



PUBLIC FACILITIES AND UTILITIES

CHAPTER 9



Fauquier County Board of Supervisors
Adopted June 14, 2018



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I. Introduction

The purpose of this chapter is to plan for the future infrastructure needs of the County, excluding transportation requirements. Public facilities include schools, parks, recreational facilities, libraries, airport, health and human services, and public safety. Public utilities encompass sewer, water, and solid waste management. Private utilities include electric, gas and telecommunications. This chapter will identify current and future facility and utility needs, establish broad goals and develop a general plan for implementation to achieve the County's facility and utility goals.

The County's primary goal for community facilities, services, and utilities is to provide for the physical, cultural, and public safety needs of the County. Equally important is to recognize the relationship between public facilities and utilities with economic growth in the County. The following policies relating to public facilities and utilities, as stated in Chapter 1 of this Plan in conjunction with the Plan's other goals, are the basis for this Public Facilities and Utilities Plan:

Policies of Guiding Principle D:*

1. Encourage collaboration with the private sector to provide integrated infrastructure in the most efficient way possible.
2. Plan public facilities and infrastructure to meet the needs of the community as it grows.
5. Encourage technology infrastructure throughout the County.



Fauquier County's Warren Green Office Building, Warrenton

Population projections are included in Chapter 3, and Chapter 6 identifies the County's service districts, where growth has been planned. For the service district plans to be effective, public facilities and utilities plans, including a Master Water and Sewer Plan, should be implemented to support the projected growth and recommended development patterns. Well-conceived and properly implemented plans will not only ensure the success of the service districts, they will ensure the proper distribution of services throughout the entire County.

Since the development of its first Comprehensive Plan in the 1960s, Fauquier County's major tenet of land use policy is directing growth into the Plan's designated service districts, thus avoiding a pattern of development that changes the visual and functional landscape away from the tradition of settlements and rural areas. A significant focus in recent years has been on the development of service districts as sustainable communities, not merely a collection of subdivisions and commercial development solely dependent upon the automobile.

* *Defined in Chapter 1: Introduction and Vision of the Comprehensive Plan. Guiding Principle D: Effective public facilities and infrastructure are important components of a thriving community.*

Future government facilities will also be consciously planned within service districts. Warrenton will remain the center and hub of government activity, specifically in the area of Old Town. This requires new government buildings to be designed in keeping with town characteristics, with special attention given to public buildings in historic areas. By placing emphasis on building scale, design, landscaping and pedestrian orientation, Fauquier County will ensure that public dollars are spent in a way that it is not only efficient, but also creates buildings that will be long-lasting symbols of a responsible government.

The location of new public buildings and space in service districts will help make these areas economically viable, pedestrian scaled mixed-use centers. This is especially important in the Town of Warrenton, where County government employees are able to support Old Town businesses because of the number of government facilities located downtown. The service districts of Bealeton, Marshall and Remington all have defined town centers, where government facilities should be located. The only exception to this rule is regional parks, which should be located adjacent to the service districts, if locations within the districts are not feasible. This will enable residents to travel to these regional parks along planned trails as opposed to by automobile only. Ideally, schools should be sited within designated service districts near residential areas and close to the center of the districts. It is critical to the viability and sustainability of the County's service districts to locate as many public facilities as possible within the core of the districts.



Warrenton's Main Street

A. Overall Policies and Principles

- Recognize that the placement of County buildings and employees in walkable communities contributes to community-building, economic vitality, and the overall economic health of the County.
- Provide a pedestrian “movement network” through sidewalks, bike paths and trails serving as linkages within and between commercial properties, community facilities and nearby residential areas.
- New facilities should be designed and developed for environmental stewardship, energy efficiency and adaptability to new uses as needs change over time.
- Provide adequate levels of services for the future in new facilities as they are planned and constructed.
- Locate habitable facilities and accessory uses, such as parking, outside of the 100-year and 500-year floodplains to protect the substantial financial investment in public facilities.

B. General Plan for Implementation

Two key components for the effective implementation of adequate public facilities and utilities are the goals and policies of this Chapter and the Capital Improvements Program (CIP).

The CIP identifies and plans for specific infrastructure projects in conjunction with financing methods and construction schedules. Properly composed and followed as a fiscal planning document, the CIP should prevent large oscillations in the tax rate, and should improve the timely and economical provision of infrastructure. The Director of the Office of Management and Budget is responsible for the development of the CIP. All operating departments will necessarily be involved in the formulation and annual updating of the CIP.

The content of the CIP should be guided by the facility plans as they are developed and fiscal management guidelines as adopted by the Board of Supervisors. With a facility plan in place, the CIP should become a more precise planning document.

C. Fiscal Management Guidelines

The County should plan to allocate a reasonable portion of its resources to provide infrastructure for the planned population. Like many aspects of planning, or governmental budgeting in general, this allocation of resources can best be seen as working to attain a proper balance between the interests of the present and the future citizens of the County. The mechanisms for considering and deciding such issues are the Public Facilities Plan and the Capital Improvements Program.



CIP project: Fauquier High School Renovation

While recognizing the need to provide adequate facilities, it is imperative that the County maintain a sound fiscal posture on the economical and efficient use of public funds. Listed below are the fiscal management guidelines that are currently in place in Fauquier County. The County has had benchmarks in place since 1967, with the most recent update adopted by the Board of Supervisors in 2010 (Finance Committee Policy FC-4, Debt Issuance and Management).

- Annual debt service shall not exceed 10% of the aggregate total of budgeted revenue in the General Fund, Volunteer Fire and Rescue Fund and the Conservation Easement Service District Fund for the Purchase of Development Rights Program.
- The Board of Supervisors will attempt to fund not less than 10% of the CIP's construction costs from current financial resources.
- The County will consider the use of general obligation debt, and require a voter referendum, on facility construction projects or acquisitions requiring at least \$25,000,000 in debt issuance.

D. Countywide Policy Guidelines

This Chapter outlines specific recommendations for major public facilities in subsequent sections. The list below represents overarching and shared guidelines for all facilities.

- Public utilities should be planned to meet the needs of the service district as they have been planned in Chapters 3 and 6 of this Plan.
- Public facilities and services should be sited in a manner that will efficiently and economically serve the greatest number of residents while keeping within the plans for the County growth as presented in this Plan.

- All public facilities and utilities should be designed and developed so as to limit environmental degradation and protect public investment.
- The County should adopt a Facilities Plan, which identifies needed specific public facility/ utility projects and the timing thereof. This Plan should extend for a period of up to ten years and be updated on a regular basis.
- A Capital Improvements Program should be adopted to implement the Facilities Plan by providing specific scheduling and financing strategies for each project.
- Facilities should be appropriately planned to provide adequate levels of service.
- Gas/petroleum products pipelines and electrical transmission lines should be grouped in designated utility corridors where appropriate to avoid scattered placement of these utilities in the County.
- In accordance with the Comprehensive Plan's goals and objectives, public sewer should be made available to those properties within the service districts where economic, physical, environmental or other limitations do not make public water infeasible. Such provision of services should be a part of an overall utilities plan that utilizes phasing of services in a financially sound manner.

II. County Facilities Overview

A. Policies

- Due to its central location, the Town of Warrenton will continue as the primary location for government services.
- New facilities should be located so that adequate space remains onsite for future expansions and so that departments which may interrelate in clientele or activities are located in proximity to one another.

Multiple use/satellite public facilities should be developed wherever such facilities would make the delivery of services more efficient. Such facilities are planned in the Marshall and Bealeton/Remington areas.

A long range Master Plan for the proposed Downtown Warrenton Government Center should be adopted prior to making any incremental changes in order to guide the coordinated development of new facilities. This plan should include proposed facilities, a proposed road network, parking, pedestrian access, landscaping, architectural and streetscape design. In developing the proposed Downtown Warrenton Government Center, each construction phase should be seen as an integral part of the overall plan.

B. Existing Facilities

Existing county facilities are listed in Table PF-1 and are divided into the following categories: office space, courts/detention, library space, armory, airport, parks and recreation space, museum/historic space, and storage space. School facilities are listed separately in the schools section of this facilities document. Office space in downtown Warrenton owned by the County is detailed in Table PF-2 and shown in Figure PF-1.

The County currently utilizes approximately 177,000 square feet of office space in 15 distinct locations. Of this total, about 140,000 square feet (in 11 locations) is in buildings owned by the County.

**Table PF-1
Existing County Facilities (2013)**

Building	Department(s) Residing	Own/ Lease	Sq. Ft.	Building Sq. Ft.	Total Sq. Ft.
Office Space					179,720
70 Culpeper Street*		Own		3,700	
	Adult Court Services		3,700		
62 Culpeper Street*		Own		2,400	
	Fire Rescue and Emergency Management		2,400		
6438 College Street		Own		6,477	
	Environmental Services		6,477		
Alice Jane Childs Building 320 Hospital Dr		Own		39,691	
	School Board Office		9,000		
	Finance		4,515		
	Human Resources		1,070		
	Budget Office		942		
	Environmental Health		1,800		
	Social Services		8,666		
	Information Technology		3,630		
	Parks & Recreation		1,870		
New Courthouse		Own		35,762	
	Commonwealth Attorney		3,654		
	Circuit Court Judges' Office		2,400		
	Community Development and GIS		6,594		
	Commissioner of the Revenue		2,573		
	Treasurer's Office		3,088		
	Clerk's Office		2,538		
	Records Room		1,756		
RRCSB Building		Own		3,800	
	Mental Health		3,800		
Public Health Building 330 Hospital Dr		Own		8,224	

Building	Department(s) Residing	Own/ Lease	Sq. Ft.	Building Sq. Ft.	Total Sq. Ft.
	Public Health		8,224		
78 West Lee Street		Own		18,662	
	Sheriff Administration		7,149		
	Civil Process		864		
	CID		4,499		
	Warrenton-Fauquier Joint Dispatch		2,886		
Warren Green Building 10 Hotel Street		Own		13,523	
	Commissioner of the Revenue		3,885		
	County Administration		2,760		
	Board of Supervisors		1,566		
	County Attorney's Office		1,037		
	Community Development		2,415		
Trailers 78 West Lee Street		Own		1,728	
	Magistrate Office		864		
	Evidence Storage		864		
Trailers 24 Pelham Street		Own		1,728	
	Extension Office		6,048		
General Services Complex Manor Court**					
School Facilities		Own		5,376	
	School Construction		768		
	School Facilities		768		
	School Transportation		2,304		
	School Food Services		1,536		
County Facilities		Lease		27,874	
	General Services Administration		768		
	Construction Division		768		
	Maintenance Division		11,664		
	Fleet Maintenance Division		14,139		
	Buildings & Grounds Division		535		

Building	Department(s) Residing	Own/ Lease	Sq. Ft.	Building Sq. Ft.	Total Sq. Ft.
	Surplus Center		---		
35 Culpeper Street		Lease		1,255	
	Economic Development		1,255		
	Agricultural Development				
32 Waterloo Street		Lease		2,000	
	Registrar's Office		2,000		
Courts / Detention					34,043
John Marshall Courthouse 14 Main St		Own		8,609	
	Juvenile Probation Relations Court		3,153		
	Juvenile & Domestic Court		5,456		
New Courthouse 29 Ashby Street		Own		5,894	
	North Courtroom		1,800		
	South Courtroom		1,574		
	Witness Area		448		
	Detention Cell Area		1,260		
	Judges Chambers		812		
Old Courthouse 6 Court Street		Own		6,286	
	General District Court		6,286		
50 West Lee Street		Own		13,254	
	Adult Detention Center		13,254		
Library					34,300
10877 Willow Drive		Own		11,400	
	Bealeton Library		10,600		
	Bealeton Depot		800		
2 Courthouse Square		Own		3,700	
	John Barton Payne Building		3,700		
11 Winchester Street***		Lease		16,000	
	Warrenton Library		16,000		
4133 Rectortown Road		Own		3,200	
	John Marshall Library		3,200		

Building	Department(s) Residing	Own/ Lease	Sq. Ft.	Building Sq. Ft.	Total Sq. Ft.
Armory					18,200
692 Waterloo Road		Own		18,200	
	Harvey L. Pearson National Armory		18,200		
Airport					59,610
5075 Airport Road		Own		59,610	
	Warrenton-Fauquier Airport		59,610		
Parks & Recreation					131,331
4133 Rectortown Rd		Own		11,160	
	Marshall Community Center		11,160		
P & R Storage		Own		3,192	
	P & R Storage		3,192		
Vint Hill		Own		45,434	
	Theatre		5,400		
	Dispensary		9,750		
	Pool		---		
	Provost Marshall		---		
	Gym		26,535		
	Large Shelter		1,400		
	Small Shelter		912		
	Bandstand		600		
	Sheds		288		
	Concession		549		
Northern Fauquier Community Center		Own		19,442	
	Pavilions				
19,442					
	Restrooms				
	Maintenance				
Crockett Park		Own		10,143	
	Crockett Park		10,143		
Monroe Park		Own		1,220	

Building	Department(s) Residing	Own/ Lease	Sq. Ft.	Building Sq. Ft.	Total Sq. Ft.
	Monroe Park		1,220		
430 East Shirley Avenue		Own		40,407	
	Warrenton Community Center		40,407		
Warrenton Branch Greenway		Own		333	
	Caboose		333		
Museum / Historic					3,756
Old Jail		Own		3,000	
	Old Jail Museum		3,000		
Route 55 & Route 622		Own		756	
	Schoolhouse #18		756		
Storage Space					13,601
62 Lee Street		Own		2,600	
	Old Laundry Building		2,600		
8788 Green Road		Own		1,341	
	Casner Property		1,341		
29 Chestnut Street		Own		1,200	
	White Property		1,200		
General Services Complex, Manor Court					
	Storage		5,184		
	Sheriff Storage		3,276		

Note: On larger buildings, total building square footage may be greater than the sum of the various departments due to unallocated common areas

* Both 62 and 70 Culpeper Streets and the adjoining parking lots are co-owned by the County and the Town of Warrenton

** The General Services Complex is owned by the Fauquier County School Board on land that is part of the Warrenton Middle School property.

*** This Library is owned by the Town of Warrenton, with a perpetual lease to Fauquier County as long as it remains a public library.

**Table PF-2
Existing Government Facilities (Warrenton Area)**

Alice Jane Childs Building, 320 Hospital Drive:	39,691 sq. ft.
New Courthouse, 29 Ashby Street:	35,762 sq. ft.
Warren Green Building, 10 Hotel Street:	13,523 sq. ft.
Public Safety, 78 West Lee Street:	18,662 sq. ft.
Public Health Building, 330 Hospital Drive:	8,224 sq. ft.
Environmental Services, 6436 College Street:	6,477 sq. ft.
Trailers, 24 Pelham Street:	6,048 sq. ft.
62 Culpeper Street:	2,400 sq. ft.
70 Culpeper Street:	3,700 sq. ft.
RRCSB, 340 Hospital Drive:	3,800 sq. ft.
Trailers, 78 West Lee Street:	1,728 sq. ft.

About 31,000 square feet of office space is currently housed in leased locations. The largest, the General Services Complex, is located on land owned by the Fauquier County School Board that is part of the Warrenton Middle School property.

There is an additional 8,460 square feet of space within the General Services Complex that is classified as storage space, bringing the total of leased space to approximately 40,000 square feet.

**Table PF-3
Leased Office Space (2013)**

General Services Complex, Manor Court:	27,874 sq. ft.
35 Culpeper Street:	1,255 sq. ft.
32 Waterloo Street:	2,000 sq. ft.

C. Facilities Maintenance

The Department of General Services is responsible for the maintenance and operation of County buildings. While the Department uses industry standards to assess the life span of critical building systems and prepares, as needed, evaluations of building deficiencies and improvements needed, there currently is no comprehensive assessment of County facilities and its overall improvement needs. The following is a basic listing of activities involved in such an assessment:

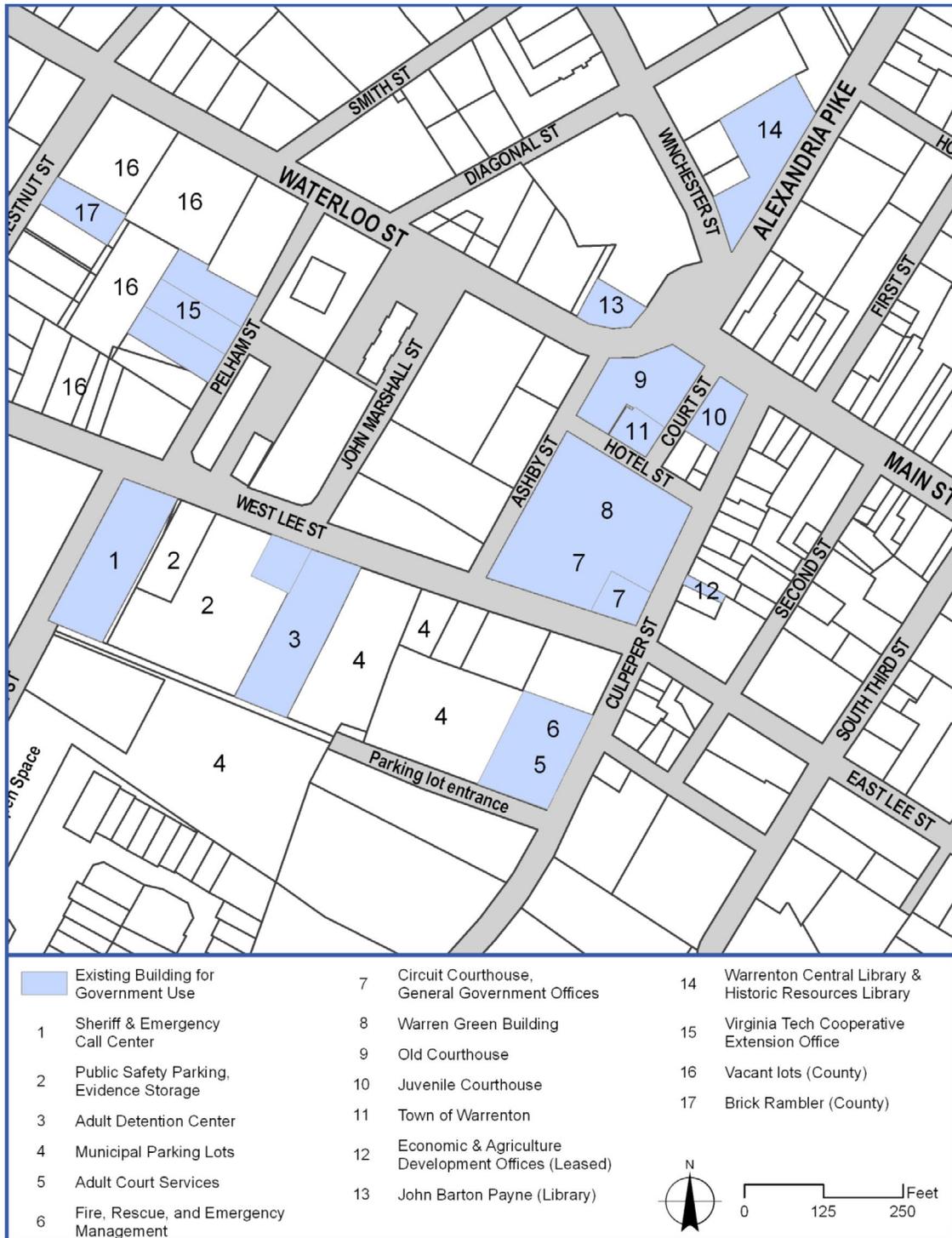
- Identify current facility conditions, including deficiencies;
- Document current facility conditions, including deficiencies;
- Provide supporting written descriptions, drawings and photographs;
- Recommend corrective/preventative actions for all deficiencies;
- Provide cost estimates for corrective/preventative actions, including calculations;
- Plan, provide and schedule corrective/preventative action projects; and
- Forecast future facility renewal costs, including calculations.

A property condition assessment could be designed to determine the present physical condition of the County's facilities and to provide a professional opinion regarding future anticipated problem areas that may result in a financial risk or liability to the County. Subsequently, a physical needs assessment could be designed in the next few years to provide outstanding maintenance issues and short-term capital replacements, to develop a multi-year asset replacement schedule and to establish a maintenance monitoring baseline.

D. Vacant Land

The County GIS Department has a list of vacant parcels owned by the County. For near term needs, it appears that the only useful vacant parcels are the Stafford property on Meetze Road and those located in the downtown Warrenton area, specifically in the area of Waterloo, Chestnut and Lee Streets. A discussion of the kinds of facilities that would be appropriate in these locations occurs in the Public Library and Government Office Space sections of this plan. As other needs arise outside of the County seat, the County should evaluate the appropriateness of using other vacant parcels.

Figure PF-1: Government Offices in Downtown Warrenton



III. The Plan for Government Office Space

Most general government office space in Fauquier County is appropriately located in Warrenton. Court services including circuit, traffic, juvenile and adult court services are all within two blocks of each other, with the County Board of Supervisors and Town Council buildings in between.

The Town of Warrenton, the county seat of Fauquier County, is a lively town with an active historic district in the center, shopping, higher density residential and offices. The County government has a large presence in Old Town along Main, Hotel, Ashby, Culpeper, Lee, Keith and Old Alexandria Pike roads. For all that Fauquier County has to offer culturally, having government offices in this authentic town setting is beneficial for many reasons. Main Street businesses are patronized by government employees and customers have an opportunity to visit restaurants and shops by foot as part of their business trip to government offices. Dollars spent downtown help to provide Town and County revenue. Warrenton is both a state-recognized Main Street Community and a nationally recognized Preserve America community. With Fauquier County taking a strong position on cultivating cultural tourism, it is incumbent on the government to retain its presence downtown.



Fauquier County's Warren Green Office Building in Downtown Warrenton

The County should retain its ownership of downtown buildings for government use and seek solutions for developing new facilities for additional community and government office needs on parcels owned by the County and located in the downtown area. Any new facility in downtown should be compatible with the streetscape and architectural style similar to beloved buildings in the historic district, but modern in function. All public facilities in the Town of Warrenton would provide pedestrian orientation, parking lots under or at the sides or rear of buildings, higher than average landscaping, and contain green building design techniques, so that Fauquier County can be a proven leader in compatible infill development. Such policies will sustain Fauquier County government office needs well into the future, provide a contribution to valued businesses, and offer a traditional government complex – all within a great American town.

A. Administration and General Office

Existing office space is at a premium and the County currently leases some office space. Room for growth is extremely limited and some facilities are in need of renovation. Two departments are currently physically divided (Community Development, and the Commissioner of the Revenue) and would best be consolidated to enable strong efficient working relationships.

This section focuses only on office space associated with general government, judicial administration, health and welfare, school administration, community development and administration for parks and recreation. Space associated with the Courts is not included. Office and other space needs associated with public safety, general services, environmental services, library and other components of parks and recreation are also not included in general government office space. See Table PF-1 for a listing of existing county facilities and the occupants of each facility.



The Alice Jane Childs Building near Fauquier Hospital

1. Existing Facilities

Most County administrative offices are located in Old Town Warrenton or near Fauquier Hospital a short distance away. Specifically, office buildings in downtown Warrenton include the following locations, functions and spaces: 70 Culpeper Street, Adult Court Services, 3,700 square feet; 62 Culpeper Street, Department of Fire Rescue & Emergency Management, 2,400 square feet; New Courthouse/Office Building, 29 Ashby Street, Treasurer's Office, Department of Community Development, Commissioner of the Revenue (Personal Property), 12,255 square feet; 10 Hotel Street, Board of Supervisors, County Administration, County Attorney, Planning Division of Community Development,

Commissioner of the Revenue (Real Estate), 13,523 square feet; 24 Pelham Street, Agricultural Extension Agents, 6,048 square feet. The Economic Development and Agricultural Development Departments are in 1,255 square feet of leased space at 35 Culpeper Street. The Registrar's Office is located in leased space (2,000 square feet) at 32 Waterloo Street. Office space on Alexandria Pike is leased on a temporary basis for the current real estate reassessment activity. The Town of Warrenton and Fauquier County jointly own the property at 62 and 70 Culpeper Street used as office space for the Department of Fire Rescue and Emergency Management and Adult Court Services, as well as the parcels on West Lee Street that are currently being used as municipal parking lots.

General office space located outside downtown Warrenton is the Alice Jane Childs Building (39,691 square feet) at 320 Hospital Drive. The Alice Jane Childs Building houses the School Board, Finance, Human Resources, Social Services, Information Technology, and Parks and Recreation Departments. The Virginia Department of Health, with the exception of the Environmental Health Division, is located in a County owned building at 330 Hospital Drive (8,200 square feet). The Rappahannock-Rapidan Community Services Board, otherwise known as Mental Health Services, is a state agency located at 340 Hospital Drive with 3,800 square feet of County space.

2. Facility Standards / Level of Service

This Plan recommends retaining the existing level of service for administrative divisions in the County, based on a full-time employee ratio to population for FY2009 and referenced in Table PF-4 below. Along with these staffing ratios, an adequate space level (for preliminary analysis purposes) for office employees is 300 square feet. This accounts for shared meeting spaces, hallways, bathrooms and office spaces. The exact per employee square footage would be determined following more detailed analysis of needs, relationships and efficiencies within and between departments. Community lunchrooms, kitchens, exercise facilities, childcare for children of employees and similar amenities should be considered when planning for new public facilities.



Economic Development and Agricultural Development at 35 Culpeper St, Warrenton

**Table PF-4
Projected Growth in Full-Time Employees (2009-2024)**

Annual Growth Rate		1%	2%
Fiscal Year	2009	2024	2024
County Population	64,497	77,553	89,904
General Government			
FTE/1,000	1.8	1.8	1.8
FTEs	116.2	139.6	161.8
Judicial Administration			
FTE/1,000	0.6	0.6	0.6
FTEs	40.7	46.5	53.9
Public Safety			
FTE/1,000	2.9	2.9	2.9
FTEs	195.6	224.9	260.7
Public Works			
FTE/1,000	1.7	1.7	1.7
FTEs	110.0	131.8	152.8
Health and Welfare			
FTE/1,000	0.7	0.7	0.7
FTEs	43.1	54.3	62.9
Culture			
FTE/1,000	1	1	1
FTEs	68.2	77.6	89.9
Community Development			
FTE/1,000	0.8	0.8	0.8
FTEs	52.0	62.0	71.9

FY2009 Actual Information from the Department of Management and Budget; "FTE" stands for full-time equivalent

3. Service Areas

The service area is County-wide, but the primary location for general government is and should remain in downtown Warrenton.

4. Site Locations and Suitability Standards

Downtown Warrenton is ideal for most government offices. The town is pedestrian-friendly and the buildings are close to one another. This is beneficial to customers who may wish to make several stops at various departments without the in-and-out of an automobile. Parking is seen as a shared TownCounty issue that needs to be arranged jointly with both jurisdictions. A component of addressing shared parking needs is exploring the ability to move between facilities and Warrenton destinations without the automobile. This should include exploring the opportunity for a regular transit system to support the greater Warrenton area.

It is recommended that the County and Town-owned parking lot parcels along Lee Street to Keith Street be evaluated for a general office mixed with limited retail or private office space. A discrete parking structure could be located in the same building, perhaps below-ground, taking advantage of the change in topography on the sites. Preliminary analysis of the municipal parking lot sites shows the ability to accommodate 90,000 to 120,000 gross square feet of new office space in a three story building above parking. The Detention Center could be retained at its current location, but from that building toward Keith Street and the 78 Lee Street building should be evaluated for a similar use. The retention of the Detention Center, while desirable from the standpoint of proximity to the Court and Sheriff facilities, adds design constraints to the development of sites surrounding it. A public-private partnership or joint venture approach to the development of these sites is strongly encouraged and should be explored.

5. Priority Needs



County employee and general public parking along Lee St in Downtown Warrenton

The need for additional general office space, over and above the current amount, is likely to be between 40,000 to 50,000 square feet by 2024 in Warrenton, based on an annual growth rate of 1% – 2%. To maintain good customer service practices, it is important to keep departments with high interface within proximity of each other in downtown. For this main reason, AJC personnel should be relocated to a future Lee Street office building that would also allow for general government growth. A Lee Street building would allow the County to eliminate the need for leased space in town, currently at 3,255 square feet. Note that the Mental Health building is separate from the AJC building and would remain at its current location unless another, more suitable location is identified. The AJC building

could then be used as an interim Joint Public Safety building until the long-term vision for a new facility is realized, as discussed in a previous section of this report.

It has been well-demonstrated that a happy workforce is more productive. Successful, modern employers recognize the central consideration of the employee's family, as demonstrated by neighboring governments that provide onsite childcare, reducing stress and encouraging focus on public safety. County employees note a shortage of convenient daycare in Warrenton, with long waiting lists. When daycare centers and schools close on inclement weather days, County employees still need childcare while the County remains open. Development of new office space presents an opportunity for the County to explore offering childcare to its employees for a market rate. Location within a new facility on Lee Street should be considered for a dedicated employee childcare center.

The physical health of the employee is also a great concern as group health insurance costs continue to rise. Regular exercise can reduce stress, help prevent illness and maintain a mental capacity to handle challenges during the day. A new government facility could also include a fitness gym for County employees to use in their free time.

As downtown parking is becoming a critical need, the County should work with the Town on the provision of additional parking opportunities in the downtown area.

B. Judicial Administration

Judicial Administration includes Adult Court Services, Circuit Court, Clerk of Circuit Court, Commissioner of Accounts, Commonwealth's Attorney, General District Court, and the Juvenile and Domestic Relations Court. All these functions are located in downtown Warrenton on Ashby, Court, Main and Culpeper Streets.

1. Existing Facilities

The New Courthouse building, located at 29 Ashby Street, houses the two Circuit Court courtrooms and the Commonwealth Attorney's offices on the 4th floor. The courthouse was renovated in 2006 to provide a secure access, with its entrance at 40 Culpeper Street. The Clerk of the Circuit Court and Records Room are also maintained in this building. In total, 16,242 square feet is provided for these offices classified in this report as Judicial Administration.



New Courthouse at 29 Ashby St, Warrenton

The Old Courthouse, located at 6 Court Street, lacks modern features, yet is a prominent historic structure in the Town. The Old Courthouse houses the General District Court, with 6,286 square feet provided.

Juvenile and Domestic Relations Court and Juvenile Probation are located in the John Marshall Courthouse at 14 Main Street, which provides 8,609 square feet of space.

2. Facility Standards / Level of Service

Space requirements for courtrooms are different from space needs of office employees. No standards have been identified, but the General Services Department has identified deficiencies in the Old Courthouse (General District Court), including ADA access, fire egress, inadequate holding facilities, security issues and HVAC.

The General Services Department has also identified deficiencies with the Juvenile and Domestic Relations Court and Juvenile Probation in the John Marshall Courthouse, including ADA access, fire egress, security issues, HVAC, congested office spaces in the basement and window and exterior renovation needs.

It has been speculated that the Commonwealth of Virginia could mandate that Fauquier County build separate space dedicated to Family Court. Fauquier County should prepare a space plan for this additional courtroom, as the population is approaching the 70,000 threshold.

3. Service Areas

Judicial Administration services the entire County population with 40.7 Full-Time Equivalent (FTE) employees (2009). Assuming a 1% annual growth rate and maintaining the existing level of service, this service sector could require 46 FTEs by FY2024. Should the County grow at a 2% rate annually, 54 FTEs would be necessary to maintain services. Additional employees will require workspaces and, based on approximately 300 gross square feet per employee (which includes a proportional share of common areas, such as hallways, restrooms, meeting areas, mechanical, etc.), a total of 16,000



The Historic Old Courthouse at 6 Court St, Warrenton

square feet of gross office space will be needed. This does not include courtroom space or areas needed for record storage. It is recommended that County Administration work with the Constitutional Officers for Judicial Administration to determine courtroom space needs through FY2024.

4. Site Location and Suitability Standards

Courtrooms and judicial administration office space are ideally located in downtown Warrenton and should remain there. If the Commonwealth of Virginia requires a separate Family Court, the County will need to identify a suitable location. The Warren Green Meeting Room on the 1st floor might serve this purpose adequately, although the Board of Supervisors, Planning Commission, Board of Zoning Appeals, and numerous other bodies and groups would need to move. As discussed in a subsequent section of this Plan, it is recommended that an office building with shared meeting room space for these agencies be located on Lee Street where the current surface parking lot is located. A new office building of adequate size would allow the judicial administration personnel in the New Courthouse room to expand, perhaps to the second or third floors, as the general government departments relocate to the Lee Street complex.

The Adult Court Services building on Culpeper Street is suitable for this use well into the future.

5. Priority Needs

The key priority need for the Court system is the resolution of existing deficiencies within the Old Courthouse and the John Marshall Courthouse, as noted earlier. The Old Courthouse is quite constrained in its ability to be adapted to meet its security and ADA access issues. As the County considers the handling of other governmental office needs, exploration should be undertaken into the possibility of providing upgraded Court facilities in another location and elimination of the use of the Old Courthouse for court purposes. As part of this consideration, evaluation should be undertaken as to whether the John Marshall Courthouse would be better suited in the long term to house the General District Court function or the Juvenile and Domestic Relations Court. Should the use of the Old Courthouse for court purposes be discontinued, the building should be retained for historic and community purposes.

In evaluating the potential need for a separate Family Court facility, as well as the space needs and allocation for the other court facilities, the following options should be explored:

- Renovate or improve existing space;
- Build new court facility to house the General District and/or Juvenile and Domestic Relations Courts; and
- Relocate Juvenile Probation office function.

C. Sheriff and Emergency Services

Law enforcement in Fauquier County is the responsibility of the County Sheriff's Office. Additional responsibilities of the Sheriff's Office include the following: Court Security, Civil Process Service, and Detention Center Operations including the daily operation of the Detention Center and related functions (transportation, work release, community services).

1. Existing Facilities

The Sheriff's Administrative Office, Civil Process, and the Warrenton-Fauquier Joint Dispatch are located at 78 Lee Street, an 18,662 square foot building at the corner of Lee and Keith Streets in the Town of Warrenton. It is within walking distance of the Adult Detention Center and courtrooms. There are 196 personnel employed (2009) with this department, all of whom share the facility around the clock.



Sheriff's Administration Office at 78 Lee St, Warrenton

2. Facility Standards / Level of Service

A list of standards has not been supplied, but the General Services Department has identified a number of deficiencies, including ADA access, with no elevator and inadequately sized hallways, fire egress, HVAC, outdated interior floor plan and security issues with multiple entry points.

The roof at 78 West Lee Street has recently been replaced and improvements have been made to the building located next door at 64 West Lee Street to provide much needed evidence storage for the Sheriff's Office.

3. Service Areas

The Lee Street complex is the only physical location for the County Sheriff's Office. Deputies use this location as "home base" and work the County through dispatch calls. Each deputy vehicle is equipped with an Automatic Vehicle Locator (AVL) to allow monitoring of the location of each vehicle, and with a Mobile Data Terminal (MDT) to allow the officer to connect into databases and to enable them to prepare reports while in the vehicle. In addition, the Criminal Investigations and Command staff vehicles are also equipped with MDTs.

4. Site Location and Suitability Standards

Warrenton is an ideal location for the main branch of the Sheriff's Office, as it is of equal distance from one end of the county to the other. One strategy to achieve improved public safety functions is better communication amongst key emergency personnel functions. The County commissioned a report in 2006 to evaluate the possibility of constructing a public safety building on County-owned parcels in the vicinity of Lee, Keith, Pelham, Chestnut and Waterloo Streets. It suggests that a Public Safety Center amounting to approximately 60,000 square feet could house all public safety personnel (including the administrative staff of the Fire Rescue and Emergency Management

Department) under one roof and provide adequate room for additional personnel as needed in the years to come. This estimate is three times the space currently allocated to the Sheriff's Office and, if constructed, would certainly meet their needs well beyond the planning horizon. This 2006 report also recommended the construction of an independent 12,000 square foot Fire Administration/Training Facility for the Department of Fire Rescue and Emergency Management. Consideration of other alternatives should be made during the recommended Master Government Space Plan.

The current location of the Adult Detention Center is in easy proximity to the Sheriff's Office and court facilities. As all prisoners are now escorted to the court by vehicle, this immediate proximity is no longer absolutely necessary. In the future, an alternative site for the Adult Detention Center may be desired in order to free up the site to meet the broader space goals of the County.

The Sheriff's Office also recommends that a small substation within the County's populated Bealeton Service District would allow officers a location to check in and do necessary administrative work without traveling back to the Warrenton office. A proffer for this space within a retail center was secured with the Cranes Corner rezoning in 2004. However, this space has not yet been constructed and an alternate location should be identified so that provision of a substation can take place in a timely manner.

Additionally, the Sheriff's Office has an immediate need for a substation location in Marshall. The use of other public space within the Marshall area should be explored to help meet this need.

5. Priority Needs

A substation, approximately 1,000 square feet in size, in the Bealeton Service District is a priority as this area continues to develop. It is not anticipated that this area would be used for detainees, but only for officers as a resting and working place. With the planning for the Bealeton Fire Station, consideration should be made for a computer drop and small office space to help offset the Sheriff's needs in this area, assuming they have not been met prior to the fire station development.

A central complex for the Sheriff's Office, Joint Communications and, Fire Rescue and Emergency Management personnel is a long-term vision for the County. The 2006 report proposes that the County's Lee Street parcels be used to build a public safety complex of approximately 60,000 square feet. However, with an evaluation of all general government office space needs in Warrenton, the Facility Planning Committee suggests the use of the Alice Jane Childs (AJC) Building as an interim option, until the long-term vision can be achieved. This building would supply the public safety departments with 40,000 square feet of space and a large parking lot, both of which could be secured for evidence and office space. The AJC building is appropriate for this use given the following benefits:

- A single ingress-egress could be converted into an ideal secure entrance;
- Shirley Avenue provides easy access to major arterial roads;
- Adjacent to the Fire and Rescue Squad;
- Across the street from the Warrenton Fire & Rescue Station;
- Next to Fauquier Hospital;
- Parking lot sized for Sheriff vehicles and could securely house vehicle evidence storage; and
- Ample square footage for personnel and secure filing system for evidence storage with five floors.



Entrance to Alice Jane Childs Building

Once the AJC Building is converted to the interim Public Safety Center, it is recommended that the Sheriff's Office have the option to reserve a portion of the 78 Lee Street building for office space, in order to retain a downtown office near the Detention Center and the courts. The remainder of the 78 Lee Street building would be converted to office space for general government use by other departments with a high level interface with the public and Board of Supervisors.

Should the Public Safety Center locate to the AJC Building, all current offices and personnel now using the AJC Building (Human Resources, Finance, Social Services, Budget, School Administration, and Parks and Recreation Departments) would be relocated to a facility in central Warrenton, such as an office complex (yet to be built) on the Lee Street parcels. Given the high level of interface these departments have with the public and Board of Supervisors, a downtown location that is pedestrian-orientated and easily accessible is desired. This recommendation is discussed more fully in the next section of this report.

The Sheriff's Office has two other priority needs: a training facility for deputies and upgrading the County's public safety communication system. A County-run firing range for the marksmanship training of officers had previously been considered; however, an appropriate site has not yet been located. The Sheriff's Office continues to maintain officer training in shared facilities, which limits the flexibility for the timing of training. The location of an appropriate site and facility in the future will provide increased opportunity for officer training at times convenient to the deputies' schedules. Another option for a training facility is to coordinate with other nearby jurisdictions or entities for a cooperative regional facility. The Sheriff's Office maintains the public safety communications system Improvements in communication technology over time warrant the continued maintenance and upgrading of the public safety communications system to meet changing needs and technology. The Sheriff's Office should be provided the opportunity to colocate their public safety antennae on future telecommunication towers.

D. General Services Complex

1. Existing Facilities

The General Services Complex is comprised of both County and School facilities, including School Transportation, Food Services, County document storage facilities, Motor Pool maintenance and General Service personnel. The site is located on Shirley Avenue, adjacent to the Warrenton Fire Station and behind the Warrenton Middle School. The site is owned by Fauquier County Public Schools and adjoins the rear of Warrenton Middle School.

2. Facility Standards / Level of Service

The facility is overcrowded by buses. It lacks storage space for general government office use and office space for personnel. It also occupies a prime location in Warrenton.

3. Service Area

The service area is County-wide.

4. Site Location and Suitability Standards

The Stafford Property, located off Meetze Road near Warrenton, was acquired with a primary goal to provide the landfill with necessary soil to close out landfill cells and to continue operations at the Corral Farms site. The topography of the Stafford Property will allow for the removal of soil, while accommodating other governmental operations. It is recommended that this site be used for the General Services Complex, including fleet maintenance, school bus storage and fueling. The Stafford Property is centrally located in the County, providing easy access for this facility that does not require a high-profile location.



Motor Pool Maintenance Building at the General Services Complex

5. Priority Needs

With the need for additional functional space, consider the relocation of the General Services Complex from its current location in Warrenton to the Stafford Property. The natural features of this site call for low impact development techniques and preservation of sensitive areas. Landscape buffering will be required to ensure that this industrial use will be compatible with its rural location.

In addition, a fueling station for buses at Vint Hill or nearby location should be pursued immediately. This location will service the New Baltimore area and beyond. Buses and County fleet vehicles will still need to be serviced at the Stafford Property.

General Services and Parks and Recreation facilities for maintenance, including fleet maintenance and school bus storage, can be located at a centralized, non-community environment, away from other office functions that provide direct service to the general public. The Stafford Property has been targeted as a good centralized location for this facility provided environmental concerns with the floodplain, steep slopes and wetlands can be adequately overcome. Recent master planning of this site has demonstrated that a facility can be accommodated without impact to these environmental features. With its proximity to the landfill, this property has also been targeted as a source for soil for landfill cover. General government office storage will be located here as well, but this Plan strongly recommends that the County begin to develop an E-government initiative to accept and archive digitized documents from this point forward in order to reduce the amount of required physical storage space of government files.

IV. The Plan for Fire and Rescue

The Department of Fire Rescue and Emergency Management (DFREM) is the County-wide career component of the fire and rescue system that serves Fauquier County. DFREM provides administrative, operational and fiscal oversight, management and coordination for matters related to career and volunteer personnel; fire and rescue training programs; procurement processes; volunteer recruitment and processing for all County volunteer fire and rescue companies; and management/processing of all career fire rescue personnel matters, including recruitment. DFREM is also responsible for Emergency Management (disaster preparedness and response, homeland security), fire prevention and code compliance, and safety awareness. This Department augments areas or periods in which volunteer services are not able to meet established benchmarks. The administrative staff of DFREM is housed in two separate facilities: 62 Culpeper Street and in borrowed space in the Maximilian A. Tufts Building owned by the Warrenton Volunteer Fire and Rescue Company.



DFREM Administration Building at 62 Culpeper St

A. Policies

- Achieve an average response time (how long it takes once the call is dispatched from ECC until a fire apparatus arrives on scene) to fire emergency calls of five minutes or less in the service districts and fifteen minutes or less in the rural areas.
- Achieve an average response time (from time the call is dispatched from ECC to time an EMS staffed vehicle arrives on-scene) to rescue emergency calls of four minutes or less in the service districts and fifteen minutes or less in the rural areas.
- Construct fire and rescue stations at strategic locations throughout the County to help achieve desired response times to all emergency calls and increase the level of service.
- Provide firefighting and rescue equipment as needed to meet the characteristics of particular service areas.

- Encourage joint fire and rescue stations at new locations when possible.
- Maintain and utilize the current emergency response data collection system in order to provide the County with sound information to anticipate demand for services, subsequent staffing, and new equipment and facilities.
- Continue to monitor development patterns and make needed adjustments to service areas in order to maintain desired response times.
- Continue to fund fire and rescue facility and equipment needs through the Fire Fund Levy.

B. Plan

1. Existing Facilities

There are eleven independent companies within the Fire and Rescue Association, which owns the fire and rescue properties. Marshall has separate fire and rescue companies, each in their own facility. Warrenton has one company, with their fire and rescue operations located in separate facilities. Lois is solely a fire operation. The remaining seven companies provide combined fire and rescue services. Most of the stations have facilities for community gathering space for events and activities.



New Baltimore Fire and Rescue Facility built in 2011

Fire and rescue services are primarily a volunteer operation. There are approximately 450 volunteers on the rolls, of whom about 250 are fully active (eligible for personal property exemption). The Department of Fire Rescue and Emergency Management has been increasing its number of paid staff since the Board of Supervisors' authorization of 22 new positions in 2012. These are principally Firefighters/Emergency Medical Technicians, who work during peak periods. With this growth in personnel, additional paid staffing is now being provided at all fire stations.

A number of facilities have been constructed or improved in recent years, including a new Catlett Fire and Rescue Station (2008) on Route 28, combining the Catlett Fire and Cedar Run Rescue Squad into one facility; major renovations/additions to the Warrenton Fire Station (2008); Remington Fire and Rescue Station (2009); and a new Fire and Rescue facility along Riley Road in New Baltimore (2011). These facilities have been constructed using USDA Rural Development low-interest loans, funded through the Fire Levy. The construction of a replacement facility in Orlean was approved by the Board of Supervisors in late 2012.

A site for a Bealeton Fire and Rescue Station has been identified with the approval of the Mintbrook mixed-use project in the northwest quadrant of the intersection of Routes 17 and 28. The site is located on Route 17, across from Liberty High School. This station is a priority in the growing Bealeton area.

Generally, the new facilities have been constructed on an existing fire and rescue site. However, the New Baltimore facility was relocated to a new site, leaving their original facility on Route 29 at Gray's Mill Road available for reuse. Appropriate redevelopment of the site in accordance with the Comprehensive Plan needs to be evaluated.

2. Facility Standards / Level of Service

The County expectation for the time lapse between the dispatch call and the unit departure (turnout time) is less than four minutes for unstaffed units and 60 seconds for staffed units. With the additional paid staff recently authorized, the turnout time should be reduced for many of the stations.

Response time (the time from the emergency call to arrival on scene) varies in the more rural v. the more developed portions of the County. In the rural areas, the response time expectation is less than 15 minutes. In the suburban, more developed areas, the response time expectation is less than 10 minutes. While the size of the County, its geographic features and dispersal of population limit opportunities to improve these response times, some improvement is possible within the service districts, especially with recent increase in paid staff. A goal for reduced response time in service districts is reflected within the Policies section.

3. Service Areas

A 5-mile radius service area has generally been used to identify service overlap, identify underserved areas, and plan for new station locations. Figure PF-2 delineates current service areas and the location of current and planned fire and rescue stations. Their locations generally provide adequate coverage for the County. The northwestern portion of the Marshall District, including Markham and Linden, is served by the Linden Volunteer Fire Company, located within Warren County. Middleburg Fire Station provides coverage for the area north of The Plains and Stafford County provides coverage in the southeastern portion of the County. The County also has a cooperative agreement with Marine Corps Base Quantico in this area. There is some overlap in current service areas between Marshall and The Plains, New Baltimore and Warrenton, and Lois and Remington. A long-term consideration for the balancing of service areas in the southern part of the County is to consolidate the Goldvein and Lois facilities into a new one located around Morrisville.

4. Site Location and Suitability Standards

The following characteristics are essential to the location of future facilities:

- Close access to a major arterial road; Controlled intersection;
- Remote Opticom system for switching traffic lights to give priority in the intersection to the emergency vehicle;
- Minimum 3-5 acre site depending on environmental conditions and need for on-site stormwater management;
- Access to public water and sewer (The current stations being built are of a sufficient size to warrant fire suppression systems within the buildings); and
- Ability to also function as a community facility resource.

5. Priority Needs

The recent construction of the four facilities discussed earlier represents Phase 1 of the Fire and Rescue Association's plans for modernization of the facilities and infrastructure needed to serve Fauquier County citizens. Phase 2 of their plan includes replacement of the Orlean Fire and Rescue Station, renovation/major addition to The Plains Fire and Rescue Station, replacement or major renovation to the Upperville Fire and Rescue Station, and the new Bealeton Fire and Rescue Station.

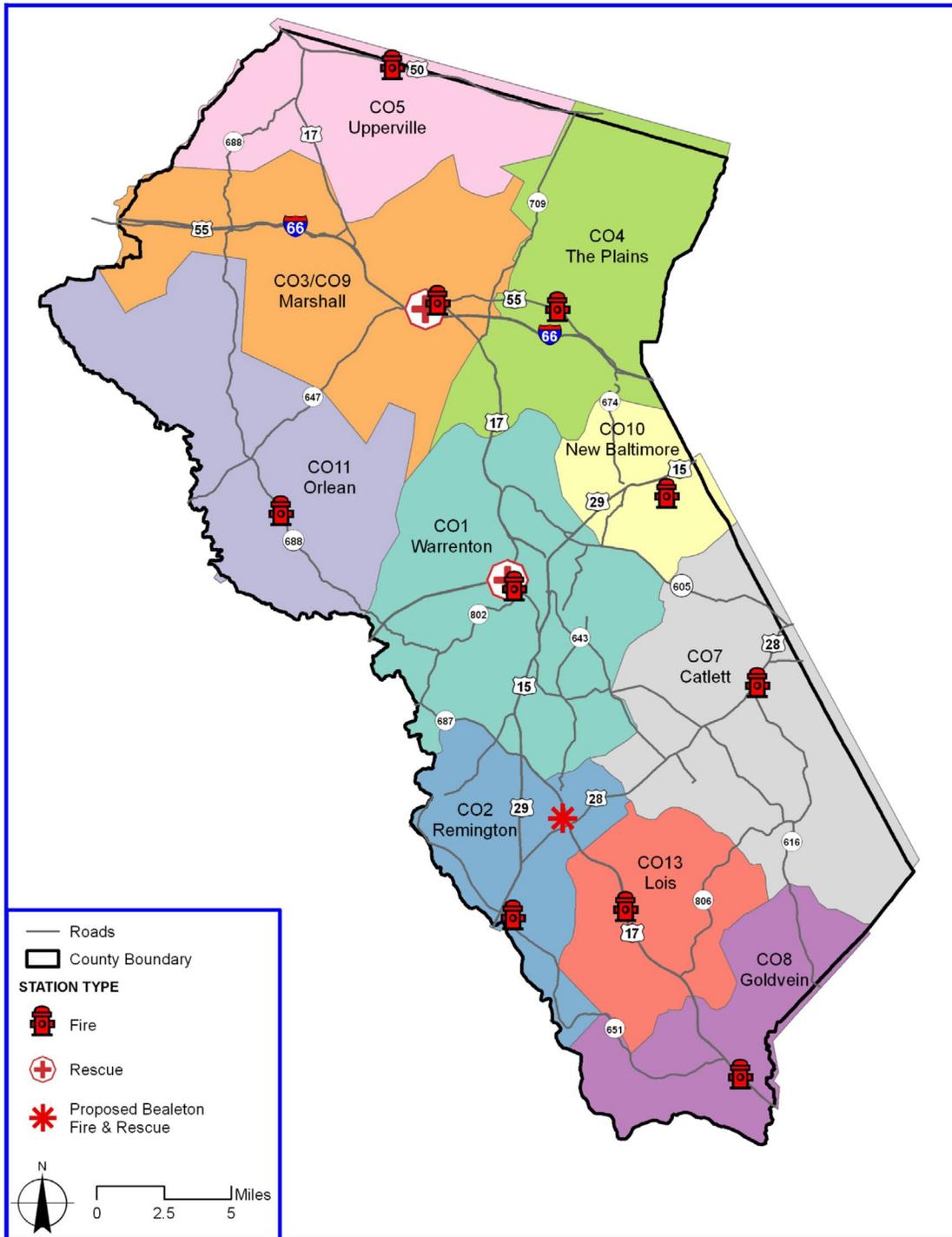
Of the Phase 2 improvement plans, the construction of a new Fire and Rescue Station in Bealeton is the most critical need, due to the increase in population, traffic and emergency calls within this area. As previously mentioned, a site for the Bealeton station was proffered as part of the Mintbrook development project located in the northwest quadrant of the intersection of Routes 17 and 28 in Bealeton. As that project moves forward, this site will be available for use.

The training of fire and rescue personnel is an integral part of their mission. There are increasing challenges to providing adequate professional service. The more rapid fire dynamics of single-family homes today requires more firefighters working together as a team. Newer homes are larger and made of more synthetic materials, such as vinyl siding. The lightweight construction and contents of homes today have created a much higher degree of danger, in that they burn much hotter and faster. These fire dynamics require better on-scene coordination and supervision with more complex communications. Preparing our firefighters for today's level of performance requires repeated drills and operation of this type of facility is a high priority for providing adequate training for the County's volunteers and professional firefighters. The County recently considered two sites for the combined location of a fire training facility and shooting range for the Sheriff's Office, one on County property on Green Road and another in conjunction with a private shooting range in Midland. A stand-alone fire training facility was approved and constructed on the Green Road site, adjoining the landfill. An appropriate location for a shooting range has yet to be identified.



Remington Fire and Rescue Station built in 2009

Figure PF-2: Fire & Rescue Facilities and Service Areas



V. The Plan for Libraries

A. Policies

- Expand the library system capacity at a rate that parallels population growth.
- Locate library branches where their presence would make the greatest contribution to the development of that community, with particular eye to their potential as drivers of the local economy and community building.

B. Plan

1. Existing Facilities

The Fauquier County Public Library provides services to the community from three locations. The Warrenton (16,000 sq. ft.), Bealeton (10,600 sq. ft.) and John Marshall libraries (3,200 sq. ft.) receive approximately 270,000 visitors and circulate roughly 460,000 items each year. More than half of County residents have library cards. The John Barton Payne Building (3,700 sq. ft.), formerly the County's public library, is used for library programs and as public meeting space. The Friends of the Library operate a used book store in the basement. Built in 1905 and restored in late 2010, the Bealeton Depot (800 sq. ft. and adjacent to the Bealeton library) also serves as a library program room and as public meeting space. Figure PF-3 identifies the location of existing libraries.

2. Facility Standards / Level of Service

Library services are guided by a long-range plan that is updated on a regular basis. The plan's goals and strategies are meant to focus the efforts of the Library Board and staff as they continue to develop services and resources that "inform, educate, enrich, and entertain" every member of the Fauquier community.

Data collected by library staff over the years demonstrate immediate need for an additional library space to keep pace with demand for services. The needs are based on accepted library standards from the Library of Virginia. Space is recommended at 0.6 square feet per capita. In 2012, existing facilities reached 75% of this standard.

Individual and small group study areas are also an important part of the library experience for patrons. At 3 seats per 1,000 people, Fauquier County is able to provide only 68% of this standard.

Books provided are at 98% of the standard. While this is a positive note, it must be mentioned that the library staff has resorted to eliminating individual and small group meeting space such as desks and tables in order to accommodate print material.

One division of the Warrenton library in particular, the Virginia Room, is an example of inadequate storage space, as well as inadequate places for people to review material. This reference section of the library houses important material on historic resources and material that documents Fauquier County's last 250 years. Many organized groups, including the library sponsored Historic Resources Roundtable, focus on historic resource documentation and preservation, and use the library as a repository of material for public use and education.

Table PF-5 quantifies the need for additional library space based on a 1.5% population growth rate through the year 2020. The New Baltimore Library is factored into the table to show what pressure will be taken off the system once this facility is built.

Table PF-5
Library Needs Assessment

	2012 (Est.)	2013	2014	2015	2016	2017	2018	2019	2020
Population	66,000	66,990	67,995	69,015	70,050	71,101	72,167	73,250	74,349
Space Recommended (Population x .6)	39,600	40,194	40,797	41,409	42,030	42,660	43,300	43,950	44,609
Current and Projected									
Warrenton	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	25,000
Bealeton	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600
John Marshall	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
New Baltimore	0	0	0	0	15,000	15,000	15,000	15,000	15,000
Total	29,800	29,800	29,800	29,800	44,800	44,800	44,800	44,800	53,800
Current and Projected % of Standard	75%	74%	73%	72%	107%	105%	103%	102%	121%
Seats Recommended (3 per 1000)	198	201	204	207	210	213	217	220	223
Current and Projected									
Warrenton	55	55	55	55	55	55	55	55	80
Bealeton Branch	50	50	50	50	50	50	50	50	50
John Marshall	30	30	30	30	30	30	30	30	30
New Baltimore	0	0	0	0	50	50	50	50	50
Current and Projected % of Standard	68%	67%	66%	65%	88%	87%	85%	84%	94%
Books Recommended (3 per capita)	198,000	200,970	203,985	207,044	210,150	213,302	216,502	219,749	223,046
Current and Projected									
Warrenton	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	150,000
Bealeton	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
John Marshall	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
New Baltimore	0	0	0	0	50,000	50,000	50,000	50,000	50,000
Current and Projected % of Standard	98%	97%	96%	94%	117%	115%	113%	111%	123%

3. Service Areas

The Library Board has identified logical service areas based on demographic trends and County-identified growth areas, namely service districts and towns. Public utilities such as water and sewer service are important for the sustainability of a library as a public facility. As growth areas develop with defined centers, it is important for planners and officials to include the possibility for a library site to help define town centers, similar to criteria used to help establish the Warrenton and Bealeton libraries.

During difficult economic times, the Library has seen an increase in patronage, as libraries are free, accessible to all, and provide resources such as the Internet for job-seekers or those interested in gaining new skills. Therefore, the Library is committed to maintaining its presence in Warrenton, Bealeton and Marshall, and to establishing a presence in the growing New Baltimore community.

As with most facilities, the size of a building and scope of service matters. With this in mind, Fauquier County has established a hierarchical structure, including “Central”, “Community” and “Neighborhood” facilities.

a. Central Library

A central library provides the most comprehensive collection of materials and services in the library system and is meant to serve all Fauquier County citizens. It is the principal resource and research center with the largest scope of retrospective materials. The collection is developed along strong subject divisions such as music and performing arts; visual arts; business, economics and technology; literature, languages, fiction, social sciences, history and biography; and local history. It includes all types of material for circulation; e.g. books, periodicals, records and cassettes, and audiovisual material. A minimum collection of 100,000 volumes includes a popular collection of general interest and resources to support information needs of the entire county population. The central collection has the largest holdings in microfilm and audiovisual materials. The subject divisions are supported and enhanced by the availability of non-print materials. A central library provides material support to other libraries in the County, through an intra-library loan program. Meeting rooms are provided.

The Warrenton library at the intersection of Winchester and Old Alexandria Pike is an example of a central library. A library of this size should have approximately 25,000 square feet of space, in contrast to the existing 16,000 square feet.



Fauquier County Public Library, Warrenton



Public Library garden

b. Community Library

A community library has a minimum of 50,000 volumes. The collection offers high-demand titles of popular and current material. A current and general information service covers all subject areas as needed. Backup collections are provided at the central library. Audiovisual, non-print material is available to meet the demands of the community. A meeting room is provided.

The Bealeton facility is an example of a community library. Additionally, the future New Baltimore Library will fit this description.

c. Neighborhood Library

A neighborhood library has a minimum of 25,000 volumes. The collection offers a limited selection of current and popular material with an emphasis on fiction, general popular non-fiction and self-help selections. Information services are limited. The collection reflects current and accurate information at a general level. A small popular audiovisual collection is maintained. A meeting room may be provided, perhaps through a cooperative arrangement with other county agencies.

The Marshall Library is an example of a neighborhood library.

4. Site Location and Suitability Standards

Fauquier County's commitment to growth management into service districts and the preservation of rural areas extends to locating new public facilities as well. Similar to a post office, a library has a great ability to have a "gravitational pull" on residents. As such, libraries should be located in communities where its presence would make a contribution to the economic and cultural development of the community. Pedestrian-orientation is the key to ensuring this facility will become a lively destination. While every district has different land use plans and geographic constraints, this generally means that libraries should be located where the most activity will occur in the community. The ideal location for a library would be within the heart of a thriving community with nearby residential, commercial and recreational uses.



Bealeton Library's sidewalks extend to provide easy access to neighboring residential areas.

This concept is supported by several papers, including one written by the Urban Libraries Council and Urban Land Institute: "Many strategies have used public facility investments to catalyze new development and stabilize existing residential neighborhoods and downtowns, increasing property values and commercial tax revenues." (Urban Libraries Council, *Making Cities Stronger: Public Library Contributions to Local Economic Development*, Jan 2007, 21.) The study makes a compelling case that libraries positively contribute to the economic vitality of core commercial areas, such as downtowns, while offering a safe place to take advantage of resources for career and small business development, early literacy, and meeting space. Some larger library systems in the U.S. have collected data supporting the notion that renovated and expanded libraries in downtowns boost economic activity. The location of public library facilities will help to stimulate activity within the commercial core of our service districts.

5. Priority Needs

a. New Baltimore

The need for a library in the New Baltimore Service District is warranted by the existing number of residents and build-out capacity in the Service District of 15,000 residents. A five-acre library site has been proffered through Brookside Communities adjacent to Auburn Middle School. As of 2009, considerable effort and government funds have been expended to prepare building plans and construction documents, as well as readying the site. A library in the New Baltimore Service District was ranked the highest public infrastructure project by the Facility Planning Committee (2009), independent of its ultimate location. Should the current planned site not ultimately be used for the library, a location within New Baltimore should provide easy access to a large number of people and be incorporated within a center of activity (such as the town center in Vint Hill or commercial development within the Triangle area). Figure PF-3 identifies the general location of the future New Baltimore Library.

b. Warrenton

The current Warrenton branch acts as a central library for the system. Data indicate that the use of this facility is high and the Facility Planning Committee recommends either: (1) expanding it in its current location by increasing the height of the building that would accommodate more space and possibly structured parking, provided there is adequate structural ability to do so, or (2) considering a new library of roughly 25,000 square feet of building space on another site in proximity to the downtown core of Warrenton. The County-owned property at the corner of Waterloo and Chestnut Streets has been identified as an appropriately sized site for the future construction of an expanded Warrenton Library and public park/open space use, especially given its proximity to the core of Warrenton. Should this site not prove viable, it is important that the selected site be located in proximity to Main Street Warrenton.

In the second case, the library's current site could be converted to a historic resources library to house cultural documents, as well as provide for ample meeting room space and additional library staff or government office space. If the latter of the two proposals moves forward, it is the intent of the Library Board and County to retain the Winchester Street building for public library use, keeping it a hub of activity near Main Street for years to come. This is in part due to the agreement the County holds with the Town of Warrenton, the entity that owns the Winchester Street library building.¹

The Chestnut/Waterloo Streets location is still being evaluated. It is consistent with the Town zoning regulations, and suitable and promising for a central library. Initial analysis shows that while a singlestory building would just fit on the site with parking on the Pelham Street side, a 2 – 2 ½ story structure is more desirable to provide flexibility in site design and compatibility with the existing neighborhood. The benefits of this site are threefold: (1) the County owns the parcels, (2) they are within walking distance to Main Street businesses and offices, and (3) there are efficiencies with the concentration of government buildings in downtown Warrenton. The new, central library would be oriented toward Waterloo Street, with well-screened, structured parking at the side or rear of the building. Additional land in that block could be used for public open space, such as a landscaped courtyard.

¹ *The Town of Warrenton agreed in 1979 to grant and lease the property to the County as a public library. The grant would remain perpetual as long as the premises are used as a public library. If that use ceases, then the Town and County would work to agree upon its use as a government facility. If an agreement cannot be reached, the grant would terminate, and the property with all its fixtures would revert to the Town.*

c. Marshall

The Marshall Library is a neighborhood library in size and service delivery. The building is shared with the Marshall Community Center, providing space for community meetings and making it a destination for residents. There are structural and maintenance issues with the buildings that need to be corrected, but this library should serve Marshall well for some time. With the build-out in this area, a larger community library will likely be necessary. The location of this library will need to be in keeping with the town-style of Marshall; therefore, either reusing the existing site or obtaining a site in the central corridor of East or West Main Street is appropriate.



John Marshall Library, Rectortown Rd, Marshall

d. Bealeton

The Bealeton facility is a community library that is centrally located in the community and serves the southern region of Fauquier County, including Remington. The library, constructed in 2003, serves the community well at the present time. The building was designed to expand by roughly 50% as needs increase. The Library Board does not envision expanding the facility at this time.



Bealeton Library, Willow Drive North



Bealeton Station Depot, adjacent to Library

VI. The Plan for Parks and Recreation

A. Policies

The Parks and Recreation Department shall, within constraints and climate, give top priority to mandates, and then focus on:

- District and community parks and greenways more than neighborhood and pocket parks;
- Specialty parks on a case-by-case basis;
- Higher levels of need more than lower levels;
- Existing needs more than future needs;
- Adequate maintenance and support more than acquisition, and acquisition more than development; and
- Encouragement of private sector provision of facilities more than public/private partnerships, and public/private partnerships more than public ventures.



Crockett Park in Southern Fauquier County

Additional policies include:

- Where feasible, co-locate parks and recreational facilities with school sites.
- Plan for bicycle and pedestrian access for recreation and transportation. Accommodations should be made when a new road is planned or an existing road is upgraded.
- Plan for and implement a trail network that provides connections to open spaces, public facilities, businesses, neighborhoods, and the sidewalk network.
- Within new development in service districts, sidewalks shall be provided unless a trail is specified in the Comprehensive Plan. If the road exists, it should be upgraded to include accommodations for pedestrians and bicycles. Within villages, these accommodations should also be provided.
- Given the nature of park facilities adjoining environmental resources, permit the construction of non-habitable structures, such as pavilions, kiosks, boat landings and trails, within the 100-year and 500-year floodplain.

B. Plan

1. Existing Facilities

The Fauquier County Department of Parks and Recreation manages 989 acres of recreational land, located in four Regions (Central, Eastern, Southern and Northern). The system includes 18 parks, 16 schools (at which P&R maintains the outdoor amenities) and 7 undeveloped properties. Seven of these facilities are Historic Sites and one other interprets history via a museum. Within the parks are 3 Community Centers, 1 Theater, 1 Pool, 1 Maintenance Compound, 115 acres of water, 58 sport fields, 16 shelters, 9 playgrounds, and 13.75 miles of trails. These Department facilities serve over 66,000 residents with an estimated 790,000 visits per year. Figures PF-4 through PF-7 show the location and names of facilities utilized for recreational purposes. Table PF-6 lists the activities offered at each of the facilities.

The County recently acquired an historic battlefield site on the Rappahannock River, named Rappahannock Landing. With grant funding, a conceptual master plan for the limited development of the site, including a boat landing, has been prepared. Additional funding will need to be sought to prepare the engineering plans and to implement the proposals for this site.

a. Bicycles & Pedestrian Facilities

This section has been called out from the Plan for Parks & Recreation because planning for bicycle and pedestrian facilities is an element of transportation as well as recreation. There is also a special plan to refer to on this topic: The Fauquier County Connections Plan.



A bicycle and pedestrian trail in New Baltimore

Walking and bicycling are two popular activities that overlap community goals for recreation and transportation while promoting environmental sustainability and good health benefits in contrast to the automobile. An increasing number of residents have expressed a desire for more pathways that provide safe places to bicycle and walk, as exhibited by data collected on the Warrenton Branch

Greenway, a Rails to Trails capital project that draws over 70,000 users annually for less than a two-mile stretch. As Fauquier County has developed its growth management policies and standards, bicycle and pedestrian access within villages and service districts has become more of a priority. Each community plan has a vision for the specific roadway treatment for bicycle and pedestrian accommodations and these plans should be consulted when planning or reviewing a development project.

In addition to community plans, The Fauquier County Connections Plan is adopted by reference for a larger picture of recreational trails within and connecting service districts. It describes the need for interconnected greenways within the County and their benefits that add to quality living and tourism opportunities in Fauquier County. The Plan also identifies trail locations within each of the nine service districts and makes recommendations for trail design and maintenance. The Fauquier County Connections Plan will be revised as needed to meet the challenges and goals of community planning.

2. Facility Standards / Level of Service

The Fauquier County Parks and Recreation Board adopted the Fauquier County Parks, Recreation and Open Space Comprehensive Plan in May 1993 to help guide this Board and the Board of Supervisors on the minimum standards and qualifications for recreational needs to suit a given population. The Plan has numerous categories of play and recreation and a recommended standard associates with each use. While all the uses are too numerous to mention in this document, standards for sports fields are provided herein. The standards for sports fields shown herein have been revised and will likely be formally adopted when the 1993 plan is updated.

The Parks and Recreation Plan also recommends 1 mile of trail per 200 residents. For a population of 65,780 in 2011 this equates to approximately 328 miles of trails (including hiking, equestrian, multiuse, etc.) that could be both public or privately built and maintained, but accessible to the public. Given the rural nature of Fauquier County, this standard should be re-evaluated with the update to the 1993 plan. The County has made strides toward planning for much needed trails by adopting the Fauquier County Connections Plan. That strategic trail plan provides the general location for trails within service districts. Through the subdivision and site plan process, planners are able to refer to that plan for guidance in obtaining new trails.



Trail in the Bealeton Service District

As a trail network becomes more clearly focused, it will be necessary for the County to provide planning and resources to complete key links. It is recommended that the Capital Improvements Program (CIP) fund an annual amount dedicated to complete key links in the trail network within designated service districts. It is also recommended that the County work with the Towns of Warrenton and Remington to ensure a complete and fluid network of trails extending from each town into the surrounding service district land areas. The Destination Plan serves as one such example of jurisdictional coordination that will be effective upon adoption by the Town of Warrenton.

3. Service Areas

Four service areas have been defined and currently manage the following: Central (260 acres), Eastern (67 acres), Southern (536 acres) and Northern (125 acres). The County's nine service districts all have park locations identified, usually near schools. As land is developed or up for sale, the County should site recreational facilities at these locations.

4. Site Location and Suitability Standards

The Parks and Recreation Board has worked with the School Board to share sports facilities on elementary and middle school property where possible. Several school sites have been evaluated for and subsequently developed for sports facilities.

The Fauquier County Youth Sports Council, a local non-profit with impressive volunteer support, along with the Parks and Recreation Board both advocate for centralized sports complexes to meet the demand for team oriented sports. This option is preferable in a County as large as Fauquier where travel distances/times can be extensive, especially for families with more than one child participating in team sports. An updated Parks and Recreation Plan would help to identify the hierarchical need of sports fields, both neighborhood size and complexes.



John Marshall Birthplace Park, S. Fauquier Co.

Another Parks and Recreation Department policy is to provide funding for maintenance of existing facilities before building new ones. The maintenance of these facilities does not replace the need for new facilities as the population grows and/or changes. This means that building maintenance and upgrades will be necessary in certain locations to maximize the functionality and ability to accommodate visitors. However, the community pool to be built in the Marshall Service District is a condition of the Mellon grant (unless the grant conditions are renegotiated) to develop the Northern Fauquier Community Park. While a number of sites have been evaluated for the location of this community pool, none have been found feasible to date. A desired location would be one that is in proximity to other recreational facilities and/or within walking distance of other community facilities.

5. Priority Needs

As outlined in the Plan for Parks, Recreation and Open Space (1993), the general guidelines for establishing the priority of projects are: (1) mandates (district and community parks and greenways), (2) parks (existing more than future needs), and (3) adequate maintenance and support of existing facilities more than acquisition. This adopted plan needs to be updated in the near future to take a comprehensive look at changes in recreational needs, standards and opportunities.

The Department of Parks and Recreation has utilized public-private partnerships to achieve its goals. A good example is the relationship between the County and the Fauquier Youth Sports Council for the Central Sports Complex, discussed below. This partnered solution will help to address the County's current constraints in resources. Sports facilities in the County are overused and far under the standard. In order to meet the standard today, 37 new fields would need to be supplied. The most critical types, as shown in Table PF-7, are soccer and baseball fields. Land owned by the County near the Fauquier County Fair Grounds was approved by the Board of Supervisors in 2000 as the location for the Central Sports Complex. Its central location in the County is advantageous and moreover, approximately eleven fields could be placed there.

With the County to construct the road and basic infrastructure, the Youth Sports Council has raised some of the funds necessary to build the fields. In addition, they have offered in-kind services from parents who have construction equipment and the expertise necessary to complete the job. As the planning and construction plans for this project are almost complete, the County is well on its way in making this recreational priority a reality. Its construction would not only finalize a plan that will allow sports teams more opportunity to operate, but also galvanize much-appreciated volunteer support over the years.

The completion of the Central Sports Complex will add needed fields to the inventory, but not enough to reach the field-to-population standard. A sports complex in the southern part of the County has been contemplated for many years, complete with other amenities such as a community center. A site for this facility has been acquired on the western side of the intersection of Routes 29 and 28 in Bealeton.



Vint Hill Village Green Athletic Fields

Table PF-6: Parks & Recreation Existing Facilities and Programs

	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	E1	E2	E3	E4	E5	E6	N1	N2	N3	N4	N5	N6	N7	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13													
Amphitheater																																																			
Auditorium/Gym																																																			
Baseball/Softball																																																			
Batting Cage																																																			
Biking																																																			
Boat Launch																																																			
Boat Rental																																																			
Concession																																																			
Fishing Pier																																																			
Fishing Pier																																																			
Fitness Room																																																			
Football/Soccer																																																			
Grills																																																			
Hiking																																																			
Historic Area																																																			
Horseshoe Pit																																																			
Meeting Room																																																			
Memorial Placings																																																			
Multipurpose Field																																																			
Multipurpose Room																																																			
Nature Trails																																																			
Nature Trails																																																			
Picnic Shelter																																																			
Picnic Shelter																																																			
Picnic Table																																																			
Play Courts																																																			
Playground																																																			
Racquetball																																																			
Restrooms																																																			
River Access																																																			
Ropes Course																																																			
Sailing																																																			
Swimming Pool																																																			
Tennis																																																			
Volleyball																																																			
Maintained Acres	7.6	0.96	5	0.5	1.3	5.5	11	0.5	6.6	0.78	70.1	95	9.91	0.72	5.3	2.86	2.1	25.9	2.3	5	20.7	5.25	1	85.3	5.9	2.14	10.5	6.37	5.2	8.3	6.6	0.39	5.8	14.8	26	2.1	1.4	20.2													

● Department Maintained ⚡ School Maintained ☒ Planned ☒ Under Development * Joint School/Parks & Rec Facilities ** Joint Town of Warrenton/Parks & Rec Facilities

With the Capital Improvements Program focused toward larger projects (\$300,000+), the Parks and Recreation Department has expressed the need to have a small project fund for the construction of new projects that do not meet the cost threshold, including playgrounds, short trail/path connections, fencing, docks, restrooms, shelters and the like.

Given the discussion above and recommendations heard from the Parks and Recreation Board as well as the Youth Sports Council, the following recreational priorities have been identified:

Priority 1: Maintenance/renovation/expansion of ball fields, playgrounds and trails.

Priority 2: Northern Swimming Pool. A Marshall Community Pool is necessary in order to comply with a contract agreement with the Mellon family for the funding to construct the Northern Fauquier Community Park. Extension on completion has been granted until 2014, unless it is subsequently renegotiated.

Priority 3: Southern Sports Complex. Priority 4: Central Sports Complex.

Priority 5: Vint Hill Village Green Community Center ADA improvements.

Priority 6: Marshall Community Center renovation/addition. The Marshall Community Center, a shared resource with the library, has ADA and other maintenance projects that require action in order to maintain this facility as a viable one now and into the future.

Priority 7: Southern Swimming Pool and Community Center

**Table PF-7
Sports Fields Needs Assessment**

Field: Population Ratio	65,780 Population (2011 Estimate)			90,000 Population (± 15 Years)		
	Field Needed	Existing	Gap	Fields Needed	Existing Fields + Future Central Complex	Gap
Football 1:8,000	8	8	0	11	11	0
Soccer 1:2,000	33	17	16	45	28	17
Baseball 1:2,000	33	19	14	45	22	23
Softball 1:4,000	17	14	3	22	20	2
Lacrosse 1:17,000	4	0	4	5	0	5
Total	95	58	37	128	81	47

Note: 2011 estimate includes shared public school fields, but not any privately run fields, including private schools.

Figure PF-4: Parks and Recreation Facilities - Northern Region

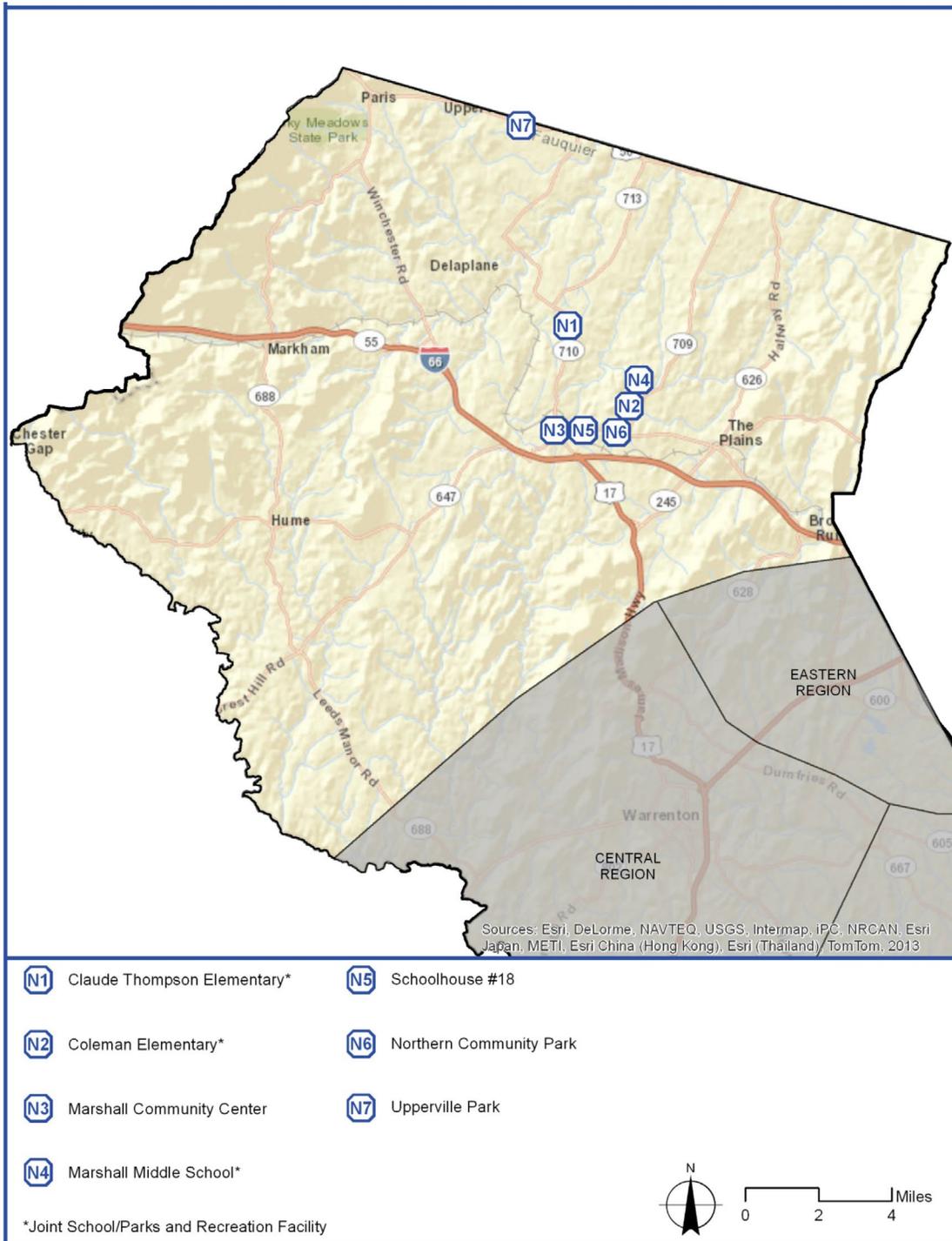


Figure PF-5: Parks and Recreation Facilities - Eastern Region

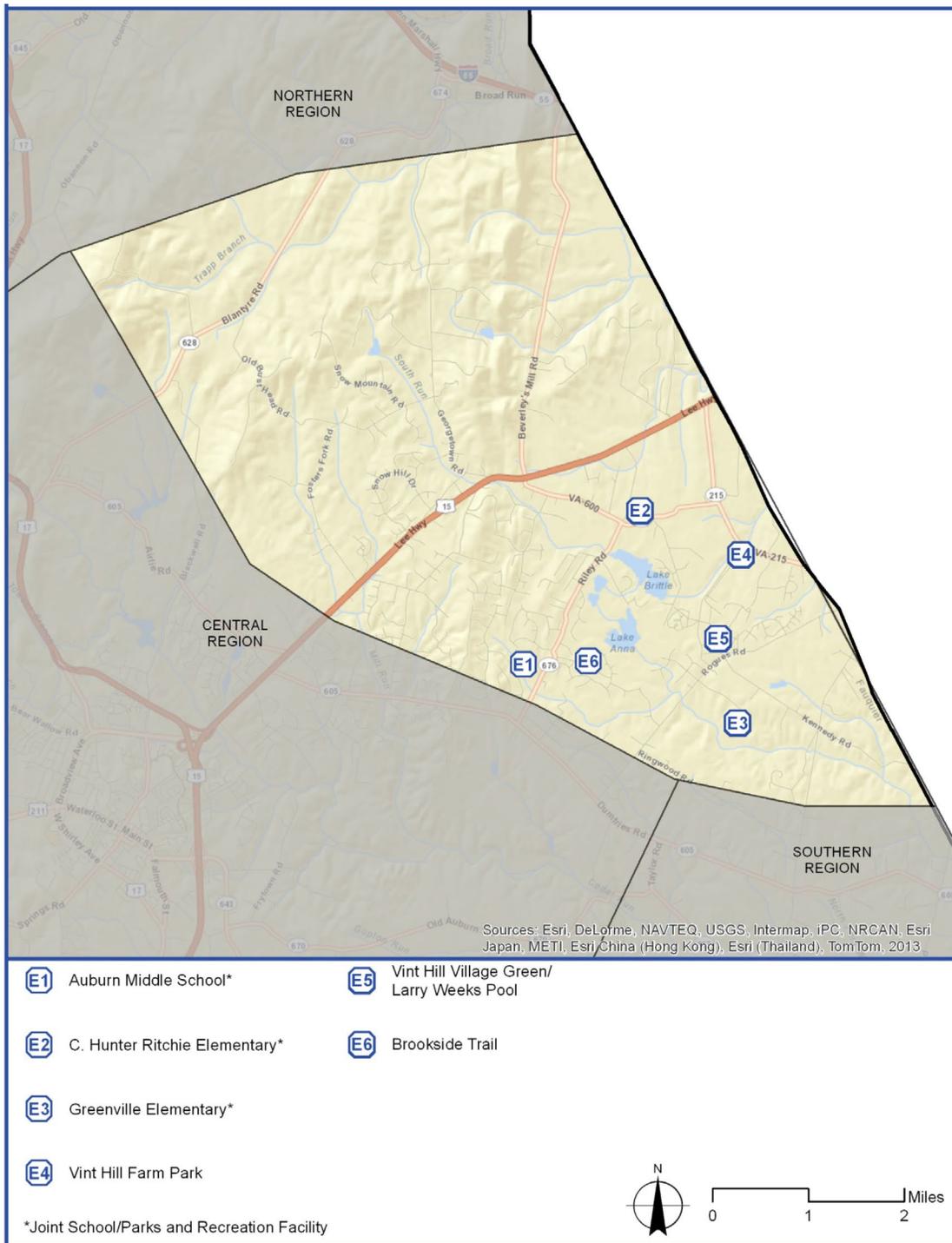


Figure PF-6: Parks and Recreation Facilities - Central Region

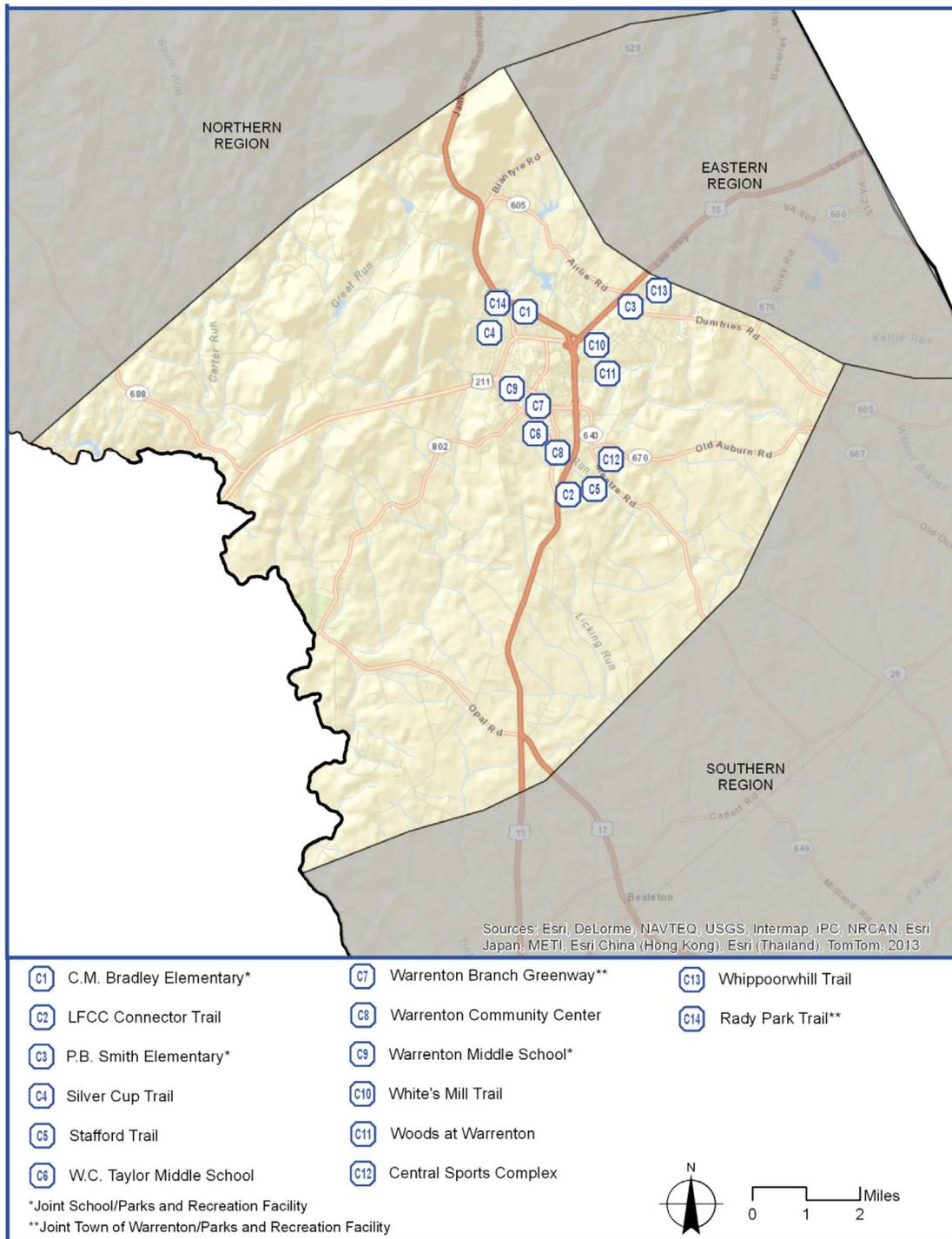
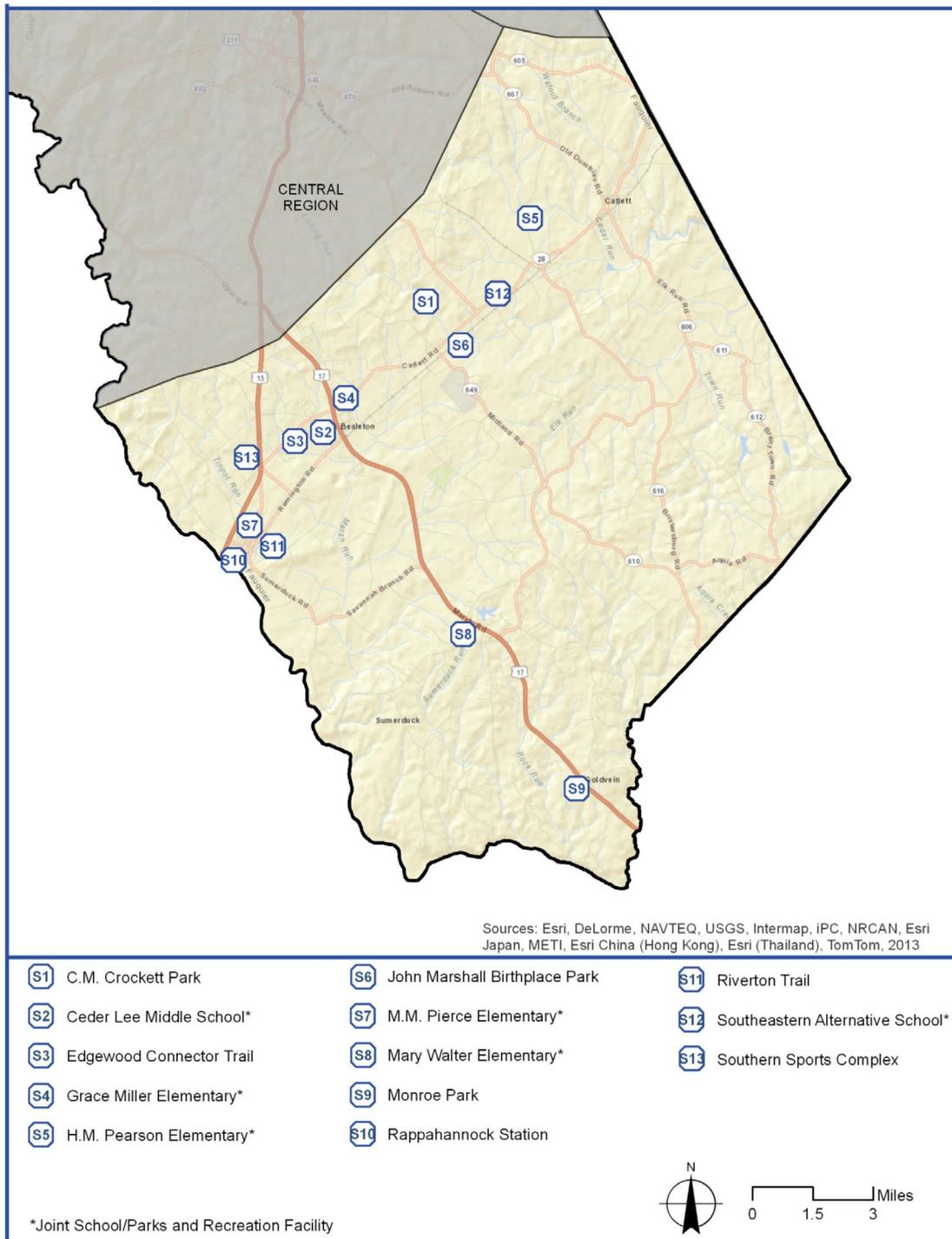


Figure PF-7: Parks and Recreation Facilities - Southern Region



VII. The Plan for Schools

A. Policies

- Permanent school facilities in the County should correspond to the growth of student enrollment. New schools that are built to meet current needs should be located and designed to serve the long-range needs of the school system.
- The County should utilize the most efficient grade grouping throughout the school system in order to meet student needs while effectively distributing pupil population to available facilities.
- While high schools should be located strategically in the County, elementary and junior high schools should be located in neighborhoods, wherever possible.
- School property should serve other community purposes where possible.
- School facilities should be designed on sites that will allow for either future expansion or the colocation of other public facilities, respecting environmental elements, such as the 100-year and 500-year floodplains.

B. Plan

1. Existing Facilities

Fauquier County Public Schools (FCPS) currently has eleven elementary schools, five middle schools, three high schools and one alternative education facility located throughout the County. The schools, their location, year built/remodeled, and enrollment capacity are shown in the following Table PF-8 and identified on Figure PF-8.

Elementary schools currently house grades K-5, middle schools grades 6-8 and high schools grades 9-12.

In planning for new facilities, the School Board prefers for new schools to open or a redistricting to occur when the enrollment in a school reaches 95% capacity. Several schools are at or over 95% capacity, including Pierce ES, Auburn MS, Cedar Lee MS, and Warrenton MS (based on 2012 enrollment). In their facilities and programmatic planning, FCPS is currently exploring possible adjustment to this allocation, such as an elementary program for grades K-6 and a middle/junior high program for grades 7-8. Recent district-wide projections predicted that the student population could be stagnant over the next ten years, suggesting the need for more frequent redistricting as opposed to additional facilities.



The new façade of Fauquier High School

Table PF-8
School Enrollment and Capacity (School Year 2012-2013)

SCHOOL	LOCATION	YEAR BUILT	PROGRAM CAPACITY	STUDENT ENROLLMENT	REMAINING CAPACITY
Bradley ES	Warrenton	1970, 1990	588	478	110
Brumfield ES	Warrenton	2000	716	618	98
Coleman ES	Marshall	1968, 1998	520	328	192
Grace Miller ES	Bealeton	1990	580	487	93
Greenville ES	New Baltimore	2008	604	483	121
Claude Thompson ES	Marshall	1963, 2006	368	275	93
Pearson ES	Calverton	1968, 1990	532	373	159
Pierce ES	Remington	1981, 1998	528	516	12
Ritchie ES	New Baltimore	1990	548	418	130
P. B. Smith ES	Warrenton	1968, 1990	572	434	138
Mary Walter ES	Bealeton	1980, 1990	588	418	170
Auburn MS	New Baltimore	2004	622	612	10
Cedar Lee MS	Bealeton	1973, 1999,			
2006	704	678	26		
Marshall MS	Marshall	1973, 1989,			
2002	654	480	174		
Taylor MS	Warrenton	1952, 1981	547	360	187
Warrenton MS	Warrenton	1936, 1981	518	545	-27
Fauquier HS	Warrenton	1963, 1973, 1981, 1989, 1998, 2012	1457	1191	266
Kettle Run HS	New Baltimore	2008	1,200	1134	66
Liberty HS	Bealeton	1994	1,370	1204	166

Source: Ten-Year Enrollment Projections, FCPS, October 2012.

Note: Students attending Southeastern Alternative School in Calverton (built 1963) are included within the population totals for other schools.

2. Facility Standards / Level of Service

The following capacity standards are currently applied for Fauquier County School facilities:

**Table PF-9
School Capacity Standards**

SCHOOL TYPE	DESIGN CAPACITY
High Schools	1,200 students
Middle Schools	630 students
Elementary Schools	600-700 students

Class/Program	Student/Teacher Ratio
Pre-Kindergarten	12:1
K – 5	24:1
6 – 8	25:1
HS Academic & Health	25:1
HS English & Arts	24:1
HS Business/Office	25:1
HS Photography	16:1
HS Music	30:1
HS Vocational	20:1
HS Main gym	30:1
HS Auxiliary gym	25:1
Self-contained, Special-Education	8:1



Liberty High School (above); Greenville Elementary School (below)

Source: *Ten-Year Enrollment Projections, FCPS, October 2012*

3. Site Location and Suitability Standards

With the County’s goal of creating sustainable communities, the siting of future new schools within service districts will help the County in its investment in towns and neighborhoods, as well as provide opportunity for co-location and/or shared use with libraries, senior centers, parks, etc. Siting schools as neighborhood anchors and community focal points add to their role as places to educate students. It has been shown that such schools have increased participation by parents in school/after-school activities, higher use of the facility by the community after hours, and improved the sense of ownership in the school by residents.

A 2003 study by the U.S. Environmental Protection Agency (EPA) examined the relationship between school location, the infrastructure and environment around schools, transportation choices for trips to school, and impacts of those choices on air pollution. It found that:

- School proximity matters. Students with shorter walks and bike times to and from school are more likely to walk or bike.
- The built environment influences travel choices. Students traveling through neighborhoods and with sidewalks and bike lanes are more likely to bike and walk.
- School location has an impact on air emissions. Centrally located schools that can easily be reached by walking and biking reduce air pollution.⁷

4. Future Needs

The most reliable method of predicting future student populations is a mathematical model using the cohort survival methodology. The model is based on growth rates from grades K-12, tracking each class's total to the next grade level. Based on actual membership totals (September of each year) and past factors, growth rates are established and applied to all grade levels to evaluate what the student population might be in future years. Annual birth records for Fauquier County are used to predict future Kindergarten enrollment. This is a fairly accurate projection for five years, so long as there are not large swings from in or out-migration (people moving into or out of the County, as opposed to natural increase/decrease). Additionally, as with all projections, the farther out the projection, the less accurate it will become. To predict future years six to ten beyond the base year, the school system uses past growth rates to predict future births, pre-K and kindergarten enrollment. Fauquier County Public Schools annually publishes an updated set of projections for individual schools and for the whole district.



James G. Brumfield Elementary School

Possibly due to a decline in births over the past several years, and lower rates of in-migration, the most recent projections are showing a decline in the overall student population for future years. Yet, two years ago the projections showed an increase in students. While the source of the increase and decline within a short time period of two years has not been fully analyzed, it does reinforce the notion that these projections should be used for more short-term than long-term planning. Another source of projections for school-age children in the County is the Weldon Cooper Center for Public Service. For the next year, the Center also predicts a decrease in overall school-age children. The latest set of student projections has been useful for short-term budgetary purposes.

Despite the latest ten-year forecast showing an overall decline in the student population, it is critical that the County continue to determine what type of school facilities they will need and where. The Department of Community Development should track the location and timing of potential subdivisions and evaluate the rate of housing growth within school zones and service districts using Geographic Information Systems (GIS) that school staff can then use for better planning of new facilities, transportation routes, and other operations.

When school sites are proffered through the rezoning application process, sufficient information must be provided to ensure complete evaluation of the suitability of the proposed site. Such information should include the specific boundaries of the site; accurate topography; identification of steep slopes, flood-plains and wetland areas; net building areas addressing County zoning requirements, resource protection areas and buffering, any restrictive covenants or easements; anticipated pedestrian network to connect to nearby areas; conceptual stormwater management; and identification of developer financial contributions to offset any undue construction or site development costs.

⁷ http://www.epa.gov/smartgrowth/pdf/school_travel.pdf

5. Priority Actions¹

- Evaluate the renovation needs at existing middle and elementary schools.
- In order to alleviate overcrowding in certain middle schools and increase populations at others, it will become necessary to redistrict soon. This is the least costly option compared to building another middle school. Another option might be to send sixth grade back to elementary school, where grades 6-8 currently make-up a middle school, provided that the existing elementary schools have the capacities to absorb the additional students.
- Acquire school site dedications in conjunction with rezoning, special exception and other land development applications as appropriate. As noted above, to meet the land use requirements and district population expected at full built-out, the County will need sites for one high school site (± 50 acres) and one Middle School (± 20 acres).
- Develop a school capital facilities master plan incorporating key planning factors such as facility conditions, enrollment projections, capacity analysis and utilization, major facility system replacements, renovations, construction, rehabilitations, and energy upgrades.
- More efficiently utilize school bus fleet through the purchase of a GPS (Global Positioning System) and updated school bus routing software.
- Create a housing program to assist and educate employees.
- Adopt Division-wide annual energy usage benchmarks.
- Develop and implement a comprehensive energy management program and maintenance schedule.
- Improve efficiency and responsiveness of the County/School Maintenance Departments to increase performance and cost control.
- School Board should continue to collaborate with the County Board of Supervisors to research and identify new school sites.
- Construct, upgrade and operate buildings for optimum energy and water use efficiency. School vehicle fleet will be expanded, maintained, replaced, and operated with energy efficiency and environmental impact as a priority.
- Reduce the tonnage of landfill waste generated by the school community through expanding recycling programs at all facilities.
- Reduce landfill waste through source reduction, re-use, and technology.
- Establish school gardens at all schools, and where feasible use the garden as an instructional tool.
- Establish a division-wide composting program.
- Establish Food-to-Farm program at all Fauquier County Public Schools.



Taylor Middle School in Warrenton



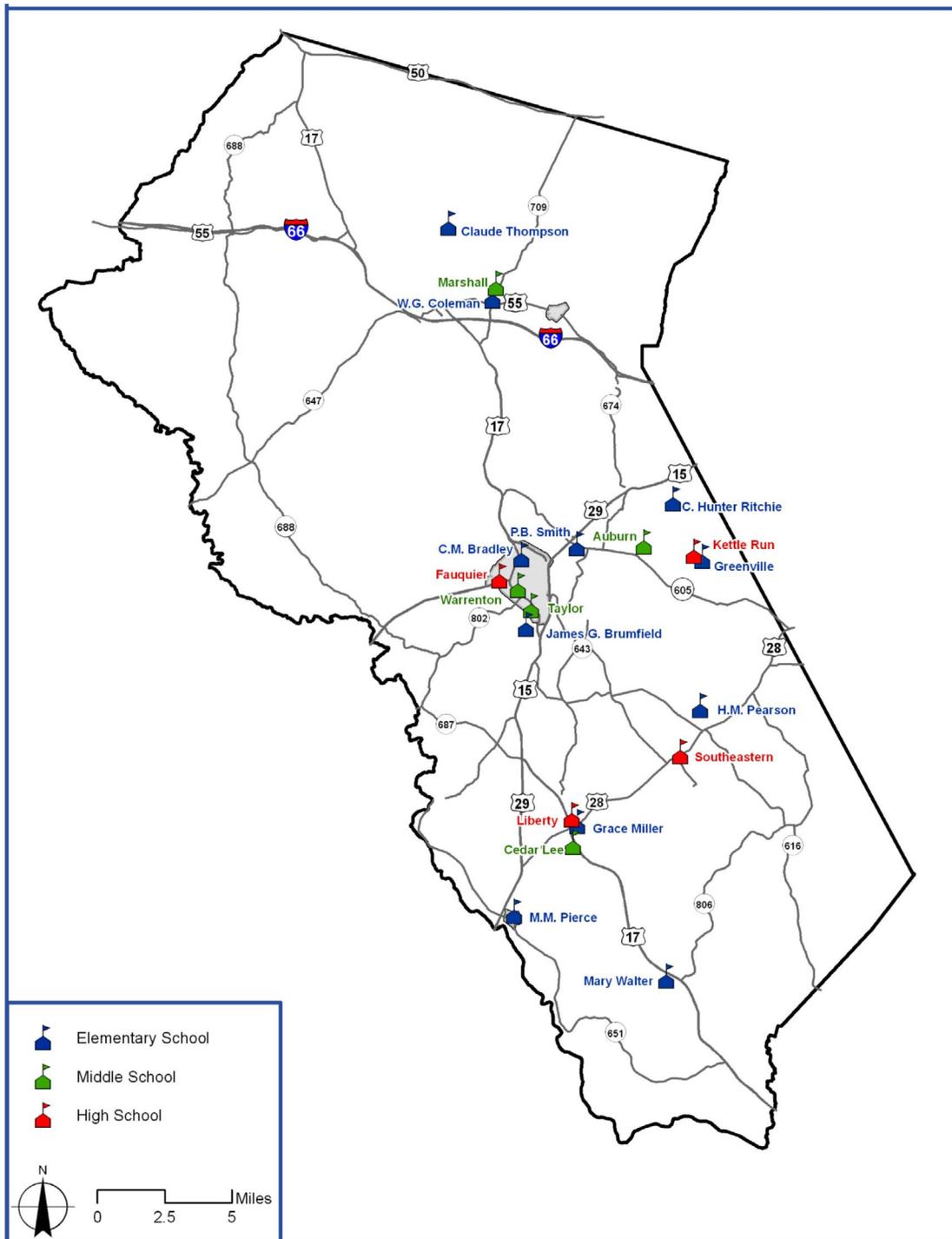
Kettle Run High School in New Baltimore



C. Hunter Richie Elementary School, New Baltimore

¹ A number of actions presented herein are excerpts from Fauquier County Public Schools, *Aspirations 2015: 2010-2015 Strategic Plan*

Figure PF-8: Public School Sites



VIII. The Plan for Water and Wastewater Facilities

A. Introduction

In 1997, in keeping with a long-standing recommendation of the Comprehensive Plan, the Board of Supervisors adopted a Countywide Water and Sewer Master Plan (WSMP) as a component of the Fauquier County Comprehensive Plan. The WSMP is not replicated in this chapter, but is incorporated by reference except for those areas that have been designated as no public sewer or no public water growth areas in the individual Service District Plans.

The adopted WSMP sets forth a plan for the orderly expansion of water and wastewater systems to meet anticipated growth in each of the County's Service Districts for the period of 1996 through 2015. While this plan was prepared many years ago, it still reflects the direction needed to provide adequate services in the Service Districts. The WSMP presents:

- Evaluations of existing systems operated by the WSA;
- Water demand and wastewater flow estimates based on the growth projections contained in the Comprehensive Plan;
- Project descriptions and maps of the recommended water supply, storage and distribution facilities over the planning period of 1996 through 2015; and
- Project descriptions and maps for the recommended wastewater collection, transmission and treatment facilities for the same planning period.



Fauquier County Water and Sanitation Authority Offices

It is the purpose and intent of the Water and Sewer Master Plan to specify the size and general location of water distribution and sewer collection and transmission systems. In order to allow reasonable flexibility in sizing and locating of lines and other facilities, deviations are allowed without requiring formal amendments to the Water and Sewer Master Plan and the Comprehensive Plan provided, however, that such changes are approved by the Water & Sanitation Authority. Deviations to the Water and Sewer Master Plan may also be required where economic, physical, environmental or other considerations arise, which make public water and sewer infeasible.

Since 1993, the Board of Supervisors has had a policy regarding the provision of public water and sewer service to the New Baltimore Service District, the Catlett and Midland Village Service Districts and the Village of Calverton, as follows:

- To provide public water and sewer services to the New Baltimore, Catlett, Calverton (now Village) and Midland Service Districts as soon as possible in keeping with the revised Comprehensive Plan; and
- To assist, promote, and implement this goal through all fiscally prudent means, including public-private partnerships, the Board realizing that this policy will necessitate careful planning of growth patterns to integrate these Service Districts together into a comprehensive utility system.

Over time, public water and sewer has been constructed in the New Baltimore service district. The Village of Calverton and the Catlett Village Service District are now designated as Sewer Remediation Districts, with a mass drainfield system planned to serve the existing properties. The Midland Village Service District is planned to have a public sewage disposal system connecting into the Remington Wastewater Treatment Plant. Calverton and Midland do not have public water systems.

Fauquier County Water and Sanitation Authority

Mission Statement: It is the mission of the Fauquier County Water and Sanitation Authority to provide central water and sewer services to both existing and future customers at the lowest practicable rates, consistent with the County's Comprehensive Plan that meets or exceeds the quality of the requirements established by Commonwealth and Federal regulatory standards.

B. Policies

- Groundwater resources are the mainstay of the County's public water system and should be utilized to the extent that they can be maintained at a constant level of replenishment.
- Rainwater harvesting has become a realistic, environmentally sound and practical option to groundwater for future large-scale public facilities with expansive roofs. This alternative should be explored with new public facilities.
- In accordance with the Comprehensive Plan's goals and objectives, public water should be made available to those properties within the service districts where economic, physical, environmental or other considerations do not make public water infeasible. Such provision of services should be a part of an overall utilities plan that utilizes phasing of services in a financially sound manner.
- The County should maintain a water resources program, to include groundwater monitoring and wellhead protection, in order to ensure the long-term availability and quality of groundwater resources.

C. Plan

1. Existing Facilities

Water and wastewater facilities are provided in selected service district areas by the Fauquier County Water and Sanitation Authority (FCWSA). The Town of Warrenton serves the Warrenton Service District for both water and sewer, which includes the incorporated town and areas immediately adjacent to it. Projected growth within the service districts is based on the planned capacity of water and sewer service in each area. The Town of Remington provides water service within its corporate limits and FCWSA provides service to the remainder of the Remington Service District.

a. Water Facilities

The Town of Warrenton relies primarily on surface water utilizing a reservoir on Cedar Run just north of the Town limits. It also has two groundwater production wells, producing only about 72,000 gallons per day. FCWSA provides community water to seven of the County's service districts and the Town of The Plains from groundwater supplies. The water facilities within Vint Hill are owned by the Vint Hill Economic Development Authority and operated by the FCWSA. The Calverton and Midland Village Services Districts currently have no public water service and no planned service, with property owners relying on private, individual wells. The following table lists existing and planned public water facilities, with capacities in million gallons per day (mgd).

Table PF-10
Water Facility Capacity Levels

Water Facilities by Service District	Existing Capacity (mgd)	Planned Capacity (mgd)
Bealeton	0.564	1.000
Catlett	0.062	0.062
Marshall	0.100	0.175
New Baltimore ¹	0.632	1.000
Opal	0.128	0.250
Remington ²	0.047	0.250
The Plains ³	0.054	N/A
Vint Hill	0.336	0.476
Warrenton (Town)	2.000	2.000

1 The totals here include FCWSA service to its franchise portion of the Warrenton Service District.

2 Service in the Remington Area is outside the Town of Remington, which provides its own water service.

3 The Plains has a storage capacity of about 25,000 gallons. There are currently no plans for expansion.

FCWSA accepted ownership and operation of the Marshall Water Works in 2006 and expansion of existing facilities is currently underway, with upgrades to the service lines. Two above-ground storage tanks have been installed in the past few years. Preliminary engineering has recently been completed for expansion of the water system in Opal, as this area is planned for significant business development but lacks water capacity and fire protection capabilities necessary for such development. A groundwater resource study conducted in 2000 identified potential areas for high yield well sites.

The County adopted the Fauquier County Regional Water Supply Plan in 2011, in conjunction with the towns of Remington and The Plains, which identifies centralized water sources and projects future water needs based on projected growth. Outside of the service districts, there are approximately a dozen community water systems in the rural areas, ranging in size from 15,000 gpd to 120,000 gpd. These systems are regulated by the Virginia Department of Health. This document is a significant resource in understanding the provision of and demand for our groundwater resources.

b. Wastewater Facilities

In many respects, development in Fauquier County in the service districts hinges on the adequate and timely provision of sewer services. Sewage handling and treatment facilities are one of the key factors that distinguish the service districts from the villages, settlements and rural areas. The County plan for services within the service districts recognizes that the goals and objectives of the Comprehensive Plan are only achievable with the provision of public sewer to the service districts, except where such provision may not be feasible due to economic, physical, environmental or other considerations. Additionally, sewer services allow development to be concentrated at densities that would be impossible without them. Sewage facilities are necessarily dependent upon water availability and should also be coordinated with transportation and the provision of other public facilities.

Currently, the County has four sewage treatment facilities, located in Marshall, Remington, Vint Hill and Warrenton. The Fauquier County Water and Sanitation Authority (WSA) owns and operates the facilities in Marshall, Remington and Vint Hill, and the Town of Warrenton owns and operates the facility in Warrenton. Table PF-11 indicates the treatment capacity and facility types of the existing systems.

**Table PF-11
Wastewater Facility Capacity**

Location	Treatment Capacity in Million Gallons per Day (MGD)	Facility Type
Marshall	0.640	Enhanced Nutrient Removal
Remington	2.0	Enhanced Nutrient Removal
Vint Hill	0.950	Enhanced Nutrient Removal
Warrenton	2.5	Enhanced Nutrient Removal

Source: Fauquier County Water and Sanitation Authority

In order to comply with the Federal EPA requirement for Virginia’s portion of the Chesapeake Bay Total Maximum Daily Load (TMDL), which limits water quality impacts on the Chesapeake Bay, the Virginia Department of Environmental Quality (DEQ) has set capacity allocations for wastewater treatment plants statewide. The above-planned capacities reflect that allocation. Any public sewer facility that was not expanded and in operation at its DEQ nutrient allocation by the end of 2010 cannot be expanded unless phosphorus and nitrogen levels are reduced through other means, such as land applied spray irrigation, within the facility’s watershed. New treatment facilities are not allowed under these new DEQ regulations.

2. Facility Standards

The following standards are applied in determining the needed water and sewer capacity for a particular land use or project.

Table PF-12
Standard Assumptions for Water and Wastewater Usage

Treatment Facility	Standard in Gallons/ Day for SF Unit ¹	Standards in Gallons/ Day/ Commercial Acre
Marshall	300	1,000
Remington	300	1,000
Vint Hill / New Baltimore	260	1,000
Warrenton	233	N/A ²

- Standards for single-family units (using a standard 5/8" x 3/4" water line) vary between treatment facilities due to the potential for inflow and infiltration (I&I) into the lines. The newer lines with less potential for I&I are located within Vint Hill, thus a lower standard is applied. The figure for Warrenton is based on a historical usage of 7,000 gallons per month per single-family unit.*
- A standard for commercial development is not available for the Town of Warrenton. The Town will calculate estimated usage based on line size and fixtures for the anticipated uses.*

Standards for other uses, such as multi-family dwellings and mixed-use projects, are based on the size of the line needed for the project (with meters sized for the number of fixtures in a particular facility). An equivalent meter unit (EMU) is assigned, with the basic single-family connection of 5/8" x 3/4" equaling 1 EMU. A full 3/4" line is equal to 1.5 EMU, a 1" line is equal to 2.5 EMU, a 2" line/meter is equal to 8 EMU and a 3" line/meter is equal to 17.5 EMU. Depending on the size of the line, an apartment building with 16-36 units may be as low as 8 EMU or as high as 17.5 EMU.

3. Service Levels

a. Water Facilities

Working through Emory and Garrett Groundwater, Inc. (EGGI), the County has been preparing a Water Management Plan for the nine service districts. This plan will include geotechnical evaluation, hydrologic studies, production well development and management strategies to adequately prepare for the water needs to serve the growing population and business development in the service districts. Preliminary reports involving geotechnical evaluation of the ground to determine potential areas for further study have been prepared for the Warrenton, Marshall, New Baltimore, Remington and Opal Service Districts.



The Warrenton Reservoir provides water to the Warrenton Service District

The following three areas are in immediate need for improvement to the water facilities.

Marshall Service District: The Marshall Service District currently has a water supply deficit. Marshall was originally served by two water systems, with the Marshall Water Works serving the central town portion and FCWSA providing service in the southern and eastern portions of the Service District. These two systems are now consolidated under FCWSA ownership and upgrades have been undertaken. Phase 1 distribution

lines have been installed in Winchester Road and West Main Street. These lines were planned to tie into two new production wells with a capacity of 150,000 gallons per day each and a 300,000 gallon storage tank on the 17/66 Industrial Property, located just north of I-66 at the intersection of Route 17 in the south/central portion of the Service District. The wells and tank have been installed, and while a good portion of these facilities serve the 17/66 development, part of the capacity generated is available to help alleviate the overall deficit in the Service District. The recently constructed 121,000 gallon tank on Stephenson Hill (Cannon Ridge tank), plus the addition of new production wells in the Marshall area, will provide sufficient capacity to serve the entire Service District with both domestic and fire flows upon completion of the distribution system (Phases 1-3). Current work in locating potential new production wells continues. Phase 2 distribution system improvements involve East Main Street, Rectortown Road to Mountain View and a loop through Salem, Frost and Anderson Streets. Phase 3 improvements include extensions along East Main Street, north on Rectortown Road and outlying areas, and to infill areas not previously served. An additional water tank may be needed in the future on the east side of the Service District to provide fire flow capability for the industrial and commercial uses in the Whiting Road area.

Opal Service District: The Opal Service District has a projected water demand of 380,000 gpd, based on development in the service district through 2020. Approximately 75% of this demand is for planned commercial and industrial development. The three small existing systems serving residential subdivisions are quite undersized and cannot accommodate fire flows for the existing residences served, nor for the domestic service needs of planned commercial and residential development in the area. Consolidation of the three small systems and total system upgrade is needed to support new development. A high quality production well has been located within the Opal Service District. In August 2008, a water study for the Opal system, Opal Water System Improvements, Preliminary Engineering Report, was prepared by Dewberry and Davis, LLC for FCWSA. Construction of the water system is proposed by FCWSA in three phases, as follows:

- Phase 1: Construction of the production well, an elevated 250,000 gallon storage tank and a 12” water main along Opal Road to the northern intersection of Routes 15/29 and 17 to meet growing commercial development needs and to tie into the three existing water systems for increased reliability.
- Phases 2 and 3: Extension of water mains into other areas of the Service District.

Midland Service District: The Midland Service District is the location of the Warrenton-Fauquier Airport and is planned largely for a significant amount of industrial and warehouse uses. About two-thirds of the approximately 1,000 acres within the Midland Service District are zoned for industrial use. There is no central water system for the airport or for the land uses within the service district. The airport is currently served by several wells, providing a minimal level of domestic service. In order for the area to develop and thrive as planned, the development of or connection to a centralized water system will be necessary to meet the domestic and fire suppression needs of the area.

b. Wastewater Facilities

Marshall Plant: The Marshall Plant serves the Marshall Service District and the Town of The Plains. The existing capacity of 640,000 gallons per day reflects the plant’s planned capacity. No additional improvements to the plant are planned at this time.

Remington Plant: The Remington Plant services the Bealeton, Opal and Remington Service Districts. The FCWSA has recently funded environmental upgrades to the plant. Though these improvements were not capacity improvements per se, they have resulted in an effective capacity of 1.8-2.0 mgd. The Board of Supervisors decided not to pursue expanding the Remington Plant to its DEQ allocated capacity of 2.5 mgd as it would create substantial unused capacity in this system. As a result, future expansion of the Remington Plant will only be possible with the utilization of new technologies that will retain the existing or reduce the levels of nutrient discharge into the Rappahannock River.

Vint Hill Plant: The Vint Hill Wastewater Treatment Plant serves the public sewer portions of the New Baltimore Service District. The County upgraded the system to its maximum allowable capacity of 950,000 gallons per day in 2010. Of the total capacity, 250,000 gpd are allocated solely for the use of the Vint Hill properties.

Town of Warrenton Plant: The Warrenton facility accommodates 2.5 mgd of treatment. According to the Town of Warrenton's estimates, it has sufficient capacity for the build out of the Town. Significant upgrades to the sewerage system (principally correcting infill and infiltration problems) would be required for the system to handle additional connections beyond the build-out of the Town. Thus, the Town of Warrenton does not allow any service connections outside its corporate limits. Non-serviced areas within the Warrenton Service District are expected to be served by FCWSA or with on-site drainfields.

4. Priority Needs and Recommendations

a. Water Facilities

Opal Service District: Using the Preliminary Engineering Study for the Opal Water System Improvements, develop a funding plan for the implementation of the Phase 1 improvements for the production well, storage tank and water lines. In the adopted 2013-2018 Capital Improvement Program, \$6.5 million is allocated in FY2016.

Bealeton and Remington Service Districts: Implement a program of groundwater study, exploration and well development (similar to that undertaken in Opal) for Bealeton and Remington to supplement the FCWSA service in the remaining areas planned for development.

Midland Service District: Continue to explore approaches to provide adequate water and fire suppression facilities to the Warrenton-Fauquier Airport and adjoining industrial area.

Marshall Service District: Continue to implement the Phase 1 plans for upgrading the service lines and to explore new well development in the service district.

All Service Districts: Continue to proactively fund, in conjunction with the FCWSA, a development program of designated sites for test wells, the requisite pump testing, production well development and monitoring.

b. Wastewater Facilities

- Determine the feasibility and cost of using Remington WWTP capacity to serve the Warrenton-Fauquier Airport expansion as envisioned within its Master Plan, as well as the surrounding industrial areas within the Midland Service District (sewer demand estimate is 97,000 – 137,000 gpd).
- Plan and implement a centralized septic system for the remediation of the Village of Calverton and the Catlett Village Service District with a private operator.

IX. The Plan for Solid Waste Management***A. Policies***

- Maintain the landfill in its current location and expand as necessary to continue to provide adequate service to the County if needed in the future.
- Utilize a Transfer Station approach to reduce the costs of solid waste disposal, as well as the need to expand the landfill operation
- Provide buffering and screening of the landfill to minimize the visual impact of the landfill from adjoining properties and Route 29.
- Provide adequately-sized convenience sites in scattered locations in the County to serve the rural areas and the growing population in the Service Districts.
- Expand recycling opportunities as markets permit to continue to reduce the County’s waste stream.
- Develop and implement citizen and business education on the benefits of waste reduction and recycling.
- Explore alternative technologies to better manage the landfill and to extend the life of the County’s solid waste disposal facilities in the future.

B. Plan***1. Existing Facilities***

Solid waste management in the County is handled through the Department of Environmental Services. The Department generates revenue through recycling commodity sales and tipping fees based on the scale weight of landfilled waste. The landfill and recycling processing facilities are located on the Corral Farm, just southeast of Warrenton off Route 29. There are six convenience sites operated through the general fund, in addition to the Corral Farm site, scattered throughout the County – Markham, Marshall, New Baltimore, Catlett, Morrisville and Remington. With the exception of Remington, which handles only recycling materials, the convenience sites handle general trash disposal, as well as the recycling of many products, including cardboard, mixed paper, newspaper, glass, aluminum, metal and some plastics.

2. Facility Standards / Level of Service

In the short-term, permitted landfill capacity at the Corral Farm complex is projected to reach capacity in 7-10 years, depending upon the quantity of incoming waste and level of recycling efforts. However, the existing landfill site has the potential of 50-70 years of additional life under higher growth conditions (2% – 3% annually), provided that the County expands the landfill's cell development at its present location and enhances its recycling program. In order to increase the life of the existing landfill site to 50 years or more, the County is and will continue to seek permits from the Virginia Department of Environmental Quality (DEQ) for planned management of the site, including operations that mine construction and demolition debris from existing cells. By recovering soil and recyclable materials from existing cells, horizontal and vertical expansion of those cells will become possible, contributing to a longer-life of the landfill. It should be underscored that additional state permits are required to pursue these activities at the current landfill location. As this facility is centrally located and fully established with capacity for the future, its location is ideal, should the County continue its public landfill operation. Possible locations for cell expansion are discussed below in the Priority Needs section.



Residential collections at the County landfill

In 2015, the County constructed a transfer station to reduce the operations and management costs for solid waste disposal. The transfer station approach also reduces the capital costs associated with expansion of the cells needed for a landfill operation.

Recycling activity in the County continues to grow, which extends the life of the landfill and reduces the costs of the transfer station. Fauquier County's recycling rate increased from 28% in 2007 to 39% in 2011. Continuing to diversify the landfill's operations through recycling will require improvements to collection systems, policy changes, and community outreach. Fluctuations in the market for recycled materials (commodities) are normal and will impact year-to-year revenue projections.

In the past several years, landfill tonnages have significantly decreased, resulting in a direct impact to traditional funding via tipping fees and increasing reliance on General Fund support. This trend is expected to continue into the foreseeable future so a revised funding formula must be implemented to stabilize funding for operations, capital improvements, contingencies and ultimately closure/post-closure. As we move into the future, the County should continue to explore alternative technologies in the handling and disposal of waste on this property or on those adjoining properties added to the landfill site. Such technologies could include innovative leachate treatment, expanded recycling and waste to energy facilities, with the on-site processing of any by-products. The use of innovative and alternative technologies may help to extend the viability of this site to handle the County's waste disposal needs well beyond the life expectancy noted herein.

3. Service Areas

The landfill site and transfer station on Corral Farms serves the entire County. The landfill and current service areas for the convenience sites are shown on Figure PF-9. Some of the sites are too small to service the growing population of the County. Fortunately, most subdivisions offer trash collection through private trash haulers to lessen the impact. The New Baltimore site has been considered for closing or relocation because of its very close proximity to residential housing and inadequate access to the site from Route 29. The Marshall and Markham sites are poorly located and too small for the offered services and resulting traffic. Other than the Corral Farm location, the land at the collection sites is leased by the County with various termination clauses, the maximum being 1 year which does not allow sufficient time for funding or development of alternative facilities. It is recommended that funding be established to purchase existing or relocate facilities as needed to stabilize residential collection facilities.

4. Site Location and Suitability Standards

a. Convenience Sites

While smaller sites may be workable, three to four acres may be necessary, depending on potential residential impacts, environmental and stormwater management needs, with a desired minimum of two usable acres for the actual convenience facility.

The ideal site is a pipe-stem lot with convenient and safe access to a major collector road, but set so that the facility can have adequate screening and distance from the road and its neighbors.

To minimize public impact, new replacement sites should be as close as possible to current locations and in proximity to population growth areas.



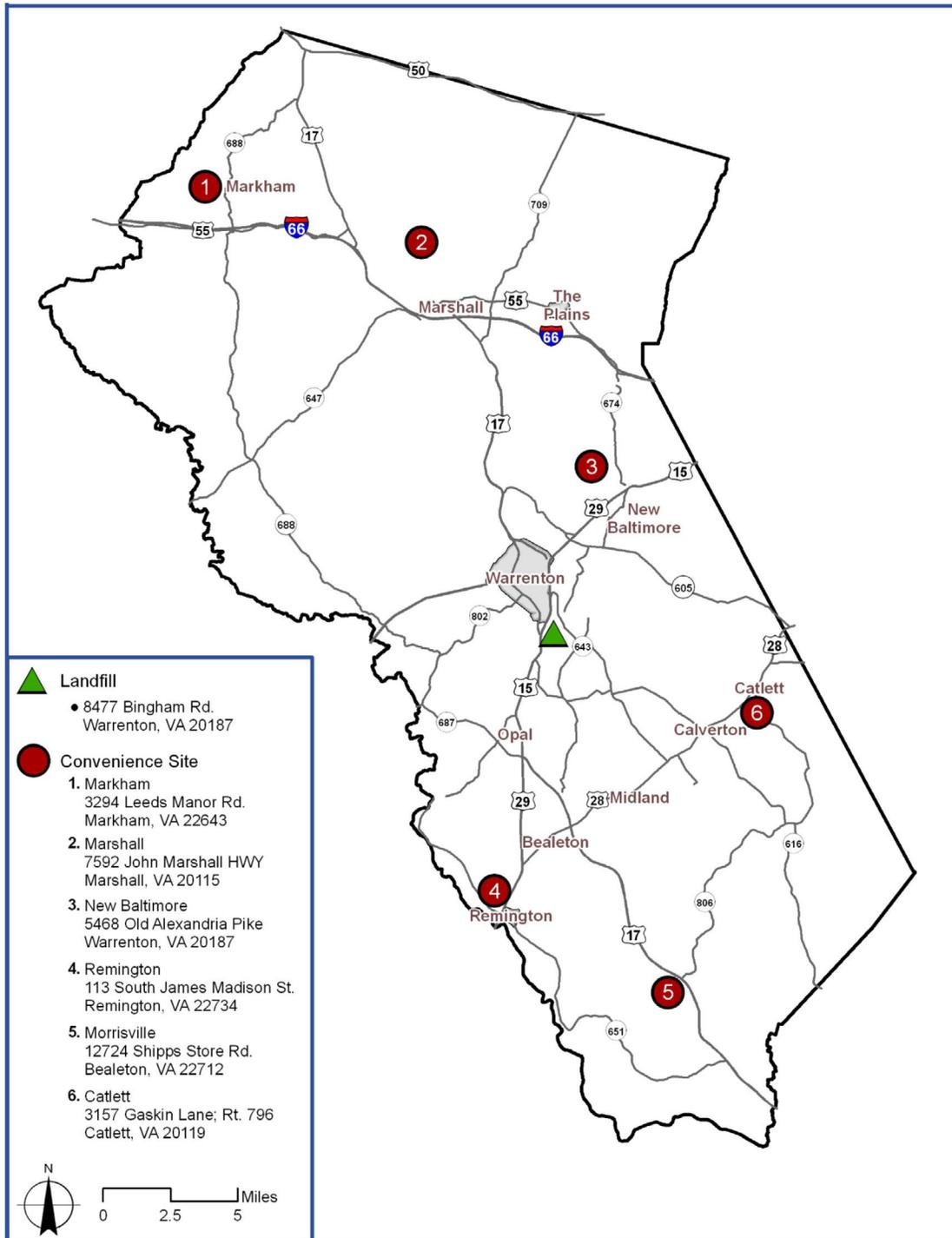
Morrisville Convenience Center

5. Priority Needs

In order to have future landfill capacity available by 2018-2020 when needed, a long term landfill development plan needs to be finalized. Local site approval is the initial step in the multi-year engineering, permitting and construction process to develop future landfill capacity. There are two areas available for landfill expansion at Corral Farm: the non-common open space area and the partially permitted area adjacent to Lord Fairfax Community College and Route 29. Regardless of future development, additional screening and buffering of the landfill site is needed along Route 29 and the adjacent Lord Fairfax Community College. Screening improvements should be undertaken in the near term to provide the opportunity for the trees to grow and become effective over time. The County should consider acquiring additional land surrounding the existing landfill site in order to buffer it from adjacent properties. Additional land is also necessary for landfill expansion and to obtain an adequate soil supply for landfill operations.

As most of the convenience sites are leased and too small to provide the offered services, priorities should be established to develop alternative collection facilities.

Figure PF-9: Landfill and Convenience Sites



X. Warrenton-Fauquier Airport

Fauquier County has owned and operated the Warrenton-Fauquier Airport, located in Midland, since 1992. The purpose of the airport is to serve as one of the five reliever airports for Washington-Dulles International Airport and to provide general aviation and public use services to the citizens of Fauquier County and others. The airport is an independent enterprise fund, receiving very little from the County's General Fund. Its operations are primarily funded through revenue from tie-down fees, hangar rentals and fuel sales. Historically, capital improvement projects at the airport have been funded through grants from the Federal Aviation Administration of the United States Department of Transportation and the Virginia Department of Aviation. The airport has a paved 5,000 foot runway and two long rows of T-hangars, allowing the airport to successfully serve the flying needs of our growing area.



The Warrenton-Fauquier Airport in Southern Fauquier Co.

Located within the Midland Village Service District in the south-central part of Fauquier County on 407 acres, the airport is home to approximately 149 based aircrafts with an estimated 55,000 to 60,000 annual operations, making it one of the five busiest general aviation airports in the state. It has enjoyed a steady growth over the past 15 years, largely realizing earlier projected growth for the year 2020. The strength of the regional demographics (and an active T-hanger waiting list) supports the outlook for continued strong demand for additional airport facilities.

The Warrenton-Fauquier Airport Master Plan was updated in 2011 and includes proposals for and justification of major new investments over its 20 year planning horizon. The strength of the regional economy supports the outlook for business and industrial development adjoining the airport. The 2011 Master Plan forecasts the number of based aircraft to increase to 249 and the number of operations to increase to about 112,500 over the planning horizon. The growth in airport operation will warrant the construction of 16,000 square feet of terminal space by the end of the 20-year horizon.

Additionally, the County completed an economic analysis for the industrial area around the airport. In April 2009, the Board of Supervisors declared economic development a top priority. For economic development to occur in and around the airport in the Midland Village Service District, the provision of public water and sewer to the area is essential. The Economic Development Study for the Midland Service District Airport Area examined what the type and scale of improvements needed to support economic development, identified the costs to prepare the area for quality development, and projected public revenue recouped from new, private development. Example improvements include, but are not limited to, water and sewage infrastructure, transportation, energy sources and information/communication resources.

The Warrenton-Fauquier Airport: 2011 Master Plan outlines specific recommendations for operations and improvements to the airport.

XI. The Plan for Other Utilities

Other utilities are generally those regulated by the State Corporation Commission, including electric, gas and land-based telephone service. Private utilities include cable television and Internet, and telecommunications. The County is served by three separate electric companies: Dominion Virginia Power, Northern Virginia Electric Cooperative (NOVEC) and Rappahannock Electric Cooperative (REC). Each provider has a defined service area. Dominion Power is the largest service provider, serving the northern and central portions of the County. In addition, Dominion Power maintains large transmission lines that transverse the County. NOVEC provides electric service in the northeastern and southern parts of the County and REC serves the northwestern and southwestern areas. Columbia Gas is the County's natural gas provider. Verizon is the County's sole provider for land-based telephone service. They are regulated by both the State Corporation Commission and the Federal Communications Commission. Comcast is a private company that has a franchise as the County's sole provider of cable television and Internet service. There are numerous private companies that provide County citizens with cell phone, satellite television and Internet service with no defined service area.

The major goal with regard to other utilities is to maintain and protect the County's viewsheds and historic, cultural and environmental resources as new facilities are developed and existing facilities are improved.

A. Policies

- Encourage existing overhead service lines to be placed underground as improvements are made, particularly within service districts and on major transportation corridors throughout the County such as Route 15/29, which is part of the National Scenic Byway Journey Through Hallowed Ground.
- Require all new service connections to subdivisions and non-residential entities to be placed underground.
- Encourage to consolidation of new underground facilities in joint conduit systems or other means that will limit the size and scattering of easements in new projects.
- Work with the electric utility providers on the location of transformers and vaults in new projects in service districts, particularly the denser, mixed use and small lot residential projects, to ensure they do not have an adverse impact, either visually or physically.
- Ensure that any new or improved large transmission lines are located to minimize any impacts to the County's visual, historic, cultural and environmental resources.



Overhead power lines on Main Street in Marshall

B. Telecommunications

Standard telecommunications, such as commercial wireless facilities, satellite, cable and fiber optics, are operated under a private, free market approach. While the County owns several towers and leases spaces on others, these are used primarily for public safety purposes. The County has a plan for commercial wireless facilities that is incorporated into the County's Comprehensive Plan. As of April 2018, there are 61 telecommunications towers throughout the County, of which 15 are either owned by the County or allow County co-location.

1. Broadband Services

Broadband services have been cited as an essential component to economic development in the County. A study of businesses performed by the Balanced Growth Alliance in October 2009 found that broadband connections were important and a primary need for business growth for over half (50.8%) of the businesses surveyed. Additionally, there has been significant growth in the number of home-based businesses. Broadband connections mean instant access to online information, email, instant messaging and other communications services available over the Internet. For businesses, it means communicating more quickly and reliably with customers and suppliers. For all citizens, it means that information can move into and out of our homes and businesses more efficiently than it does today. Additionally, facilitating wireless Internet service in town centers, such as Bealeton and Vint Hill, should aid in the commercial development of the town centers by providing an added amenity.



A silo telecommunications tower, Northern Fauquier County

There are numerous challenges to bringing high speed broadband services to all of the citizens and businesses in Fauquier County. With over 650 square miles, Fauquier is one of the largest counties in Virginia and has topographic conditions ranging from the mountainous areas of the Blue Ridge and Bull Run Mountains, to the rolling and flatter areas of the piedmont, posing problems for cell tower provision of services. The County overall is rural in nature; even the denser service districts do not have enough density to lend themselves to fiber, cable or powerline-based broadband services. Additionally, the County lacks large-scale industry, technology or commercial businesses, which drive the installation of fiber-based broadband services. The only areas of the County where wired service (fiber) and wireless service are both available and currently working are within the Town of Warrenton and Vint Hill.

Satellite-based services are available in both the urban service districts and rural areas, but do not offer the speed, bandwidth and reliability to work effectively for commercial and business applications. Additionally, there are several pockets in the County where tower-based providers, such as Virginia Broadband and Blaze Broadband, have provided service. Small areas in the south and southwestern parts of the County are served by Virginia Broadband towers located in adjoining counties, where the service area extends into Fauquier County. Blaze Broadband, a small Fauquier-based service provider, offers a small service area in the Marshall District.

The County has explored four different service options in its desire to ultimately extend broadband services to non-service and underserved areas in the County, including:

- **Free Market Model:** County government would have no direct role in broadband development beyond the regulatory role of approving tower/antennae locations under the Zoning Ordinance.
- **Existing Assets Model:** County would make its existing resources, including towers and land, available through a competitive process to private vendors, who would install equipment and operate the services.
- **Expanded Assets Model:** County would use a propagation study to determine the additional assets needed to achieve the County's coverage objectives, construct the necessary improvements and then lease to private sector vendors.
- **Full System Ownership Model:** County would create a Wireless Service Authority that could own and operate the system itself or in conjunction with a private entity partner.

2. Existing Assets Model

In the spring of 2009, the Board of Supervisors determined it would make its existing resources, including vertical assets and land, available through a competitive lease arrangement to one or more private vendors who would install the necessary equipment and provide broadband service. To date, the County has leased shared space within the County-owned equipment building at the base of the Vint Hill Tower and within the equipment building and tower at the Ensor Shop Road Tower in the southern portion of the County. In addition to the Ensor Shop Tower in the Cedar Run District, the County owns two other towers – one on Blue Mountain (on Virginia Games and Inland Fisheries-controlled land) and the other on federal land at the Warrenton Training Center. Unfortunately, the shared use of these last two towers is restricted by the nature of the agreements with the agencies upon whose land the towers sit.

3. Expanded Assets Model

The Board of Supervisors adopted a Broadband policy approach and funding within the CIP to more fully assist in promoting the additional assets necessary to achieve coverage objectives and in working closely with the private sector for the construction of such infrastructure.

XII. Proffer Policy

The County's Proffer Policy was first developed in 2002 with the objective of providing data on the cost to the local government public facilities for adding one additional residential unit to the system. Using an existing level of service model and valuating existing real property against the number of users for each facility, a figure was calculated to aid elected officials in evaluating cash proffers from developers through the rezoning process. The proffer policy was updated over time as additional capital expenditures were planned in the 5-Year Capital Improvements Program. The County has enabling authority to develop a cash proffer evaluation for commercial projects as well, but had chosen to focus on the cost of residential growth in the past. This Proffer Policy was repealed in 2015 following the adoption of new proffer regulations by the General Assembly.

In 2015, the General Assembly adopted revised proffer legislation related to residential rezonings. This new legislation has limited the County's ability to collect cash proffers based only on the existing capacity of the facilities. This approach severely limits the County's ability to fund needed improvements, many of which were constructed in anticipation of future growth paying for a fair share of the facilities. The County should continue to oppose this legislation.

As the cost to build new public facilities rise and state and local governments face fiscal stress, officials should consider all tools at their disposal that would allow them to collect the necessary funds up front from development that pays directly for the public facilities that support that development, such as schools, fire stations, libraries, police, etc.