Bureau does not provide a single year's totals after age 85. The 85+ category is split into five categories for proportional visual effect.

Source: University of Virginia Demographics Research Group

2. Millennials

The Changing Workforce

U.S. Labor Force, 20-69 year olds, in Millions

Year	Millennials (Millions)	Gen X (Millions)	Boomers (Millions)
2015	45	62	45
2020	55	61	40
2025	65	60	35
2030	75	60	25

Source: BLS

Source: Southeastern Institute of Research for Commonwealth Transportation Board – VTrans2040

3. Decline of conventional suburbs

More people of all age groups want WALKABILITY

Where do you live now and where do you want to live someday if you can afford it?

	National	Millennials	"Active" Boomers
A suburb where most people drive to most places			
Now	40%	41%	39%
Someday	7%	8%	7%
Change	-33%	-33%	-32%
Interest is declining			
A suburb with walkable amenities			
Now	18%	19%	14%
Someday	21%	25%	19%
Change	+3%	+6%	+5%
Interest is growing			

Source: Investing in Place, APA

How this compares with our survey

What type of place do you live in today?

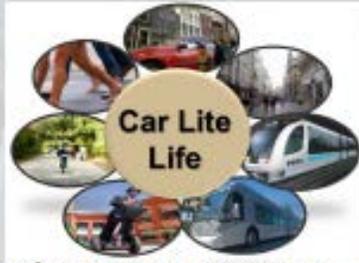
Rural area but not on a farm	32 / 37%
Suburban style neighborhood	24 / 28%
On a farm	13 / 15%
Town	11 / 13%
Do not live in Franklin County	3 / 3%
Village	3 / 3%

What is your ideal place to live?

Small town	27 / 35%
Rural area but not on a farm	21 / 27%
On a farm	17 / 22%
Small village	8 / 10%
Suburban style neighborhood	4 / 5%
City or downtown	1 / 1%

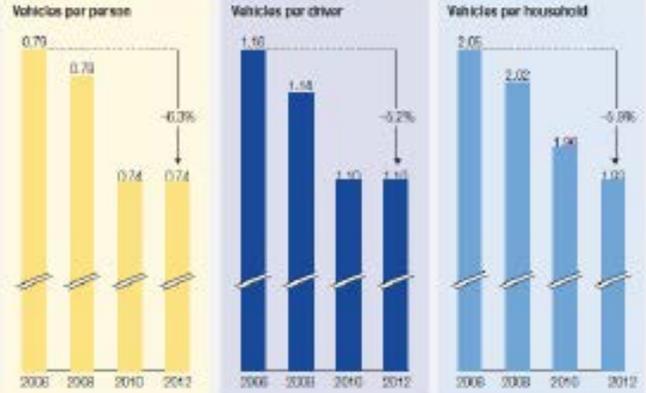
4. Decline of Auto Dominance?

Millennials are 23 percent less interested in owning a car than the generation that precedes them



Source: Southeastern Institute of Research for Commonwealth Transportation Board – VTrans2040

In the United States, vehicle ownership rates are declining.



Source: Michael Smith, *Are motorization in the U.S. peaking?*, University of Michigan Transportation Institute, Jan 2014, smsmith.edu

Source: McKinsey, *Urban Mobility at a Tipping Point*, September 2013

4. Decline of Auto Dominance?

Trends suggest the potential for greater transit & bike/ped needs in the county

Fauquier County

More Car Ownership



Source: Change in Vehicles Available Per Person, 1990-2012 Based on Data extracted from (AAQHTO, 2003) and U.S. Census Bureau (2011) as summarized for VTrans2040

Less Car Ownership

5. New Technology

New transportation trends:

- 1. Autonomous vehicles**
- 2. Car Sharing**
- 3. On Demand Mobility**



5. New Technology

E Retail = less retail needed

Telecommuting = less offices needed

Distributed workforce = less commuting - more emphasis on "place" & "livability"

"Portable" alternative energy = more dispersed settlement



6. Desire for Alternatives to Cars



Bikers & Bikers!

81% OF MILLENNIALS **77%** ACTIVE BOOMERS say affordable and convenient transportation alternatives to the car are at least somewhat important when deciding where to live and work.

Majorities of both Millennials **59%** and Active Boomers **58%** said there are not enough transportation alternatives where they live.

Source: Investing in Place, APA

7. Economic Challenges & Opportunities



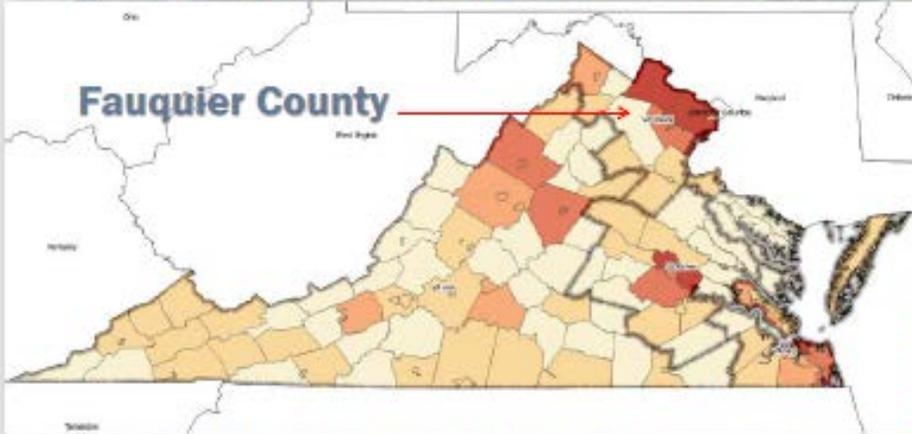
"the trend of Northern Virginia to become the economic engine and population center of Greater Washington occurs regardless of the state of the economy"
Dr. Stephen Fuller

Declining Job Growth for Virginia

Long term growth in Northern Virginia

7. Economic Challenges & Opportunities

Projected growth in GDP 2012 - 2040



Fauquier's economic growth slower than similarly sized counties

Source: Moody's, Cambridge Systematics – from VTrans2040

8. Investing in Place

'The future belongs to those who can effectively create a better "place" for workers today and tomorrow.'

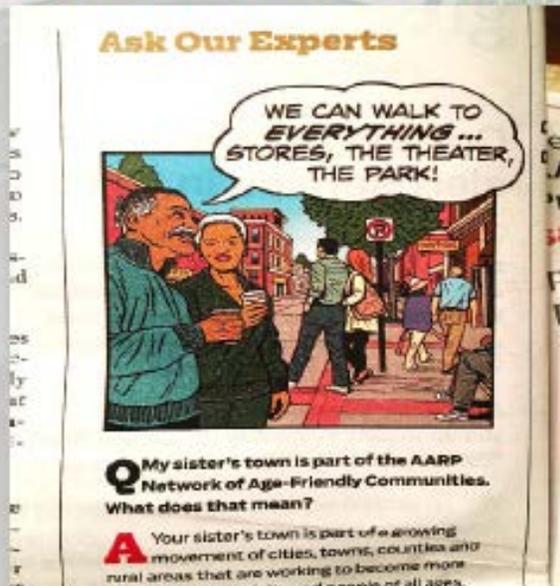


Source: Southeastern Institute of Research for Commonwealth Transportation Board – VTrans2040

9. The 15 Minute Walkable Community

Nearly half of Americans, and three-fourths of Millennials, say they plan to move in the next five years. What do they want in their new communities?

Walkable, diverse, single family or townhouse homes in a small town.



Source: AARP Magazine

How this compares with our survey

What places do you treasure most?

- The small towns & downtowns (36)
- Nature and parks (20)
- My neighborhood / My home / My land and property (14)
- Country Roads, Scenic Views & Rural Areas (19)
- Farms & horse farms (10)
- Wineries (5)
- WARF Aquatic Center (4)
- Schools (3)

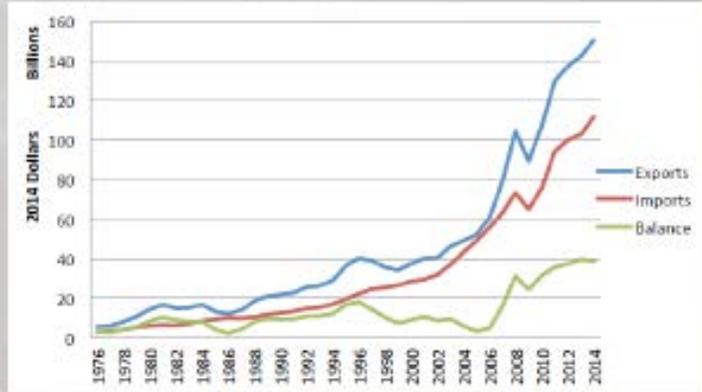
What improvements / changes see over time?

- Growth in mixed use, shopping and businesses (20)
- Slow growth / Managed growth (13)
- More small business & less sprawl (11)
- Road improvements & traffic calming Rt. 29 (10)
- Rural land preservation (9)
- Better broadband access (7)
- Better services, infrastructure, school funding (9)
- Broaden tax base (5)
- More family oriented & community activities (5)

10. Changing Agricultural Economy

US agriculture continues to “feed the world” but our status is being eroded by gains from China, Brazil and elsewhere

U.S. Agricultural Exports



Source: U.S. Census, International Trade Data

10. Changing Agricultural Economy

Significant growth in both production and consumption of Local Foods

Local/regional food sales in the U.S.



2008
\$4.8 billion

2012
\$6.1 billion

Source: USDA "Trends in U.S. Local and Regional Food Systems: A Report to Congress"

10. Changing Agricultural Economy

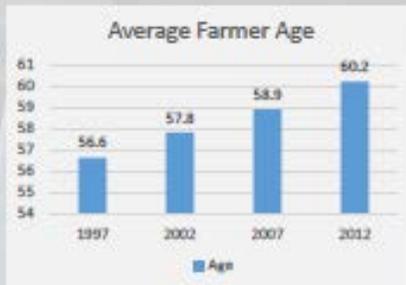
“new generation of technology-weaned, innovative younger people is taking over the family farm”



During the recession, solar photovoltaics, wind power, and biofuels grew at a rate of **53%**



Source: Jim Carroll, 10 Big Trends for Agriculture



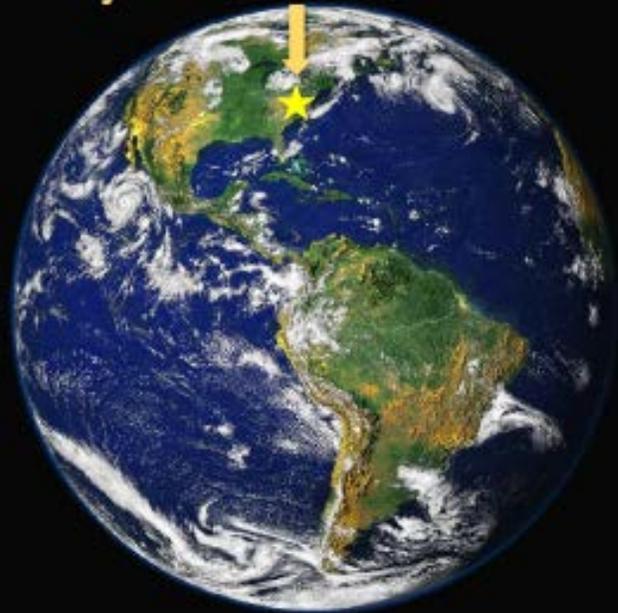
Source: USDA Ag Census

Source: Southeastgreen.com

11. Changing World!

- Urbanization?
- Water Wars?
- Alternative Energy?
- Changing Climate?
- Technological Breakthroughs?
- Your most important trend?

you are here



So:
What does it all mean?



~~where are we~~ **should we be**
headed tomorrow?

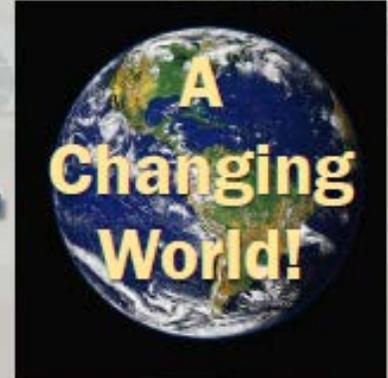
your assignment:

After seeing the presentation, **write down** your thoughts on:

“Which forces or trends do you think will most shape the county’s future?” Please be specific about how and why these forces may affect our future.

Recap

1. Aging Virginia
2. Millennial Growth
3. Decline of Conventional Suburb
4. Decline of Auto Dominance
5. New Technology
6. Desire for Car Alternatives
7. Economic Challenges/Opportunities
8. Investing in Place
9. The 15 Minute Walkable Community
10. Changing Agricultural Economy



APPENDIX 9. MARKET AND ECONOMIC TRENDS ANALYSIS

MARKET AND ECONOMIC TRENDS ANALYSIS



prepared for: FAUQUIER COUNTY

in collaboration with: Engineering & Planning Resources

June 13, 2016

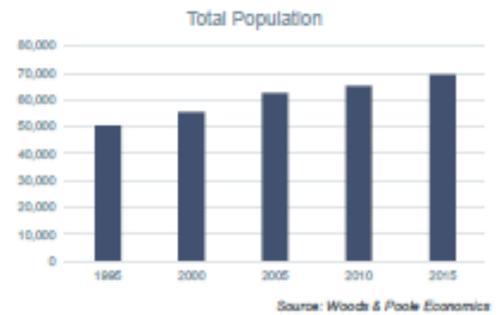
REPORT OVERVIEW

- 1 DEMOGRAPHICS
- 2 HOUSING
- 3 ECONOMY
- 4 FORECASTS

1 DEMOGRAPHICS

COUNTY POPULATION

- Fauquier County's population has steadily grown over the past 20 years, from 50,418 people in 1995 to 69,521 people in 2015
- The County has added 19,103 people since 1995, an increase of 38%
 - Translates to an average of 955 new people per year
- On a compound annual basis the growth rate has been 1.6% per year



AGE CHARACTERISTICS

- Fauquier County's median age has increased significantly since 2000, from 37.8 years to 42.5 years
 - In parallel, the share of the population over age 65 has also increased significantly
- The County's age profile is older than the DC Metro Area's and the state's
 - Smaller share of 25-34 year olds (the Millennial generation)
 - Larger share of seniors (65+ years old)

	Fauquier County 2000	Fauquier County Current Year	DC Metro Area Current Year	Virginia Current Year
Median age	37.8	42.5	37.0	38.2
Pct in 25-34 age group	11.5%	10.3%	15.0%	13.8%
Pct in 65+ age group	10.5%	15.2%	12.0%	14.2%

Source: 2000 Census, ESRI Business Analyst 2015 estimates

5

DEMOGRAPHICS

HOUSEHOLD CHARACTERISTICS

- Fauquier County's average household size has remained generally the same since 2000, and is currently slightly larger than the DC Metro Area's and the state's
- The County's share of 1-person households is somewhat smaller than the DC Metro Area and the state
 - Over 1 in 4 households in the region and the state have only one person in them
- The percentage of families in the County has decreased slightly, but the share is still significantly larger than in the DC Metro Area and state
- A smaller share of households in the County now have children living in them, and the percentage is roughly similar to that in the DC Metro Area
- Fauquier County has a larger share of households that are married-couple families

	Fauquier County 2000	Fauquier County Current Year	DC Metro Area Current Year	Virginia Current Year
Average household size (persons)	2.75	2.73	2.64	2.54
Pct that are 1-person households	18.7%	22.4%	27.4%	27.0%
Pct that are family households	76.3%	74.0%	64.7%	66.6%
Pct of households with children under 18	39.7%	35.3%	34.2%	32.6%
Pct of households that are married-couple families	63.8%	60.4%	48.3%	50.1%

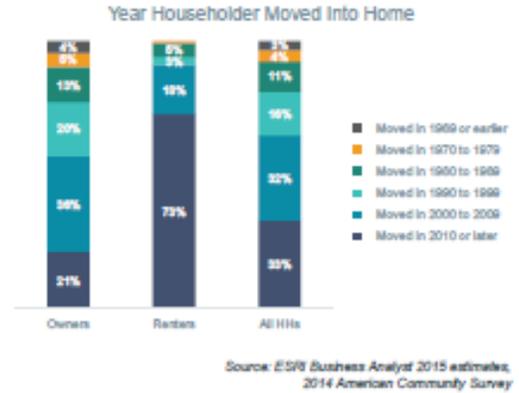
Source: 2000 Census, 2014 American Community Survey, ESRI Business Analyst 2015 estimates

6

DEMOGRAPHICS

HOUSEHOLD TENURE

- 75.6% of current Fauquier County households own their homes, compared to 76.1% in 2000
 - This compares to current ownership rates of 62.3% in the DC Metro Area and 64.9% in the state
- One-third of all households in the County have moved into their current home in the past 5 years, and two-thirds have moved in since 2000
- Renters are much more recent movers – almost three-fourths have moved into their current home since 2010
- 18% of County households have lived in their current home since before 1990

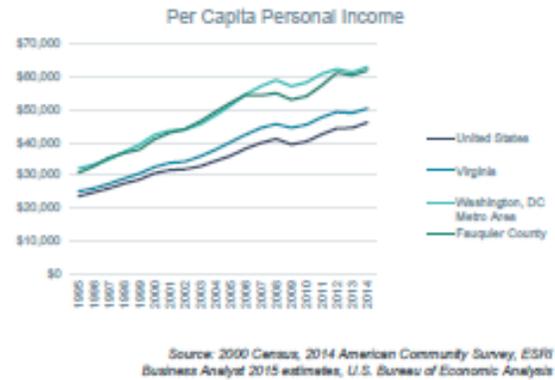


7

DEMOGRAPHICS

INCOME AND POVERTY

- Per capita personal income in the County paralleled that of the DC Metro Area until the housing bust and recession, but has returned to parity in recent years
- Fauquier County and the region are both significantly wealthier than the state and nation on a per capita basis
- Median household incomes:
 - Fauquier County in 2000 (expressed in inflation-adjusted 2015 dollars): \$88,204
 - Fauquier County currently: \$94,561 (a 7.2% real purchasing power increase from 2000)
 - DC Metro Area currently: \$91,943
 - State currently: \$62,786
- Percentage of persons below poverty level:
 - Fauquier County in 2000: 5.4%
 - Fauquier County currently: 7.7%
 - DC Metro Area currently: 8.7%
 - State currently: 11.8%



8

DEMOGRAPHICS

EDUCATION AND OCCUPATION

- Share of adult population with a high school diploma/GED or higher:
 - Fauquier County in 2000: 84.5%
 - Fauquier County currently: 92.2%
 - DC Metro Area currently: 91.2%
 - State currently: 88.7%
- Share of adult population with a bachelor's degree or higher:
 - Fauquier County in 2000: 27.1%
 - Fauquier County currently: 34.8%
 - DC Metro Area currently: 49.5%
 - State currently: 36.7%
- The County population has become better educated, but it still trails the DC Metro Area and state in its percentage of college-educated people
- Fauquier County residents primarily work in white collar jobs, similar to the DC Metro Area and the state
 - The primary change since 2000 has been a decrease in the share of blue collar workers and an increase in services workers
 - Fauquier's share of blue collar workers is significantly higher than the DC Metro Area's

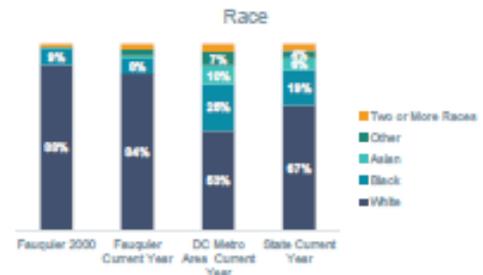
Occupational Category	Fauquier County 2000	Fauquier County Current Year	DC Metro Area Current Year	Virginia Current Year
White Collar Subtotal	64.8%	66.7%	71.4%	64.8%
Management/Financial/Professional	39.5%	43.5%	50.7%	41.7%
Sales and Admin Support	25.4%	23.2%	20.7%	23.1%
Services Subtotal	13.0%	15.7%	16.2%	17.2%
Blue Collar Subtotal	22.2%	17.6%	12.4%	18.0%
Farming/Forestry/Fishing	1.3%	0.9%	0.1%	0.4%
Construction/Extraction/Maintenance	12.6%	10.4%	6.7%	8.3%
Production/Transportation/Material Moving	8.3%	6.4%	5.5%	9.3%

Source: 2000 Census, ES/P Business Analyst 2015 estimates

DEMOGRAPHICS

RACE, HISPANIC ORIGIN, AND PLACE OF BIRTH

- Fauquier County's population is strongly majority White, in contrast to the DC Metro Area and the state
- Share of the population that is of Hispanic origin (may be any race):
 - Fauquier County in 2000: 2.0%
 - Fauquier County currently: 7.6%
 - DC Metro Area currently: 15.6%
 - State currently: 9.2%
- The County's Hispanic population has increased significantly since 2000, but still trails the region's and the state's shares
- The share of Fauquier County's population that are native Virginians has held relatively steady from 2000 to 2015, at just over 50%
- Over that time period the foreign-born share of the County population has doubled, from 3.6% to 7.2%



Source: 2000 Census, 2014 American Community Survey, ES/P Business Analyst 2015 estimates

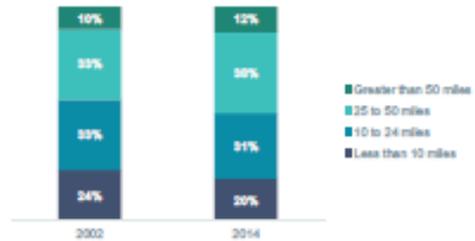
DEMOGRAPHICS

COMMUTING TIME AND DISTANCE

- Commuters have gotten worse for Fauquier County residents since 2000
- County residents spend an average of 5 minutes longer on their commutes than the region average, and the rate of 45+ minute commutes is 12 percentage points higher
- From 2002 to 2014:
 - The share of County resident commutes under 25 miles has decreased (from 57% to 51%)
 - The share of commutes above 25 miles has increased (from 43% to 50%)

	Fauquier County 2000	Fauquier County Current Year	DC Metro Area Current Year	Virginia Current Year
Average travel time to work (minutes)	36.8	39.6	34.5	28.1
Pct of commutes that are 45+ minutes	37.3%	42.7%	30.8%	19.4%

Fauquier County Commute Distances

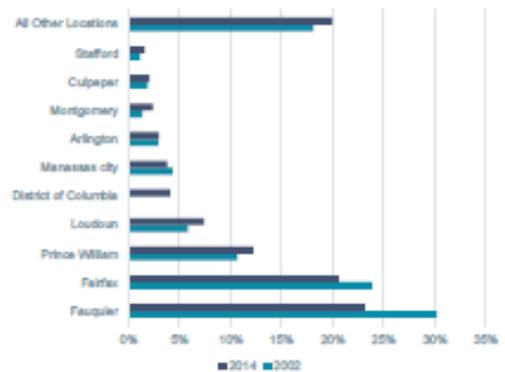


Source: 2000 Census, 2014 American Community Survey, Census-LEHD Program

COMMUTER DESTINATIONS

- The three primary commuter destinations make up 58% of the total: Fauquier, Fairfax, and Prince William Counties
- Other destinations with at least 200 commuters in 2014 are: Alexandria, Prince George's, Henrico, Fairfax city, Spotsylvania, Fredericksburg city, Richmond city, Frederick County (VA), Winchester city, and Chesterfield
- Over the past 10 years, the share of Fauquier residents who commute within the County has dropped from 30% to 23%
- The share commuting to Fairfax County has also dropped, but by a smaller amount (from 24% to 21%)
- The shares of workers commuting to Prince William, Loudoun, and Montgomery have increased the most, but only around 1-1.5 percentage points each
- Note: District of Columbia data were not available in 2002, which is why it shows zero on the chart

Share of Fauquier Commuter Destinations



Source: Census-LEHD Program

MIGRATION

- Definitions and general notes:
 - Net Migration is Inflow *minus* Outflow of persons per year
 - Gross Migration is Inflow *plus* Outflow – represents the level of “churn” in a county’s population separate from natural births and deaths
 - Migration is a smaller component of overall population growth than births and deaths, which is why a county can still be growing overall while having negative net migration
- Of the Virginia counties in the D.C. metro area, Fauquier has among the lowest gross migration rates
 - Inflows and outflows are nearly in balance, with a modest positive net migration
- Fairfax and Prince William Counties have by far the largest churn rates, with Arlington, Alexandria, and Loudoun following
 - These counties have the highest levels of migration activity in Northern Virginia, which some researchers think can help stimulate economic and entrepreneurial activity

Average Annual Migration of Persons

County	Inflow	Outflow	Net Migration	Gross Migration
Alexandria	18,984	19,765	-781	38,749
Arlington	25,275	25,414	-139	50,689
Culpeper	3,057	3,239	-182	6,296
Fairfax [1]	70,730	80,506	-9,776	151,236
Fauquier	4,128	3,620	808	7,848
Loudoun	19,185	19,034	151	38,219
Prince William [2]	38,862	36,600	2,262	75,462
Spotsylvania [3]	13,779	11,449	2,330	25,228
Stafford	13,873	11,558	2,315	25,431
Warren	2,428	1,823	605	4,251

[1] Includes Fairfax city and Falls Church city
 [2] Includes Manassas city and Manassas Park city
 [3] Includes Fredericksburg city
 Note: figures include domestic migration only

Source: 2009-2013 American Community Survey

CONSUMER SEGMENTATION (BY ESRI)

These top 6 segments together account for 76% of Fauquier County households

<p>“Savvy Suburbanites” – 20% of County households</p> <ul style="list-style-type: none"> Well-educated, well-read, and well-capitalized Empty-nesters and empty-nester wannabes, who still have adult children at home Located in older neighborhoods outside the urban core Suburban lifestyle but enjoys the city’s cultural events 	<p>“Pleasantville” – 12% of County households</p> <ul style="list-style-type: none"> Prosperous domesticity Lives in older housing in suburban areas in the Northeast and West Older couples, many are empty-nesters Higher than average incomes, home values, and net worth 	<p>“Exurbanites” – 12% of County households</p> <ul style="list-style-type: none"> Approaching retirement, but showing few signs of slowing down Take advantage of proximity to large metro centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods 
<p>“Boomer Moms” – 11% of County households</p> <ul style="list-style-type: none"> Affluent, family-oriented with a country flavor Partial to new housing away from the bustle of the city but close enough to commute to professional job centers Hectic pace of two working parents with growing children 	<p>“Middleburg” – 5% of County households</p> <ul style="list-style-type: none"> Neighborhoods transformed from the easy pace of country living to semirural subdivisions when the housing boom reached out Conservative, family-oriented consumers Younger market, but growing in size and assets 	<p>“Golden Years” – 5% of County households</p> <ul style="list-style-type: none"> Independent, active seniors nearing the end of their careers or already in retirement Primarily singles living alone or empty-nesters Those still working are employed in professional occupations Smaller market, but growing, and financially secure 

*“Middleburg” does not refer to the geographic location of the same name

DEMOGRAPHICS SUMMARY

- Steady population growth
- Aging population
- Household characteristics fairly stable over past 15 years
- More family-oriented than the region as a whole
- Primarily homeowners, many newer residents
- Wealthier than the state and nation, but on par with DC Metro Area
- College degree attainment trails DC Metro Area and state
- Primarily a white collar workforce, but larger share of blue collar than DC Metro Area
- Majority white population, but minority share has increased; Hispanic and foreign born shares are increasing
- Commutes are getting longer and farther
- Gross migration activity level is low compared to the counties closer to D.C.

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DEMOGRAPHICS

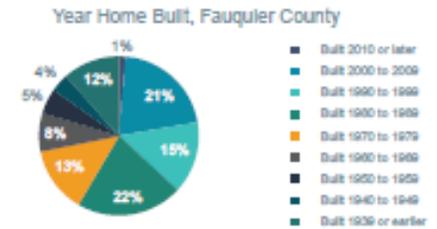
2 HOUSING

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HOUSING TYPE AND AGE

- Fauquier County's housing stock is primarily composed of single-family detached homes
 - Similar to most of the neighboring counties except for Prince William, where the attached and multifamily shares are significantly higher
 - The composition of Fauquier's housing stock has not changed much since 2000
- 57% of the housing stock was built between 1980 and 2010
- Only 1% of the housing stock has been built since 2010, reflecting the impact of the market downturn and recession
- Not much housing was built between 1940 and 1970, but there is a significant stock of pre-WWII housing

	Fauquier	Clarke	Culpeper	Prince William	Warren
SF detached	82.9%	88.6%	76.5%	55.9%	81.6%
SF attached	7.2%	2.0%	8.4%	26.5%	5.8%
MF 2-4 units	2.8%	2.6%	2.9%	1.8%	5.0%
MF 5+ units	5.1%	8.6%	7.6%	14.9%	5.4%
Mobile home	1.9%	0.2%	4.3%	1.0%	2.2%
Other	0.0%	0.0%	0.2%	0.0%	0.0%



Source: 2010-2014 and 2014 American Community Surveys

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HOUSING

RESIDENTIAL BUILDING PERMITS

- Nearly all permits issued have been for single-family units (includes both detached and attached)
 - Most single-family permits in Fauquier are for detached units
- County building permits trends clearly show the impact of the housing bust in 2007-2008
- The past two years have seen increased activity, with permit issuance approaching the 10-year average
- Average annual permit issuance by time period:
 - 1995-2014: 416 permits
 - 2005-2014: 294 permits
 - 2009-2014: 188 permits



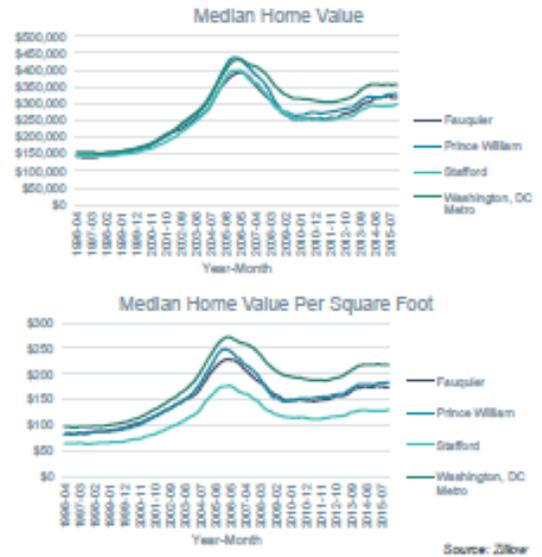
Source: U.S. Census Bureau

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HOUSING

HOME VALUES

- Fauquier County home values rose and fell in parallel with neighboring counties and the region, but the regional median did not decline as much and has stayed above the three counties being compared
- 2015 median home values:
 - Fauquier: \$320,000
 - Prince William: \$328,600
 - Stafford: \$294,700
 - Washington, DC metro: \$357,200
- On a per-square-foot basis, the gap between the metro median and the counties is noticeably higher, and there is a significant gap between Stafford and the other two counties
 - This metric controls for house size, so it shows the value placed on each unit of space in an area



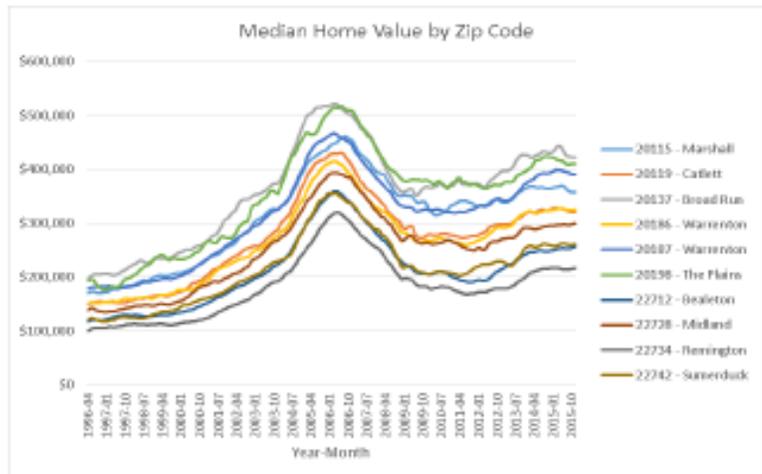
Source: Zillow

HOUSING

HOME VALUE BY ZIP CODE

Zip Code	2015 Median Home Value	2015 Median Home Value PSF
20115 - Marshall	\$363,600	\$193
20119 - Catlett	\$324,700	\$180
20137 - Broad Run	\$431,200	\$196
20186 - Warrenton	\$325,300	\$169
20187 - Warrenton	\$395,100	\$176
20198 - The Plains	\$414,200	\$222
22712 - Bealeton	\$252,800	\$160
22728 - Midland	\$296,900	\$177
22734 - Remington	\$215,600	\$142
22742 - Sumerduck	\$259,800	\$174

Note: Zip code map for reference provided on next slide



Source: Zillow

HOUSING

HOUSING AFFORDABILITY (cont.)

- The supply and demand dynamics shown in the previous slide lead to some households being burdened by their housing costs
 - "Burdened" is defined as paying more than 30% of your income on housing costs
- In Fauquier County, 26% of owners and 45% of renters are burdened by their housing costs
- Most cost-burdened households typically have low incomes, but in Fauquier County a significant share of them are moderate or higher income homeowners
 - More than one-third of the burdened owner households earn more than \$75,000 per year



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HOUSING

HOUSING SUMMARY

- The County housing stock is primarily made up of single-family detached homes
- Over half of the housing stock was built in the past 35 years, but little has been built since 2010
- Building permit activity dropped dramatically with the housing bust, and is only starting to recover
- Home values are generally comparable to neighboring counties, but the median value trails the regional median
 - On a per-square-foot basis the gap between the County median and the regional median is larger
- There is a shortage of rental housing affordable to very low-income households, and also of entry-level for-sale housing
- More than one-third of the homeowners that may be struggling to afford their housing earn more than \$75,000 per year

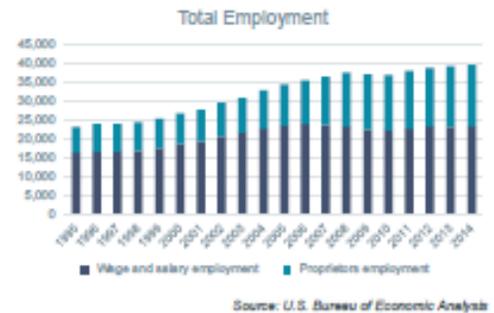
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HOUSING

3 ECONOMY

COUNTY EMPLOYMENT BASE

- Fauquier County's employment base has steadily grown over the past 19 years, from 23,105 total jobs in 1995 to 39,678 total jobs in 2014
 - The County has added 16,573 total jobs since 1995, an increase of 72%
 - Translates to an average of 872 new jobs per year
 - On a compound annual basis the growth rate has been 2.9% per year
 - Comparable U.S. growth rate: 1.2%, state growth rate: 1.3%
- Employment can be separated into wage and salary jobs and proprietors (business owners, partnerships, etc.)
 - Wage and salary employment:
 - 6,882 new jobs since 1995, an increase of 42%
 - Translates to an average of 362 new jobs per year
 - Compound annual growth rate: 1.9%
 - Proprietors employment (typically small businesses):
 - 9,691 new jobs since 1995, an increase of 146%
 - Translates to an average of 510 new jobs per year
 - Compound annual growth rate: 4.8%
 - In 1995 wage and salary jobs made up 71% of the County employment base, in 2014 they were 59%



PERFORMANCE: GDP PER CAPITA

- Fauquier County's gross domestic product (GDP) per capita is below the national average
- But over the past 15 years, the County's GDP per capita has increased at three times the annual rate of the nation's
- Fauquier compared to selected comparable counties:
 - Similar or higher GDP per capita than most, with Albemarle much higher (likely due to UVA)
 - Growth rate is faster than all
- Fauquier compared to RRRC counties:
 - Highest GDP per capita
 - Substantially higher growth rate – the other counties had little or no growth in GDP per capita

County	2013 GDP Per Capita	1988-2013 Annual Growth Rate
<i>Selected Comparable Counties</i>		
Albemarle, VA	\$79,129	1.13%
Calvert, MD	\$29,178	1.98%
Clarke, VA	\$27,424	0.90%
Hanover, VA	\$41,818	1.77%
Harford, MD	\$38,687	2.78%
<i>Rappahannock-Rapidan Regional Commission Counties</i>		
Culpeper	\$28,713	-0.58%
Madison	\$21,001	0.37%
Orange	\$30,291	-0.24%
Rappahannock	\$19,689	0.05%
Fauquier	\$33,389	3.02%
United States	\$43,536	1.04%

Source: U.S. Cluster Mapping Project

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ECONOMY

PERFORMANCE: AVERAGE WAGE

- Fauquier County's average private sector annual wage is below the national average
- Over the past 15 years, the County's average wage has increased slightly faster than the nation's annual growth rate
- Fauquier compared to selected comparable counties:
 - Slightly higher average wage is middle of the pack, with Albemarle the highest
 - Similar standing for the growth rate
- Fauquier compared to RRRC counties:
 - Highest average wage
 - Higher growth rate in average wage than all except Madison

County	2013 Average Wage	1988-2013 Annual Growth Rate
<i>Selected Comparable Counties</i>		
Albemarle, VA	\$46,885	5.00%
Calvert, MD	\$41,025	2.92%
Clarke, VA	\$43,229	3.75%
Hanover, VA	\$36,009	2.24%
Harford, MD	\$39,359	3.20%
<i>Rappahannock-Rapidan Regional Commission Counties</i>		
Culpeper	\$39,711	2.95%
Madison	\$30,693	3.92%
Orange	\$34,379	2.32%
Rappahannock	\$30,960	2.54%
Fauquier	\$41,021	3.40%
United States	\$47,534	2.98%

Source: U.S. Cluster Mapping Project

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ECONOMY

PERFORMANCE: EMPLOYMENT GROWTH

- Over the past 15 years, the County's employment base has grown over three times faster than the nation's annual growth rate
- Fauquier compared to selected comparable counties:
 - Smaller employment base than all but one county, and similar to another
 - Growth rate higher than all but Albemarle
- Fauquier compared to RRRC counties:
 - Largest employment base
 - Higher growth rate in employment than all; two counties had negative growth

County	2013 Employment	1998-2013 Annual Growth Rate
Selected Comparable Counties		
Albemarle, VA	37,158	3.97%
Calvert, MD	17,437	1.65%
Clarke, VA	2,981	0.26%
Hanover, VA	42,300	2.13%
Harford, MD	69,217	1.75%
Rappahannock-Rapidan Regional Commission Counties		
Culpeper	11,884	1.35%
Madison	2,640	0.91%
Orange	5,984	-0.40%
Rappahannock	1,012	-0.98%
Fauquier	17,008	2.15%
United States	n/a	0.60%

Source: U.S. Cluster Mapping Project

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ECONOMY

TRADED VS. LOCAL CLUSTERS

- The Fauquier County economy can be separated into two sets of industry clusters:
 - Traded clusters** produce goods and services for external consumption, so they bring new dollars into the local economy – primarily manufacturing and business/financial services that are “exported” out of the County
 - Local clusters** produce goods and services for internal consumption, so they generally recirculate existing dollars – primarily retailers, restaurants, and services for County residents/businesses
- Traded clusters are the engines of local economic development, and tend to pay higher wages because they are driven by national and global market forces and generate more economic value (GDP) per worker
- Local clusters are linked to the size and growth of the local population and business market, and tend to pay lower wages
- The average wage of the County's traded clusters is significantly lower than the national average, primarily because its traded economy is small, and clusters such as Financial Services, Distribution, and Food Processing pay significantly lower average wages in Fauquier County than the national average:
 - Financial Services: \$57,200 locally versus \$128,237 nationally
 - Distribution: \$40,120 locally versus \$64,644 nationally
 - Food Processing: \$18,512 locally versus \$46,955 nationally
- The state average wages for traded and local clusters are similar to the national averages

Employment by Cluster Type



Cluster Type	Fauquier Avg. Wage	U.S. Avg. Wage	Difference
Traded	\$44,445	\$60,147	-26%
Local	\$37,293	\$37,538	-1%

Source: U.S. Cluster Mapping Project

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ECONOMY

KEY CLUSTERS

- Key Clusters should be target industries for economic development efforts
- Key Clusters are defined as:
 - Traded clusters
 - At least 100 employees in the County
 - Are industries that the County specializes in when compared to the national employment mix
- Other Important Traded Clusters have more than 100 employees, but Fauquier County is not specialized in them
- Of the current Key Clusters, only Business Services was a Key Cluster 15 years ago; its county average wage is healthy and higher than the state average

Cluster	Fauquier Jobs	Fauquier Avg. Wage	Virginia Avg. Wage	Major Subclusters
Key Clusters				
Business Services	1,638	\$94,549	\$89,464	Computer Services, Engineering Services
Hospitality and Tourism	476	\$29,101	\$24,160	Hotels
Food Processing and Manufacturing	322	\$18,512	\$49,569	Dairy Products, Wineries
Marketing, Design, and Publishing	240	n/a	\$76,758	Marketing Consulting, Advertising
Other Important Traded Clusters				
Distribution and Electronic Commerce	485	\$40,120	\$57,669	Wholesaling of Prof. Equipment
Transportation and Logistics	196	\$51,391	\$41,394	
Financial Services	195	\$57,200	\$102,179	
Construction Products and Services	130	n/a	\$61,809	

Source: U.S. Cluster Mapping Project

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ECONOMY

JOB GROWTH IN KEY CLUSTERS

- Business Services has been the key driver of traded employment growth, both over the pre-recession (1998-2009) and post-recession (2009-2013) periods
- Food Processing & Manufacturing has also grown significantly post-recession
 - The Dairy Products subcluster went from zero to 175 jobs
 - The Wineries subcluster went from 38 to 127 jobs
 - Other subclusters have zero or minimal employment in the County
- The other two Key Clusters grew pre-recession, but have not been leading the way post-recession
- Distribution & Electronic Commerce is the only Other Important Traded Cluster to have grown post-recession

Cluster	Job Growth 1998-2009	Job Growth 2009-2013	Major Subclusters
Key Clusters			
Business Services	666	304	Computer Services, Engineering Services
Hospitality and Tourism	306	-56	Hotels
Food Processing and Manufacturing	-22	284	Dairy Products, Wineries
Marketing, Design, and Publishing	147	19	Marketing Consulting, Advertising
Other Important Traded Clusters			
Distribution and Electronic Commerce	-63	111	Wholesaling of Prof. Equipment
Transportation and Logistics	109	-114	
Financial Services	-31	-48	
Construction Products and Services	40	-60	

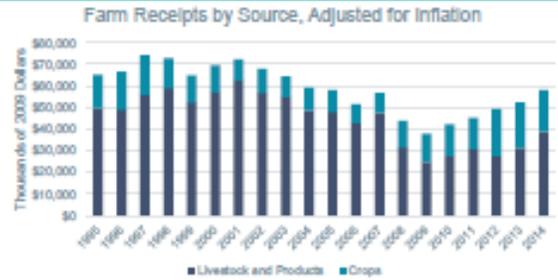
Source: U.S. Cluster Mapping Project

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ECONOMY

FARM SECTOR

- Farm employment in Fauquier County has fluctuated with the economy, but remained between 1,400 and 1,600 workers
- Similarly, the revenue split between livestock and crops has also fluctuated; in 2014 the crops share was 33%, but it has been as high as 44% and as low as 14% since 1995
 - But the highest shares for crops have all been post-recession: between 32% and 44%
- Revenue productivity per worker has been flat or falling since 1997; though it has increased some from its post-recession low point, it is not back to the pre-recession level
- The total cattle inventory has declined significantly, from almost 65,000 in 1995 to 45,000 in 2015



Source: U.S. Department of Agriculture, U.S. Bureau of Economic Analysis

FARM SECTOR

EQUINE

- Rapid increase in farms with horses and ponies in the '90s.
- Slight decline over the last decade.
- Ranks 3rd among VA counties for revenue from sale of horses (\$2.1 million in 2012)

Year	Farms with Horses and Ponies	Horse and Pony Inventory
2012	569	5,282
2007	585	5,941
2002	684	6,231
1997	385	4,195
1992	367	3,542

Source: U.S. Department of Agriculture, Census of Agriculture

FARM SECTOR

LOCAL FOODS

- 143 farms sold \$1.4 million of food directly to consumers.
- This is a 51% increase in the number of farms selling direct (95 in 2007)
- But a 21% decrease in direct sales, from 2007 sales of \$1.7 million.
- Direct sales were 2.6% of farm product sales, more than 8 times the national average (0.3%).

AGRITOURISM

- 38 farms engaged in agritourism and recreational services in 2012
- Generated about \$200K in sales

WINE

- Produced 539 tons of grapes in 2015 (up 30% while state total was up 8%)

Sources: U.S. Department of Agriculture, Census of Agriculture, Rappahannock-Rapidan Regional Food System Asset Assessment, and 2015 Commercial Grape Report

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ECONOMY

RETAIL SECTOR

- Taxable retail sales in Fauquier County have recovered to their prerecession level, according to the Virginia Department of Taxation
- But a comparison of the retail spending potential of County households (demand) to the retail sales occurring in the County (supply) indicates that much of the spending by residents is "leaking" to stores outside of the County
- ESRI calculates a Leakage Factor for the major retail categories, which describes the level of retail opportunity to capture local spending
 - +100 means total leakage out of the area, while -100 means total surplus of sales (i.e. spending from outside the area is being drawn in)
- The categories with the largest Leakage Factors are shown at right
 - Because county lines do not constrain actual shopping patterns, only categories with a factor of at least 50 are shown (rounded)
 - All retail categories have a positive Leakage Factor except for Lawn & Garden Equipment & Supply Stores, whose factor is -25.9

Retail Category	Leakage Factor	Leakage Amount (Retail Spending)
Book, Periodical & Music Stores	87.6	\$7,066,454
Drinking Places - Alcoholic Beverages	77.9	\$1,013,029
Supercenters, Warehouse Clubs & Dollar Stores	77.1	\$53,492,946
Shoe Stores	76.1	\$6,905,484
Clothing Stores	73.7	\$43,945,714
RV, Motorcycle, Boat, ATV & Other Motor Vehicle Dealers	72.7	\$29,474,990
Furniture Stores	72.7	\$21,880,440
Home Furnishings Stores	57.1	\$12,788,253
Building Material & Supplies Dealers	49.9	\$45,332,711
Department Stores	49.7	\$136,665,437

Source: ESRI Business Analyst

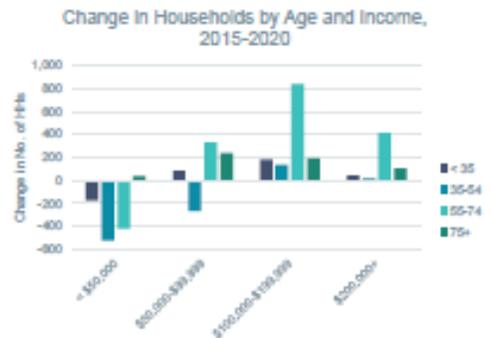
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ECONOMY

4 FORECASTS

SHORT TERM FORECAST: HOUSEHOLDS BY AGE AND INCOME

- Fauquier County is projected to add an average of 245 net new households per year from 2015-2020, but the age and income profile of its household mix will change
- Key changes:
 - 1,252 new empty-nester households (age 55-74) earning more than \$100,000 per year
 - Loss of 1,070 households of all ages earning less than \$50,000 per year
 - Only 179 net new Millennial households (under age 35), even though this generation is now larger than the Baby Boomers

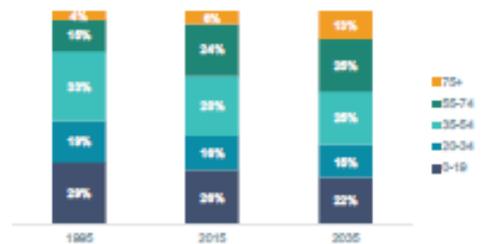


Source: ESF Business Analyst

LONG TERM FORECAST: HOUSEHOLDS AND AGE PROFILE

- Fauquier County is forecasted to add 9,851 new households from 2015-2035 for a total of 36,254 people, a 36% increase
 - Average annual change: 483 new households per year
 - Compound annual growth rate: 1.6%
- The forecasted growth trajectory is slightly slower than what occurred from 1995-2015, when the annual growth rate was 2.1%
 - The previous rate was higher because the County was growing from a smaller base – the average growth per year was similar, at 453 new households per year
- The County's age profile is forecasted to continue to get older
 - People age 55+ will go from 30% of the population to 38% of the total, and most of the growth will be in the 75+ age group
 - All of the younger age groups will have smaller shares
- The ratios of jobs to population and households will continue to increase

Population by Age Group



Ratio	1995	2015	2035
Jobs/Population	0.46	0.59	0.62
Jobs/Households	1.32	1.53	1.67

Note: Woods & Poole uses the most broad definition of employment that includes proprietors and partnerships, so these ratios may be larger than ratios constructed using other employment data sources

Source: Woods & Poole Economics

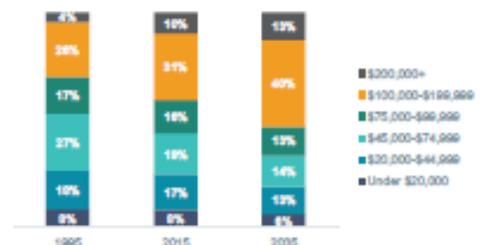
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FORECASTS

LONG TERM FORECAST: HOUSEHOLD INCOMES

- The household income forecast uses income brackets that are held constant for inflation (in 2009 dollars), so the purchasing power is comparable between the time periods
- Fauquier County is forecasted to become wealthier over time
 - Households earning over \$100,000 per year will go from 41% of the total in 2015 to 53% of the total in 2035
 - The share of households earning less than \$100,000 will decrease
 - Fully 40% of County households will be earning \$100,000-\$199,999 per year in 2035
 - The trajectory of the forecasted changes is similar to the changes from 1995-2015

Households by Income Group



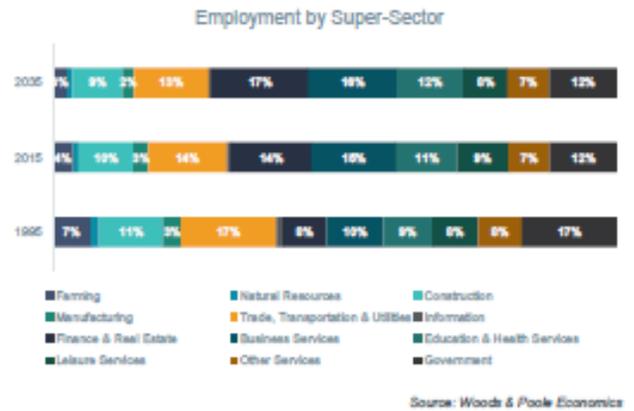
Source: Woods & Poole Economics

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FORECASTS

LONG TERM FORECAST: EMPLOYMENT BASE

- Fauquier County is forecasted to add 19,782 new jobs from 2015-2035 for a total of 60,549 jobs, a 49% increase
 - Average annual change: 989 new jobs per year
 - Compound annual growth rate: 2.0%
- The forecasted growth trajectory is slower than what occurred from 1995-2015
 - Around 100 fewer jobs per year on average
- The industry composition of the County employment base is forecasted to remain fairly stable
 - More notable shifts occurred from 1995-2015, with the increases in Business Services and Finance, and the decreases in Trade and Government



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FORECASTS

FORECASTS SUMMARY

- Short term:
 - Growth in wealthy empty-nester households, decrease in low/moderate income households of all ages
 - Not much growth in Millennial households
- Long term:
 - Household growth rate slightly slower than 1995-2015, but similar number of new households added per year
 - Larger share of the population will be over age 55, with most growth in the 75+ age group
 - Over half of County households will be earning over \$100,000 per year (current dollar value) in 2035
 - Income growth trajectory similar to 1995-2015
 - Employment growth will be slower than 1995-2015, but still at a healthy rate
 - Not much change forecasted in the composition of the employment base

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FORECASTS

APPENDIX 10. SUMMARIES OF WEB INPUT

The year-long Fauquier County Community Conversations engagement process included the use of online surveys as a method for gathering broader input from residents. The County shared results from these surveys throughout the process with county leaders, stakeholders, and the general public via the Community Conversations website. Over the course of this process, survey responses helped guide and shape the outcomes of the project. This appendix contains summaries of the results of the five main surveys that the County conducted over the entire process.

Initial Survey Results

Q1 - In which community do you live?	Count of Responses
Warrenton	96
Other	48
New Baltimore	37
Marshall	21
The Plains	14
Orlean	11
Remington	8
No Response	8
Midland	8
Delaplane	7
Sumerduck	5
Fauquier Springs	4
Rectortown	3
Bristerburg	3
Casanova	2
Goldvein	2
Halfway	2
Hume	2
Markham	2
Atoka	1
Upperville	1
Morrisville	1
Elk Run	1
Grand Total	287

Q2 - What is your age range?	Count of Responses
50 to 59	91
40 to 49	59
60 to 69	48
30 to 39	46
70 or older	16

18 to 29	15
No Response	6
35 to 44	6
Grand Total	287

Q3 - What one word best describes what you love about living in Fauquier County?	Count of Occurrences
Rural	38
No Response	19
Peaceful	15
Community	11
Beautiful	9
Quiet	9
Beauty	9
Home	6
Location	5
Green	5
Tranquility	4
Countryside	4
Nature	4
Quaint	3
Nothing	3
Country	3
Open Space	3
Heritage	2
Family	2
People	2
Vistas	2
Landscape	2
Community	2
Charming	2
Open land	2
Horses	2
Rural life	2
Farmland	2
Serenity	2
Rural community	2
Small	2
Friendly	2
Simple	2
Open spaces	2

Q3 - What one word best describes what you love about living in Fauquier County?	Count of Occurrences
Tranquil	2
Country	2
Bucolic	2
Peace	2
Openness	2
Small community atmosphere	1
Farmlands	1
Green Grass	1
History	1
Scenic quality	1
Agriculture	1
The close community	1
Comfort	1
Variety	1
I don't love living in Fauquier	1
Rural non-suburban nature of the community	1
I grew up here and it's home.	1
Bike path	1
I was drawn to Fauquier County for its quaintness, quality schools and proximity to DC.	1
Sparse.	1
Integrated	1
The rural beauty	1
Its authenticity: it is a real place with unique and authentic towns.	1
Undeveloped	1
Land	1
Wholesome	1
Comfortable	1
Rural landscapes, caring community	1
Lifestyle	1
Rural!	1
Local	1
Schools	1
Communities	1
Slower-paced	1
My family farm and small community feel.	1
Small-businesses	1

Q3 - What one word best describes what you love about living in Fauquier County?	Count of Occurrences
America	1
Suburban	1
Neighborly	1
The laid-back open feeling	1
Balance	1
The views	1
Open	1
Agrarian	1
Open farm land	1
Unspoiled rural beauty	1
Connected	1
Views, even in subdivisions	1
Connected community, not over populated, friendly people, rural beauty, agriculture	1
Rural area, ok to farm and have animals	1
Convenience	1
Rural culture	1
Open Spaces	1
Farms	1
Openness	1
Rural setting, Open space, Horse trails and eve	1
Basic	1
Scenic	1
(2 words) rural charm	1
Schools	1
Pastoral	1
See home page www.emrisse.com	1
Access	1
Friendships	1
Beautiful	1
Breathe	1
Peaceful	1
Small Town Feel	1
Peacefulness	1
Small-town	1
Peacefulness	1
Style	1
Diversity	1

Q3 - What one word best describes what you love about living in Fauquier County?	Count of Occurrences
Terrain	1
Place	1
The History	1
Preservation	1
The people who work so hard to make Fauquier a great place to live!	1
Privacy, quiet, country smell of sweetness	1
The small town atmosphere	1
Proximity	1
Things are close to get to	1
Ease	1
Tranquil	1
Quaint	1
Uncongested	1
Easy	1
Unique	1
Quiet	1
Upscale, sophisticated small-town atmosphere	1
Removed	1
Vibrant Service Districts (with services including Broadband) and pristine open space. The Balanced Growth Alliance has the perfect model and it is 100% from grass-roots inputs of the citizens of the County.	1
Affordable	1
Heritage	1
Bicycling	1
Historic	1
Rural agriculture area	1
Options	1

Q4 - What places do you treasure most in Fauquier County?
Accessible natural areas, back roads
Our own 100 acres of forest
Orlean market, feed stores in Marshall, the back roads.
Sky Meadows
The open country

Q4 - What places do you treasure most in Fauquier County?
Main Street, architecture, beautiful open spaces, small town friendliness
Great Meadows, Old Town
The small town feel and quaintness of Main Street
Old Town Warrenton; Great Meadow; Blantyre Road; Airlie; Poplar Springs; rolling fields
My neighborhood.
My home
Gum Drop Square, The Plains
Main Street, parks
Main Street
My neighborhood
The mix of open space and quaint economic centers (e.g. Warrenton, Marshall, Vint Hill)
The Plains, Warrenton, the peaceful country roads
The combination of open natural beauty and small, walkable towns.
the downtown CBD, Rte 211 viewsheds, parks, natural beauty
My property
My property, Rady Park, Crocket Park, Old Town Warrenton
Countryside, Rappahannock River, Old Town Warrenton
Old Town
Main St. Warrenton, wineries, mountains/hiking, rolling hills, historic estates
My back porch
Vint Hill, Old Town, Town of Warrenton
Old Town, pastoral views, my home
Warrenton
Farms, Scenic Views, Public Lands, Old Town Warrenton
Paris Valley, beautiful countryside
Various communities in the area
Parks, Horse farms, open green space
Rappahannock River
Marshall
My home and land
All the little historic downtowns.
My 5 acres of privacy
Nothing
The beautiful backroads roads that are surrounded by rolling pastures full of cows and horses.
Old Town
That's tough. The rural nature of the southern end and the area around Kelly's Ford.
Wineries, cow fields, mountain and hill views
The rolling hills, farms and streams

Q4 - What places do you treasure most in Fauquier County?
Fun For All Playground, Warrenton Main Street, the Big Roller Skate
The open fields.
My home
Crockett Park
Farmland, parks, lakes, service districts with shopping so I do not need to ever leave Fauquier.
WARF
Open countryside & farms, Old Town Warrenton and Warrenton Middle School (where 3 generations of my family attended school
Shopping, WARF, doctors/dentist, restaurants, downtown
Friends, safety, parks, schools
Northern Community Park, the Town of Marshall, 688, Atoka Rd, Moo-Thru,
Orlean, Warrenton
Open, undeveloped areas
Horse farms, historical areas
Farmland
My neighborhood
Warrenton Middle School, Carousel
Mountains, Downtown Warrenton, old villages (Hume, Orlean, etc)
Open spaces
Main Street, WYSC
Countryside, Trails, Farms, Small Villages
The beauty
Northern Fauquier
Crockett Park, Whitney Park, Marshal Park
Towns and countryside
Farms
Old Town Warrenton
Wineries
Any of the historic places
My front yard
My farm, the Library
Old Town Warrenton, Great Meadow, wineries, equestrian centers, restaurants, Fairgrounds, Crockett Park, Monroe Park,
See answer number four
Horse farms, wineries,
Downtown
My back yard, My subdivision, Downtown Warrenton, Route 600
Parks, outdoors
Main Street Warrenton, beautiful farms of northern and southern farms
Family oriented places

Q4 - What places do you treasure most in Fauquier County?
WARF, Main Street, wineries, Farmers Markets, all community parks
Wineries
I used to love the countryside, but development seems to be overtaking the open spaces and the sense of contentment I once enjoyed.
Whitney State Forest; parks and playgrounds; WARF; library
All
Viewsheds, like the Paris Gap etc.
Bull Run Mountain
Open roads
Non-franchise shopping and restaurants.
Main Street
WARF, trails, parks, mountains
The rural areas, Main Street in Warrenton, the small local shops in The Plains and Marshall
Main Street, Hospital Hill views, countryside
Farms
The open spaces
Farms, fields, forests, mountains, small towns
The open fields and parks
Farms
The farms and equine venues
My farm, Crockett Park, extension office
Parks and our home
Our back yard with view of Cobblers and Blue Ridge Mountains
Rural scenery, old town
Open fields and woods
Northern, Western, Southern Fauquier
My home, the rural areas, parks small towns
Home
The northern part is very beautiful, but my family has roots in the Elk Run area since before 1800. So the family heritage/link to southern Fauquier also has a special meaning.
The farmlands, the parks- Sky Meadows and the Appalachian Trail (many thanks to Paul and Bunny Mellon), the historic charm and beauty of land and homes and churches that are CARED FOR and PRESERVED....
Warrenton, Marshall, country roads
The open spaces surrounding my community
Wineries
Lake Brittle
Conservation easements

Q4 - What places do you treasure most in Fauquier County?
Ashby Gap, Sky Meadows State Park, Thompsons and Phelps wildlife areas, Goose Creek
Great Meadow, Old Town, farm fields
My home
Views, mountains, farms
The towns and hamlets where I grew up - Halfway, The Plains, Marshall - and the rich rural resources, clean air and water that surround them, like Little River, Middleton's Mountain and the Bull Run, and the rolling pastureland and forests.
Open space
My farm, rural roads, scenic open places
Old Town Warrenton, The Plains
Poplar Springs, wineries, farmers markets
The farms. The rural communities. The hometown feel.
Ag farms, wineries, fine restaurants
Lees Ridge Road, Farm Ponds
Old Town Warrenton, rural open spaces, my townhouse
Sky Meadows, Rady Park, farmers market, Vint Hill
Rappahannock River, Backroads, LHS
Parks and old town
No place in particular, I just enjoy Fauquier
My home.
Open farm land, clean streams, mountain views
Old Town section of Warrenton
Parks
Main Street, Warrenton; Liberty Hill Pet Resort; Rappahannock River; the mountains
Parks, Fairground
CM Crocket Park and Warrenton
Main street, Frost Diner, the Warf, the church buildings,
View
Farms, trees, ambience
Fields and forests, farms, towns, communities, friendly people.
Sky meadows, wineries, red truck bakery, the warf, Main Street, Rady park
Parks
My family farm and Old Town Warrenton
Blantyre Rd area, The Plains,
My home and property, schools,
Old Town, Vint Hill, Airlie, Parks,
Open space and Old Town
Open space, parks
Pastoral
The Plains, Old Town

Q4 - What places do you treasure most in Fauquier County?
Farms
Athey Fields
farms and small communities
Sky Meadows, Bull Run Mts, open spaces, The Plains
Open space landscape
Warrenton
Historical areas
Our historic places and rural open landscape
Main Street
The undeveloped land and the farm lands--the places that don't make us look like one giant housing development after another.
Sky Meadows
Farms
Farms
Open spaces
Rappahannock River
Back roads
Parks
Airlie, The Parks
Farms, historic properties, small towns
Farmland
Farms
Main Street, back roads, views of the mountains
Preserved open space and hayfields
Catlett, the rural areas
Wooded areas, open vistas, small towns, livestock, wild life, good people, freedoms, access to larger towns, metropolitan areas and airports
Shenandoah parks
Home
Crockett Park, the Greenway, Rollerworks skating rink,
Downtown Warrenton
Historic places
The town of Warrenton, the scenic back roads
Parks, downtown, schools
The Free State
Main Street, School
Farms in Calverton
Small town shops
The view of Sterling Valley from my back deck
Our farm

Q4 - What places do you treasure most in Fauquier County?
Scenic countryside; Old Town and historic areas
Downtown
The country
Warrenton Presbyterian Church
Open spaces, agriculture, horses
All of the old town main streets (Warrenton, The Plains); the WARF
Quiet roads near Catlett and Casanova, Old Town Warrenton, Sky Meadows
Main Street and the parks
Farms
Old town. Wish it was more inviting though
Small country roads
Wine
Open fields, mountain views, farms, horses, cows, country roads, forests
My home
Wineries, Old Town Warrenton, and Carousel.
Farmland, mountain views
Historical sites
Old Town
All the beautiful farms and downtown villages
History and open spaces
Our farm
None in particular
Non-Chains like Drum and Strum and Black Bear as well as Old Town
The Plains, Rectortown, Little River, Rock Hill Mill Road, Glenwood Park
The Blue Ridge, Goose Creek, open farmland, the animal wildlife, horses
The open space and undeveloped land.
Parks
Mountains
My home
My hometown
Farmscapes
Old Town, the parks, and rural setting
Old Town(s), beautiful rural landscape, small shops and family owned restaurants, quiet living, fishing, trail walking, history
Open space; old buildings -- where ever located
Those with views of the beautiful mountains.
Green spaces
The countryside
Main Street, Outdoor activities
Vint Hill and Warrenton

Q4 - What places do you treasure most in Fauquier County?
Rolling pastures, open spaces, trails, main streets, wineries
Community Touch, Free Clinic, FISH, PCR meeting rooms.
Main Street, open spaces, farmers markets, beautiful farmland
Lake Brittle, Old Town
Home
My home (off Walker Dr), Main St Warrenton, Sumerduck
Old Town, Marshall Area
Parks, greenways, library,
Bull Run Mountain, The Plains, Marshall, Warrenton
Scenic Drives
Old Town Warrenton, Frost Diner, Athey field complex and trails
Open space, historic properties
None
Marshall, Old Town Warrenton
My living space
New Baltimore
Great Meadows, Warrenton Main St
Viewsheds
I love the historical areas and the charm, along with the scenery
Rural Land, Quaint Restaurants, Wineries
My forest
Crop fields
Old Town Warrenton, Orlean, Hume, Opal, Rappahannock River, Lees Ridge Road, Springs Road, Whitney State Forest
My home & downtown Warrenton
Old Town and all the country vistas
Open space
Farmers' Market, antique & thrift stores, mom & pop businesses
Home
Crockett Park
Paris, Atoka, Delaplane, Cobbler Mtn
Home
All
Main St. Warrenton
Our farm, Open fields, Warrenton historic downtown

Q5 - What improvements or changes would you like to see over time?
Higher quality services, foster more growth in service districts
More of a village in New Baltimore, a sense of place. More scenic road design, including more landscaping, like rural roads in New England

Q5 - What improvements or changes would you like to see over time?
Road improvement in Warrenton, Opal and Bealeton. As the growth in that area develops. Routes 29 and 17 can't handle the additional traffic.
Growth of Agritourism, Construction and success of a real Mixed-Use Project
I like Fauquier as it is, the best improvement would be encouraging more small businesses to help fill spaces already available. What I don't want: Costco, more chain stores and/or restaurants, parklets (I do like the idea of shop owners adding benches to the walkway).
Better tax base. As a homeowner it is getting frustrating to be the only fund from which to raise more money. Would also love to see the entire entryway to Warrenton made more appealing. Right now 29 is just gaudy old hotels, gas stations, and car lots. Why would anyone want to stop? Also need better signage to Main St. And the visitor center.
More things to do with family
Fewer big business... work towards unifying currently businesses to make a town instead of another Gainesville or Manassas.
Traffic-calming on Business 29; chess/checker tables in parks
I would like to see more businesses that include shopping and entertainment so I don't have to travel outside of the county for services. I am pro-business and pro-growth so I can spend my dollars in county and drive revenue for schools and police. If I had known this county was not serious about funding competitive schools and law enforcement I would not have moved here, no matter how beautiful it is. We are way behind!
Gradual development. Less houses, more commercial/ industrial.
Slow growth
Better funding school fire and rescue
No big box stores. Support local small stores. Stop building more houses
More parks less development
Large corporations come to Fauquier Co. so we can have good paying jobs and not go out of the county to get them instead of more low paying retail and grocery stores
Continue to develop in service districts while supporting programs to keep ag land open.
We MUST improve broadband access and affordability! It is killing small businesses, it is driving educated residents away, and it hampers economic growth. It is the 21st century - we need to recognize that broadband access is as important as electricity now.
Better places to play, to convene, to support community connections: improved main streets, parks, community centers (not just land set aside for parks, but creation of parks that are special and well designed and well-funded. Emphasis on the on the ground experience of our community places.
Development of Route 29 as a parkway-type road with limited access; preservation of scenic viewsheds, residential neighborhoods integrated within mixed-use development
Less houses, more business
More vibrant Main Streets; enhanced preservation of rural lands

Q5 - What improvements or changes would you like to see over time?
I would like to see Springs Road widened and made safer for all of the bicyclists that travel on it.
More entertainment/dining options, better broadband/wireless internet access, more variety of housing stock, more unique/locally-owned businesses, more trails for hiking/biking
More things for our kids to do and places to shop. I spend all my money in Prince William County
We need more retail and restaurant options in Old Town, on Main St. and beyond. Plus a few more destination quality places in the countryside.
Industrial development, in appropriate areas, to broaden tax base.
More restaurants, things for young adults to do, Less antique stores on Main Street, Better parking in Old Town (especially for the courthouse), better grocery store in Bealeton/shopping
Carefully managed growth, easier said than done.
Add larger businesses, give people a chance to make money in the county without traveling outside the county. Also, build infrastructure such public water in the growing areas and affordable housing.
Consideration of historic resources in development and growth of the county
Smart urban planning that minimizes sprawl and emphasis community.
Wired high speed internet availability
More wide-spread access to High Speed Internet
Better roads and more police to enforce speed limits
Route 28 made safer, water and sewer in service districts
Stop giving tax breaks to wealthy landowners
Better shopping
Controlled and managed development
Road shoulders and drainage improvements. Litter control!! More road checks for sobriety, vehicle conditions, insurance etc.
Citizens need to get off their high horses and look at surrounding counties. A much stronger business tax base is needed. Are you happy that people drive thru Fauquier to spend money in Prince William, Culpepper, Stafford?? WAKE UP!!
Stricter adherence to zoning ordinances and greater effort towards historical preservation throughout the county
More businesses returning to Old Town
More care with growth around the towns; Warrenton has evolved and changed so rapidly and the new proposals that I'm reading about seem to trend toward big box development and more standard subdivisions. I'd like to see more emphasis placed on keeping historic resources and open space resources throughout the county and not simply concentrated in one area.
High speed internet, walking/running/biking trails, another access to I-66 at Blantyre Road, more development in town centers of Marshall, Warrenton and other towns with better shopping and dining options.
Encourage more rural activities such as fishing, foxhunting, horseback riding that gave the Piedmont its reputation and heritage

Q5 - What improvements or changes would you like to see over time?
Facilities for nonprofits to better programs!
None. Just basic maintenance.
None
More business' in Bealeton
Thoughtful Strategic Plan that is actually fully implemented. More involvement like this survey and outreach. We MUST get our people off of 66 and into the high-tech jobs they need and deserve right here in Fauquier (think Vint Hill and Marshall).
More real business; competition for existing business
Less development, retain open space. Fill open store fronts, no more commercial or residential growth
A more vibrant Old Town and heritage tourism
Removal of open space tax relief
Improvements to services in service districts, better use of land use taxation to encourage agriculture
Neighbors unsightly trash and abandoned vehicles.
Better road maintenance on secondary/tertiary roads
More family-friendly entertainment, making Old Town Warrenton more attractive and exciting, encourage more small businesses (cafe, coffee shops, eateries, etc.), and overall better planning when it comes to adding more homes.
Main Street growth
Eliminate alternative septic systems
Better support for education, Diversification of the Tax base, and appropriate business brought in so people can live and work in Fauquier
Allow wineries to start selling food they make. Also, no more expansion in Opal and these areas, keep it all rural, as rural as possible.
Managed growth
Revitalization of Main Street - more retail & foot traffic
More shops in downtown Warrenton.
Retain country life
More land preserved
We need high speed internet at a decent cost!! being stuck with high-cost, low data caps is terrible for residents and for our economy. also would like to see more stores and shops, development done in a tasteful way (i.e. none of these subdivisions where they cut down all the old growth trees and leave a sterile, identical landscape)
VRE service
Diversity
LESS DEVELOPMENT!!
More shops in Old Town Warrenton
Better wi-fi, kids to walk/bike/skateboard to school, better/healthier foods in school, farmers markets
The opal area desperately needs help
More public transportation, Warrenton as a walking town with outskirt parking

Q5 - What improvements or changes would you like to see over time?
Gradual increase in viable business in Warrenton & surrounding area
More fully developed and dense service districts, more organized transportation system, walkable neighborhoods (with reasons and places to walk--i.e. restaurants, shopping, activities), intentional and supported agriculture and agricultural infrastructure, awareness of cultural values and the organic nature of our community--the people who live and work here.
Evolve to functional, sustainable urban enclave with a Balance of J H S R A in a sustainable Country Side
Less cars, less people
Better business and road planning
Commercial (tax base) growth in service districts that discourages new residential (increases taxes) but provides jobs for current residents which will reduce commuting to Pr. William/Fairfax
Services in service districts.
Less cookie cutter developments, less Northern Virginia sprawl, less giant commercial
Fair representation of citizens serving as board members, increased salaries for county employees, community recreational businesses, improved shopping,
Expansion of walking/biking trails, more local entertainment activities - particularly for young folks (movies, bowling, etc.), growth at Vint Hill Farms
County ordinances/laws encouraging more vineyard/winery operations in the county.
I would like to see improvement that benefits the existing citizenry by providing more educational opportunities, more job opportunities (other than retail), more wildlife and nature preservation, less new housing developments
More affordable housing for low and middle income families; reduction in real estate taxes
None
Its FABULOUS as is....it is the lack of change that makes us unique.
Recycling bike lanes
More kindness
Less new homes/developments
Local politics need to change. More services need to be placed in the service districts, including target services for our youth.
Smart planning and growth for the growing population, walkable streets, trails connecting communities, smart planning for retail business
Would love to see more focus on walkable development in the service districts, primarily in Old Town Warrenton and Marshall. We can gradually grow without destroying the rural area if development is kept in the right places. I want more things to do, places to eat, etc., but I want to be able to walk to them.
Restaurants, Shopping, better access to businesses
Less sprawl and more containment of service districts, and the creation of major water reservoirs for the high population areas
Keep "building" in service districts
A more robust downtown in Warrenton; and nice comfortable community gathering places for groups from 10-50

Q5 - What improvements or changes would you like to see over time?
More areas for shopping so folks don't have to go out of county for shopping
Implementation of county wide, comprehensive, natural surface trail system
Broadband
Better water conservation
Rt. 29 improvement, movie theater
Reduced growth, less nighttime light, fewer box stores with large parking lots.
Less developments like Brookside, Raymond Farms. Any new developments "fit" in with the existing architecture and pastoral landscape.
A movie theater, bowling alley, other recreational activities
Better stores
I would like to see the cessation of "infrastructure dumping" in southern Fauquier. Just because it isn't as pretty or as rich as the northern end, does not mean we should continue to be the repository of power plants and transmission lines.
Signs advising TRUCK traffic against GPS routing- these little backroads can't handle big trucks. Keep big builders out- they have already messed up Loudoun and Prince William
No change, keep the commuters and sprawl out of Fauquier County
Improved infrastructure for the schools
Access to Internet and better cellular service
Smart growth, development in service districts that can support it, more land in conservation!
Maintain rural character, strengthen service districts, keep PDRs, don't let developers take over
More walk/bike/horse transportation options, better use of existing built spaces
Improved roads, more businesses and jobs, more local entertainment
High speed internet
Affordable rural broadband to every home in the county to connect children and adults to the wider world without losing our rural landscape.
better Wi-Fi
Attract business, build out service districts
Bike safety/designated lanes in rural areas. Lower speed limits and bike warnings for autos
Continue to concentrate growth to service districts
None. They "improved" Nokesville, Gainesville, Bristow and Gainesville. It is awful. The way of Fairfax and Leesburg. One huge parking lot of strip malls and unleashed buildings
Movie theatre, more social activities for young families, restrictions on development to prevent over population, retain the way it is now and don't become the next Manassas
Smart commercial development that promotes restaurants, community activities, places to truly live, work and have recreational activities without leaving the county for 2 of those three things.
I would like to see more concentrated grow in towns and villages. I would like to see improved traffic flow and fewer lights and more traffic circles when they make sense. I

Q5 - What improvements or changes would you like to see over time?
would like to see improved educational quality in the public schools, which does not have to mean spending more money on education, but more engagement by participants in the system and valuing the education provided. I would like to see that when new housing is built it is good quality
Improved schools
Pay teachers and school staff more. This isn't something that should be done slowly over time either. This should be done over the next 5-10 years. I'm not just talking the pitiful couple percentage points raise you just gave them, which was only possible by cutting budget in other places. This should bring us up to compete with the \$60,000/yr. medians in surrounding counties. The teacher pay vs. cost of living here is absolutely abhorrent. I was just at LHS talking to one of the many teachers who have had an incredible influence on my life, and he told me that since one of the teachers in his department was leaving to pursue a doctorate degree, they lost the position and will have to cut classes as a result. Many of the teachers I had in high school are overqualified and far underpaid. One took a \$20,000 pay cut to come and start teaching here only because he feels teaching is his calling. Yes, that is a personal decision, but the dedication of our teachers should be rewarded instead of showing how little our county cares by cutting an already "bare bones" budget. It is sad that your singular focus is how scared shitless people are of becoming the next Prince William or Fairfax, and that this county will never stop spending money on "preservation" and invest in things that actually matter. The article that led me to this survey said that one of the challenges you will be confronting in this initiative is an aging population. When your population is aging, the obvious next move is to invest in your youth. I would love to settle down in a rural Fauquier when I am done with college and have a job, but a lot of things that go on with how this county is run make me not want to
We must have a few more options for evening entertainment and something fun for our teens
More efficient School and Govt which would save \$\$ and stop the need to raise Taxes
Less control of the county by the PEC
Create small business hubs with high paying jobs, not commercial strip centers
More shopping options and fast food/sit down restaurants such as a Target/Khol's/Panda Express/Zoe's Kitchen/Olive Garden
Better ways to move through traffic
I want folks of all ages to live symbiotically throughout the County without segregation of age groups. I want to keep narrow sidewalks where people have to speak to each other to pass by each other
Encourage open space and parks
More commercial services and retail on Rt. 29
More retail and dining options, make the courthouse and Mosby museum more available to public
better internet and cellphone reception. It is pitiful what we currently have, enough to make me move from here
Road improvements, safety (fire/police)
More jobs and housing in villages and towns

Q5 - What improvements or changes would you like to see over time?
Fewer subdivision, few developments with apartments. Designated bicycle lanes to keep bicycles off narrow roads, a focus on health and information technology businesses moving into small park like campuses, continued moderation of development.
Beautify Lee highway between the Exxon and fosters. It is the one area that turns me off around Warrenton
More bike trails
To keep rural farmland as rural farmland and not housing developments
Fewer new shopping centers in middle to northern part of county. Would love a Costco in Bealeton. Need a VRE station
No more grocery stores or pharmacies, would love Costco, no more fast food places, spruce up signs at Fauquier Motel it invites drugs and trash, focus on development in northern end as well, don't allow undesirable things pushed into Opal as an option always, clean the schools - literally, keep Taylor as historic it is part of our story, build a new school, movie theater and bowling, I want my tax money going to our schools, not surrounding counties, fill the empty retail spots-we are looking economically broken, encourage Main Street to open stores on Sundays most people commute and would explore and shop Main Street if it was open all weekend, make the WARF affordable for the kids of our community, maintain the various rec fields, involve the geriatric community invite to rec games, etc.
More things to do for younger people! More restaurants, entertainment, a small venue for live music (like State Theater in Culpeper), a brewery and/or draft house , more community events/festivals. Definitely more handicap parking in Old Town. ,
More connecting walking paths
Revitalize old town Warrenton
There is no such thing as smart growth. More residence equal more traffic which negatively effects agricultural commerce. It also inflates land values that make agriculture dependent on wealthy landowners. The farmers in the middle need to be protected, as they control the large land base necessary for
Controlled business development to help with the tax base so citizens aren't carrying the brunt of the tax burden
More land conservation
Verizon Fios Fiber Optic throughout the county
Strict development control and respect for private property
Everyone working together to protect open space and natural resources while promoting development within the service districts.
In town more recreation
More business
More recreation in town other than restaurants
Additional rehabilitation & reuse of existing buildings and a local tax incentive for encouraging this
High Speed Internet Improvements
Economic growth...no more house's
Provision for affordable housing in each development

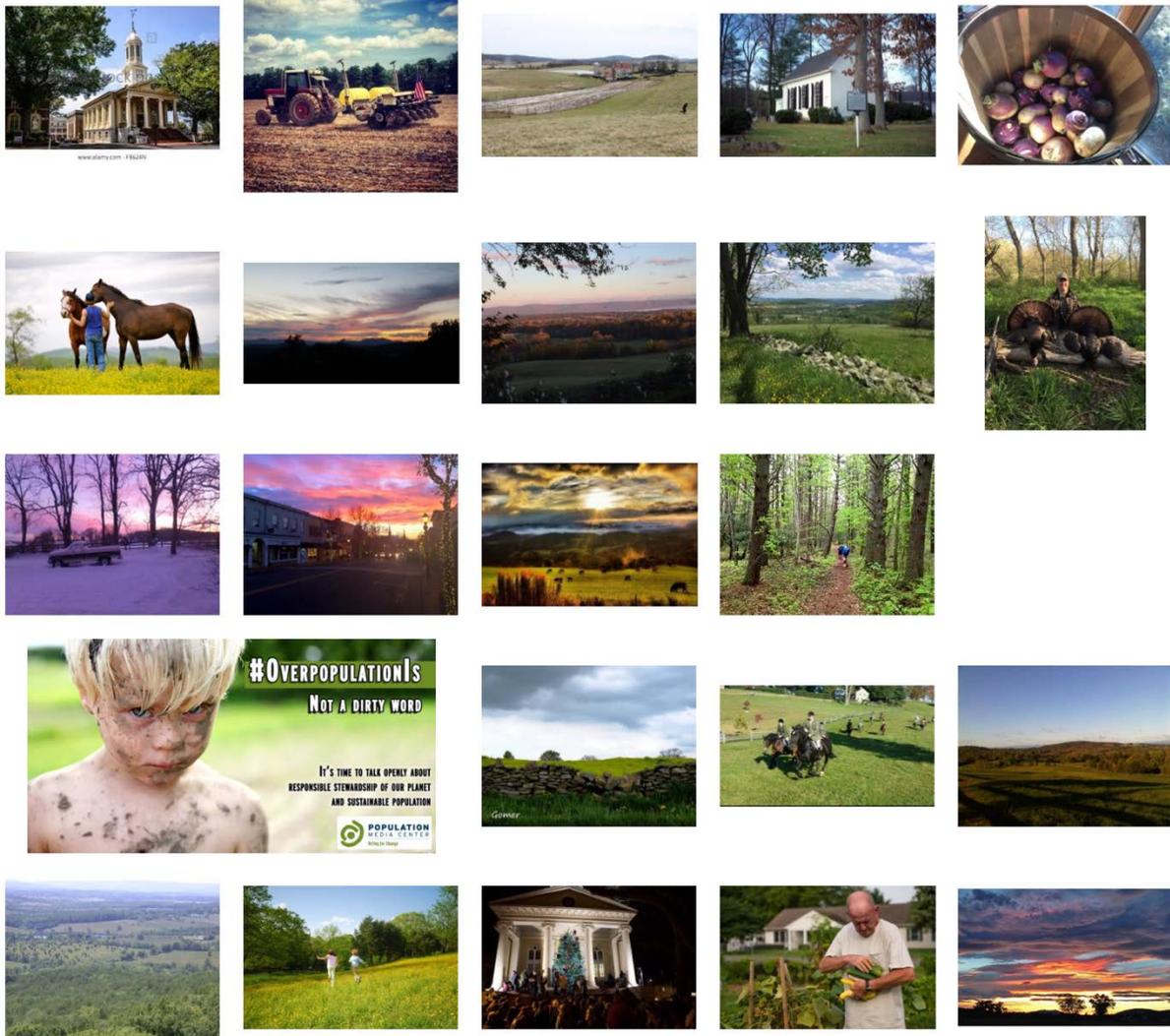
Q5 - What improvements or changes would you like to see over time?
Fiber to the home/high speed wired Internet access for the whole county
More leisure opportunities
Bowling, theaters, lower taxes
Roads and transportation
Better internet
More shopping options
More bike and walking trails
More protection of farm land
Attention to sustainability/green living
Traffic lights on 28 & 605
Traffic pattern down the bypass to 211, more retail, restaurants, more community and family based programs, activities, and events. Bring back the fireman's parade and carnival!!
Limitations to commercial uses in rural areas
Rather than more houses, I would love to see more businesses.
More law enforcement, better pay for those public servants, better pay for teachers, water and sewer issues permanently corrected, calmer traffic, safe walking areas
Planned growth...local shops and housing
Quality jobs
More commercial business (not retail). More family/kid friendly attractions (bowling, movies).
More useful commerce
Better maintenance of roads, improve infrastructure, more professional EMS
Improve the traffic flow and appearance along Broad St.
More businesses in localized areas
I am looking forward to the power lines being buried on Main Street in Marshall; it will be an enormous aesthetic improvement. Otherwise, I would like to see a continued emphasis on slowing the growth of subdivisions. Haymarket already looks like Fairfax, and it's headed our way. Now is the time to stop it
Local shopping and entertainment
Need more jobs (non-government) in Fauquier County
Things for young people to do if they do not go off to college
Increased clean businesses to increase tax base, planned low/mid/high cost housing that has minimal impact on rural nature of county, a developed vision that is realistic
Service districts with community shops in them
Possible designated bike paths for cyclists. It's not safe for cyclists or drivers on our rural roads that we enjoy
Traffic calming along major arterial roadways; protection of watershed and natural resources
Clean up lee highway
Activities for teenagers

Q5 - What improvements or changes would you like to see over time?
Less Grocery stores and retail and more corporations and data companies with higher than minimum wage jobs
Architectural standards so that Fauquier doesn't wind up looking like our counties to the east
Less construction; fewer people; less traffic
Expansion of programs to preserve farms / extinguish development rights, more cycling routes, more walking trails
Shopping and entertainment but not over development to achieve the goal. I would like to keep my dollars in my community, I spend too much in PWC and Culpeper.
No more shopping centers or strip malls being built. Maybe fun market place to buy more local goods.
Smaller service districts, fair water allocations, realistic sewer build-out numbers
Some larger businesses that bring in revenue and jobs. Entertainment venues.
Improved education
More shopping
County wide reliable cell service and high speed Internet
Limit development to designated growth areas
More job opportunities within the county
No more housing developments. There are too many already
High speed gigabit internet access
Comcast/Broadband expansion for Internet
Continue with the preservation of farms/farmland
I would like to see a BALANCE of traffic and serenity. Fauquier has always been "rural" and that's the "draw". It needs to stay that way. Traffic needs to be managed better, as does development. Homeowners footing the majority of tax burden is difficult
Less traffic
We desperately need apartments that are affordable
Better paying jobs. Attract companies, not just retail and gas stations
continued focus on land preservation
Speed bumps or speed humps on all entrance roads to Rectortown...too many speeders using Rectortown as a "cut-through" road to Marshall, I-66 or Rte. 50
Keeping big box stores out and focus more on small businesses and family operated businesses
Roads around Marshall
Italian restaurant
More shopping options in Warrenton
Reduction in train noise and train traffic much to long it blocks two egress areas at times
Impossible: Fewer cars on 29!! Possible: more recycling options at the transfer stations.
Good restaurants
Not shoving all new homes and businesses in concentrated areas like the new plan for commercial businesses on Walker Road. Causes choke points

Q5 - What improvements or changes would you like to see over time?
Better planning and zoning. Stop building in "service districts" just outside of Warrenton and annex the land into the town.
Limit development
A healthy balance between open green space and development.
More walkable communities where daily needs - shopping etc. - are within walking distance, which means decent sidewalks and proper walking bridges over highways. Also, development of southern Fauquier sports complex, which should include pool. I'd also like to see new developments as part of existing towns, i.e. instead of building a subdivision on a field that sits like a little enclave in the middle of nowhere, build developments where new streets connect to old and include sidewalks. Set borders beyond which towns cannot be developed and keep green spaces between. This would concentrate growth where there are already towns and services. I'd also like to see faster decisions on issues. A good example: while Warrenton/Fauquier has been discussing building a single roundabout and has made no decision, Culpeper Co. has already built two roundabouts and moved on! And, more than anything, Fauquier needs to ensure that all residents have access to fast internet service at their homes. There are already people who have trouble selling their homes because their internet access is terrible, as is their cell phone service. Technology is not going to go away and Fauquier residents, including our children, are being left behind. You can't work from home without fast internet and cell phone service, for example. A fast communications structure is essential for business development. This is a major issue that requires public funding subsidies in order to make sure that services are extended to all residents, even to those of us who live in an "unprofitable" area.
Easier access to outdoor activities, walking/biking trails. I would like to have the ability to walk into town to visit restaurants/shops etc.
Affordable Housing and Commercial Tax Base
Continued emphasis on upscale, local businesses and restaurants.
Like to see coordinated effort to eradicate poverty and hunger in this very wealthy county and to see that ALL residents have ready access to the best health care.
Beautify our entry points and landscaping. A rude coworker said they drove through on 29 and Warrenton looks like a rundown dump with nothing but gas stations and car dealerships.
Movie theater, bowling alley, go carts
Evolve Vint Hill smartly, be cautious of added business on Rt. 29
Smart growth in service districts. More agriculture for food (not only horses and cattle for tax breaks). Cell phone reception everywhere
More Attention paid to improving our current businesses and less planning for bigger business development in the town of Warrenton
More Parks and Preservation of our historical places
Better cellular coverage down Springs Rd.
High speed internet
More Convenience
Services available in Service Districts and development in Service Districts
No more development

Q5 - What improvements or changes would you like to see over time?
Less government
More restaurants, shopping, movie theatre, bars - things for young adults to do
Sewage growth
Services and jobs
I would like to see more living wage jobs in the county so fewer of our residents need to commute outside the county
Infrastructure
More things to do for our younger generations. Bring some businesses in so we don't constantly have to go to Gainesville for the things we need, but do it in a way that keeps the feel of Fauquier
Empty Stores filled before building new
More jobs, less commuters, more tourists
Fauquier's great strength is its natural beauty within easy striking distance of metropolitan amenities. The trick is to focus on preserving and improving the former while making more convenient access to the latter. (Not easy, but you asked.)
More agricultural growth
Cost of living needs to go down (the cost is too high for the median income, etc.), our youth can live closer to the city for similar cost, continue to conserve and protect our rural lands and farmland, more growth in growth areas (theater, etc.), better and larger recycling program, more solar energy
Better access/markets for local food products/producers
Emphasis on SMALL business growth; no more 'big boxes'
Less housing
More activities for children and teens
Higher paying jobs
Better community facilities in South
None, absolutely none
Use of easier planning and less regulation
More culture and diversity
Traffic control
Improved internet and cell phone

Q6 - Show us what makes Fauquier County a great place to live! upload a picture of your favorite place, favorite street, or something that makes you proud of where you live. (optional)



Q7 - How would you best describe the type of place you live in now?	Count of Responses
Rural area but not on a farm	99
Suburban style neighborhood	67
On a farm	53
Town	40
Village	16
No Response	8
Do not live in Fauquier County	4
Grand Total	287

Q8 - What best describes your ideal place to live?	Count of Responses
Rural area but not on a farm	80
Small town	74
On a farm	66
Small village	23
No Response	23
Suburban style neighborhood	16
City or downtown	5
Grand Total	287

Q9 - What are your top three reasons for living in Fauquier County?	Count of Responses
Rural setting	204
Friendliness of local people	132
Historic and cultural heritage of the county	119
Proximity of metropolitan areas	74
Access to outdoor recreation	63
Attractive communities and neighborhoods	60
Cost of living	57
School quality	27
Other (individual responses listed below)	23
<p>Proximity to work wonderful community, sense of belonging, great local resources, great local government Charming, rural small town, friendly community, close to great medical and shopping but with the small town coziness and beauty of rural living. Business reason Nothing to live here for Health care Farms Open space Equine culture</p>	

Q9 - What are your top three reasons for living in Fauquier County?	Count of Responses
<p>I live in PWC and it has changed so much in the last 15 yrs. I actually drive to Fauquier for its' beauty. What Nokesville had been. It sickens me that you want to attract millennials who have no regard for the past, much less the aged. Will the whole of Virginia turn into a money seeking mess? Think twice before seeking this avenue. Money will come from folks who wish to escape the metropolis for the rural community and its people. Stand firm and embrace that difference or you'll just be another parking lot for the popular to drive by. Ask Leesburg how that worked out. Or Fairfax. Born here</p>	

Survey 2 Summary

Q1 - In which community do you live?	Count of Responses
Warrenton	26
New Baltimore	14
Other	12
No Response	8
Marshall	8
Delaplane	6
Sumerduck	3
The Plains	2
Bristerburg	2
Bealeton	2
Hume	2
Catlett	2
Orlean	2
Calverton	1
Markham	1
Midland	1
Ada	1
Upperville	1
Grand Total	94

Q2 - What is your age range?	Count of Responses
50 to 59	29
60 to 69	20

Q2 - What is your age range?	Count of Responses
40 to 49	17
30 to 39	14
18 to 29	6
70 or older	5
No Response	2
Younger than 18	1
Grand Total	94

Q3 - From the following list, what do you think are the 3 most important challenges the county will face in achieving its vision? (choose three)	Count of Responses
Lack of local job growth and employment	41
Changing agriculture/Loss of farmland	35
Development Pressure from Northern Virginia	33
Controlling location and form of development	32
Desires of the Millennial generation	22
Aging Population Needs	20
Urbanization	15
Water Scarcity	13
Population Growth	13
Increased demand for Health Care/Social Services	7
Climate Change	5
Need for travel options other than automobiles	5
Diversity of population	3
Increased role of Government	3
Other	1

Q4 - From the following list, what do you think are the 3 most important opportunities for the County to help achieve its vision? (choose 3)	Count of Responses
Telework through improved broadband service	37
Focusing growth in Service Districts, Towns and Villages	33
Protection of rural character and open space	33
Business startups/local job growth	31
Investing in infrastructure to create great places and walkable communities	26
Local markets for agriculture	20
Affordable housing	16
Protection of historic resources	14
Protection and use of water resources	14

Q4 - From the following list, what do you think are the 3 most important opportunities for the County to help achieve its vision? (choose 3)	Count of Responses
Road Expansion/improvements	10
Public transportation	7
Improved public education	6
Recreation opportunities such as multipurpose trails	5
Tourism	5
Improved K-12 public school education	3
Developing/promoting green energy sources	3
Improved higher education	1
Improved vocational/workforce training	1
Other	0

Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?

N/A
As our population ages we need transportation options for them as well as social and intellectual things for them to do. By the same token, for the millennials and other age groups we also need things for them to do here in our county so they don't have to constantly go to another county for things like shopping or entertainment. We are supposed to be concentrating development in our business districts yet, whenever a business that is well known (ex. Costco) comes up in the news as being interested in a location within a district they are chased away by those that live in the district and don't want them in their backyards. People who choose to live in a business district need to understand that is where the development is going to be. As our residents have to spend more and more time outside our county because that's where the jobs and the amenities are, they become more and more disconnected to the community they live in. To get people connected we need to keep them working and living locally, otherwise we are simply a bedroom community.
The most important thing for Fauquier to do BY FAR---is to protect what we have---the rural beauty, green space, peace and quiet, LOW development. The reason people live here is for the escape from the garbage of northern Virginia---if we continue to develop as we have been, we will be no different from the rest of Northern VA. Why live here? Fauquier needs to stay different, an escape--not more cookie-cutter developments. We have too many of them already.
Almost every element of question 3 and 4 is absolutely necessary. Picking just three is meaningless in creating Balanced, Complete Communities. Moreover, every one of these efforts could be undertaken well or badly depending on the resources, talent and quality of the detailed program applied.
Second form filled out trying to get back to Broadband survey

<p>Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?</p>
<p>Since there will be massive development pressure, we must control it. We can turn it into sustainable communities that appeal to millennials. Keep them self-contained within service districts.</p>
<p>This question is really hard to follow but we do not have to give into pressures. We have the opportunity to just say 'no.' The more uniquely we preserve what others are losing - the more desirable and valuable a place we create. Our vision is actually not 'compact growth' -- it is preservation and avoiding growth. It also is not 'expanding business and employment opportunities." Those are right next door-and are why so many folks move here when they work elsewhere. (besides the fact that work location is becoming more a mute point due to remote working. Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children's children. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance." — Theodore Roosevelt</p>
<p>So many people living in Warrenton must commute to make a decent living and economic development is going to have to take place! The commute is getting more and more difficult. We also want the development that is happening to be well thought out. I want to see the charm of Old Town to stay, but we must get more unique shops, better parking, and good restaurants there. The quality of businesses on the Bypass need to get better...we lose a lot tax dollars to Gainesville! Just a note, I am thrilled we have Marshalls now, but rarely go to Pebbles!</p>
<p>The biggest challenge will be to change the mindset of those that live in the county that feel they can still rule by dollars. I also think the PEC plays a hand in keeping land from being developed. Not everything in the county can be developed along the Rt 29 corridor this just leads to traffic congestion. The southern end of the county is under developed and overlooked. The small towns within the county need a comprehensive development plan so they all see positive growth.</p>
<p>Getting public access to the Rappahannock River would help the southern Fauquier economy. Mapping the County's water resources and groundwater reserves, and possibly putting in water district overlays, may help preserve drinking water for the future.</p>
<p>Access to high speed internet would give the county such an opportunity to get ahead of all these challenges. Agricultural and health care services in the future will rely on connectivity to gigabit internet speeds. Fiber to the home is a necessity not a luxury we cannot overlook any further!</p>
<p>Almost all of these issues would be resolved if there was broadband infrastructure that allowed all citizens to access the Internet through a high-speed connection. Anyone in the county without a connection of at least 100mbps is severely disadvantaged.</p>
<p>Telecommunications infrastructure needs to be upgraded to provide broadband that is no longer a luxury but a necessity for any individual or small business to compete in a digital age.</p>
<p>Gigabit speeds are the new benchmark in internet connectivity and a large portion of the county only has dial up internet service.</p>

<p>Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?</p>
<p>Improved broadband is critical for community safety and telecommuting. Open space and agriculture define the communities in many socially and financially positive ways. Service districts offer concentrated options for living and reduced travel issues.</p>
<p>Development of business centers to attract viable businesses / employees allowing for limited distances Fauquier citizens would need to travel to find solid employment opportunities.</p>
<p>The changing demographics of increased population will present considerable challenges, notably, many will find it impossible to meet the rising tax level as you invest in infrastructure. The best way to keep things from becoming another large bedroom community like Fairfax is to keep taxes low and DON'T invest in more infrastructure. Otherwise, Warrenton will lose everything that drew people here in the first place. The farms will become subdivisions, and people will lose everything if wages do not rise. Commuters who travel to D.C on a daily basis will not be able to afford to drive. Keep population low. Otherwise, everyone will lose their homes but the ultra-rich. Wages have not risen in 30 years. How many people do you know who can afford to travel to DC on 45K a year?</p>
<p>I think it's apparent that the aging legacy network infrastructure that has been ignored for over 20 years is not up to the task of handling our telecommunications needs county wide. Cellular service is not a substitute for a wired connection. Comcast refuses to expand into areas with low population density. Its 2016 and many parts of the county still only have dial up Internet access as the only wired service available at their home. It's impossible for businesses outside of the network infrastructure to compete with businesses that have this access. Our farm would love to offer a farm to table service but without access it's impossible. if Verizon and Comcast are not willing to expand coverage the government should be able to provide coverage to anyone who wants access through subsidies and alternative networks. The lack of competition is detrimental to us all and we will be forced to move to another area of and all our precious farmland to a developer to meet these needs without immediate action from the county.</p>
<p>Keeping more people in the county for work rather than commuting to NOVA, while protecting the character of the County.</p>
<p>Developing walk-able neighborhoods with affordable/accessible housing for both millennials and the aging population provides quality of life assets to a varied population. Those new in the workforce will benefit from startups and a reasonable cost of living while those approaching or in retirement age will have easily accessible services and community. It makes the most sense to create these fully functioning work/live neighborhoods within the service districts. Trends indicate that folks want to "live more and work less." This means less time on the road commuting, less/smaller house/property to care for, more liquid cash (to spend in local businesses) and a greater sense of community. Our green spaces outside of the service districts still provide agriculture revenue as well as pride of place and aesthetic rural beauty. Home!!</p>
<p>Funding for schools that are deteriorating and also the fields for sports</p>
<p>No new housing developments.</p>

<p>Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?</p>
<p>Strict zoning laws to protect rural feel, land use and businesses/activities in residential areas. Reduce land zoning categories to a few with specific uses to reduce "use loopholes". Re-write arcane zoning laws for this century. Promote "rural feel with business friendly attitude", while setting up specific use areas for each. Do not allow anymore "high density housing" which only benefits land owners and speculators.</p>
<p>Telework through improved broadband service: As a Realtor, we have seen missed opportunities in sales because Fauquier County lacks consistent high speed broadband, and some cases just outside existing service districts. Many of the home buyers and current residents work from home (telework), which does decrease traffic on our roadways. The County really needs to focus their energy in expanding the current Comcast and Verizon services especially in Marshall, Rectortown, Delaplane and The Plains. Cellular services are weak in these areas.</p>
<p>Focusing Growth within the Service Districts: This means improving the water and sewer capacity within the service districts. For several decades, controlling the water and sewer availability has been a tool for the County to restrict growth. I am in favor of such restrictions outside of the service districts. However, there are current building lots in Marshall, for instance, that cannot purchase a water tap. Improving the infrastructure will promote growth within the service districts and inspire companies to invest, and ultimately create a true live/work community.</p>
<p>The Aging population: We have a deficit of housing for our aging community. Many couples would like to downsize from their large (3,000 SF) home to something under 1,700 SF that is possibly on one level. This would mean allowing for smaller lots and additional communities within the service districts. These same individuals would like the opportunity to walk to church, shops and be near their friends of many decades. Moving to Prince William to satisfy these requirements are not feasible for them.</p>
<p>Agriculture is vital to the community and the world in general. As the general public becomes farther removed from the farm and less educated about where their food actually comes from it is important that we protect ag land and farmers.</p>
<p>We need to allow for healthy growth in Fauquier by planning communities carefully and investing in this healthy growth. We like our small towns small, but we need them to be vibrant as well.</p>
<p>How does the community become vibrant and attractive to accommodate our rural nature. I don't know of many vibrant rural communities. How do we stay relevant while still being quaint?</p>
<p>More focus on agricultural preservation</p>
<p>Limit special exemptions to zoning so development cannot do outside defined locations.</p>
<p>Do not allow additional density without a building right offset until water supplies are known and evaluated.</p>

<p>Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?</p>
<p>We need to protect our open space, which protects our water and air quality, and keep what locals and visitors love so much (beauty and nature). And we need to keep growth in growth areas, and provide incentives to new businesses in the growth areas. Our youth (and adults) could also use options such as a theater, small music venue and more trails. And we need to help our struggling farmers in any way we can.</p>
<p>Time to add business opportunities in the service districts. We must attract a better business base, offering jobs and taxes, for the good of all.</p>
<p>Providing broadband to our rural communities is challenging and will require creative solutions; but accomplishing this will provide opportunities to improve our schools and increase economic development</p>
<p>Congestion from traffic is becoming a growing concern, especially with the demands it is placing on highly frequented roads around the county.</p>
<p>We need to have a good long-range plan, and the regulatory support that comes from it (zoning, ordinances). And we have to follow the plan: every time some development wants to build something that doesn't meet the zoning requirements or follow the long-term plan, the Board of Supervisors can't make an exception. No matter how much money the development will claim to bring, and no matter whether the developer threatens to sue. If we don't have a solid plan and follow it and enforce it, we might as well have no plan at all. Our history shows, however, that every time a developer asks for an exception or change to zoning, the county rolls over and lets them have it. The result is that we have basically unregulated growth.</p>
<p>Job growth is going to be very important to a every increasing population, like or not, just like taxes as well. Then comes public services and the rest. The only way to get the strong financial support will be thru the service districts. That is why they were created in the first place. The State is broke anyway.</p>
<p>Responding to the needs of the working public (millennial generation) by paying attention to our town and service offerings, introducing new businesses and better telecommuting opportunities with adequate broadband. These improvements will also mean more jobs and more professional jobs which will in turn start churning our economy. We also need to go back to our town (and bypass) beautification plans and make that corridor less unsightly.</p> <p>Additionally, acknowledge quality public education with upgraded buildings and state of the art (high tech) resources and of course increasing the incentives for educators with better salaries - comparable to other northern VA counties - makes for better (and more productive) educators. Keep or help our public schools be a reason why people want to live and work in Fauquier County.</p>
<p>Low latency high bandwidth connections to the Internet are necessary for our economy to survive in the digital age. The lack of wired access affects property values throughout the county and for many telecommuters to relocate to communities that have this service. Not to mention all the health care opportunities and agriculture technology that can't be utilities because we do not have access to the Internet. Please figure out a way to connect those areas of the county with low population density or the alternative is that the valuable farmland will inevitably be sold to a developer who will add the necessary homes to meet that population density requirement.</p>

<p>Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?</p>
<p>It is difficult to see the changes in the county. I resent the ever-increasing tax rate and lack of services in kind. I resent that ALL of the growth and development is targeted at the southern end of the county, consuming PRODUCTIVE farm land and preserving only "horse country." This county's agriculture is among the most diverse in the state, yet that diversity is being rapidly destroyed by the county caving into pressure from developers and people from Northern Virginia who want to move to a more rural place. The most frustrating thing is when the people move here, they have no desire to adapt to a rural way of life. They want their city amenities while living in the country. The tax rate is gradually driving many who were raised here out of the county. It is becoming increasingly oppressive to pay the county taxes.</p> <p>Also oppressive is the ridiculous "dog tax," as I call it. Why in the world do we require citizens to register dogs? Do we require them to register cats, chickens, cows, goats - is that something yet to come? The county administration seems to have forgotten that this county is rural and that our biggest industry is agriculture - still; there are always "farm dogs." Why in the world would we do this to our people? Why would we trample on the people who make this county what it is?</p>
<p>Opportunities include re-planning for denser growth in service districts. Making this town an entertainment/quality of life destination, and going out and finding the development we want. Also we need the ability to issue bonds to raise the monies to transform ourselves. Example: Look at the investment Boston made in its "Big Dig" project. We could make an investment in the future like they did, but of course on a much smaller scale.</p>
<p>It is very difficult to conduct business due to the lack of cell service & internet</p>
<p>Emphasis on commuter buses and VRE access for transportation; promoting local agricultural endeavors and keeping things localized whenever possible. Believe we could keep more county resources within the county via incentives to our teachers - not many seem to live IN Fauquier!</p>
<p>If Fauquier County and Warrenton want to develop into a positive place for people to live, work and enjoy, then the old school cultural attitudes need to change. Development has to be a cooperative effort with developers and the community. Unfortunately, changing culture is very difficult. It requires great leadership. I wish your organization the very best of luck.</p>
<p>Providing increased density in towns for affordable housing may encourage development of affordable housing and help to alleviate the housing burden faced by seniors and other county residents.</p>
<p>Limiting growth to preserve existing wells</p>
<p>The vision and knowledge of County leaders</p>
<p>Increase in population will threaten compliance with the Comprehensive Plan. Need strong political will to uphold zoning laws, and preserve strong local authority in a Dillon Rule state.</p>

Q5 - Based on your responses to Question 3 and 4 above, please identify challenges and opportunities that may be directly related and how these opportunities may offer solutions to specific challenges you've identified?

We need improved broadband to allow for economic growth and job opportunities and land preservation (folks can work from home and reduce the need for transportation or office space construction). We need affordable housing to have a local workforce, to enjoy a diverse community, and to enable people of all incomes to enjoy the county. We need more tourism because it brings income without adding demand on services.

Fauquier has done very well in preserving open space and maintaining the sense of a rural community while offering high quality services. However, much of the agriculture land (and particularly land in conservation easement) is not utilized in ways that generates income and jobs. To preserve the rural-urban balance we need to seek ways to increase investment in the modernization of agriculture and integration with emerging and established agriculture markets.

Survey 3 Summary

Q1 - In which community do you live? Count of Responses	
Warrenton	6
Upperville	3
Other	2
Catlett	2
Marshall	2
New Baltimore	2
The Plains	1
Sumerduck	1
Broad Run	1
No Response	1
Grand Total	21

Q2 - What is your age range? Count of Responses	
60 to 69	6
50 to 59	5
40 to 49	4
30 to 39	3
70 or older	2
No Response	1
Grand Total	21

Q3 - Did you attend the first Community Conversation Meeting on May 17, 2016?	Count of Responses
No	16
Yes	5
Grand Total	21

Q4 - Did you attend the second Community Conversation Meeting on July 12, 2016?	Count of Responses
No	16
Yes	5
Grand Total	21

The first vision theme is Managed Growth and Concentrated Development; Vibrant Towns and Villages. Among the obstacles to achieving this vision theme are:

- Projected Growth May Exceed Full-Build Capacity of Towns and Service Districts
- Projected demand for water supply and water treatment is greater than existing utility capacity
- Groundwater quantity and quality can be diminished by surface development and activities
- Limited Diversity in Housing Stock in terms of size, type or selling price
- Growing Cost of Housing Relative to Income
- Limited street connectivity and sidewalk availability within towns and service districts
- Limited central business and activity areas in most service districts
- Significant health concerns, especially among the youth
- Resistance to excessive growth and/or density

Among the opportunities to achieving this vision theme are:

- The County has established a successful growth management strategy with highly visible results
- Sufficient land area within service districts to accommodate extensive additional growth
- Ability to offer a unique setting in the DC Metro Region
- Innovative Stormwater Management Techniques
- Increasing funding and support for transportation alternatives to automobiles
- The emergence of new high-quality urban environments that people love to live in or near
- Ensure well planned, funded, and phased infrastructure improvements within service districts

<p>Q5 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve managed growth and concentrated development; vibrant towns and villages?</p>
<p>Slow down single home construction. Don't give up so much to the builders.</p>
<p>Find ways of increasing housing in the service districts, provide more affordable housing, and better/more available utilities (water, sewer, high speed internet).</p>
<p>Invest in infrastructure in our service districts</p>
<p>Find the appropriate balance to maintain the uniqueness and natural beauty of Fauquier County while still providing up-to-date resources like high-speed internet, public water/sewer, etc. Build our business tax base by encouraging new businesses to relocate to Fauquier County.</p>
<p>Ensure developers propose comprehensive plans to fulfill long-term requirements and stop receiving tax breaks - e.g., Vint Hill LLC tax breaks for land donation. The county can simply not rezone land as being requested and stop approving applications for continued growth as the service district near capacity. Just because developers are pushing for growth does not necessitate the county's need to accommodate them.</p>
<p>Limit residential development in service districts, when possible, in order to preserve limited public water supply and space for job creating businesses.</p>
<p>Ensure that growth in service districts does not exceed the capacity of available water sources. Do not allow development outside of service districts where infrastructure and services are not available or would be in-congruent with existing infrastructures, services and facilities.</p>
<p>Blend development policies with forward thinking resource budgets in mind, i.e. increase density in service districts, limit growth outside of service districts, establish a TDR program, forecast costs of new residents in comparison with new/expanded businesses (education, infrastructure, transportation, etc.) People(communities) perish for lack of vision. Plan AHEAD for what we have in resources and what we want to look like--organically and physically.</p>
<p>Encourage higher densities in towns and service districts</p>
<p>Ensure appropriate utilities are in the service districts Made building outside service districts extremely hard to accomplish Cluster housing and retail while restricting housing communities that do not have retail included within the community Include grid type street plans so there are multiple ways into and out of neighborhoods</p>
<p>There is not a single or even simple answer. It will need to be a multi-prong effort; it will take time; and the Board of Supervisors must ensure the continued support of these long-term efforts and not allow short-term and operational needs to take attention away from the long-term vision.</p>
<p>More public transportation options, greater broadband access, focus on walkability, little tolerance for NIMBY folks that live in service districts and are fighting wanted development</p>
<p>Fauquier county is a rural community, as such we want to keep the rural feel. Lets not create high density housing like the surrounding counties have done. We want shopping, dining and entertainment that our community can support. We don't need 16 movie screens, we need 4 to 6, we need a small well maintained bowling alley, and decent clothing stores. Right now we have Walmart, Marshalls, Peebles and Sears and then the high end specialty that many can't afford. Sears clothing is horrible, Peebles is disorganized and Marshalls is hit or miss and I won't shop at Walmart. I want to spend my \$\$ in Fauquier, the town of Warrenton needs to</p>

<p>Q5 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve managed growth and concentrated development; vibrant towns and villages?</p>
<p>be more receptive to business and more friendly. Somehow the county and town must find the balance between growth to meet the needs of the community and keeping us rural.</p>
<p>Limit population growth; limit growth to designated areas</p>
<p>Tighten the county subdivision ordinance as much as possible, including subjects such as the content of restrictive covenants and nature and location of common areas in subdivisions with lot owners associations. Do everything possible to subject a change in the "Dillon Rule" at the State level. Do not allow small lot subdivisions located outside of municipal limits to receive municipal services. Be as "unfriendly to growth" as the law allows -- recognizing that limited, economically sound, pay-as-you go growth can be desirable.</p>
<p>Attract higher quality development. Abandon "one size fits all mentality" Focus much more on high quality design to fit a situation rather than relying on zoning</p>
<p>Improve broadband Internet so folks can work from home and from existing properties without the need to build more near places that have Internet or to travel to these places. Increase tourism to bring income to the county without adding infrastructure or services costs. Support affordable housing so all can benefit from the County's benefits.</p>
<p>Do not allow subdivision. Do not allow wineries to operate commercial business under agricultural zoning</p>
<p>Encourage investment in modern and sustainable agriculture and forestry practices which will help to manage our watersheds while producing jobs and value-add products.</p>

<p>Q6 - Are there any obstacles or opportunities that are missing in the list above? (Optional)</p>
<p>We need to invest in the infrastructure of Fauquier County so "town resources" like high-speed internet, public water/sewer, etc. are available to most, if not all, residents...and to do so WITHOUT becoming another Prince William/Fairfax County.</p>
<p>Some of the obstacles listed can be easily mitigated by having the developers accept the infrastructure costs without commercializing utilities or services.</p>
<p>Yes</p>
<p>I don't recognize any missing items but think they must be weighed side by side...with an open mind.</p>
<p>No</p>
<p>Opportunity: Villages with defined edges. Viewsheds and open space surrounding service districts, villages and towns. Obstacles: Zoning Ordinance and Subdivision Ordinance don't sufficiently encourage clustering.</p>
<p>Developers will not build what we want. They will built what they think is low risk. Fauquier has to zone exactly what we want and where.</p>
<p>I do not believe there is a widely adopted share vision within the various Fauquier County communities of the future of the County. If the communities are pulling in different directions, success will be less effective.</p>
<p>The "Dillon Rule" is the largest obstacle to better local development. Overly generous local zoning, planning and subdivision ordinances are also obstacles.</p>

Q6 - Are there any obstacles or opportunities that are missing in the list above? (Optional)

You are missing the most important thing, the lack of good broadband Internet service in large sections of the county.

The second vision theme is Expanding Business and Employment Opportunities. Among the obstacles to achieving this vision are:

- Disparity between workforce skills and available employment
- Broadband access remains limited in some areas of the county.
- High future levels of congestion are projected for most major highways in the county.

Disparity between workforce skills and available employment Among the opportunities to achieving this vision theme are:

- Job skill development through Lord Fairfax Community College.
- Proximity to Major Freight Routes and Facilities
- Preservation of Tourism Attractions and Destinations
- Nearby access to VRE rail service
- Promote regional collaboration with neighboring localities

Q7 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve expanding business and employment opportunities?

Encourage businesses to build here. Focus on them, instead of more housing developments.

Bring employers to the county that pay well, but have limited impact on the environment or rural areas, like the technology industry. Many of the jobs available in the county don't pay enough for the employees to afford the high cost of housing in Fauquier.

develop a coordinated plan/approach, working with employers/planners; define the targeted employment. stop working without a real direction

In order to expand businesses, which in turn will provide employment opportunities, we have to provide them with incentives. All businesses cannot be located in Warrenton...we need to draw businesses to other areas by providing them with the necessary infrastructure.

There are many well-educated residents in Warrenton, Brookside, Vint Hill, and other areas who are commuting to Prince William and Fairfax Counties, Alexandria, and DC. The focus should be on attracting more high-tech, bio-tech, and incubator companies to keep these residents working close to home and less on residential development. Big box retailers and "mom-and-pop" businesses are not going to do as much engineering and bio-tech firms for the job skills development.

LFCC needs to better assess and respond to the job skills gap. It should not recreate these processes, but rather adopt those already proven by NVCC/NOVA; it's programs are working well.

Focus on expanding the types of employment opportunities in the county by ensuring areas zoned for industrial and commercial development are not rezoned.

Streamline or create a rapid review process for special permitting request reviews for telecommunication towers.

Add programs and facilities related to the agriculture and equine industry to encourage residents to engage in those existing industries both recreationally and professionally.

Q7 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve expanding business and employment opportunities?
Invest intentionally in all levels of workforce development, services/trades (quality of life assets), management, recreation, healthcare--all "blue collar" and "white collar" opportunities to fill every service gap. Engage youth development, personal development, and educational organizations as part of the process.
Better broadband
Encourage affordable housing and workforce housing so that current residents can afford to live and work in Fauquier.
Have a committee that is made up of real Fauquier citizens who know the history of the county for more than the last five years.
We need an environment where our young do not go away after university. This means Internet, commercial and housing integrated together, additional rental housing suitable for professionals, public transit to Washington DC on weekends and evenings. Do not build to support a commuter environment.
Board of Supervisors and other County leaders should actively engage the public in a unified manner to help build a shared vision. This would also demonstrate that the County is truly committed to these efforts.
Broadband access
Something needs to be done about Internet access, business and residents depend upon easy and reasonable cost. Children need access for school and business need access in order to remain in business. Time marches on and Fauquier is behind the times.
Limit growth
Improve public transportation options. Interstate and Intercity bus service. Passenger rail service. Prevent new highway construction (as opposed to necessary repairs and improvements in existing highways). Get the big trucks off the road and all by local freight back on the railroads.
Rely more on performance than zoning. Be more creative. Look at innovative solutions to solving the same problems in other areas worldwide
Pursue expanded Internet infrastructure. Continue to support collective marketing of the county's existing tourism opportunities. Support public private housing partnerships such as Windy Hill.
Let the free market work. Don't spend tax dollars trying to solve problems. Governments don't solve problems they create new ones.
Increased investments in high value agriculture processing, forest and wood products development, and possibly bioenergy would help expand the employment base and better anchor the service districts to the rural landscapes. Incentives to attract large investments in integrated agroindustry production systems need to be part of the conversation.

Q8 - Are there any obstacles or opportunities that are missing in the list above? (Optional)
Lack of a true champion that can make things happen. we tend to talk and talk, but have no concrete plans

Q8 - Are there any obstacles or opportunities that are missing in the list above? (Optional)
Developers are over-playing obstacles and creating fear that does not exist at the expense of current county taxpayers. Broadband does not need to reach 100% of residents, however it should exist at the service districts. Again, attracting a highly-paid workforce to the county is a major contributor to overcoming the listed obstacles, not building apartments, condos, and more retail establishments.
No
Opportunity: Form-based zoning to encourage right-sized and right-scaled development.
How do we make the people moving here more realistic about what can be done with the current financial assets?
The list appears to support an economy of 15 years ago. We need to build for a future economy that will have work in a far more flexible environment with quick movement between employers. Many people will have part time jobs with multiple employers. Part time education through life will be more common. The day of a 30 year employee going to an office is effectively dead.
Gear opportunities to the unique things Fauquier has to offer. Don't just wait for good things to come - go get them.

The third vision theme is Rural & Open Space Preservation; Strong Agricultural Economy. Among the obstacles to achieving this vision are:

- High cost of farmland
- Increasing pressure for commercial uses in rural areas
- Lack of farmers and farm labor
- Lack of infrastructure for value-added agricultural processing
- Limited local food promotion and access to local markets

Among the opportunities to achieving this vision are:

- Organized regional and local agricultural advocacy and promotion.
- Proximity to Large Food Markets with Increasing Appreciation of Local Foods.
- Promote new and expanded ag infrastructure projects [new]
- Successful agricultural zoning and conservation easement programs and organizations

Q9 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve rural and open space preservation, and a strong agricultural economy?
Help the farmers that are truly farming, with tax breaks.
There is a lot of open space preserved by easements, but not much open space that is open and available for county residents to see or use. If the majority of people living in the county don't have any opportunity to enjoy preserved open space or farmland, then what is the value in preserving it?
Coordinate with agricultural groups to determine what's missing in the community, what's needs to happen to increase success. Work to promote local agricultural products, perhaps with a

<p>Q9 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve rural and open space preservation, and a strong agricultural economy?</p>
<p>targeted regional marketing program. Explore appropriate agri-tourism uses and programs and develop local approaches to target and encourage these uses</p>
<p>As they say, "farmland gone is farmland gone forever". The county needs to provide landowners financial incentives to preserve farmland v. selling the land to a developer. The PDR program is a good start, but there needs to be more done for farmers and large tract owners.</p>
<p>Just do it! Stop debating agricultural advocacy and promotion and start doing it. Residents want to support local farmers, however they don't want to travel to 10 small farms or small markets to purchase all they need. Help the small, local farmers centralize their resources at a few locations. Almost all of my neighbors in the New Baltimore district to whom I have spoken would support purchasing at large, centralized "farmers' markets." They are even willing to pay higher prices than at grocery stores, especially if that will aid in keeping the big box grocery stores out of the district.</p>
<p>Reduce the cost of operating a farm by increasing the funding for the PDR program.</p>
<p>See answer above. These would include programs in county schools to encourage agricultural/equine participation e.g. instruction in animal sciences and equitation.</p>
<p>Invest time and study of agricultural needs to retain assets and establish needed enhancements/ag infrastructure. Make ag a planned and engaged part of the visioning process budgetarily and culturally.</p>
<p>Continue policies that encourage agricultural uses.</p>
<p>A stricter zoning ordinance--acres per house.</p>
<p>Follow the French model that has a permanent market location in each city where specialty food vendors can locate together on a consistent basis year-round. Designate a portion of two or more service districts for specialty food processing with adequate space for animal pens, cold storage, water and sewer, etc. Do not approve commercial non-farm related activities outside a service district including big box stores.</p>
<p>Currently, most of the economic incentives for farmers are for those that can prove they have been farming for at least five years. However, the first few years of an agricultural business is where the focus should be due to the high initial cost of starting a new farming operation. In addition, there appears to be a heavy emphasis in the County on beef production; the County should expand support for specialty crops, opening up new markets, and niche products as well.</p>
<p>No opinion</p>
<p>My family purchases meats that are farmed humanly and raised as each animal is supposed to be raised eating their own food and produce that is GMO and pesticide free. Fauquier could become the county that encourages these practices and promotes them to the surrounding counties. I often have to leave the county to find these products. We are close enough to the greater DC and Northern VA counties that customers would make the drive to buy from Fauquier County farmers.</p>
<p>Support and encourage pick-your-own fruit and vegetable farms, embrace the evolving concept of agriculture to include harvesting directly by consumers and direct on-the-farm sales of agricultural products to consumers; allow consumers to enjoy the rural farm experience</p>

<p>Q9 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve rural and open space preservation, and a strong agricultural economy?</p>
<p>Strengthen an already excellent agricultural easement purchase program. Fine tune the rules regarding "farm/agricultural" business, and then enforce them. If a farmer can't make money growing grapes and making wine, it does not follow that he should be allowed to operate a "destination" bar.</p>
<p>Get out of the way of good things happening. Educate all people about the value of scenic beauty and open space to all</p>
<p>Support efforts to legalize undocumented workers who live in the County. Prepare a report on existing value added agriculture processing with recommendations for enhancing where weak. Continue to support ease of Agricultural uses in the County, including loosening restrictions on wineries, public waterworks, and small low volume sewer systems.</p>
<p>Stop subdivision. Hold hard or 50 acre limit</p>
<p>Fauquier needs to place more explicit attention on improving agriculture and forestry performance (yields, crop diversity, use of best practices) in order provide a more vibrant economy and maintain a tax base that is not entirely dependent on service district income. While "open space" is an important aspect for most Fauquier residents we should shift the conversation to the quality of land management in conservation areas (including PDRs) and provide incentives for rural areas to generate more revenue and jobs. Fauquier should also improve the integration of the various conservation programs (conservation easements, PDR, Ag Forestal etc.) and set specific targets for increasing "productive open space"</p>

<p>Q10 - Are there any obstacles or opportunities that are missing in the list above? (Optional)</p>
<p>Again, the obstacles listed are given too much emphasis. There should be very little pressure for the commercialization of rural areas without first making complete and good use of the land at and near the current service districts. Overall, I urge the county board of supervisors, committees, and planners to stop curtailing to the developers and listen to the residents - more specifically - those residents who are not developers, relatives of developers, or friends or representatives of developers.</p>
<p>Yes. Demands for soccer fields, basketball courts and swimming pools.</p>
<p>None</p>
<p>In the past, Fauquier has not been able to pass more progressive ordinances largely due to fears of over-development by market-driven conventional residential builders who do not have enough incentive or initiative or imagination to develop in ways that will enhance open space and affordability: we need tighter communities with more open space - no increase in overall density.</p>
<p>Possibly additional education in high value farming activities.</p>
<p>The county should protect its rural landscape and unique environmental assets</p>
<p>The entire survey is off the mark, because it isn't specific enough. It's all pie in the sky - the devil is in the detail!!!</p>

Q10 - Are there any obstacles or opportunities that are missing in the list above? (Optional)

Availability of investment capital to improve agriculture and forest products remains a serious obstacle to expanding the agriculture base. The 2013 Agriculture Study should be refreshed with stronger attention (and consultation) on high value crops and processing with aim at identifying markets and sustainable product practices that could help the County achieve its twin goals. Such a study could also look more clearly at the trade-offs between various types of open space and ways to incentivize adoption of best conservation management practices. It would also provide the BOS with some additional fiscal options to encourage investments in agriculture.

Survey Four Summary

Q1 - In which community do you live?	Count of Responses
Warrenton	16
New Baltimore	11
Other	10
The Plains	4
No Response	4
Sumerduck	3
Broad Run	3
Remington	3
Upperville	3
Marshall	2
Rectortown	1
Bristerburg	1
Catlett	1
Ada	1
Markham	1
Bealeton	1
Fauquier Springs	1
Delaplane	1
Midland	1
Grand Total	68

Q2 - What is your Age Range?	Count of Responses
50 to 59	19
60 to 69	16
70 or older	10
30 to 39	8
18 to 29	8

40 to 49	7
Grand Total	68

Q3 - What is your occupation? Please select all that describe your occupation:	Count of Responses
Work locally in the county	28
Self-Employed	21
Public Sector job	16
Retired	15
Private Sector job	13
Work outside the county	11
Farmer	10
Student	4

Q4 - Managed Growth and Concentrated Development and Vibrant Towns and Villages is one of three “vision themes” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. Please note that the question is about importance – not necessarily urgency or ease of implementation. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)	Average (Mean) Response
Clearly define the effective growth capacity of each Service District based on variables such as land area, utility access, and road capacity.	4.000
Enhance citizen knowledge and participation in the planning process for Service Districts.	3.838
Better define the unique character and intended future of each Service District.	3.765
Retain and reclaim water resources through stormwater management techniques and greywater (water recycling) systems.	3.721
Increase transportation alternatives to driving by encouraging sidewalks and bicycle lanes, public bus service and more compact, accessible new development.	3.706
Support the provision of more affordable housing by allowing a greater variety of types and sizes of housing.	3.662
Increase recreation opportunities in Service Districts by investing in parks and greenways.	3.647
Modify existing zoning and other regulations to ensure more clarity, simplicity and consistency with the County’s vision.	3.632
Encourage high quality mixed-use development in Service Districts through modifying the comprehensive plan and zoning regulations and providing incentives for developers.	3.515
Provide incentives to developers to include affordable housing in their projects.	3.044

<p>Q5 - Are there any additional actions you would suggest for achieving Managed Growth and Concentrated Development; Vibrant Towns and Villages?</p>
<p>Walking malls and promenades are necessary to encourage community interaction and areas to shop and dine for young adults</p>
<p>more retail, retail services and restaurants</p>
<p>1. Get those studies to quantify the increased quality of life due to parks and greenways so that developers install them with their developments. 2. Create incentives for small businesses to establish themselves in the mixed use developments that the developers were incentivized to construct. Rent for retail/office space in Warrenton is super cheap. Retail/office space in the new mixed use developments will have to compete</p>
<p>Consider impact on existing communities, attempting to limit decrease in property values and engage them in neighborhood change more to decrease opposition and increase support.</p>
<p>Don't forget the impact of water availability and sewage capacity</p>
<p>Clearly define PDR System and enforce it to prevent reckless expansion</p>
<p>Provide a reasonable cap on housing developments even in the service districts so that we don't turn into Fairfax or PWC with one community rolling into the next and looking like homogeneous suburbia</p>
<p>Encourage and incentivize the use of open space easements</p>
<p>I wish you weren't using such stilted language. These "ideas" and "strategies" are poorly articulated and very difficult for the average citizen to even envision. How about "plan for village greens that serve as focal points;" "create neighborhoods," "allow markets and small service stores to locate in neighborhoods like they used to in the old days"</p>
<p>Stop building cheap McMansions and filling the service districts with strip malls and big box retail. You're driving out agricultur</p>
<p>No</p>
<p>Affordable housing needs to be affordable not 300,000 and above. We need to allow more commercial in the County</p>
<p>The planning should accommodate senior citizen and disability needs by enabling ADA appropriate housing, renovations, additions, and cottages, especially in districts with older houses</p>
<p>Emphasize and community the unique history of each town now designated as a service district and incorporate an understanding of that in the comp plan</p>
<p>Consider current resident's lifestyle and neighborhoods before making changes to zoning</p>
<p>Move entertainment in area</p>
<p>Once you have a plan, actively go out and find the developers for it. Don't want and hope they come to you. Consider public/private partnerships. Private entities are not looking for a high return right now, and perhaps far into the future</p>
<p>Classify the existing communities in a more comprehensive manner that delineates their different functions (residential, mixed-use, commercial) and take that into account when planning for future growth. A crossroads with a few shops does not necessarily need to grow by adding a residential component; mixed-use shouldn't be the standard for all the communities within the county</p>
<p>The list above looks great! Keep in my a diversity of job opportunities within the mixed use, i.e. not only retail, but other service or small technology based businesses for an authentic live/work environment.</p>
<p>No</p>

Q5 - Are there any additional actions you would suggest for achieving Managed Growth and Concentrated Development; Vibrant Towns and Villages?
We need more Employers to support the workforce that is currently forced to commute out of county to earn a decent salary
DO NOT over regulate in order to have cookie cutter neighborhoods with homeowners asking permission to do things on their own property
Buffer zones between development and agriculture so residents are not bothered by the noise of agricultural equipment
Unique restaurants
Affordable housing incentives might include greater density for affordable housing.
Solar and other energy efficient requirements for new construction
Expand the ARB to govern the entire County. Developers throw up cheap, unattractive sprawl that makes them profits but mars the quality of life for the residents
Yes
Prohibit subdivisions outside of town limits from using town water and other resources. Existing subdivisions in this situation should be annexed by the town
Provide attractive, well designed, diverse, walkable communities. There are none in the County. The only decent communities are the old towns and villages and they lack adequate opportunities for shopping and services without driving long distances. We need to go back to diverse use communities, but good luck with that. There is not one attractive well planned and designed community that offers empty nesters and older residents the opportunity to move to an urban like walkable community in the entire. So, older residents move out and their disposable incomes with them
Create a free mentor program for startup businesses located in the villages, towns and cities
Stop subdivision

Q6 - Expanding Business and Employment Opportunities is the second “vision theme” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)	Average (Mean) Response
Expand broadband coverage by building on the existing fiber network to establish new access hubs and increasing the number of broadband vendors	4.25
Develop workforce training programs based on workforce needs; establish business apprentice programs for youth, and provide training for new technologies	3.72
Leverage the Service District concept to establish areas of higher density development, create hubs for revitalization, and provide targeted amenities in each Service District for specific compatible industries	3.44
Encourage and support remote working options by increasing the size and number of “enterprise centers,” in the county that provide more shared work space with better broadband access	3.15
Attract new residents and employees by providing more entertainment opportunities, expanding transportation options (such as biking, walking, and transit), increasing housing affordability, and marketing the strengths of the Service District concept	3.47

Q6 - Expanding Business and Employment Opportunities is the second “vision theme” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)	Average (Mean) Response
Create a business friendly environment through tax incentives for new businesses, support for entrepreneurs, offering business start-up space in underused buildings, and establishing a simpler process for approving new business development	3.72
Improve the county’s infrastructure to provide necessary service such as utilities, transportation, and communication services	3.96
Create targeted business attraction programs to attract high paying and environmentally sustainable industries	3.65

Q7 - Are there any additional actions you would suggest for achieving Expanding Business and Employment Opportunities?
No
Make commercial real estate development approvals in service districts easier to achieve so that national retailers will take interest in locating in Fauquier County
Do not court data center offers for business income into the county. We can see what this is doing to PWC and their hungry need for more electricity and the power lines that threatened to come through our area. The financial numbers may look appealing, but the necessary power lines will destroy our beautiful rural appearance even in the service districts. One need only drive down Vint Hill Road and see the damage these high voltage power lines cause to a beautiful landscape
No
Some of these ideas are going to lead to higher taxes -- providing infrastructure just means bigger government
Don't attract business that is dependent upon high density residential to support
No
Improve the process for obtaining approvals
Lower taxes on business in areas where that is applicable.
Encourage amenities that make the county attractive for retirees
More incentives; make these incentives more well known
Have a big, flexible vision. Make sure everyone understands it. Also, all of these questions are too generic and lead to relatively obvious answers
Concentrate more on home-grown businesses rather than attracting big firms from outside the county. As mentioned in the first presentation, the boomer generation is increasingly entrepreneurial and invested in the community. Likewise, millennials have an interest in local, quirky business opportunities. Capitalizing on the talents and abilities of our current residents is better than spending money to attract employers from outside
Nope, you seem to have touched on all
No

Q7 - Are there any additional actions you would suggest for achieving Expanding Business and Employment Opportunities?	
Traffic concerns need to be addressed prior to soliciting public opinion on new projects, especially Route 29 in the vicinity of Vint Hill or traffic that will flow through the Route 17/66 interchange, which is very dangerous.	
Stop playing favorites with PEC.	
None	
More water and sewer connection to homes and buss.	
Expanding business and employment opportunities specifically in the service districts where there is also a higher residential density will reduce the need for as much transportation, broadband, etc. outside of the service district. It will also facilitate a younger crowd and provide for more business to restaurants and stores outside the hours of 9-5.	
Amend/expand the building codes to make adaptive reuse of existing structures affordable.	
Yes, the first question assumes the Internet access growth must be fiber, but that will never reach most of the rural areas where folks can work from home, and so the County needs to support wireless and perhaps even DSL to get broadband out to the rural areas so folks can work from home, which represents a big opportunity for the future of the County.	
Let the free market work, stop government meddling in economy. Its good intentions lead to bad results.	

Q8 - Rural & Open Space Preservation and A Strong Agricultural Economy is the third "vision theme" for achieving the county's vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)	Average (Mean) Response
Continue to channel growth and development into the Service Districts	4.01
Provide cooperative farming opportunities such as equipment sharing programs and food-hub processing centers to take advantage of economies of scale	3.75
Assist in the marketing of both conventional and niche agricultural products	3.68
Support efforts such as trails, agritourism, and ecotourism that make rural lands more accessible for recreation	3.60
Aid in agricultural education efforts through means such as providing resource guides for new farmers and establishing training programs through public schools and Lord Fairfax Community College	3.57
Incentivize agricultural production for all size operations in the county through deferred taxes, insurance premium subsidies, and similar measures	3.54

Q9 - Are there any additional actions you would suggest for achieving Rural & Open Space Preservation and A Strong Agricultural Economy?	
Encourage grocery stores to purchase locally FIRST	
Create a subsidy program through a non-profit or through other grant funds to help with stormwater plan fees when farms want to expand their operations	
More public equestrian trails and facilities	

Q9 - Are there any additional actions you would suggest for achieving Rural & Open Space Preservation and A Strong Agricultural Economy?
Talk to the farmers, I love to watch them work, love their land, but have no ideas their needs and what helps them. Strongly suggest engaging them
Keep the PDR Program
Don't build out to the last parcel of land even in the service districts. Forcing all the development to just service districts will create congestion not only on the roads, but in the school, forcing the constant rezoning of schools to accommodate children. Even with the development we have now, keep it on a smaller scale please. Fauquier county is beautiful and open. That is what attracted my husband and I to move our family here from Loudoun County. Please don't let our county follow in the footsteps of everything to the east of us. Let's stay unique, open, and rural, even in the service districts
Keep and maintain programs that preserve the rural character of Fauquier
Stop building McMansions. Service districts filled with Brookside type development and strip malls cannot co-exist with an agricultural economy. Additionally, the questions about agriculture are odd. We already have ag-edu. programs in the county, along with Extension, USDA and an alphabet soup of local, state, and federal agencies devoted to training new farmers, providing financial aid to farmers, etc. We don't need more programs. We need access to land and local government that isn't bent on turning Fauquier into Loudoun County. If you open up ag land to "ecotourism" and turn our farmland into recreation areas - you will destroy what's left of our farms. Farms are businesses that produce agricultural products - a multibillion dollar industry. They are not playgrounds, Disney farms, or put there for city people to trample
No
Develop a program to connect young aspiring farmers with those near retirement age
Provide services and support for landowners to maintain or increase forested area in the county
No
In general, don't grow government. Engage the private sector, retirees
Strengthen the partnership with the local cooperative extension to provide support to farmers throughout the county as they transition to the new agricultural economy. We should also recognize that smaller farms with more intensive uses (wineries, Christmas trees, pick-your-own operations, etc.) are the future for a metro-adjacent rural economy. These industries offer higher profit margins for farmers and drive the agri-tourism industry. By helping our farmers to focus on the profitable segments (as opposed to the traditional cattle industry), the rural economy can continue to thrive in the face of growth pressure from DC
Ag Ed., Coop opportunities and marketing can be done through intentional relationships with local, community based business organizations--chambers of commerce, MEC, LFCC, Public schools (as mentioned) and youth development organizations such as the Boys & Girls Club. In other words, make intentional use and partnerships with CBO's for desired outcomes. This may also require strategic investments in those orgs...
No
No more large scale housing projects! Marshall was intended to be a small pass through town. Now a big builder has swooped in to build \$400k+ homes that are not affordable for the average citizen living in or around Marshall. It's attracting more people who will clog highways by commuting out of county. 66 going into Prince William County is horrible and grinds to a HALT at Manassas/Business 234. These are commuters from Fauquier and further west. Bring employment opportunities, not more housing on vacant land

Q9 - Are there any additional actions you would suggest for achieving Rural & Open Space Preservation and A Strong Agricultural Economy?
Stop the PEC conservation easement tax credits and help farmers instead
Public education to overcome the cultural difference between the agricultural lifestyle and the suburban/commuter lifestyle
It is Bristersburg, not Bristerburg. Thanks
Tougher and more realistic subdivision restrictions
Continue to support the PDR program
Fauquier County and Warrenton has a very large equestrian community. This is a strong part of our history and should be welcomed as a strong part of our future. However, this does not seem to be the case within the local government. Both the equestrian and farming communities contribute greatly to the local economy. If the support from the county and town government was more supportive of equestrian events, IE: Point to Point Races, the three local fox hunting clubs, various horse shows, etc. Than perhaps the community at large would feel these events are welcome and supported
Providing subsidized engineered plans for farms wishing to expand their operations
Trails to Rails. Encourage Rail service
Improved Broadband Internet is the one, highly achievable, thing that can be done to allow for greater economic growth without increasing the need for other expensive programs or infrastructure. It is a no brainer for a rural economy so folks can work from home
Stop subdivision

Survey Five Summary

Q1 - In which community do you live?	Count of Responses
Warrenton	21
No Response	14
Other	9
Broad Run	8
New Baltimore	8
Marshall	6
Bealeton	6
Rectortown	2
Upperville	1
Sumerduck	1
Somerville	1
Midland	1
The Plains	1
Markham	1
Remington	1
Goldvein	1

Q1 - In which community do you live?	Count of Responses
Delaplane	1
Grand Total	83

Q2 - What is your age range?	Count of Responses
50 to 59	21
60 to 69	17
40 to 49	17
30 to 39	12
70 or older	11
18 to 29	3
No Response	2
Grand Total	83

Q3 - What is your occupation? (Please select all that describe your occupation)	Count of Responses
Work locally in the county	31
Self-Employed	23
Work outside the county	18
Public Sector job	15
Private Sector job	14
Retired	12
Farmer	5
Student	1

Q4 - Did you attend the Community Conversation on November 16th?	Count of Responses
No	76
Yes	6
No Response	1
Grand Total	83

Q5 - Which strategy do you think is most important for achieving Strong Rural Lands & Economy?	Count of Responses
Expand the Local Foods and Agri-tourism Sectors	38

Continue and Expand Land Conservation Efforts	25
Expand Agricultural Education and Outreach	13
Expand Agricultural Infrastructure and Capacity	7
Grand Total	83

Q6 - Which strategy do you think is most important for achieving Expanded Business and Industry?	Count of Responses
Encourage the Growth and Addition of New Businesses	34
Respond to the Needs and Practices of the New Rural Economy	24
Create Dynamic Business Centers	15
Enhance Workforce Education Programs	10
Grand Total	83

Q7 - Which strategy do you think is most important for achieving Thriving Communities and Services?	Count of Responses
Concentrate Growth in Service Districts	32
Provide Sufficient Water and Wastewater Treatment for Service Districts	19
Provide More Transportation Choices in the Service Districts	14
Diversify the County's Housing Stock	13
Incentives for Traditional Neighborhood Design (TND)	5
Grand Total	83

Q8 - Do you have any ideas for additional actions for achieving these strategies?
Transportation and workforce education are also important
Streamline government. Curtail latitude of bureaucrats. Make all requires absolutely clear at front end of permitting process
The community needs to continue to develop public transportation options
Minimize growth in standalone homes as tax negative. Maximize mixed use infrastructure and limit onsite parking
Provide more transportation services
Multiple techniques may need to be part of the plan
More public transportation
Our community is really spread out - transportation to commercial and medical options is a real problem that needs solving
Fund more public transportation options for the county
Stop trying to lure big corporations to build campuses here. Nurture the crops we've already got in the ground. There are so many talented people in Fauquier County who need just a little help to be competitive with people doing the same

Q8 - Do you have any ideas for additional actions for achieving these strategies?
kind of work in larger communities on our periphery. That's a great way to maintain and expand our business base, with a faster payback for a smaller investment. Work on broadband. Without that, we're dead in the water no matter what we do
Add restaurants and entertainment to bring people into the community to shop and go out
Replace County staffers whose attitude is "you can't do this because" with those who say "here is how I can help you accomplish what you want to"
Encourage internet service providers to extend service to rural areas. Tax incentives, long term commitments by users, premium prices for fiber connection. Southern Fauquier county has a worse connection than most 3rd world countries. BTW your survey didn't load properly so I don't know if anything got to you
We should limit residential growth and work to attract more businesses to the county in order to strengthen the tax base
No
Be more open-minded about managed growth. The majority of these strategies cannot and will not be achieved without a change in mindset. No one wants PW or FFX county in Fauquier. But most people want basic services in convenient locations, and more housing options. It's great to draw in new businesses, but without people, these businesses can't thrive
More affordable housing and transportation for seniors
No
Increase internet quality in area. Businesses and people avoid the county because they can't be assured of doing business
Service districts should have their own "municipal government." In some instances, an existing town should annex them. In others, some type of local "tax district" should be established
This is not so much a plan as it is a concern: Marshall has grandiose plans for development of new housing, but I really do not feel that we have the infrastructure in place to support this growth
Preserve the unique rich and beautiful county landscape. Promote and enhance programs local farming, agri-tourism with county farm tours, festivals and small cottage businesses to bring in tourist dollars. Fund training for start-up farming and vocational workforce. Expand conservation easement programs with stiff taxation for those who want to take land out of easement. Provide better internet services for rural locations in order to support at home and on-farm businesses
No
Our ag sector (and state's focus as well) is "traditional" yet the fastest growth in ag is in the organic and sustainable food sectors, which according to the USDA is growing 11% annually and which even grew 5% during the 08 recession. That sub-sector is not supported locally or at the state level, which represents an opportunity for country farm business--if the opportunity is understood. Most young people entering farming enter with a focus on this sub-sector. A focus on it will entice a new younger generation of farmers to this county, which is essential in maintaining an ag sector, given the age of most farmers in the county, and with Fauquier's strategic location close to a major urban area, should create vibrant business

Q8 - Do you have any ideas for additional actions for achieving these strategies?

opportunity given the sector's growth. For growth rates, see <https://www.ota.com/news/press-releases/19031>

Encourage business development that would compliment the residential base providing jobs with incomes to sustain the average home price. Work here, shop here

We should not forget to readapt buildings and structures. Also, we should preserve our cultural heritage and promote the history of our town and county

Discuss and work with churches and organizations that touch the lives of the less wealthy and disadvantaged to find out their needs, which would include affordable housing and community space for effective interaction. Example: with a focus on farming and rural development, this is a great opportunity to set up community gardens and partnerships with those who are poor to receive fresh food plus education about healthy living and lifestyle

Support existing businesses in addition to new businesses and get taxes as low as possible

Actively seek ways to integrate the urban service centers with growth in the rural economy. Investment in sustainable agroindustry, wood products, bioenergy and related services (precision farming systems, inputs, processing, storage, markets etc.) could provide a stronger basis for an integrated economy

APPENDIX 11. COMMUNITY CONVERSATIONS IN THE NEWS

COMMUNITY VOICES

JULIE BOLTHOUSE



Good plans preserve Fauquier's 'soul'

On Monday night, I sat in a packed auditorium at Highland School for a free community forum called, "Preparing for Tomorrow: Advancing a Community Conversation," which addressed planning for the future of Fauquier County. The talk included a chance to hear from legendary urban planner Ed McMahon, attorney, lecturer, author and Senior Resident Fellow at the Urban Land Institute in Washington, D.C.

As I listened, I found myself inspired and reinvigorated to push for good planning, smart growth and conservation of our natural, historic and cultural resources in Fauquier.

Mr. McMahon gave numerous examples of places that have successfully planned their future and prospered. They were all very different, but that distinctiveness was what made them attractive. From the unique Walk Over the Hudson, a steel cantilever bridge spanning the river in Poughkeepsie, N.Y., to the thriving River Walk in downtown San Antonio, Texas, each place had character and magnetism that made you want to stop and visit.

I found my mind wandering to the numerous assets we have in Fauquier: the rolling hills and scenic views, the vibrant local farm economy, the historic architecture, our museums and civil war history, parkland along the Rappahannock River, community gardens, trails, and the many unique businesses and places like the Fauquier Education Farm, Sky Meadows, Whitney State Forest, Wildcat Mountain, the Bull Run Mountains, Environmental Studies on the Piedmont, Airlie, Old Bust Head Brewing Co., Red Truck Bakery, Moo Thru, and our wineries and B&Bs... the list goes on and on.

There were several clear take-home messages in his presentation:

- A locality without a plan will quickly become Anytown, USA and will lose its distinctiveness.
- Good planning is good for everyone. It protects what makes a community unique.
- There is plenty of space in our growth areas for development.
- Investing in your existing assets is the most effective way to encourage economic growth.
- How things look deeply influence people's choices on where to live and visit— from a beautiful rural area to well designed, walkable growth areas.
- Agricultural land and open space are the biggest assets that Fauquier has.

The forum presented a call to action for the citizens of Fauquier County: we can wait to fight for each of these treasured assets as they come under attack, or we can actively work to revitalize, rejuvenate, market, and build upon what makes us unique. If we do the latter, residents and the local economy win.

Julie Bolthouse is the Fauquier Land Use Officer for the Piedmont Environmental Council. She can be reached at jbolthouse@pecva.org.

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OUR VIEW

FAUQUIER TIMES

6/24-30, 2015

A thoughtful conversation

Fauquier County and Warrenton residents enjoyed a lively discussion Monday evening on planning for the future, not necessarily the future many had in mind, but one that will likely arrive whether or not we're ready.

That future, as outlined by Matt Thornhill and Ed McMahan during the "Preparing for Tomorrow: Advancing a Community Conversation" presentation at Highland School's Rice Theatre, is one where the older generation refuses to retire or quietly step aside for the next generation.

It's a future where the younger generation forms smaller families, or even single person households, that don't need, or even want a vehicle, a commute or a big house and large yard.

About 300 of our neighbors, politicians and planners came out for the event, which featured thoughtful commentary on demographic trends and possible future outcomes — ones we prepare for and those we don't.

The discussion of demographic trends yielded few surprises. Yes, we're getting older, and Baby Boomers will continue to exert a huge influence on the job and housing markets.

Members of the Millennial generation are a different breed from their boomer predecessors and will likely change the way we approach town development, work environments and even how and where we live.

Fauquier County's population will increase by about 28 percent to 83,000 people in the next couple decades. And housing those people is a challenge with which we must grapple with today.

And while we're thinking about these things as a community, McMahan suggests we ponder the following:

"Why are some communities able to maintain their historic character and quality of life in the face of a rapidly changing world, while others have lost the very features that once gave them distinction and appeal?"

And, he asks,

"How can communities, both big and small, grow without losing their heart and soul?"

Important questions, both.

In our meditations on these things, he suggests we craft a vision for the future. Imagine how we want our community to look and feel.

He says take stock of the assets and amenities of our towns, villages, and rural areas. Fauquier is perhaps one of the loveliest quarters of Virginia, and Warrenton is the county's jewel.

We should, he says, use education and incentives to attract the kinds of investments we want in housing, commercial and industrial development.

And, we should not be afraid to say "no" to development projects that do not meet the rigorous standards we set. In our quest to attract new businesses, we should not settle for the "cookie cutter" design that many large chains try to inflict upon the communities they wish to join.

Our towns and villages are unique, historic and full of charm, and any new buildings housing new stores, restaurants, pharmacies and the like must reflect those characteristics.

And we applaud both the Fauquier Board of Supervisors and the Warrenton Town Council for initiating this first step in what we hope will be a continuing and ultimately fruitful discussion about building our community and preparing it for the future we ourselves choose.

Speakers: build up, not out and leave the farms alone

By James Ivancic
FAUQUIER TIMES STAFF WRITER

Not "how much does it cost," but "what should we do" is the most important question members of a community and its leaders should ask themselves when planning for the future, said Ed McMahon, one of the guest speakers at a community forum Monday night at Highland School hosted by the town of Warrenton and Fauquier County.

Cost is important, "but if people say they want something it

will happen if enough people want it," said McMahon, an Urban Land Institute senior fellow sought after for his views on balancing economic development, land conservation, smart growth and historic preservation.

He was joined on the stage at Highland's Rice Theatre by Matt Thornhill, founder of the Boomer Project and GenerationsMatter, who talked about boomers and millennials, what

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PHOTO BY DEBORA FRANKLIN

Ken Garrett listens to a presentation from Matt Thornhill, founder of the Boomer Project.

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Forum sparks talk on community planning

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those generations value in life and work and how communities can capitalize on that.

To those who prefer to see things stay the way they are, change is coming and it's better to influence the coming wave rather than be swept away by it, they said.

That was part of their message to the audience of about 300 that included town and county elected officials, planning commissioners and community development staff as well as residents.

Warrenton and Fauquier County are taking a more collaborative approach to planning and Monday's forum was an opportunity to start a conversation about how people would like to see the community evolve.

Facts, figures, charts and photos were interspersed with examples of success stories in planning such as in Lowell, Mass., Miami, San Antonio, Charleston, S.C., and Washington state, which reclaimed waterfronts or rehabbed industrial buildings and aging retail strips to make them attractive places for dining, shopping and living.

Smaller cities like Lynchburg were held up as examples of successful revitalization attempts as well.

Taking stock of what you have and enhancing what is that makes it an attractive place to live and work and developing it in such a way so that it doesn't look



PHOTO BY DEBORA FRANKLIN

Brandie Schaeffer, vice chair of the Warrenton Planning Commission, speaks up at Monday's presentation on community planning.

like "Anywhere U.S.A." was another theme, and it was noted that Fauquier County has many attractive features.

County Supervisor Peter Schwartz of the Marshall District, during a question and answer period, said that people in Marshall "recognize that change is critical to the health of the town but they say 'Please don't let us go out the front door and not know where we are.' They value the 'heart and soul' of the community," he said.

The speakers disputed a questioner's contention that planners don't take farmers into consideration. McMahon said he lives in Montgomery County,

Md., a county growing in population but one that he said still prizes its agriculture.

"We need to separate lot size from density," he said. Thornhill added that fields and forests can be left alone and construction can go elsewhere.

Another questioner wanted to know if timed parking, such as in downtown Warrenton, says "go away" to visitors and shoppers. McMahon talked about providing more travel options, including walking, and he took a positive view of timed parking.

"If you have a parking problem, it usually means you're successful," he said.

Thornhill talked about the baby boomer generation who aren't the retire-at-65 variety and want to stay vital, active and continue working, in some cases, as entrepreneurs, which can benefit communities.

He talked about population growth in Virginia and Fauquier County in the coming decades.

Virginia's population will increase by 33 percent to 10.6 million by 2040.

Fauquier's population will grow 28 percent in the next 20

years to approximately 83,000.

And that population will be heavy with those 65 years and older, with the 65-plus cohort going from the current 9,600 to 18,000 by 2030.

But, as he noted, the baby boomer crop of senior citizens who grew up during the era of change during the 1960s, are more "driven, transformational" and even "self-centered."

He talked about building a sense of place and community, nurturing businesses already in places to serve as a lure for new businesses.

Small towns and communities can attract members of the millennial generation if they have places to work, live and recreate. Millennials are "wired" to do things together and are "ushering in a new sense of community," Thornhill said. "They want to work at small companies where they can make a difference."

Millennials have also been raised to be "green" and are more outdoor driven. They are also "foodies" and patronize food trucks as a way to eat and socialize at a place that's not a sit-down restaurant.

McMahon said hospitals and universities are the biggest employers in many places. He called them "anchor employers."

He said the "one big thing" trend to spur growth — building a convention center, a festival market, aquarium, shopping mall or casino — has often failed. Now "lots of small things working together can create a synergy," he said. "The one-size-fits all model doesn't work."

He said there will be more single people living alone in the future and he pointed to a shortage of town homes, senior housing, cottages and bungalows.

A community image, a "sense of place" makes the surroundings worth caring about, he said.

"Communities that set high standards will compete for the top," McMahon said.