County of Fairfax, Virginia
Planning Commission Meeting
September 23, 2026
Planning Commission Action

PA 2020-CW-1CP (PA-2020-00026) CONCURRENT WITH PA 2013-CW-5CP (PA 2020-00003) - PUBLIC FACILITIES POLICY PLAN - PHASE II CONCURRENT WITH PUBLIC FACILITIES COMP PLAN MAP
(Countywide)

PLANNING COMMISSION RECOMMENDATIONS:
On September 23, 2026, the Planning Commission voted 9-0 (Commissioners Hancock, Sargeant and Wang were absent from the meeting) to recommend to the Board of Supervisors the adoption of the staff recommendation with the Planning Commission proposed edits as outlined in the PC Modification Handout dated September 23, 2026 for Plan Amendments 2020-CW-1CP & 2013-CW-5CP, as found in the Staff Report dated August 19, 2026.

ATTACHED DOCUMENTS:
Staff Report dated August 19, 2026
PC Modification Handout dated September 23, 2026

MJ

PROPOSED COMPREHENSIVE PLAN AMENDMENT

COMBINED ITEMS: PA 2020-CW-1CP and PA 2013-CW-5CP
August 19, 2026

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: All

PLANNING AREA: All

PLANNING DISTRICT: All

SUB-DISTRICT DESIGNATION: All

PARCEL LOCATION: All

Public Facilities Plan Amendments
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, September 23, 2026 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, November 17, 2026 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

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

MAP NOT APPLICABLE

STAFF REPORT FOR PLAN AMENDMENTS 2020-CW-1CP and 2013-CW-5CP

INTRODUCTION

On July 14, 2020, the Board of Supervisors ("Board") authorized the consideration of a Comprehensive Plan amendment (2020-CW-1CP) to update the Public Facilities Element of the Policy Plan (PFEPP) and related Area Plans, including an evaluation of how those updates align with the Capital Improvement Program (CIP). This Plan amendment was divided into two phases. On May 7, 2024, the Board adopted Phase I, which comprehensively updated the objectives and policies contained within the PFEPP. Phase II is the subject of this staff report and focuses on limited additional revisions to the Public Facilities Element, as well as revisions to the Areawide, District, and Special Planning Areas of the Comprehensive Plan as they pertain to public facilities. Phase II also includes the development of a new Comprehensive Plan Public Facilities Map.

On July 9, 2013, the Board had authorized consideration of a separate amendment (2013-CW-5CP) to update existing and planned parcels designated for Public Facilities, Governmental, and Institutional uses on the existing Comprehensive Plan Land Use Map. This amendment was a follow-on consideration to Plan amendment S11-CW-1CP, which updated the Comprehensive Plan Land Use Map. Limited revisions to the Comprehensive Plan Land Use Map are proposed to update parcels that have transitioned to public facility uses.

These amendments (1CP and 5CP) are being processed concurrently due to the public facility subject matter and their shared focus on improving the accuracy and consistency of public facility information within the Comprehensive Plan. Together, these amendments update public facility information within the Comprehensive Plan by revising applicable Policy Plan and Area Plan references and establishing an updated framework and interactive map for identifying existing and planned public facilities.

A detailed description of the two maps discussed in this report is provided below.

- Comprehensive Plan Public Facilities Map (New) – This is a comprehensive inventory of county public facilities and will be referred to in this report as the Public Facilities Map. This map proposes to replace the figures detailing the existing public facilities within each Area Plan. The map is a new GIS-based inventory map created as part of this Plan amendment and is accessible at the following link Comprehensive Plan Public Facilities Map.
- Comprehensive Plan Land Use Map (Existing and Updated) – This identifies base map land use designations for the whole county. For this report, this map will be referred to as the Land Use Map. This Plan amendment focuses solely on the "Public Facilities, Governmental, and Institutional" land use designations and is accessible at the following link Land Use Map.

BACKGROUND

Public Facilities Element

On May 7, 2024, the Board adopted Phase I of the Public Facilities Element Policy Plan amendment (2020-CW-1CP), which updated objectives and policies within the PFEPP. While periodic minor updates had been made to the PFEPP over the years, a comprehensive reassessment of the Plan had not been undertaken since its inaugural adoption in 1990. The PFEPP provides policy that guides the planning and evaluation of public facilities and is used as the basis for reviewing whether proposed public facilities are in substantial accord with the Comprehensive Plan pursuant to Code of Virginia § 15.2-2232 ("2232"). The staff report associated with this amendment provided detailed information on how public facilities are planned, reviewed and approved in the county and summarized key findings and themes that informed final Plan guidance. The adopted amendment aligned the PFEPP with contemporary needs and potential future challenges based on evolving development patterns and population growth, as well as recently adopted initiatives such as the Countywide Strategic Plan and One Fairfax Policy.

On December 3, 2025, the Board adopted Phase I of the Countywide Policy Plan Amendment. At that time, staff identified several objectives and policies in the (former) Human Services element related to human services, service delivery, and planning and siting of facilities that would be more appropriate in the Public Facilities element, and it was determined that this would could be incorporated into Phase II of the PFEPP. Other objectives and policies that were not appropriate for the PFEPP were relocated to the newly created Healthy Communities element.

Area Plans and Land Use Map

The public facilities sections and references in the four Area Plans have not undergone a comprehensive countywide update. As the county has evolved, facilities have been constructed, expanded, relocated, co-located, or decommissioned to meet changing agency needs and service demands. In addition, many existing facilities approved years ago were never incorporated into the Comprehensive Plan or lack supporting approval documentation. As a result, the Area Plans do not provide a complete or current accounting of existing public facilities. The Code of Virginia requires localities to identify public facilities in the Comprehensive Plan; therefore, the lack of accurate or complete information has resulted in time-consuming records searches and extensive reviews for even minor upgrades or renovations to existing facilities.

Area Plans are updated through Board-authorized Comprehensive Plan amendments, including both site-specific Plan amendments and Areawide studies. While such amendments primarily focus on land use recommendations, they may also identify future public facilities within the study area based on an identified need. Over time, this has resulted in facility references being added incrementally to narratives and figures, or in most cases not at all, rather than through a coordinated countywide effort. Relocating the static inventory from the Area Plans to a dynamic GIS web-based map will enable real-time updates, reduce the time spent searching for records,

improve accessibility by providing more detailed information, and allow integration with other web-based platforms like PLUS.

PROPOSED PLAN AMENDMENTS

Public Facilities Plan Amendment, Phase II (2020-CW-1CP)

Phase II of the Public Facilities Plan amendment includes two components: limited updates to objectives and policies within the Public Facilities Element of the Policy Plan (PFEPP); and comprehensive updates to public facilities references within the Comprehensive Plan Area Plans, including the establishment of a countywide GIS-based Public Facilities Map. Collectively, these changes would modernize the county's approach to documenting and maintaining public facility information, improve public access to facility data, and continue to support the existing public facility review process established under Section 15.2-2232 of the Code of Virginia.

Public Facilities Element Proposed Amendments

As the Public Facilities element was comprehensively updated in 2024, the majority of this element will remain unchanged. The proposed Phase II updates are limited to the addition of objectives and policies from the former Human Services element (eliminated from the Policy Plan in 2025) and creation of a new Health and Human Services section in the PFEPP, the addition of an Early Childhood Education subsection within the Education section, an update to the Water Supply section introduction, and editorial revisions.

Health and Human Services

The proposed Health and Human Services section incorporates applicable guidance from the former Human Services element related to the planning and provision of health and human services facilities and removes outdated or duplicative language. The new section provides guidance regarding facility location, character, extent, co-location opportunities, community engagement, and the use of demographic and service delivery information to identify future facility needs. This is consistent with other facility-type sections of the PFEPP.

The Health and Human Services section includes an introduction and three new objectives:

- **Objective 21** provides guidance regarding the location of health and human services facilities to ensure facilities are accessible, appropriately located to serve community needs, and coordinated with surrounding land uses. The supporting policies provide additional guidance for specific facility types, including domestic violence shelters, homeless shelters, facilities serving the Judicial Court Complex, and other health and human services facilities. The objective also encourages co-location of health and human services facilities with other public facilities where appropriate.

- **Objective 22** provides guidance regarding the character and extent of health and human services facilities to ensure facilities are appropriately planned, sized, and developed to support effective service delivery and community needs.

- **Objective 23** establishes guidance for identifying future health and human services facility needs through inclusive community engagement and the use of demographic, service delivery, and other relevant data.

Education

The proposed amendment adds an Early Childhood Education subsection within the Education section. While the existing Education section includes guidance related to Public Schools and Higher Education, the proposed subsection recognizes the increasing importance of early childhood education facilities in supporting children and families and long-term educational outcomes and provides guidance related to the planning and provision of these facilities. Early childhood education facilities may be operated or administered by various public entities, including Fairfax County Public Schools (FCPS) and the Fairfax County Department of Neighborhood and Community Services (NCS), as well as private entities.

Water Supply

The introduction for the Water Supply section has been revised to reflect Fairfax Water's acquisition of the former City of Falls Church water system facilities and to clarify the respective roles and responsibilities for water supply facilities and infrastructure operated by Fairfax Water, the Town of Herndon, and the Town of Vienna.

Editorial

The remaining proposed updates are editorial in nature and consist primarily of objective renumbering resulting from the addition of the Education and Health and Human Services sections and associated organizational revisions throughout the element.

Area Plans Amendments and Public Facilities Map

The proposed amendment removes existing public facilities inventory tables from the Area Plans and replaces those tables with a countywide GIS-based Public Facilities Map, a snapshot of which is shown in **Attachment 5**. The Public Facilities Map will provide a consolidated inventory of existing and planned public facilities, improving transparency and access to current public facility information across the county.

The facility types include schools, police and fire stations, wastewater and water infrastructure, telecommunication monopoles, and health and human services facilities. The approximately 80 electrical substations within the county have been excluded at the request of Dominion Energy, citing security concerns.

The map attribute tables include informational data such as:

- Where the facility is referenced within the context of the Comprehensive Plan such as the Area, Planning District, and/or Community Planning Sector;

- Physical locational data such as addresses and/or parcel numbers;
- Data related to how the facilities were approved, such as 2232 Review or zoning approval and links to prior cases within the PLUS system; and
- The PLUS record numbers, and other unique information about a facility, for example if it is co-located with other facilities.

Through this effort, staff has identified approximately 250 existing public facilities whose historical approval records could not be located, as shown in Attachment 7. These facilities have now been added to the Public Facility Map, recognizing them as a "Feature Shown," which indicates that a public facility has been identified within the Comprehensive Plan, potentially reducing review time for future upgrades and renovations.

In addition to shifting away from the static public facilities inventory tables contained in the Area Plans (example shown in Table 1 below), this amendment also proposes narrative changes to provide consistency across Area Plans, including links to the Public Facilities Map. Generally, the Plan narratives discuss the 2232 review process and the administrative process for updating the Public Facilities Map. Tysons and Reston have stand alone Comprehensive Plan guidance that was recently updated; therefore, their public facilities narratives were not revised as part of this update. The map will provide a more efficient method for maintaining public facility information as facilities change over time. If these amendments are adopted, the new Public Facilities Map can be updated with new facilities as they are approved through the 2232 review process allowing the Comprehensive Plan to reflect approved facilities in a timely manner.

FIGURE 5: FAIRFAX PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
F1	Old Creek Elem., Frost Middle, Woodson High, School Maint.					
F2	Mantua Elementary		West Annandale Fire Station Co. 23	Woodburn Center for Community Mental Health, Fairfax House for Adolescents, Northern Virginia Mental Health Institute	FCWA Hospital Storage Tank, FCWA Fairfax Circle Pumping Station	Willow Oaks Corp. Center Detent. Pond, Fairfax Hospital
F3	Mosby Woods Elementary			Mental Retardation Case Management Community Program	Recycling Drop-off	
F4	Oakton, Waples Mill Elementary	Oakton Community Library Site	Oakton Fire Station Co. 34		FCWA Penderwood Storage Site No.1, Buckley Road Sewage Pumping Station, Oakton Road Sewage Pumping Station, Penderbrook Pumping Station	

Table 1: Existing Public Facilities Table

The Public Facilities Map is intended to identify existing facilities and is not intended to establish new land use recommendations or redevelopment opportunities. Adopted Area Plan recommendations, including site-specific recommendations resulting from prior Comprehensive Plan amendments or studies, remain the applicable guidance for future land use decisions. County agencies and departments will continue to conduct facility needs assessments based on service demands, operational requirements, and other planning considerations that will be identified during the Capital Improvement Program (CIP). The map will align to the CIP with layers identifying existing and planned facilities identified in the adopted CIP, as discussed in greater detail below.

Sanitary Sewer

The Approved Sewer Service Area (ASSA) boundary has been added to the new Public Facilities Map. This will now be available for the public to view in more detail, where previously the ASSA was difficult to find and only available on a static map.

Relationship to Code of Virginia §15.2-2232 Public Facility Review Process

The proposed Public Facilities Map does not modify or replace the existing public facility review process established pursuant to Code of Virginia § 15.2-2232. Public facilities will continue to undergo review by the Planning Commission to determine whether the location, character, and extent of the facility are substantially in accord with the adopted Comprehensive Plan. The purpose of the Public Facilities Map is to provide a centralized inventory of public facilities identified within the Comprehensive Plan and to support county departments, agencies, applicants, and the Planning Commission by improving access to facility information and prior approval documentation.

Existing public facilities identified as Feature Shown on the Public Facilities Map will continue to undergo the applicable 2232 review process as deemed necessary. These could be processed as a Feature Shown or through the public hearing process, depending on the extent of proposed changes, and subject to a determination by the Planning Commission with staff input. New public facilities that have not previously been identified within the Comprehensive Plan will continue to require a 2232 review and a public hearing at the discretion of the Planning Commission. New public facilities may be exempt from a separate 2232 review when undergoing a rezoning process, as conformance with the applicable 2232 criteria can be addressed through the entitlement process. Existing public facilities involving substantial expansions, renovations, or changes to the location, character, or extent of the facility may require more extensive 2232 review and a Planning Commission public hearing, at the Planning Commissions discretion, to provide an opportunity for community input and feedback. Although these facilities may already be identified as a Feature Shown within the Comprehensive Plan, the proposed changes may require additional review to determine whether the modified facility remains substantially in accord with the Comprehensive Plan.

Relationship to the Capital Improvement Program (CIP)

The Comprehensive Plan and the Capital Improvement Program serve complementary but distinct planning functions for public facilities. The Public Facilities Element provides countywide and facility specific guidance to agencies planning new facilities and provides the

framework for review staff, the Planning Commission, and the Board of Supervisors to evaluate new projects both during the CIP review and facilities going through 2232 or entitlement approval. The current Area Plans also provide an existing inventory of public facilities and identify future needs in specific areas of the county. As discussed, the inventory will be replaced by the new Public Facilities Map. During the review of Plan amendments, both site specific and larger Areawide studies, public facility needs are often identified and added to site specific text as part of the amendment. As these Plan amendments are adopted, staff will add any newly identified public facilities to the public facility map. Identification of future public facilities within the Comprehensive Plan does not represent a commitment by the county to fund or construct a specific project.

DPD staff will continue to coordinate with agencies during the CIP review process. Following the adoption of the CIP annually, staff will add the identified facilities to the CIP layer on the Public Facilities Map representing future facilities where locations have been identified.

The CIP, however, does identify specific capital projects that have undergone a comprehensive review process led by the Department of Management and Budget in coordination with other agencies, including the Department of Planning and Development. The CIP is presented to the Planning Commission for a recommendation and the Board of Supervisors for adoption. The CIP provides project-specific information, including scope, funding, scheduling, and implementation status.

Comprehensive Plan Land Use Map Update (2013-CW-5CP)

The Comprehensive Plan Land Use Map is intended to provide long-term land use guidance and is therefore not frequently updated (last update in 2011). Changes to the Comprehensive Plan are often the result of site-specific amendments or Board-authorized planning studies that may result in updated land use recommendations, policies, or redevelopment options; however, such changes do not generally result in modifications to the Comprehensive Plan Land Use Map, which reflects the base plan recommendations.

The proposed revision to the Land Use Map with this amendment is a unique circumstance as it focuses specifically on public facility, governmental, and institutional parcels. Unlike other land uses, these facilities provide essential community services, represent significant public investments, and are planned and operated to meet community needs. Accurately identifying these properties on the Land Use Map provides the public, county agencies, and decision-makers with a clearer understanding of where public facilities exist and supports long-range planning, facility coordination, and future service delivery. Any changes to the Land Use Map do not impact Area Plan or site-specific land use guidance as those recommendations are considered options above or in addition to the planned base map.

This amendment provides an opportunity to comprehensively evaluate public facility properties and align the Comprehensive Plan Land Use Map with existing conditions. The purpose of this effort is not to establish a new process for routinely updating the Land Use Map, but rather to recognize the unique role of public facility, governmental, and institutional parcels and the importance of accurately reflecting these community-serving resources. These changes are minor

in scope and do not constitute significant shifts in planned land use and are discussed in detail below.

Existing Public Facilities Land Use Designations

The existing Comprehensive Plan Land Use Map, shown in **Attachment 6,** includes approximately 1,760 parcels designated for *"Public Facilities, Governmental, and Institutional."* It also identifies approximately 40 existing public facilities that are located on parcels designated for other land uses and therefore not accurately reflected on the map. These facilities include public utilities, such as water and wastewater pump stations, and other facilities that were developed on parcels with residential or other land use designations. The presence of these facilities on parcels designated for other uses reflects historical land acquisition, easements, site-specific planning decisions, or the development of public facilities within established communities.

A review of these properties revealed a wide range of existing conditions. The presence of an existing public facility on a parcel does not automatically necessitate a Public Facilities, Governmental, and Institutional designation. Some parcels contain traditional public facilities, such as schools, libraries, police and fire stations, government centers, health and hospital facilities, water and utility facilities, electrical substations, and recreational facilities, while other parcels contain less traditional, but compatible, public facilities such as institutional, governmental, community-serving, or private uses. Examples of less traditional uses include Washington Metropolitan Area Transportation Authority (WMATA) facilities and parking garages, large-scale cemeteries, religious institutions such as churches and synagogues, colleges and universities, and state and federal facilities. Although some of these uses are not classified as public facilities, they provide institutional, government, or community-serving functions consistent with the intent of the Public Facilities designation. No changes to the Comprehensive Plan Land Use Map are proposed for these properties where the existing designation continues to provide appropriate long-term guidance.

The review also identified parcels designated for Public Facilities that are currently developed with residential uses. Approximately 807 Public Facilities designated parcels contain attached, detached, and multifamily residential developments. Some of these properties are county-owned parcels that were historically planned or acquired for public facility purposes but were subsequently developed with residential uses, such as the Residences at Government Center. These properties may include affordable housing, workforce housing, or other residential developments. There are no changes proposed for these parcels as designated on the Land Use Map.

It is also important to note that the Comprehensive Plan includes both the countywide base Land Use Map and the site-specific recommendations contained within Area Plans. Redevelopment is guided first by the Land Use Map and second by any site-specific recommendations in the Area Plans, which do not always result in changes to the Land Use Map. As a result, the existing development pattern on some Public Facilities designated parcels may reflect implementation of Area Plan recommendations rather than a direct inconsistency with the Land Use Map.

As part of this amendment, staff reviewed these properties to determine whether the existing designation remains appropriate or whether a revised land use designation would better reflect existing conditions, ownership, and county goals.

Proposed Map Amendments

Staff evaluated all identified facilities and their existing Comprehensive Plan designations, taking into consideration facility type, property ownership, operational importance, and future agency needs. Staff coordinated with county agencies and departments to evaluate whether redesignation would provide greater consistency between the existing use and the Comprehensive Plan.

The proposed redesignations primarily focus on parcels owned by Fairfax County or other public entities where a Public Facilities designation would more accurately reflect the current use of the property. Parcels owned by private property owners or homeowners associations were generally not recommended for redesignation due to potential implications for private property owners and the county's limited authority over future land use decisions. **Attachment 8** identifies the 40 parcels proposed for redesignation to Public Facilities, which primarily consist of libraries, fire stations, and pump stations.

In conjunction with these redesignations, staff also recommends revising the "Public Facilities" legend in the Land Use Map. The current legend is comprised of seven subcategories, each depicted with existing/proposed symbology:

- Library,
- Governmental and Public Safety Facility,
- Health and Human Services Facility,
- Schools,
- Public Service and Utility Facility,
- Inventory of Historic Sites Property, and
- Historic Overlay District.

Staff finds that this legend no longer accurately reflects the inventory of public facilities in the county, particularly as a newer, interactive inventory is now available to track facilities. Additionally, the "Inventory of Historic Sites Property" and "Historic Overlay District" categories are not properly classified as public facility, governmental, or institutional use. Staff recommends keeping these two designations on the Land Use Map within the category of Historic Resources. No changes to the location of these facilities are proposed with this Plan amendment. In place of the existing legend for Public Facilities (on the Land Use Map), staff proposes referencing the new Comprehensive Plan Public Facilities Map, which will serve as the designated interactive reference for public facilities in the county moving forward.

Considerations for Future Flexibility

The Comprehensive Plan designation reflects long-term land use considerations and accounts for future flexibility, surrounding development patterns, and potential alternative public purposes.

The existing base plan designation may not align with the current use of the property. The primary consideration in redesignating public facility parcels is balancing the need to accurately reflect existing public facility uses with maintaining flexibility for future county priorities. These changes are therefore limited to correcting the existing base land use designations to better reflect existing conditions and do not represent recommendations for redevelopment or changes to surrounding land use patterns.

Some county-owned parcels may have long-term potential for alternative public purposes, including parks, recreation facilities, housing, or other community-serving uses that could be evaluated through a future Comprehensive Plan amendment or Areawide planning study. As a result, redesignating all publicly owned parcels exclusively for Public Facilities use could limit future opportunities for adaptive reuse or redevelopment consistent with future County needs.

COORDINATION AND OUTREACH

Agency Coordination

As part of these Plan amendments, staff conducted extensive coordination and collaboration with county agencies and external public utilities providers to verify existing facilities, identify planned facilities, and update future facility needs identified within the Area Plans. Staff coordinated with the Departments of Public Works and Environmental Services, Fire and Rescue, Police, Facilities Management, Transportation Neighborhood and Community Services, Housing, and Health and Human Services, Fairfax County Public Library, Fairfax Water, and Fairfax County Public Schools.

Departments and agencies provided facility inventories for the public facilities they operate, manage, or administer, including GIS data identifying the location of existing facilities. This information was used to update the Comprehensive Plan's public facility inventory and support development of the countywide Public Facilities Map and update the Land Use Map, where applicable. In addition, agencies reviewed the public facilities information contained within the Area Plans and provided updates regarding future facility needs, planned improvements, and anticipated changes to better reflect current and future service requirements.

This coordination ensured that the proposed amendments incorporate the most current facility information available, while establishing a process for maintaining more accurate and accessible public facility information within the Comprehensive Plan.

Public Outreach

As part of the broader Countywide Policy Plan amendment, staff conducted ongoing outreach that included updates to the Public Facilities Element and the Area Plans. Both in-person and virtual community meetings and events were held; feedback, in general, largely reinforced support for existing policies or practices. Staff also presented updates to the Planning Commission's Policy Plan Committee. Feedback from the Planning Commission was generally

positive with support for the previous elimination of the Human Services Element and relocation of objectives and policies to the new Healthy Communities Element and Public Facilities Element. Staff will also present the proposed Plan amendments to the Planning Commission's Policy Plan Committee on September 10, 2026, prior to the Planning Commission public hearing on September 23, 2026.

IMPLEMENTATION

If adopted, these Plan amendments would enable the Department of Planning and Development (DPD) to maintain and update the Public Facilities Map on an administrative basis, without requiring a separate Comprehensive Plan amendment, Planning Commission hearing, or Board action. Specifically, DPD will maintain the map, incorporating newly approved public facilities that have undergone the 2232 review and approval process. This administrative update represents a shift from the existing public facilities tables within the Area Plans, which are not routinely updated following facility approval and have become outdated over time. Establishing this process will allow the Comprehensive Plan to reflect approved public facilities in a timely manner and maintain a more accurate and current inventory moving forward.

DPD will also coordinate with the Department of Management and Budget, county departments, and other agencies to incorporate information from the adopted Capital Improvement Program (CIP) into the Public Facilities Map. A separate CIP layer that identifies planned capital projects will be developed during the next annual review of the CIP and added to the map after adoption of the new CIP. This enhancement will allow users to visualize future capital projects that have been evaluated and adopted through the CIP process. Note that CIP capital projects that do not have identified locations will of necessity not be included in the map. This implementation effort directly responds to the Board's July 14, 2020, authorization directing staff to evaluate the alignment of the Comprehensive Plan with the Capital Improvement Program. This additional information will provide a more comprehensive and transparent resource for understanding the county's existing public facilities, long-range facility needs, and planned capital projects.

If adopted, all figures and references within the Area Plans will need to be renumbered due to the removal of the existing Public Facilities table. Due to the volume of these changes and editorial nature, they have not been individually included in the draft text in Attachment I.

CONCLUSION

This staff report addresses three related components of two Comprehensive Plan amendments concerning public facility planning in Fairfax County: (1a) Public Facilities Element of the Policy Plan, Phase II; (1b) Area Plan Update and Development of a Public Facilities Map; and (2) Comprehensive Plan Land Use Map.

- **(1a) Public Facilities Element of the Policy Plan, Phase II (2020-CW-1CP):** This is a minor update to the Public Facilities Element of the Policy Plan to move the remaining policies previously in the Human Services Element into the Public Facilities Element and

create a new subsection for Early Childhood Education. The remainder of these changes are minor and also include editorial revisions to objective numbering.

- **(1b) Area Plan Update and Public Facilities Map (2020-CW-1CP):** This establishes a countywide GIS-based Comprehensive Plan Public Facilities Map to replace outdated Area Plan facility figures and brings the county's inventory of existing public facilities up to date by formally documenting approximately 250 facilities as Feature Shown facilities. The map will provide better record keeping and the ability to connect these records to the PLUS system. The remainder of these changes include editorial revisions to renumbering.

- **(2) Comprehensive Plan Land Use Map Update (2013-CW-5CP):** This updates the Land Use Map to improve consistency between existing land use designations and public facility uses by redesignating approximately 40 parcels developed with a public facility that are not currently designated Public Facilities, Governmental, or Institutional.

The provision and planning of public facilities are essential to meeting community needs and delivering services. Maintaining an accurate, current inventory of public facilities supports these efforts by providing staff and decision-makers with a clearer understanding of existing facilities, helping identify service gaps, and highlighting opportunities for co-location that can reduce the need for new facilities and capital projects. Together, these amendments increase transparency in the review process and enhance the accuracy of the Comprehensive Plan and Land Use Map, without changing the underlying 2232 Review process. As a result, Fairfax County will be better positioned to anticipate, plan for, and deliver the public facilities needed to serve residents now and in the future.

RECOMMENDATION

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

Staff recommends the Comprehensive Plan be modified with the adoption of the Comprehensive Plan Public Facilities Map to be part of the Comprehensive Plan.

DELETE FIGURES:

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Annandale Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Annandale Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Baileys Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Jefferson Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Jefferson Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Fairfax Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: McLean Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Vienna Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Vienna Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Bull Run Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Fairfax Center Area [May 5, 2026] > Fairfax Center Area-Wide Recommendations > Public Facilities: Figure 7: Fairfax Center Area Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Dulles Suburban Center [May 5, 2026] > Dulles Suburban Center Area-Wide Recommendations > Design Guidelines for Dulles Suburban Center (Land Units A Through K) > Public Facilities: Figure 7: Dulles Suburban Center Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Pohick Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 6: Upper Potomac Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV> Lower Potomac Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Lower Potomac Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Mount Vernon Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Rose Hill Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Rose Hill Planning District Existing Public Facilities

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Springfield Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities: Figure 5: Springfield Planning District Existing Public Facilities

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Plan Map will is amended to reflect changes to parcels in the county appropriately as Public Facilities. Attachment 8 contains a list of the parcels proposed for redesignation.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.

ATTACHMENTS

1. Draft Plan Text Redline;
2. Draft Plan Text Clean;
3. Proposed Area Plan Updates Redline
4. Proposed Area Plan Updates Clean
5. Proposed Comprehensive Public Facilities Map Snapshot

6. Existing Comprehensive Land Use Plan Map

7. Facilities Without Available Prior Approval Records to be Added to the New Public Facilities Map

8. Public Facility Parcels Proposed to be Redesignated in the Land Use Map

DRAFT PLAN TEXT - REDLINE

PUBLIC FACILITIES [AMENDED DATE: 5-7-2024]

INTRODUCTION

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

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

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

Board of Supervisors Goals

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

- that the county is committed to a high level and quality of public services;
- that growth and new development should be held to a level consistent with the adequacy and

accessibility of existing facilities and phased in accordance with the county's ability to provide new ones;

- that the county should ensure a quality education system by providing comprehensive education, training programs and facilities;
- that the county should provide a local system of libraries and cultural programs and facilities; and,
- that the county should support an equitable system of taxation and user charges to provide quality services and facilities to residents.

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

PUBLIC FACILITY REVIEW PROCESS

The primary mechanisms for applying this guidance and ensuring a well-balanced and adequate public facility system is through the Capital Improvement Program (CIP), the 2232 Public Facility Review process and review of Plan Amendments, and Rezonings. These mechanisms are important tools for implementing the county's public facilities plan. They will be guided by the standards and guidelines identified in the Public Facilities Element of the Comprehensive Plan.

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

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

COUNTYWIDE OBJECTIVES AND POLICIES

The following general objectives apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use considerations.

Public Facilities Objective 1
Public Facilities Objective 2
Public Facilities Objective 3
Public Facilities Objective 4
Public Facilities Objective 5
Public Facilities Objective 6
Public Facilities Objective 7

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

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

Policy b. Reduce service area overlap between similar facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Policy e. Locate facilities that provide on-site services near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.

Policy f. Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.

Policy g. Evaluate buildings that are being considered for decommissioning, demolition, or placement out of service for their potential significance and eligibility for listing in the County Inventory of Historic Sites. If found eligible for Inventory listing, an effort should be made to preserve the building with its current use or adaptively reuse the building. If no feasible adaptive reuse is found, then the building should be thoroughly documented prior to demolition.

Objective 2: Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the county's CIP, which is analyzed for adherence to the Fairfax County's *Ten Principles of Sound Financial Management*.

Policy b. Evaluate service gaps or access barriers and consider the equitable distribution of facilities during the planning and funding phases for new public facilities while balancing the overall county needs.

Policy c. Review projects before acceptance into the CIP to ensure the project aligns with the Comprehensive Plan.

Policy d. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy e. Prioritize projects that align with an agency's adopted strategic plans, needs assessments and/or master plans. All projects should generally align with countywide strategic plans and the Comprehensive Plan.

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

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

Policy h. Ensure adequate maintenance of existing facilities.

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

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

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy of and need for public facilities during the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment

or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required for future growth and development.

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

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

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

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

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

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

Policy a. Locate public facilities in areas of compatible land use when possible, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest.

Policy b. Design facilities to celebrate and enhance the community identity and existing or planned character of the surrounding area.

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

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

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

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should be near primary arterial roads. Exceptions to this locational principle include facilities with

a pedestrian orientation, such as a neighborhood park or school where local roads are the preferred immediate access.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space. Additionally, avoid areas vulnerable to environmental and climate-related hazards, including areas vulnerable to current and future flooding. Flooding vulnerability should include both urban and riverine flooding considerations.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

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

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

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

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

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

Policy c. Retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices when opportunities arise in consideration of the factors identified in Objective 6, Policy a.

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

Policy e. Apply green building practices within the design of public facilities. When possible,

public facilities should be built and operated to meet or exceed county guidelines for green building certification for capital projects.

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

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

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

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

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

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

Policy e. ~~Consider and~~ P~~p~~rioritize affordable housing, childcare, ~~and/or~~ early childhood and ~~education~~ space for community use~~s~~ in conjunction with new facility development or included in the co-location of other public facilities where appropriate.

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

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

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

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

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

THE PUBLIC FACILITIES ELEMENT

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

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

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

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

Public Facilities Objective 8
Public Facilities Objective 9
Public Facilities Objective 10
Public Facilities Objective 11
Public Facilities Objective 12
Public Facilities Objective 13
Public Facilities Objective 14
Public Facilities Objective 15
Public Facilities Objective 16
Public Facilities Objective 17
Public Facilities Objective 18
Public Facilities Objective 19
Public Facilities Objective 20
Public Facilities Objective 21
Public Facilities Objective 22
Public Facilities Objective 23
Public Facilities Objective 24
Public Facilities Objective 25
Public Facilities Objective 26
Public Facilities Objective 27
Public Facilities Objective 28
Public Facilities Objective 29
Public Facilities Objective 30
Public Facilities Objective 31
Public Facilities Objective 32
Public Facilities Objective 33
Public Facilities Objective 34
Public Facilities Objective 35
Public Facilities Objective 36
Public Facilities Objective 37
Public Facilities Objective 38
Public Facilities Objective 39

Public Facilities Objective 40
Public Facilities Objective 41
Public Facilities Objective 42
Public Facilities Objective 43
Public Facilities Objective 44
Public Facilities Objective 45
Public Facilities Objective 46
Public Facilities Objective 47
Public Facilities Objective 48
Public Facilities Objective 49
Public Facilities Objective 50
Public Facilities Objective 51
Public Facilities Objective 52
Public Facilities Objective 53
Public Facilities Objective 54

Education

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

Early Childhood

Introduction

Early childhood facilities provide early learning opportunities for children from birth through age five and include a variety of pre-K education such as preschool, Early Head Start/Head Start, early childhood special education, and childcare. These facilities are provided by Fairfax County Public Schools, Fairfax County Department of Neighborhood and Community Services, community-based organizations, and private providers. Planning for early childhood facilities should be guided by the county's adopted Early Childhood Strategic Plan and coordinated with the Comprehensive Plan to ensure access to a full spectrum of community-based settings that responds to changing demographics, projected growth, and the diverse needs of Fairfax County's children and families.

Location

Objective 8: **Plan for an adequate, accessible, and well-distributed network of early childhood facilities that responds to changing demographics and supports the diverse educational, developmental, and family needs of children from birth through age five.**

Policy a. Identify and address supply gaps in the countywide network of early childhood programs though ongoing planning to ensure children and families have access to programs that meet diverse community needs.

Public Schools

Introduction

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

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

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

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

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

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

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

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

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

Location

Objective ~~8~~9: Acquire sites for schools or educational facilities through negotiation, dedication, or purchase. This may include the siting of schools or facilities in high density areas or on parcels of limited size.

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

- Encourages multimodal transportation with safe and convenient accessibility to pedestrian, bicycle, and road networks;
- Contains bike lanes and network through quiet neighborhood streets;
- Avoids high traffic roads by being in areas with lower traffic volume and speed;
- Implements traffic calming infrastructure within the school walk zone;
- Provides transit that best supports the community being served by the school facility;
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school;
- Compatibility with adjoining planned and existing development .;

- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography);

- and are located in close proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

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

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

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

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

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

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

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

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

Objective ~~9~~10: Distribute administration and maintenance facilities to conveniently serve the areas they support where possible and appropriate.

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

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

Character and Extent

Objective 1~~0~~1: Locate schools on sites which meet or exceed minimum state size guidelines where

possible and appropriate.

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

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

Objective 1~~1~~2: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.

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

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

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

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

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

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

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

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

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

Policy i. Encourage co-location of FCPS and Fairfax County facilities and land, as applicable based on compatibility with each other.

Objective 1~~2~~3: Consider adaptive reuse of buildings for public schools and educational purposes.

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

Policy b. Consider commercial sites to offer FCPS programs or other uses which may include, but are not limited to, administration, operational and maintenance uses or school bus parking spaces.

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

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

Objective 1~~3~~4: Encourage optimization of existing schools and other facilities, whenever possible and appropriate, to support educational and community objectives.

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

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

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

Policy d. Encourage parity between older and newer schools and facilities through renovation. Design and construct schools in accordance with approved education and safety specifications. Consider expected future utilization rates when proposing renovation projects.

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

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

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

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

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

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

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

Objective 14~~5~~: Ensure the mitigation of impacts to school facilities caused by growth in residential development through provision of proffers, conditions, contributions, commitments, and land dedication.

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

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

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

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

applicable, to offset the impacts of increased residential density

Higher Education

Introduction

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

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

Character and Extent

Objective 1~~5~~6: Ensure that development of higher educational facilities is consistent with the goals of the Comprehensive Plan.

Policy a. Encourage the state to phase facility construction in conjunction with area road improvements.

Policy b. Encourage the state to construct new facilities to be compatible with and supportive of adjacent land uses.

Policy c. Encourage the state to construct new facilities in an environmentally responsible manner.

Policy d. Encourage the expansion of pedestrian and bicycle infrastructure in and around higher education facilities to provide safe access for students and visitors.

Policy e. Encourage appropriate student and facility housing infill and development to be located near higher education facilities.

Objective 1~~6~~7: Expand services and facilities of higher education commensurate with regional demands and expectations in areas that are conveniently located for students and effectively concentrated for educational efficiencies.

Policy a. Expand services to the community through partnerships with the community college. Support NVCC's efforts which continue to provide undergraduate and continuing educational instruction, study, and research, workforce development, and the use of ~~a community center~~ meeting and conference center space for community meetings and cultural events.

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

Libraries

Introduction

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

- Regional Libraries are the largest facilities with approximately 25,000 to 45,000 square feet. As a function of sub-Census tracts within each library service area, the size and demographic makeup of a service population varies slightly from year to year. Regional libraries serve populations of between 45,000 and 115,000.

- Community Libraries range in size from 13,000 to 20,000 square feet. Community libraries serve populations between 16,000 and 62,000 depending on the density of the particular service area.

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

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

- Provide a network of facilities that offer library services responding to the needs of the community in which each library is located and systemwide mechanisms to share resources among branches.

- To select, obtain, process and provide access to materials that meet the educational, recreational, and informational needs of Fairfax County residents.

- To provide convenient, onsite or remote to library services for county residents that is free of time and location constraints. Since the early 1960's, the Fairfax County Public Library has grown from two libraries to 20 library facilities with an administrative center in the county Government Center. (See Figure 1.) The library system is comprised of two categories of libraries based on facility size and breadth of services provided.

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

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

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

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

Location

Objective 1~~7~~8: Locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.

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

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

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

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

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

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

and convenience.

Character and Extent

Objective 1~~8~~9: Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.

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

Policy b. The total library system should provide at least .5 square foot of library space per resident. Accordingly, ensure that the population of each library district is served with adequate facilities.

- In general, regional libraries should be between 25,000 and 45,000 square feet. Community libraries should be between 13,000 and 20,000 square feet.

Objective ~~19~~20: Library facilities should be designed to enhance the library experience through expansion, innovation, and integration of technology.

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

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

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

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

Health and Human Services

Introduction

Health and human services are provided by a network of county agencies, community-based organizations, and private providers. These services provide a spectrum of community engagement and support from prevention programs that mitigate further interventions, diversion initiatives that address the underlying needs and root causes, and emergency services and interventions that help community members in crisis.

Health and human services facilities are owned or operated by the county and include human services regional offices, community centers, senior centers, adult day health public health centers, health clinics, and treatment facilities. Human services regional offices and other co-located facilities provide access to community members who need assistance from multiple health and human services agencies.

Location

Objective 21: Locate health and human services facilities in areas that optimize access for community members.

Policy a. Locate health and human services facilities in areas that are easily accessible to community members via multimodal transportation.

Policy b. Co-locate health and human services agencies to the maximum extent possible to improve service delivery and reduce barriers to accessing services.

Policy c. Locate health and human services facilities in areas that have access to transit and active transportation infrastructure and have safe pedestrian access.

Policy d. Locate domestic violence and homeless shelters in areas that are accessible to community members in need of emergency shelter and are accessible to employment and economic opportunities and other health and human services.

Policy e. Locate support facilities in proximity to the Judicial Court Complex to improve coordination among service providers, enhance access to wrap-around services, and maintain adequate service levels.

Policy f. Ensure sufficient parking spaces are available at health and human services facilities for community members and staff.

Character and Extent

Objective 22: Health and human services facilities should be designed to enhance service delivery and efficiently meet community needs.

Policy a. Design new community centers to have accessible trauma informed space to provide programming for community members across their entire lifespan and abilities.

Policy b. Ensure inclusive outdoor leisure space that enables social and community connectedness is included in the design of new community centers like comfortable seating areas, playgrounds, athletic courts, and exercise equipment.

Policy c. Integrate health and human services with other county services and community amenities to increase access, enhance service delivery, and maximize efficient of shared resources.

Policy d. Expand access to school readiness by providing space for early childhood programs at health and human services facilities to the maximum extent possible.

Other

Objective 23: Maintain an inclusive and data-informed approach to the development of health and human services facilities.

Policy a. Leverage inclusive engagement with community members, community-based organizations, and other stakeholders to identify needs for future health and human service facilities.

Policy b. Use disaggregated demographic and service delivery data and trends to inform the development of new health and human services facilities and programming.

Public Safety

Introduction

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

Objective 2~~0~~4: Maintain and expand training facilities for public safety officials, including but not limited to police officers, deputy sheriffs, fire and medical emergency personnel and animal wardens.

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

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

Objective 2~~1~~5: Enhance the operations elements facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal protection officers.

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

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

Policy c. Locate new public safety facilities in order that adequate space remains on site for

future expansions and that public safety agencies which relate closely in their activities or clients are located in close proximity to one another with shared utilization to the extent possible.

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

Police

Introduction

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

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

Location

Objective 2~~2~~6: Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the county as a whole and to the individual police districts.

Policy a. Locate new police stations near the geographical center of the service area; preferably not in residential areas, but adjacent to commercial areas; compatible with adjoining areas; on a major road with good access to all parts of the service area; and adequate parking for police, employees and visitors.

Policy b. Plan for a new police substations in growing areas of the county.

Policy c. Plan for a new enhanced training campus to be co-located with Emergency Vehicle Operation, Firing Range, and K9 facilities.

Policy d. Evaluate the need for locating a centralized police vehicle storage center, to provide a secure area for vehicles involved in fatal accident investigations, surveillance vehicle storage, and police vehicle preparation. This facility should be centrally located in a commercial area in the county and have adequate security.

Policy e. Evaluate and support any identified need for a new Administrative Headquarters or Detectives Bureau facility.

Policy f. Evaluate and support any identified need for an Officer Wellness and Incident Support Services (ISS) facilities.

Character and Extent

Objective 2~~3~~7: Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.

Policy a. Plan, locate and construct new police facilities based on 40 square feet per sworn officer per shift.

Policy b. Size stations to meet the expected level of police service required to protect people and property located in the service area. Encourage the use of natural landscape elements such as trees, berms, and other privacy screens to limit direct line of site.

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

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

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

Fire and Rescue

Introduction

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

The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. All projected stations in the Master Plan have been constructed as well as an additional fire station in the Tysons area. Currently, the response time goal can be reached approximately 90 percent of the time and 93 percent of the time when including mutual aid fire stations from neighboring jurisdictions. As population increases in the county, it is anticipated that the 95 percent goal will be achieved.

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

Location

Objective 248: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population.

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

- The projected service area of a new station has a population density of 1,000 persons per square mile;
- The projected service area is greater than two square miles;
- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and

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

- Locate stations close to intersections where there is no problem with highway access;
- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap When there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high density areas and alleviates the response requirements of other high activity areas.

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

Character and Extent

Objective 259: While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with

the surrounding community.

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

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

Sheriff

Introduction

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

Other

Objective ~~26~~30: Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Adult Detention Center (ADC) and provide for sentenced offenders not incarcerated at the ADC.

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

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

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

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

Objective ~~27~~31: Provide facilities for inmates to serve their sentence with opportunities not otherwise available in confinement to include: work release, education programs, rehabilitative programs in the community, and weekend community service as alternatives to incarceration.

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

Courts

Introduction

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

Location

Objective ~~28~~32: Maintain a central location for the main court system for the County to be convenient to all County residents.

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

Character and Extent

Objective ~~29~~33: Maintain the efficient and expedient processing and adjudication of cases of the 19th Judicial Circuit Court and General District Court of Fairfax County by providing the necessary facilities to accomplish such actions.

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

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

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

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

Animal Services Division and the Department of Animal Sheltering

Introduction

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

Location

Objective 3~~0~~4: Provide for convenience of Animal Services Division services to all county residents by maintaining the current shelter locations on West Ox Road and the Lorton Campus.

Character and Extent

Objective 3~~1~~5: Continue to provide convenient pet adoptions, licensing, vaccinations, and education services to county residents and the necessary facilities for managing all phases of Animal Services Division and safety.

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

Utilities and Services

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

The following utilities and services are addressed in this section:

- Water Supply
- Sanitary Sewer
- Solid Waste
- Drainage Systems and Improvements
- County Vehicle Maintenance Facilities
- Public Utilities
  - Gas*

- electric
- telephone

- Communication Towers

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

Water Supply

Introduction

Residents of Fairfax County receive public water service from one of three water agencies: ~~the~~ Fairfax ~~County~~ Water ~~Authority~~, ~~or the Falls Church Department of Public Utilities~~. the Towns~~s~~ of Vienna, or ~~and~~ the Town of Herndon.~~,~~ Fairfax Water ~~while~~ owns and operates~~ing~~ a full production and ~~their own water~~ distribution system;~~s,~~ the Towns purchase water wholesale from Fairfax Water and operate their own distribution systems. ~~In terms of building major capital facilities to meet water supply needs, the towns are dependent of these two water agencies. According to 2022~~Using recent estimate~~d~~s averages, Fairfax Water serves ~~ninety-seven~~ 97 percent of Fairfax County residents, ~~are served by Fairfax Water~~the towns serve one percent, and the remaining ~~\ three~~ two percent ~~of the residents~~ receive water from their own individual, private wells.

Location

Objective 3~~2~~6: Locate sites for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, to conform to the land use goals of the Comprehensive Plan.

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

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

Policy c. Encourage the early acquisition of sites for distribution and storage facilities where development activities are imminent. ~~This must be done before the area develops, so that neighborhood disruption and costs are minimized.~~

Policy d. Locate water lines to minimize impacts on environmental features such as stream valleys, wetlands, and forested areas.

Character and Extent

Objective 3~~3~~7: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.

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

Policy b. Coordinate all Fairfax Water projects by continuing the Water Facilities Agreement between the Board of Supervisors and the Fairfax Water which requires:

- Fairfax County Board's review and approval of the Fairfax Water's Capital Improvement Program (CIP) as part of the county's CIP;
- Fairfax County Board's approval of proposed water facilities including water mains greater than 24" in diameter ~~in accordance with Section 15.2-2232 of the *Code of Virginia*, as amended~~; and
- Notification to individual Board of Supervisors members and the Chairman of water main extensions 24" or less in diameter in their districts.

Policy c. Pursue strategies to reduce the per capita consumption of water.

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

Sanitary Sewer

Introduction

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

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

Location

Objective 34<u>8</u>: Provide public sewer in accord with the approved sewer service area and the Statement of Policy Regarding Sewage Disposal.

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

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

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

*The Approved Sewer Service Area boundaries can be found in the *Comprehensive Plan Public Facilities Map*.

Character and Extent

Objective 3~~5~~9: Maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the county, and provide necessary renovations and improvements that will permit the entire system to function at a high level of efficiency.

Policy a. Plan and design sewer facilities in accordance with the Public Facility Manual (PFM).

Policy b. Design and construct the overall sewer system so as to minimize the need for sanitary sewer pumping stations.

Policy c. Schedule priorities in the planning and construction of sewerage systems so that actual plus committed sewage flow does not exceed the capacity of the treatment facilities.

Policy d. Where existing development without public sewer is experiencing public health problems caused by failing septic or individual sewage disposal systems, consider the appropriateness of conventional public sewer, pump and haul or other methodologies to remedy public health hazards.

Solid Waste and Recycling

Introduction

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

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

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

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

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

Location

Objective 3640: Provide conveniently located solid waste management facilities and operations, while ensuring that these facilities area compatible with adjacent land uses.

Policy a. Continue to modify the I-95 Landfill Complex and the I-66 Transfer Station as necessary to ensure compliance with federal and state regulations, as well as accommodating the needs of the community.

Policy b. Add facility enhancements at the I-66 Transfer Station and I-95 Landfill to allow environmentally sound and efficient collection, recycling, transfer and disposal of refuse and recyclable materials. Maintain access to the I-66 Facility from West Ox Road and the I-95 Facility from Furnace Road.

Policy c. Maintain recycling drop-off centers to serve residential and business customers.

Policy d. Apply public and worker safety, traffic, and environmental protection criteria to the selection of future sites for the collection, recycling, transfer, and disposal of waste and recyclable materials.

Policy e. Continue landfill gas collection/processing systems at the I-66 facility and I-95 complex to allow utilization of decomposition gases for beneficial purposes.

Character and Extent

Objective 3741: Provide an efficient, cost effective, and environmentally sound, comprehensive solid waste management system that meets the current and future needs of the county.

Policy a. Complete new 20-year Solid Waste Management Plan for the county as required by state regulations.

Policy b. Prior to the expansion of waste management facilities, comprehensively consider the costs, benefits and effects of other alternatives including recycling and waste reduction for the protection of the public health, public safety, the environment, and

natural resources.

Policy c. Encourage public/private partnerships for environmentally safe and economically sound collection, recycling, and disposal.

Policy d. Maintain the mandatory countywide collection of yard debris for recycling.

Policy e. Provide for a consistent level of cost effective service for refuse and recyclables collection throughout the county.

Policy f. Maintain the I-95 Landfill Complex to provide adequate ash disposal capacity.

Policy g. Use cost-effective, environmentally-conscious technologies and industry best management practice in solid waste management to protect and/or improve the county's environmental quality.

Policy h. Provide for environmentally safe and economically sound, collection, recycling, and disposal of household and Very Small Quantity Generator (VSQG) hazardous waste to prevent pollution in the county.

Objective ~~38~~42: Provide a waste reduction and recycling program readily available to all, that meets the current and future needs of the County.

Policy a. Continue the county's solid waste management system, promoting a strong preference for the practices of waste reduction and recycling consistent with the established solid waste management hierarchy. The program currently includes specialty materials and recycling drop-off centers, yard debris management, curbside collection of designated recyclable materials, scrap metal recycling and commercial and institutional recycling of designated materials.

Policy b. Continue to promote waste reduction recycling and hazardous waste collection programs.

Policy c. Continue to support composting of food scraps and organic material by offering and/or expanding locations and services for residents to dispose of these materials. The Park Authority provides composting locations at local farmers markets across the county and the I-95 Landfill Complex provides composting drop-off bins.

Stormwater Management

Introduction

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

many instances, the aesthetic quality of natural areas is destroyed. Urban flooding is the top climatic vulnerability for Fairfax County, due to the combination of increasing impervious surface, inadequate stormwater management and drainage facilities, and increasing intensity of precipitation events.

Location

Objective ~~39~~43: Provide for a comprehensive drainage improvement and stormwater management program to maximize property protection and environmental benefits throughout the watershed.

Policy a. Locate stormwater control facilities to correct problems that affect the greatest number of persons or structures.

Policy b. Locate drainage structures and Best Management Practices (BMPs) in conjunction with new development and redevelopment to minimize future problems.

Policy c. New facilities shall be in harmony with the County's Comprehensive Stormwater Management Program's mission that includes the implementation of structural improvements for stormwater facility retrofits, to improve water quality, minimize the impacts of flooding, and encourage the continued installation of green stormwater infrastructure.

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

Character and Extent

Objective 4~~0~~4: Provide a system of drainage facilities that prevents or minimizes structure flooding, stream degradation and traffic disruption in an efficient, cost effective and environmentally sound manner.

Policy a. Continue enforcement of the county's ordinance for erosion and siltation control.

Policy b. Continue to regulate development on filling land within the 100 year floodplain.

Policy c. Continue to implement the county's Regional Stormwater Management and Master Drainage Plans.

Policy d. Encourage a regional approach to stormwater management in developing and in redeveloping sites.

Policy e. Expand existing programs to implement best management practices (BMPs) in all areas of the county not currently served by BMPs.

Vehicle Maintenance Facilities

Introduction

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

Location

Objective 4~~1~~5: Ensure that county vehicle maintenance facilities are located on adequate and appropriate sites.

Policy a. Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution.

Policy b. Ensure that access to each facility is oriented to arterial roads.

Policy c. Plan for an additional vehicle maintenance facility, preferably in the northwestern area of the county.

Character and Extent

Objective 4~~2~~6: Consider established design and service area standards when planning new county vehicle maintenance facilities.

Policy a. Provide screening and buffering around each facility in excess of Zoning Ordinance requirements in order to minimize the impact of this use.

Policy b. Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas.

Electrical and Land-Line Utility Services

Introduction

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

Objective 4~~3~~7: Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible.

Policy a. Avoid areas of environmental sensitivity.

Policy b. Collocate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy c. Plan for existing and future needs of facilities in conjunction with emerging development designs, including the needs of residents and business for broadband infrastructure.

Policy d. Provide adequate acreage for expansion of substations, hub centers and equipment areas and maintain levels of screening to accommodate expansion.

Policy e. Locate future switching and hub centers, equipment areas, and electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety.

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

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

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

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

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

Objective 448: Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.

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

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

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

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

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

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

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

Policy h. Avoid interference with radio, television, and telecommunications receivers of the public.

Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

Wireless Telecommunications Services

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

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

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

General Guidelines

Objective 4~~5~~9: In order to provide a network of wireless telecommunication systems and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

Policy a. Co-locate wireless telecommunications facilities whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.

Policy c. Utilize existing structures to support wireless telecommunications services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing structures with related equipment.

Policy d. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

Policy e. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Policy f. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.

Policy g. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Policy h. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area,

especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Policy i. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

Policy j. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.

Policy k. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

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

Objective 4650: Design proposed wireless telecommunication facilities to mitigate visual impact and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed

Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:

- Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area;
- Locate proposed wireless telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive environmental resources, including root systems, or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography, and other factors, to mitigate the visual presence and prominence of the structure;

- Blend proposed wireless telecommunication facilities with an existing pattern of tall structures;

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

Feature Shown Guidelines

Objective 4751: With Planning Commission approval, wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a "feature shown" of the Comprehensive Plan when in conformance with the following policies:

Policy a. In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:

- The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed, including any surrounding residential properties;

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

- The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;

- Related equipment cabinets or shelters located on the ground or on a rooftop are appropriately screened or placed to obscure their visibility from surrounding properties;

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

- Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties;.

Administrative Review Guidelines

Objective 4852: Consider the co-location, replacement, or modification of antennas, and their associated equipment to be an Administrative Review "feature shown" of the

Comprehensive Plan requiring no Planning Commission review when the co-location, replacement or modification of, antennas, and the related equipment is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

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

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

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

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

Objective ~~49~~53: Consider the placement of new structures 50 feet or less in height and designed to support small cell facilities to be an Administrative Review feature shown of the Comprehensive Plan requiring no Planning Commission review when the location

and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Locate to avoid interference with public safety communications or operations.

Policy b. Locate to avoid areas of environmental sensitivity, such as steep slopes 15% or greater, floodplains, wetlands, environmental quality corridors (EQC), and resource protection areas.

Policy c. Locate to avoid disturbing the critical root zone of existing trees as defined in the Fairfax County Public Facilities Manual.

Policy d. Locate so as to not impede pedestrian, bicycle, or vehicular travel by not obstructing walkways, driveways, entrances or other means of travel.

Policy e. Locate so as to not impede or obstruct pedestrian, bicycle, or vehicular travel.

Policy f. The pole design should conform to the aesthetics of existing adjacent streetlights or utility poles and/or conform to existing area or district specific urban design guidelines or manuals (ex. Tysons Urban Design Guidelines).

Policy g. Locate the pole in conformance with existing area or district specific urban design guidelines or manuals and/or Standard Pole Locations as defined in the Fairfax County Public Facilities Manual and restore any disturbed streetscape after installation.

Policy h. In areas where there are no existing adjacent streetlights, utility poles, or district specific urban design guidelines or manuals, new poles should be designed to look the same as or substantially similar to existing poles elsewhere in the same zoning district.

Policy i. Locate new structures 50 feet or less in height within the bounds of a historic overlay district only if infeasible to co-locate associated wireless telecommunication facilities on existing structures or to locate new structures outside of the historic overlay district or in the public right-of-way.

Policy j. When placing in a historic overlay district:

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

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

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

Deemed Approved Guidelines

Objective 5~~0~~4: New wireless telecommunication facilities will be deemed a "feature shown" of the Comprehensive Plan requiring no Administrative Review or Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Co-locate wireless telecommunication facilities, including small cell wireless facilities, on existing structures.

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

- The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas, screening the antennas and equipment as appropriate to the site, or using other measures to mitigate visual impact;
- Related generators or equipment cabinets or shelters located on the ground or on a rooftop should be screened or placed to obscure their visibility from surrounding properties to the extent possible;
- Building rooftop antennas should be either flush mounted to surface walls, camouflaged, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;
- Access to the proposed installation for purposes of maintenance has minimal visual impact on adjoining properties.

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

- Flush-mount antennas and use antennas of a color or finish that closely match and blend with existing structures when possible;
- Screen or otherwise camouflage pole-mounted antennas.

~~(AMENDMENT NO. 2017-P-18, 05/07/2024~~

DRAFT PLAN TEXT - CLEAN
PUBLIC FACILITIES [AMENDED DATE: 5-7-2024]

INTRODUCTION

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

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

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

Board of Supervisors Goals

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

- that the county is committed to a high level and quality of public services;

- that growth and new development should be held to a level consistent with the adequacy and accessibility of existing facilities and phased in accordance with the county's ability to provide new ones;

- that the county should ensure a quality education system by providing comprehensive education, training programs and facilities;

- that the county should provide a local system of libraries and cultural programs and facilities; and,

- that the county should support an equitable system of taxation and user charges to provide quality services and facilities to residents.

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

PUBLIC FACILITY REVIEW PROCESS

The primary mechanisms for applying this guidance and ensuring a well-balanced and adequate public facility system is through the Capital Improvement Program (CIP), the 2232 Public Facility Review process and review of Plan Amendments, and Rezonings. These mechanisms are important tools for implementing the county's public facilities plan. They will be guided by the standards and guidelines identified in the Public Facilities Element of the Comprehensive Plan.

The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes the potential long-term requirements beyond the current 5-year period. The CIP is evaluated each year, with individual departments proposing new projects or adjusting current projects within the program. The Planning Commission conducts workshops with agencies and holds public hearings to review and make recommendations to the CIP. After completing its review, the Planning Commission submits a CIP to the Board of Supervisors for consideration and CIP adoption.
The 2232 Public Facility Review process is required to meet Va. Code 15.2-2232 and is used for the Planning Commission to determine if the general or approximate location, character and extent of a proposed feature is in substantial accord with the Comprehensive Plan. Applications for 2232 review are reviewed by various agencies for alignment with the Comprehensive Plan. After review, staff will make a recommendation to the Planning

Commission for approval of the new or expanded facility. After a 2232 is reviewed and approved, the proposal will be administratively reviewed for site and building plan permits, as needed.

COUNTYWIDE OBJECTIVES AND POLICIES

The following general objectives apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use considerations.

Public Facilities Objective 1
Public Facilities Objective 2
Public Facilities Objective 3
Public Facilities Objective 4
Public Facilities Objective 5
Public Facilities Objective 6
Public Facilities Objective 7

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

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

Policy b. Reduce service area overlap between similar facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Policy e. Locate facilities that provide on-site services near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.

Policy f. Evaluate alternative sites when selecting an appropriate location for a new facility and demonstrate why the chosen site is more suitable than the alternative sites that were evaluated.

Policy g. Evaluate buildings that are being considered for decommissioning, demolition, or placement out of service for their potential significance and eligibility for listing in the County Inventory of Historic Sites. If

found eligible for Inventory listing, an effort should be made to preserve the building with its current use or adaptively reuse the building. If no feasible adaptive reuse is found, then the building should be thoroughly documented prior to demolition.

Objective 2: **Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.**

Policy a. Program the establishment of facilities through the county's CIP, which is analyzed for adherence to the Fairfax County's *Ten Principles of Sound Financial Management*.

Policy b. Evaluate service gaps or access barriers and consider the equitable distribution of facilities during the planning and funding phases for new public facilities while balancing the overall county needs.

Policy c. Review projects before acceptance into the CIP to ensure the project aligns with the Comprehensive Plan.

Policy d. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy e. Prioritize projects that align with an agency's adopted strategic plans, needs assessments and/or master plans. All projects should generally align with countywide strategic plans and the Comprehensive Plan.

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

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

Policy h. Ensure adequate maintenance of existing facilities.

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

replacement and upgrade needs.

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

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy of and need for public facilities during the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required for future growth and development.

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

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

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

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

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

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

Policy a. Locate public facilities in areas of compatible land use when possible, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest.

Policy b. Design facilities to celebrate and enhance the community identity and existing or planned character of the surrounding area.

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

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

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

Objective 5: **Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**

Policy a. Consider accessibility in siting facilities. In general, public facilities should be near primary arterial roads. Exceptions to this locational principle include facilities with a pedestrian orientation, such as a neighborhood park or school where local roads are the preferred immediate access.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space. Additionally, avoid areas vulnerable to environmental and climate-related hazards, including areas vulnerable to current and future flooding. Flooding vulnerability should include both urban and riverine flooding considerations.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

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

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

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

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff and flooding, decreasing life-cycle maintenance requirements, increasing the biodiversity and habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

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

Policy c. Retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices when opportunities arise in consideration of the factors identified in Objective 6, Policy a.

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

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

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

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

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

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

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

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

Policy e. Prioritize affordable housing, childcare, early childhood, and space for community use in conjunction with new facility development or included in the co-location of other public facilities where appropriate.

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

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

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

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

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

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

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

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

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

Public Facilities Objective 8
Public Facilities Objective 9
Public Facilities Objective10
Public Facilities Objective 11
Public Facilities Objective 12
Public Facilities Objective 13
Public Facilities Objective 14
Public Facilities Objective 15
Public Facilities Objective 16
Public Facilities Objective 17
Public Facilities Objective 18
Public Facilities Objective 19
Public Facilities Objective 20
Public Facilities Objective 21
Public Facilities Objective 22
Public Facilities Objective 23
Public Facilities Objective 24
Public Facilities Objective 25
Public Facilities Objective 26
Public Facilities Objective 27
Public Facilities Objective 28
Public Facilities Objective 29
Public Facilities Objective 30
Public Facilities Objective 31
Public Facilities Objective 32
Public Facilities Objective 33
Public Facilities Objective 34
Public Facilities Objective 35
Public Facilities Objective 36
Public Facilities Objective 37
Public Facilities Objective 38
Public Facilities Objective 39
Public Facilities Objective 40
Public Facilities Objective 41
Public Facilities Objective 42

Public Facilities Objective 43
Public Facilities Objective 44
Public Facilities Objective 45
Public Facilities Objective 46
Public Facilities Objective 47
Public Facilities Objective 48
Public Facilities Objective 49
Public Facilities Objective 50
Public Facilities Objective 51
Public Facilities Objective 52
Public Facilities Objective 53
Public Facilities Objective 54

Education

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

Early Childhood Education

Introduction

Early childhood facilities provide early learning opportunities for children from birth through age five and include a variety of pre-K education such as preschool, Early Head Start/Head Start, early childhood special education, and childcare. These facilities are provided by Fairfax County Public Schools, Fairfax County Department of Neighborhood and Community Services, community-based organizations, and private providers. Planning for early childhood facilities should be guided by the county's adopted Early Childhood Strategic Plan and coordinated with the Comprehensive Plan to ensure access to a full spectrum of community-based settings that respond to changing demographics, projected growth, and the diverse needs of Fairfax County's children and families.

Location

Objective 8: Plan for an adequate, accessible, and well-distributed network of early childhood education facilities that responds to changing demographics and supports the diverse educational, developmental, and family needs of children from birth through age five.

Policy a. Identify and address supply gaps in the countywide network of early childhood programs through ongoing planning to ensure children and families have access to programs that meet diverse community needs.

Public Schools

Introduction

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

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

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

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

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

The fundamental element in capital facility planning for public schools is determining future

memberships, a complex procedure which continues to be refined. The school system employs multiple methodologies for projecting student populations.

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

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

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

Location

Objective 9: **Acquire sites for schools or educational facilities through negotiation, dedication, or purchase. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

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

- Encourages multimodal transportation with safe and convenient accessibility to pedestrian, bicycle, and road networks;
- Contains bike lanes and network through quiet neighborhood streets;
- Avoids high traffic roads by being in areas with lower traffic volume and

speed;

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

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

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

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

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

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

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

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

Policy i. Fairfax County Public Schools and county staff will review

periodically long-term projected growth and development impacts on school capacity.

Objective 10: Distribute administration and maintenance facilities to conveniently serve the areas they support where possible and appropriate.

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

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

Character and Extent

Objective 11: Locate schools on sites which meet or exceed minimum state size guidelines where possible and appropriate.

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

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

Objective 12: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.

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

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

- Provide for possible future expansion and allow for efficient flow of traffic to, from, and within the school site.

- Provide stacking space and circulation for school buses, student drop- off, onsite bus parking, when possible and off-street parking, as required.
- Provide staging area for the kiss and ride, as required.
- Minimize the impact of school traffic on local road networks.

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

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

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

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

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

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

Policy i. Encourage co-location of FCPS and Fairfax County facilities and land, as applicable based on compatibility with each other.

Objective 13: Consider adaptive reuse of buildings for public schools and educational purposes.

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

Policy b. Consider commercial sites to offer FCPS programs or other uses which may include, but are not limited to, administration, operational and maintenance uses or school bus parking spaces.

Policy c. Consider alternative spaces for outdoor recreation, such as converted

rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.

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

Objective 14: Encourage optimization of existing schools and other facilities, whenever possible and appropriate, to support educational and community objectives.

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

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

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

Policy d. Encourage parity between older and newer schools and facilities through renovation. Design and construct schools in accordance with approved education and safety specifications. Consider expected future utilization rates when proposing renovation projects.

Policy e. Continue the practice of serving local communities for community groups and other neighborhood-based activities through the use of school facilities. Provide access to school grounds for community use of athletic facilities.

Policy f. Continue the practice of working in collaboration with Fairfax County agencies and other organizations for the provision of space for out-of-school time programs.

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

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

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

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

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

Objective 15: Ensure the mitigation of impacts to school facilities caused by growth in residential development through provision of proffers, conditions, contributions, commitments, and land dedication.

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

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

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

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

Higher Education

Introduction

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

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

Character and Extent

Objective 16: Ensure that development of higher educational facilities is consistent with the goals of the Comprehensive Plan.

Policy a. Encourage the state to phase facility construction in conjunction with area road improvements.

Policy b. Encourage the state to construct new facilities to be compatible with and supportive of adjacent land uses.

Policy c. Encourage the state to construct new facilities in an environmentally responsible manner.

Policy d. Encourage the expansion of pedestrian and bicycle infrastructure in and around higher education facilities to provide safe access for students and visitors.

Policy e. Encourage appropriate student and facility housing infill and development to be located near higher education facilities.

Objective 17: Expand services and facilities of higher education commensurate with regional demands and expectations in areas that are conveniently located for students and effectively concentrated for educational efficiencies.

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

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

developed land uses.

Libraries

Introduction

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

- Regional Libraries are the largest facilities with approximately 25,000 to 45,000 square feet. As a function of sub-Census tracts within each library service area, the size and demographic makeup of a service population varies slightly from year to year. Regional libraries serve populations of between 45,000 and 115,000.

- Community Libraries range in size from 13,000 to 20,000 square feet. Community libraries serve populations between 16,000 and 62,000 depending on the density of the particular service area.

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

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

- Provide a network of facilities that offer library services responding to the needs of the community in which each library is located and systemwide mechanisms to share resources among branches.

- To select, obtain, process and provide access to materials that meet the educational, recreational, and informational needs of Fairfax County residents.

- To provide convenient, onsite or remote to library services for county residents that is free of time and location constraints. Since the early 1960's, the Fairfax County Public Library has grown from two libraries to 20 library facilities with an administrative center in the county Government Center. (See Figure 1.) The library system is comprised of two categories of libraries based on facility size and breadth of services provided.

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

county users on a coordinated and shared basis.

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

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

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

Location

Objective 18: Locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.

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

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

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

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

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

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

Character and Extent

Objective 19: Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.

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

Policy b. The total library system should provide at least .5 square foot of library space per resident. Accordingly, ensure that the population of each library district is served with adequate facilities.

- In general, regional libraries should be between 25,000 and 45,000 square feet. Community libraries should be between 13,000 and 20,000 square feet.

Objective 20: Library facilities should be designed to enhance the library experience through expansion, innovation, and integration of technology.

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

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

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

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

Health and Human Services

Introduction

Health and human services are provided by a network of county agencies, community-based organizations, and private providers. These services provide a spectrum of community engagement and support from prevention programs that mitigate further interventions, diversion initiatives that address the underlying needs and root causes, and emergency services and interventions that help community members in crisis.

Health and human services facilities are owned or operated by the county and include human services regional offices, community centers, senior centers, adult day health care, public health centers, health clinics, and treatment facilities. Human services regional offices and other co-located facilities provide access to community members who need assistance from multiple health and human services agencies.

Location

Objective 21: Locate health and human services facilities in areas that optimize access for community members.

Policy a. Locate health and human services facilities in areas that are easily accessible to community members via multimodal transportation.

Policy b. Co-locate health and human services agencies to the maximum extent possible to improve service delivery and reduce barriers to accessing services.

Policy c. Locate health and human services facilities in areas that have access to transit and active transportation infrastructure and have safe pedestrian access.

Policy d. Locate domestic violence and homeless shelters in areas that are accessible to community members in need of emergency shelter and are accessible to employment and economic opportunities and other health and human services.

Policy e. Locate support facilities in proximity to the Judicial Court Complex to improve coordination among service providers, enhance access to wrap-around services, and maintain adequate service levels.

Policy f. Ensure sufficient parking spaces are available at health and human services facilities for community members and staff.

Character and Extent

Objective 22: Health and human services facilities should be designed to enhance service delivery and efficiently meet community needs.

Policy a. Design new community centers to have accessible, trauma-informed space to provide programming for community members across their entire lifespan and abilities.

Policy b. Ensure inclusive outdoor leisure space that enables social and community is included in the design of new community centers like comfortable seating areas, playgrounds, athletic courts, and exercise equipment.

Policy c. Integrate health and human services with other county services and community amenities to increase access, enhance service delivery, and maximize efficiency of shared resources.

Policy d. Expand access to school readiness by providing space for early childhood programs at health and human services facilities to the maximum extent possible.

Other

Objective 23: Maintain an inclusive and data-informed approach to the development of health and human service facilities.

Policy a. Leverage inclusive engagement with community members, community-based organizations, and other stakeholders to identify needs for future health and human service facilities.

Policy b. Use disaggregated demographic and service delivery data and trends to inform the development of new health and human services facilities and programming.

Public Safety

Introduction

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

Objective 24: Maintain and expand training facilities for public safety officials, including but not limited to police officers, deputy sheriffs, fire and medical emergency personnel and animal wardens.

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

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

Objective 25: Enhance the operations elements facilities to properly support the duties of sworn law enforcement officials, fire and emergency personnel and animal protection officers.

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

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

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

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

Police

Introduction

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

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

Location

Objective 26: Locate police stations and facilities so as to provide the most efficient and

expeditious law enforcement/protective service to the county as a whole and to the individual police districts.

Policy a. Locate new police stations near the geographical center of the service area; preferably not in residential areas, but adjacent to commercial areas; compatible with adjoining areas; on a major road with good access to all parts of the service area; and adequate parking for police, employees and visitors.

Policy b. Plan for a new police substations in growing areas of the county.

Policy c. Plan for a new enhanced training campus to be co-located with Emergency Vehicle Operation, Firing Range, and K9 facilities.

Policy d. Evaluate the need for locating a centralized police vehicle storage center, to provide a secure area for vehicles involved in fatal accident investigations, surveillance vehicle storage, and police vehicle preparation. This facility should be centrally located in a commercial area in the county and have adequate security.

Policy e. Evaluate and support any identified need for a new Administrative Headquarters or Detectives Bureau facility.

Policy f. Evaluate and support any identified need for an Officer Wellness and Incident Support Services (ISS) facilities.

Character and Extent

Objective 27: Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.

Policy a. Plan, locate and construct new police facilities based on 40 square feet per sworn officer per shift.

Policy b. Size stations to meet the expected level of police service required to protect people and property located in the service area. Encourage the use of natural landscape elements such as trees, berms, and other privacy screens to limit direct line of site.

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

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

Policy e. Coordinate with the Health and Human Services agencies and other

service providers to designate space and resources within or near police facilities that will provide social services and diversion first efforts to individuals and families.

Fire and Rescue

Introduction

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

The county's adopted *Fire and Rescue Station Location Master Plan* assumes that stations can be located to enable a seven-minute response time to at least 95 percent of the county's population. All projected stations in the Master Plan have been constructed as well as an additional fire station in the Tysons area. Currently, the response time goal can be reached approximately 90 percent of the time and 93 percent of the time when including mutual aid fire stations from neighboring jurisdictions. As population increases in the county, it is anticipated that the 95 percent goal will be achieved.

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

Location

Objective 28: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per cent of the county's population.

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

- The projected service area of a new station has a population density of 1,000 persons per square mile;

- The projected service area is greater than two square miles;
- The projected service area is estimated to experience an activity level of 730 calls annually or an average of two per day; and

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

- Locate stations close to intersections where there is no problem with highway access;
- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap When there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high density areas and alleviates the response requirements of other high activity areas.

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

Character and Extent

Objective 29: While adhering to constructing new full service fire stations of a minimum 14,000 square feet, all efforts should be made to construct new stations to be compatible with the surrounding community.

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

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

Sheriff

Introduction

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

Other

Objective 30: Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Adult Detention Center (ADC) and provide for sentenced offenders not incarcerated at the ADC.

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

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

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

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

Objective 31: Provide facilities for inmates to serve their sentence with opportunities not otherwise available in confinement to include: work release, education programs, rehabilitative programs in the community, and weekend community service as alternatives to incarceration.

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

Courts

Introduction

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

Location

Objective 32: Maintain a central location for the main court system for the County to be convenient to all County residents.

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

Character and Extent

Objective 33: Maintain the efficient and expedient processing and adjudication of cases of the 19th Judicial Circuit Court and General District Court of Fairfax County by providing the necessary facilities to accomplish such actions.

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

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

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

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

Animal Services Division and the Department of Animal Sheltering

Introduction

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

Location

Objective 34: Provide for convenience of Animal Services Division services to all county residents by maintaining the current shelter locations on West Ox Road and the Lorton Campus.

Character and Extent

Objective 35: Continue to provide convenient pet adoptions, licensing, vaccinations, and education services to county residents and the necessary facilities for managing all phases of Animal Services Division and safety.

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

Utilities and Services

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

The following utilities and services are addressed in this section:

- Water Supply
- Sanitary Sewer
- Solid Waste
- Drainage Systems and Improvements

- County Vehicle Maintenance Facilities
- Public Utilities
  - gas[1]
  - electric
  - telephone

Communication Towers

[1]Underground natural gas lines are exempt from local 2232 Public Facility Review under Va. Code 15.2- 2232.

Water Supply

Introduction

Residents of Fairfax County receive public water service from one of three water agencies: Fairfax Water, the Town of Vienna, or the Town of Herndon. Fairfax Water owns and operates a full production and distribution system; the Towns purchase water wholesale from Fairfax Water and operate their own distribution systems. Using recent estimated averages, Fairfax Water serves 97 percent of Fairfax County residents, the towns serve one percent, and the remaining two percent receive water from their own individual, private wells.

Location

Objective 36: Locate sites for adequate and appropriate facilities to treat, transmit and distribute a safe and adequate potable water supply, to conform to the land use goals of the Comprehensive Plan.

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

Character and Extent

Objective 37: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.

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

Policy b. Coordinate all Fairfax Water projects by continuing the Water Facilities Agreement between the Board of Supervisors and the Fairfax Water which requires:

- Fairfax County Board's review and approval of the Fairfax Water's Capital Improvement Program (CIP) as part of the county's CIP;
- Fairfax County Board's approval of proposed water facilities including water mains greater than 24" in diameter; and
- Notification to individual Board of Supervisors members and the Chairman of water main extensions 24" or less in diameter in their districts.

Policy c. Pursue strategies to reduce the per capita consumption of water.

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

Sanitary Sewer

Introduction

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

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

Location

Objective 38: Provide public sewer in accord with the approved sewer service area and the Statement of Policy Regarding Sewage Disposal.

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

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

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

Character and Extent

Objective 39: Maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the county, and provide necessary renovations and improvements that will permit the entire system to function at a high level of efficiency.

Policy a. Plan and design sewer facilities in accordance with the Public Facility Manual (PFM).

Policy b. Design and construct the overall sewer system so as to minimize the need for sanitary sewer pumping stations.

Policy c. Schedule priorities in the planning and construction of sewerage systems so that actual plus committed sewage flow does not exceed the capacity of the treatment facilities.

Policy d. Where existing development without public sewer is experiencing public health problems caused by failing septic or individual sewage disposal systems, consider the appropriateness of conventional public sewer, pump and haul or other methodologies to remedy public health hazards.

*The Approved Sewer Service Area boundaries can be found in the *Comprehensive Plan Public Facilities Map*.

Solid Waste and Recycling

Introduction

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

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

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

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

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

Location

Objective 40: Provide conveniently located solid waste management facilities and operations, while ensuring that these facilities area compatible with adjacent land uses.

Policy a. Continue to modify the I-95 Landfill Complex and the I-66 Transfer Station as necessary to ensure compliance with federal and state regulations, as well as accommodating the needs of the community.

Policy b. Add facility enhancements at the I-66 Transfer Station and I-95 Landfill to allow environmentally sound and efficient collection, recycling, transfer and disposal of refuse and recyclable materials. Maintain access to the I-66 Facility from West Ox Road and the I-95 Facility from Furnace Road.

Policy c. Maintain recycling drop-off centers to serve residential and business customers.

Policy d. Apply public and worker safety, traffic, and environmental protection criteria to the selection of future sites for the collection, recycling, transfer, and disposal of waste and recyclable materials.

Policy e. Continue landfill gas collection/processing systems at the I-66 facility and I-95 complex to allow utilization of decomposition gases for beneficial purposes.

Character and Extent

Objective 41: Provide an efficient, cost effective, and environmentally sound, comprehensive solid waste management system that meets the current and future needs of the county.

Policy a. Complete new 20-year Solid Waste Management Plan for the county as required by state regulations.

Policy b. Prior to the expansion of waste management facilities, comprehensively consider the costs, benefits and effects of other alternatives including recycling and waste reduction for the protection of the public health, public safety, the environment, and natural resources.

Policy c. Encourage public/private partnerships for environmentally safe and economically sound collection, recycling, and disposal.

Policy d. Maintain the mandatory countywide collection of yard debris for recycling.

Policy e. Provide for a consistent level of cost effective service for refuse and recyclables collection throughout the county.

Policy f. Maintain the I-95 Landfill Complex to provide adequate ash disposal capacity.

Policy g. Use cost-effective, environmentally-conscious technologies and industry best management practice in solid waste management to protect and/or improve the county's environmental quality.

Policy h. Provide for environmentally safe and economically sound, collection, recycling, and disposal of household and Very Small Quantity Generator (VSQG) hazardous waste to prevent pollution in the county.

Objective 42: Provide a waste reduction and recycling program readily available to all, that meets the current and future needs of the County.

Policy a. Continue the county's solid waste management system, promoting a strong preference for the practices of waste reduction and recycling consistent with the established solid waste management hierarchy. The program currently includes specialty materials and recycling drop-off centers, yard debris management, curbside collection of designated recyclable materials, scrap metal recycling and commercial and institutional recycling of designated materials.

Policy b. Continue to promote waste reduction recycling and hazardous waste collection programs.

Policy c. Continue to support composting of food scraps and organic material by offering and/or expanding locations and services for residents to dispose of these materials. The Park Authority provides composting locations at local farmers markets across the county and the I-95 Landfill Complex provides composting drop-off bins.

Stormwater Management

Introduction

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

Location

Objective 43: Provide for a comprehensive drainage improvement and stormwater management program to maximize property protection and environmental benefits throughout the watershed.

Policy a. Locate stormwater control facilities to correct problems that affect the greatest number of persons or structures.

Policy b. Locate drainage structures and Best Management Practices (BMPs) in conjunction with new development and redevelopment to minimize future problems.

Policy c. New facilities shall be in harmony with the County's Comprehensive Stormwater Management Program's mission that includes the implementation of structural improvements for stormwater facility retrofits, to improve water quality, minimize the impacts of flooding, and encourage the continued installation of green stormwater infrastructure.

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

Character and Extent

Objective 44: Provide a system of drainage facilities that prevents or minimizes structure flooding, stream degradation and traffic disruption in an efficient, cost effective and environmentally sound manner.

Policy a. Continue enforcement of the county's ordinance for erosion and siltation control.

Policy b. Continue to regulate development on filling land within the 100 year floodplain.

Policy c. Continue to implement the county's Regional Stormwater Management and Master Drainage Plans.

Policy d. Encourage a regional approach to stormwater management in developing and in redeveloping sites.

Policy e. Expand existing programs to implement best management practices (BMPs) in all areas of the county not currently served by BMPs.

Vehicle Maintenance Facilities

Introduction

Maintenance and repair services to the county's automotive and equipment fleet are provided by the Department of Vehicle Services (DVS) in maintenance facilities located throughout the

county. Related to the DVS maintenance facilities are more specialized types of repair/service facilities, such as the radio repair/installation facility operating at the Jermantown Road Facility, and the Fairfax County Fire and Rescue Department (FCFRD) Apparatus Maintenance and Repair Facility located at the Newington and West Ox maintenance facilities.

Location

Objective 45: Ensure that county vehicle maintenance facilities are located on adequate and appropriate sites.

Policy a. Locate any new facility in proximity to the center of its designated service area, which is a determined geographic region based on fleet distribution.

Policy b. Ensure that access to each facility is oriented to arterial roads.

Policy c. Plan for an additional vehicle maintenance facility, preferably in the northwestern area of the county.

Character and Extent

Objective 46: Consider established design and service area standards when planning new county vehicle maintenance facilities.

Policy a. Provide screening and buffering around each facility in excess of Zoning Ordinance requirements in order to minimize the impact of this use.

Policy b. Ensure that all facilities protect the water quality of nearby water courses by providing the most efficient stormwater Best Management Practices (BMPs) to control run-off from building and parking areas.

Electrical and Land-Line Utility Services

Introduction

Electrical and land-line utility services include electrical, communication and cable facilities, which are provided through a wired infrastructure and viewed, for the most part, as absolute necessities. The need for electrical, communication, and cable facilities accelerates commensurate with development. As the need for sites increases, so does the scarcity of appropriate land for construction of these facilities. The objectives and policies set forth in this

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

Objective 47: Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible.

Policy a. Avoid areas of environmental sensitivity.

Policy b. Collocate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy c. Plan for existing and future needs of facilities in conjunction with emerging development designs, including the needs of residents and business for broadband infrastructure.

Policy d. Provide adequate acreage for expansion of substations, hub centers and equipment areas and maintain levels of screening to accommodate expansion.

Policy e. Locate future switching and hub centers, equipment areas, and electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety.

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

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

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

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

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

Objective 48: Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.

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

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

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

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

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

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

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

Policy h. Avoid interference with radio, television, and telecommunications receivers of the public.

Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

Wireless Telecommunications Services

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

areas of the County.

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

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

General Guidelines

Objective 49: In order to provide a network of wireless telecommunication systems and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

Policy a. Co-locate wireless telecommunications facilities whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the wireless telecommunication facilities and minimize their visual impact on surrounding areas.

Policy c. Utilize existing structures to support wireless telecommunications services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing structures with related equipment.

Policy d. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.

Policy e. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.

Policy f. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.

Policy g. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

Policy h. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Policy i. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.

Policy j. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.

Policy k. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.

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

Objective 50: Design proposed wireless telecommunication facilities to mitigate visual impact and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.

Policy a. Disguise or camouflage the appearance of proposed wireless telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed.

Policy b. Design proposed wireless telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.

Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

Policy d. Mitigate the visual impact of proposed wireless telecommunication facilities and their equipment by using effective design options appropriate to the site such as:

- Design, site, and/or landscape the proposed facility to minimize impacts on the character of the area;
- Locate proposed wireless telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive environmental resources, including root systems, or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography, and other factors, to mitigate the visual presence and prominence of the structure;
- Blend proposed wireless telecommunication facilities with an existing pattern of tall structures;
- Obscure or block the views of proposed wireless telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible.

Feature Shown Guidelines

Objective 51: With Planning Commission approval, wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a "feature shown" of the Comprehensive Plan when in conformance with the following policies:

Policy a. In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:

- The proposed installation has no material adverse impact on the visual quality or character of the general area in which it is to be placed,

including any surrounding residential properties;

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

- The proposed installation, when in a grouping of other similar structures, is consistent with the pattern of those surrounding structures;

- Related equipment cabinets or shelters located on the ground or on a rooftop are appropriately screened or placed to obscure their visibility from surrounding properties;

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

- Access to the proposed installation for purposes of maintenance has no material adverse impact on adjoining properties;.

Administrative Review Guidelines

Objective 52: Consider the co-location, replacement, or modification of antennas, and their associated equipment to be an Administrative Review "feature shown" of the Comprehensive Plan requiring no Planning Commission review when the co- location, replacement or modification of, antennas, and the related equipment is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

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

- The antenna is placed directly in front of the structure's surface, including the surfaces of the penthouse and other structures on building's roof;

- No part of the antenna shall extend above the surface of the building or tank on which it is placed and no part of the antenna's mounting shall extend more than 6 inches above the surface of the building on which it is placed;

- The antenna and its mounting are of a color or finish that closely matches and blends with the surface on which they are placed.

- The generator or equipment cabinet or shelter is either:
  - Located inside the building, building penthouse or inside the building parking structure on a level other than the roof;
  - Located on the ground and enclosed within a structure that is attached to the building and constructed of the material that is the same as, or visually the same as, the color and pattern of the building;
  - Located on the ground behind a solid fence, wall, berm, or planted hedge, or combination thereof, as required by the Zoning Ordinance; or,
  - Located on the roof of the building immediately adjacent to its penthouse or other structure on the roof, screened by a material of the same, or visually the same, color or pattern and no taller than the adjacent rooftop structure.

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

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

Objective 53: Consider the placement of new structures 50 feet or less in height and designed to support small cell facilities to be an Administrative Review feature shown of the Comprehensive Plan requiring no Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

Policy a. Locate to avoid interference with public safety communications or operations.

Policy b. Locate to avoid areas of environmental sensitivity, such as steep slopes 15% or greater, floodplains, wetlands, environmental quality corridors (EQC), and resource protection areas.

Policy c. Locate to avoid disturbing the critical root zone of existing trees as defined in the Fairfax County Public Facilities Manual.

Policy d. Locate so as to not impede pedestrian, bicycle, or vehicular travel by not obstructing walkways, driveways, entrances or other means of travel.

Policy e. Locate so as to not impede or obstruct pedestrian, bicycle, or vehicular travel.

Policy f. The pole design should conform to the aesthetics of existing adjacent streetlights or utility poles and/or conform to existing area or district specific urban design guidelines or manuals (ex. Tysons Urban Design Guidelines).

Policy g. Locate the pole in conformance with existing area or district specific urban design guidelines or manuals and/or Standard Pole Locations as defined in the Fairfax County Public Facilities Manual and restore any disturbed streetscape after installation.

Policy h. In areas where there are no existing adjacent streetlights, utility poles, or district specific urban design guidelines or manuals, new poles should be designed to look the same as or substantially similar to existing poles elsewhere in the same zoning district.

Policy i. Locate new structures 50 feet or less in height within the bounds of a historic overlay district only if infeasible to co-locate associated wireless telecommunication facilities on existing structures or to locate new structures outside of the historic overlay district or in the public right-of-way.

Policy j. When placing in a historic overlay district:

- Site the structure so as to not be located along the frontage of a historic building, deemed historic on a federal, state, or local level; and
- Site the structure so as not to be on an existing structure located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a County Historic District.

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

Deemed Approved Guidelines

Objective 54: New wireless telecommunication facilities will be deemed a "feature shown" of the Comprehensive Plan requiring no Administrative Review or Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning

Ordinance provisions and the following applicable policies:

Policy a. Co-locate wireless telecommunication facilities, including small cell wireless facilities, on existing structures.

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

- The proposed installation is located and designed to blend with the structure on which it is placed such as flush-mounting antennas, screening the antennas and equipment as appropriate to the site, or using other measures to mitigate visual impact;
- Related generators or equipment cabinets or shelters located on the ground or on a rooftop should be screened or placed to obscure their visibility from surrounding properties to the extent possible;
- Building rooftop antennas should be either flush mounted to surface walls, camouflaged, screened or placed to not be visible from the surrounding area unless the antenna has a minimal visual impact if installed above the roofline;
- Access to the proposed installation for purposes of maintenance has minimal visual impact on adjoining properties.

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

- Flush-mount antennas and use antennas of a color or finish that closely match and blend with existing structures when possible;
- Screen or otherwise camouflage pole-mounted antennas.

ATTACHMENT 3: PROPOSED AREA PLAN UPDATES – REDLINE

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Annandale Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Annandale Planning District~~ and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. ~~Figure 5~~. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities, minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

FIGURE 5: ANNANDALE PLANNING DISTRICT EXISTING PUBLIC FACILITIES

	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
A1	Lacey Admin. Ctr.		Annandale Fire Station, Co. 8	Annandale Adult Day Health/ACCA Day Care		
A2	Columbia Elementary		Mason Gov. Center, Mason Dist. Police		Recycling Drop- off	

FIGURE 5: ANNANDALE PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
A3	Weyanoke Elem., Poe Middle, Jefferson High	George Mason Regional			FCWA Central Areas Tanks, FCWA Backlick Road Pumping Station, Va. Power Annandale Substation	
A5	North Springfield Elementary					
A7	Little Run, Wakefield Forest, Canterbury Woods Elementary, Chapel Square Media Center			Wakefield Senior Center, Little River Glen Senior Center	Braddock (Sanitary Sewer) Pump Station, Recycling Drop- off, Va. Power Braddock Substation	Northern Va. Community College

FIGURE 5: ANNANDALE PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
A8	Camelot Elementary, Pine Ridge High School Site		Pine Ridge Police Operations Support Bureau & Public Safety Communications Center (OSB/PSCC)			
A9						
A10	Annandale Terrace, Braddock Elementary, Annandale High					
*Federal and state facilities are not subject to the 2232 review process.						

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed below. ~~in the sector plans and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Annandale Planning District~~:

1. Construct a State of Virginia Division of Motor Vehicles Office on property adjacent to the Annandale Fire and Rescue Station.

2. ~~Expand the Wakefield Senior Center at Wakefield Park to 15,000 square feet in order to better serve the growing senior adult population and provide expanded space for the Braddock District which shares the space.~~

2. Construct a ground storage tank for additional water storage.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Annandale Planning District Overview [May 5, 2026] > A3 Indian Run Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct a ground storage tank for additional water storage.

~~**Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Annandale Planning District Overview [May 5, 2026] > A7 Wakefield Chapel Community Planning Sector > Recommendations > Public Facilities**~~

~~**Public Facilities**~~

~~Expand the Wakefield Senior Center at Wakefield Park to 15,000 square feet in order to serve the growing senior adult population and provide additional space for the Braddock District Teen Center which shares the space.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Baileys Planning District~~ and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map ~~Figure 5~~. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These ~~facilities~~projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~plans and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If such a feature shown determination is made, these projects will not require a future 2232 Review.~~ The following public facilities are identified as future needs ~~in the Baileys Planning District~~:

1. Provide a regional Human Services Center ~~to include the District Public~~ for health and human services agencies and community partners. ~~Health Office, Department of Family Services office and Office for Children Training Satellite Office~~.

~~2. Provide a halfway house for adults who have successfully completed a substance abuse program.~~

FIGURE 5: BAILEYS PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
SCHOOLS		LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
B1				Willston Instructional Center		
B2	Glen Forest Elementary			Shelter House (Falls Church)	Fairfax Water Storage and Pumping	

FIGURE 5: BAILEYS PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
B3						
B4	Parklawn Elem., Glasgow Middle		Baileys Fire Station Co. 10	Baileys Community Center, Baileys Senior Center, Baileys Health Center (Health Dept. Primary Care), Baileys Homeless Center, Higher Horizons Day Care		
B5	Sleepy Hollow, Baileys, Baileys Upper, Belvedere Elementary J.E.B. Stuart H.S.	Woodrow Wilson Community	Seven Corners Fire Station Co. 28		4 Sewage Pumping Stations	
* Federal and state facilities are not subject to the 2232 review process						

FIGURE 6: BAILEYS PLANNING DISTRICT EXISTING PUBLIC PARKS (AS OF 10/10/94)					
	NEIGHBORHOOD	COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL
B1					Upton Hill
B2	Munson Hill Spring Lane				
B3					
B4	Barcroft Mews Glasgow Glen Hills Heywood Glen Parklawn	Dowden Terrace Lillian Carey		Holmes Run Stream Valley Summers Cemetery	
B5	Baileys Belvedere	J.E.B. Stuart		Holmes Run Stream Valley	

~~3. Provide infrastructure revitalization to the Woodrow Wilson Community Library.~~

2. ~~Renovate and expand the~~ Upgrade Willston ~~Pumping Station~~ Tank in Sector B2.

3. Provide additional school facilities to include a new elementary school, middle school capacity enhancements, and high school capacity enhancements.

4. ~~Provide a community shelter in Sector B4 as a replacement for the existing Baileys Crossroads Community Shelter.~~

4. Transmission main along Braddock Road between Columbia Pike and Lincolnia Road.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > B1 Willston Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Retain the Old Willston Elementary School site in public ownership for local government use.
2. ~~Renovate and expand the Willston Pumping Station at 2917 Peyton-Randolph Drive (Tax Map 51-3).~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > B4 Glasgow Community Planning Sector > Recommendations > Public Facilities

Public Facilities

Expand the Baileys Community Center located on Summers Lane by approximately 6,400 square feet and renovate approximately 10,000 square feet of the existing facility to meet future community needs.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > B5 Barcroft Community Planning Sector > Recommendations > Public Facilities

Public Facilities

~~The Woodrow Wilson Community Library is in need of infrastructure revitalization.~~
Expand the Sleepy Hollow Elementary School by eight classrooms.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > Baileys Crossroads Community Business Center (CBC) > Area-wide Recommendations > Public Facilities

Public Facilities

The need for Public Facilities and services changes as the demographics and development of an area change and as old facilities become obsolete. The existing Public Facilities located in and around the Baileys Crossroads CBC have adequate capacity to accommodate planned growth, although certain facilities will need expansions or modifications to continue providing adequate service. Existing ~~P~~public Facilities ~~that are identified as~~ and those for which a future needs ~~in the~~ has already been identified in the CIP for the Baileys Crossroads CBC are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*. ~~will require a 2232 Review public hearing before the Fairfax County Planning Commission prior to being established, unless these are specifically identified in the Plan text. Those facilities, where a specific location for future construction has been identified in the Plan, may be considered a feature of the Comprehensive Plan upon review by the Director of Planning and Zoning and concurrence by the Planning Commission. If a "Feature Shown" determination is made, these projects may not require a 2232 Review public hearing. The existing and future Public Facilities in the Baileys Crossroads CBC are described below~~

A number of public facilities have been identified as future needs in the Baileys Crossroads CBC. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following Public Facilities in the Baileys Crossroads CBC are identified as existing and future needs:

Fire and Rescue

The Baileys Crossroads Fire and Rescue Station 10, located at 3601 Firehouse Lane, Falls Church, VA, currently provides emergency services to the Baileys Crossroads planning study area. This fire station is currently owned by the Baileys Crossroads Volunteer Fire Department (VFD). Although Station 10 is staffed 24 hours per day, 7 days per week by Fairfax County Fire and Rescue Department (FRD) personnel, the apparatus and fire station are owned by the VFD which limits the county's ability to increase the number of operational units at the station.

The planned growth in the Baileys Crossroads CBC includes an increase in residential units and nonresidential square feet that could potentially have a significant increase in the number of emergency service calls which would exceed the workload of the existing station. Therefore, the

county may need to partner with the VFD to expand the existing facility or construct a new facility to accommodate the additional staff and resources needed to support future growth and development in the Baileys Crossroads CBC. The rate of the projected development would determine the timing of the additional FRD resources.

Police

The Baileys Crossroads CBC is served by the Mason District Police Station, which is located on Columbia Pike within two miles of the Baileys Crossroads CBC. The anticipated growth within the CBC will be accommodated by the existing facilities.

Water

Fairfax Water serves the Baileys Crossroads CBC. Infrastructure currently in place has sufficient capacity to meet the requirements of existing development. Additional transmission facilities will be required to increase capacity, improve system reliability, and provide needed operational flexibility.

Sanitary Sewer

The Baileys Crossroads CBC has two sewer sheds, the Four Mile Run sewer shed and the Cameron Run sewer shed. The Four Mile Run sewer-shed will experience greater impacts because most of the planned growth will occur in that sewer-shed. However, the planned growth will not negatively impact the sanitary sewer system for both existing and future conditions.

Electric Power

Dominion Virginia's existing power station is located on the 5900 block of Columbia Pike. Leesburg Pike and Columbia Pike (south of the interchange) are the largest electric transmission corridors in the study area. Lacy Boulevard, Seminary Road, Carlin Springs Road and North Columbia Pike are minor transmission corridors. The remaining roads and back lots in the study area are distribution corridors. Electric utilities could be undergrounded for easier access, fewer outages and aesthetics.

Natural Gas

Washington Gas Light serves the Baileys Crossroads CBC with a service-restricted, natural gas transmission main in the median of Leesburg Pike. A gas distribution network runs under the edges of streets with major distribution lines running along Seminary Road and Columbia Pike. A gas transmission line runs along Leesburg Pike to the Leesburg/Columbia Pike interchange, and continues on to Seven Corners.

Telecommunications

It is anticipated that telecommunications services will be able to accommodate the planned growth in the Baileys Crossroads CBC through continuous improvements in technology, funded

by user fees. New buildings should be designed to accommodate telecommunications antennas and equipment cabinets on rooftops. Such design should be compatible with the building's architecture and should conceal antennas and equipment from surrounding properties and roadways by flush mounting, screening antennas, and/or concealing related equipment behind screen walls or building features.

Schools

The Baileys Crossroads CBC is within the Glen Forest Elementary School, Parklawn Elementary School, Glasgow Middle School, and Stuart High School boundaries. During the development review process/rezoning application review, developers should offset the impact of the development on surrounding schools. A per student contribution under the current formula would be anticipated, based on Fairfax County Public Schools standards.

Additional school capacity could also be addressed through co-location of elementary school space within commercial office buildings provided that all access, safety, security and play space requirements are met; co-location with parks; or other creative approaches to address additional school capacity needs.

Library

The Baileys Crossroads CBC is served by the Woodrow Wilson Community Library located at 6101 Knollwood Drive, less than a mile from the intersection of Leesburg Pike and Columbia Pike. The library, located within a residential neighborhood of apartments and small houses, is adjacent to an elementary school and functions as a library and community center for area residents. The planned growth for the Baileys Crossroads CBC will not have a significant impact on existing public library facilities.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Jefferson Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

~~The existing~~Existing public facilities ~~located within the Jefferson Planning District~~and those for which a future need has already been identified in the CIP are ~~indicated~~included ~~on Figure 5~~ on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

FIGURE 5: JEFFERSON PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
SCHOOLS		LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
J1				James Lee Community Center	Sewage Pumping Station	Whittier School
J2	Beech Tree Elementary					
J3	Westlawn Elementary		Jefferson Fire Station Co. 18			
J4	Woodburn Elem., Falls Church High, Leis Admin. Center	Thomas Jefferson Community			Two Storm Drainage Regional Detention Ponds, Va. Power Gallows Road Substation	

FIGURE 5: JEFFERSON PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
SCHOOLS		LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
J5						
J6	Jackson Middle				F.C.W.A. General Offices	
J7	Pine Springs, Graham Road Elem.				Storm Water Detention	
J8	Timber Lane, Shrevewood Elem.				Va. Power Idylwood Substation, Fairfax Water Storage Tanks	
J9	Devonshire Admin. Center			Falls Church Senior Center		
J10	Marshall High		East County Juvenile Court Probation Services	Health Dept. Falls Church District Office	Fairfax Water Storage Tanks	
*Federal and state facilities are not subject to the 2232 review process						

FIGURE 6: JEFFERSON PLANNING DISTRICT EXISTING PUBLIC PARKS (AS OF 10/10/94)					
NEIGHBORHOOD		**COMMUNITY**	**DISTRICT**	**COUNTYWIDE**	**REGIONAL**
J1	Azalea	James Lee School Site		Tripps Run Stream Valley	
J2	Bel Air Sleepy Hollow	Roundtree		Holmes Run Stream Valley	
J3		Westlawn School Site			
J4	Broyhill	Luria	Providence	Holmes Run Stream Valley	
J5					
J6					
J7	Pine Spring Tyler			Holmes Run Stream Valley	
J8	Hollywood Road Lee Landing			Jefferson Park and Golf Course	W&OD Trail
J9	Greenway Downs	Devonshire Jefferson Village			
J10		Idylwood			W&OD Trail

1. ~~Expand the Thomas Jefferson Community Library in Sector J4 consistent with the Policy Plan standards for community libraries.~~ Provide for a future 15,000-square-foot community library serving the Central Providence area, including Merrifield, Dunn Loring, and MetroWest, to address future population growth and library service needs. A final location and funding source have not yet been identified. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Jefferson Planning District Overview [May 5, 2026] > J1 Hillwood Community Planning Sector > Recommendations > Public Facilities

Public Facilities
Expand the James Lee Community Center by 6,400 square feet and renovate approximately 3,000 square feet of the existing facility.

~~**Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Jefferson Planning District Overview [May 5, 2026] > J4 Walnut Hill Community Planning Sector > Recommendations > Public Facilities**~~

~~**Public Facilities**~~
~~Expand the Thomas Jefferson Community Library consistent with the Policy Plan standards for community libraries.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Lincolnia Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Lincolnia Planning District have been identified and~~and those for which a future need has already been identified in the CIP are included ~~on Figure 6~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities~~,~~ minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

~~Two~~A number of public facilities ~~projects~~ have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require ~~review~~a ~~under~~2232 ~~Section~~Review ~~15.2~~public ~~-2232~~hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~The~~Facilities ~~following~~that ~~public~~have ~~facilities are~~been identified as future needs ~~in~~but for which a specific location has not yet been identified are not shown on the ~~Lincolnia~~map ~~Planning~~but ~~District:~~may be listed below. The following public facilities are identified as future needs:

1. Installation of a sewer line along a segment of Edwards Street between Little River Turnpike and Fairland Street.

2. Installation of a transmission water main along the Braddock Road corridor from Columbia Pike to south of Lincolnia Road.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Lincolnia Planning District Overview [May 5, 2026] > Lincolnia Community Business Center > Public Facilities

Public Facilities

The existing Public Facilities and those anticipated to accommodate the future growth in the CBC are described in the following section. Since growth rates will vary over time, the thresholds referenced below may be reached in different years. Actual growth levels should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land for needed facilities and/or identification of additional resources to support the provision of Public Facilities should be realized in advance of the estimated need to the extent possible. ~~Tables listing existing Public Facilities for the Planning District are provided in the Overview section of the Lincolnia Planning District in the Area I volume of the Comprehensive Plan.~~ Existing public facilities and those for which a future need has already been identified in the CIP for the Lincolnia CBC are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in the Lincolnia CBC. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following ~~existing and future~~ Public Facilities in the Lincolnia CBC are identified as existing and future needs: ~~described below.~~

Schools

The Lincolnia CBC is served by four public schools: Parklawn and Weyanoke Elementary Schools, Holmes Middle School, and Annandale High School using attendance areas for School Year 2017-18. Under the envisioned Comprehensive Plan buildout, approximately 1,468 additional primarily multi-family dwelling units are recommended. Using the 2018 student generation ratio, this number of units could generate approximately 169 additional students (93 elementary, 29 middle, and 47 high school).

The increase in students is not anticipated to generate a need for new school facilities to support the increased enrollment based on 2017-2018 school capacities. Accommodating the increased student yield at existing facilities should be addressed through various means that may include

additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. Additional school capacity could also be addressed through the co-location of facilities such as vocational training, academy programs and/or adult learning centers within mixed-use, office or other commercial buildings; with parks and other Public Facilities; or through other creative approaches provided that all access, safety, security and space requirements are met. Fairfax County Public Schools also may evaluate other possible "in-kind" school impact mitigation strategies. Traditional and/or innovative measures to mitigate the impacts of new development on school capacity should be considered by developers and the county, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed.

The Fairfax County Public Schools' Capital Improvement Program (FCPS CIP) contains more detailed information on student membership and facilities data. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need.

Libraries

There are currently no community or regional libraries in the Lincolnia Planning District. The CBC and greater Lincolnia area are served by George Mason Regional Library, Richard Byrd Community Library, and Woodrow Wilson Community Library. Woodrow Wilson Library was renovated in 2015 and included adding capacity to multiple meeting rooms and a new children's area.

Police and Fire and Rescue

There are no police or fire and rescue stations in the CBC or greater Lincolnia Planning District. The CBC is served by the Mason District Police Station, co-located with the Mason District Board of Supervisor's Office. It is anticipated that there will continue to be sufficient police coverage provided by the Mason District station. Emergency and other fire and rescue services are primarily provided by the Edsall Road Fire and Rescue Station. Several other fire and stations provide coverage to the Lincolnia CBC area, including the Bailey's Crossroads Volunteer Fire and Rescue Station and the Annandale Volunteer Fire and Rescue Station. The Alexandria Fire Department also provides emergency support to the Lincolnia area through an automatic aide agreement with Fairfax County. It is anticipated there will continue to be sufficient fire and rescue coverage.

Wastewater Management

Wastewater is treated at the Alex Renew Plant. The treatment capacity is capable of handling the projected sewage flow through 2040. All of the trunk sewer lines have adequate capacity to handle the projected flow through 2040.

Fairfax Water

The Lincolnia Planning District is served by transmission water mains ranging in size from 16 to 36-inches in diameter. The existing facilities are sized appropriately to meet the projected increase in demand that could result from redevelopment. Water main alignment adjustments and fire flow requirements will be evaluated concurrently with the review of development proposals.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > The Merrifield Suburban Center Overview [May 5, 2026] > Area-wide Recommendations > Public Facilities/infrastructure

Public Facilities/infrastructure

The need for public facilities and services fluctuates as the demographics and development of an area change, as old facilities become obsolete, and as public expectations of service levels rise or decrease. However, in most cases, existing public facilities located in and around the Merrifield Suburban Center have adequate capacity to accommodate planned growth, although certain facilities will need expansions or modifications to continue providing adequate service. Existing ~~P~~public facilities ~~that are identified as~~ and those for which a future needs ~~in the~~ has already been identified in the CIP for the Merrifield Suburban Center are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*. ~~will require a 2232 Review public hearing before the county Planning Commission prior to being established, unless these are specifically identified in the Plan text. Those facilities, where a specific location for future construction has been identified in the Plan, may be considered a feature of the Comprehensive Plan upon review by the Director of Planning and Zoning and concurrence by the Planning Commission. If a "feature shown" determination is made, these projects may not require a 2232 Review public hearing.~~

A number of public facilities have been identified as future needs in the Merrifield Suburban Center. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following ~~existing and future~~ public facilities and infrastructure in the Merrifield Suburban Center are identified as existing and future needs: ~~described below.~~

Fire and Rescue

The Merrifield Fire Station 30 is the primary station that serves the Merrifield Suburban Center. This existing facility, along with four other stations (i.e., Dunn Loring, Jefferson, Oakton, and West Annandale) currently provide emergency response coverage to the area. The Merrifield Fire and Rescue Station is planned to be renovated to accommodate current operational requirements. The project was included and approved as part of the 2015 Public Safety Bond Referendum.

Library

The Thomas Jefferson Community Library, the Oakton Community Library and the Tysons-Pimmit Regional Library currently serve the Merrifield Suburban Center. The Thomas Jefferson

Community Library was renovated and expanded in 2010, and the Tysons-Pimmit Regional Library began renovation in 2016. These renovations will meet the county's library level of service standards with no additional facilities being anticipated. However, since the approach or need for library services may change, the Plan provides flexibility for a future library, as well as flexibility for other public facilities under the "Area-Wide Recommendations, Land Use Guidelines." Under these guidelines, a library may occur as an "Alternative Land Use within Mixed-Use Option Areas" or as an "Alternative Land Use within the Remainder of the Merrifield Suburban Center," provided the facility is compatible with the planned uses in terms of scale and character, as specified under the specific sub-unit recommendations.

Merrifield Center

The Merrifield Center, located south of Arlington Boulevard at the corner of Williams Drive and Willow Oaks Corporate Drive, includes all programs previously offered at the former Woodburn Center. Many other services for youth and adults have also relocated to the new facility.

Parks and Recreation Facilities

Existing public park and recreation facilities are limited within the Merrifield Suburban Center due to the densely developed nature of the area, with few opportunities to acquire new parkland. Park Authority-owned land within the Merrifield Suburban Center includes the Providence RECenter, Merrifield Park, Hartland Green Park, and a portion of the Holmes Run Stream Valley Park, comprising approximately 25 acres or about 1.5% of the overall suburban center land area. In addition to the indoor facilities at Providence RECenter, three athletic fields located at Luther Jackson Intermediate School provide active recreation for the community during non-school hours. Supplementing the park spaces and facilities noted above are 18 Fairfax County Park Authority parks, 44 athletic fields on both Park Authority and Public School property, the Washington and Old Dominion Trail operated by the Northern Virginia Regional Park Authority, and Southside Park in the Town of Vienna, all located within one mile of the suburban center. Connectivity to and between these parks from the Merrifield Suburban Center, however, is poor.

<u>Urban Parkland/Recreational Facility Standards and Implementation Guidelines</u>

In order to meet park and recreation needs within the Merrifield Suburban Center, recreation facilities should be provided as part of new residential development with on-site facilities. Contributions should be made by both new residential and nonresidential development for off- site public park facilities that serve the Merrifield Suburban Center. In addition, consideration should be given to creating public neighborhood parks within the suburban center as indicated under the Land Unit Recommendations section. Other open space amenities should be provided as part of the pedestrian system by incorporating urban parks such as pocket parks, plazas and courtyards. These urban parks are limited in size and may include exercise stations and open areas with benches. See the Urban Design Section of the Area-Wide Recommendations for more guidance on open space amenities.

Additional guidance for the implementation of the park system for the Merrifield Suburban Center, as envisioned with the Open Space and Pedestrian System Map, can be found in the Urban Parks Framework and recreational service level standards outlined in the Park and Recreation element of the countywide Policy Plan. The provision of parkland should be proportionate to the impact of

the proposed development on park and recreation service levels using the Urban Park service level standard.

Innovative approaches can be used to ensure provision of recreational facilities that meet service level standards. This may include indoor and rooftop facilities or those located above underground stormwater management facilities. Collocation with other public facilities is also appropriate. In addition, park and recreational trends should be evaluated over time to address emerging needs and facilities.

Facilities that contribute toward meeting the parks and open space needs in the Merrifield Suburban Center may be privately owned, developed, and maintained. However, such facilities should be publicly-accessible during appropriate hours and should meet or exceed the same service level standards as any publicly owned and developed parks or open spaces.

Police

The Mason and McLean District Police Substations, as well as a small support facility located near the Dunn Loring-Merrifield Metrorail station, provide police service within the Merrifield Suburban Center. As growth occurs within the areas covered by these substations, additional police facilities may be needed. In order to address the potential need, the Plan provides flexibility for future police facilities under the "Area-Wide Recommendations, Land Use Guidelines." Under these guidelines, a police facility may occur as an "Alternative Land Use within Mixed-Use Option Areas" or as an "Alternative Land Use within the Remainder of the Merrifield Suburban Center," provided the facility is compatible with the planned uses in terms of scale and character, as specified under the specific sub-unit recommendations.

Schools

There are several elementary schools that serve the Merrifield Suburban Center, which include Shrevewood, Fairhill, Pine Spring, Camelot, Mantua, Stenwood, and Westlawn. The intermediate schools that serve this area include Luther Jackson, Kilmer and Frost, and the high schools that serve this area include Marshall, Falls Church and Woodson. In order to address enrollment increases within the service areas of these schools, some of these schools are planned for expansion. The planned expansion of these school facilities is anticipated to be able to support the planned growth within the Merrifield Suburban Center.

Sanitary Sewer

The Merrifield Suburban Center includes two sewer sheds: the Cameron Run and Accotink Sewer Sheds. In order to implement the Plan, additional sewer capacity will be needed and will primarily be accommodated by replacing some sewer lines along Holmes Run in the Cameron Run Sewer Shed and along Long Branch (near Lee Highway) in the Accotink Sewer Shed. Many of these lines are currently planned for replacement due to age and size. As development occurs, additional lines may be identified for replacement in order to accommodate the planned growth.

Water

The Fairfax County Water Authority provides Water service to the Merrifield Suburban Center. With planned infrastructure improvements, such as additional storage tanks and pumping stations, the planned growth within the Merrifield Suburban Center can be accommodated.

Storm Water Management

The Merrifield Suburban Center straddles the boundary between the Accotink Creek and Cameron Run watersheds, both of which are heavily urbanized and substantially degraded. There are existing storm water management facilities in the Merrifield Suburban Center such as the regional ponds at Willow Oaks Corporate Park and at Fairview Park, as well as several dry ponds. As development (i.e., new development, redevelopment and building expansions) occurs in the Merrifield Suburban Center, storm water management and Best Management Practices (BMPs) will need not only to meet on-site requirements, but also to help alleviate existing downstream drainage issues that are identified during the development review process.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Fairfax Planning District~~ and those for which a future need has already been identified in the CIP are included ~~on Figure 5~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions~~,~~ which are in keeping with the character of the facility~~,~~ may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities ~~are~~have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~recommendations and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Fairfax Planning District~~:

1. Expansion of Fairfax Hospital facilities as indicated for Land Unit M1 of the Merrifield Suburban Center in the Area I Plan. (Sector F2).

~~2. Renovation and expansion of the Woodburn Mental Health Center to provide for additional individual clinical treatment space, group rooms, public areas, equipment and storage space, administrative office space and a parking structure. Specific recommendations are found in Land Unit M1 of the Merrifield Suburban Center in the Area I Plan (Sector F2).~~

2. Expansion of the Judicial Complex to accommodate future service needs of the courts and court related services and public safety systems, space for county agencies not currently located at the Judicial Complex, non-profits and volunteer agencies that support the court system, and a Diversion and Community Re-Entry Center. Specific recommendations are found in Sector F6.

FIGURE 5: FAIRFAX PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	**LIBRARIES**	**PUBLIC SAFETY**	**HUMAN SERVICES**	**PUBLIC UTILITIES**	**OTHER PUBLIC FACILITIES**
F1	Old Cree Elem., Frost Middle, Woodson High, School Maint.					
F2	Mantua Elementary		West A nandale Fire Station Co. 23	Woodburn Center for Community Mental Health, F irfax House for Adole cents, Northern Virginia Mental Healt Institute	FCWA Hospital Storage Tank, FCWA Fairfax Circle Pumping Station	Willow Oaks Corp. Center Detent. Pond, Fairfax Hospital
F3	Mosby Woods Elementary			Mental Retardation Case Management Community Program	Recycling Drop-off	
F4	Oakton, Waples Mill Elementary	Oakton Community Library Site	Oakton Fire Station Co. 34		FCWA Penderwood Storage Site No.1, Buckley Road Sewage Pumping Station, Oakton Road Sewage Pumping Station, Penderbrook Pumping Station	

FIGURE 5: FAIRFAX PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
F5			County Admin. - Government Center, Herrity Building Community Development Center, Fairfax Center Fire Station Site	Housing and Community Development Admin., Pennino Building Human Services Center, Adult Care Residence for Persons with Mental Illness	(2) Sewer Pumping Stations, FCWA Fair Oaks Pumping Station	
F6			Fairfax County Courthouse, Adult and Juvenile Detention Centers, other county programs such as non-profits and volunteer agencies that support operations of the Judicial Complex, and Diversion and Community Re-entry Center	County Health and Human Service, non-profits, and volunteer agencies that support the operations of the Judicial Complex		
F7	Fairfax Villa Elementary, Eleven Oaks Area V Admin.			Housing and Community Development Maintenance	City of Fairfax Water Storage, Sewage Pumping Station	George Mason University
* Federal and state facilities are not subject to the 2232 review process						

~~3. A new fire and rescue facility in the Hunter Mill Road corridor north of Oakton. (Sector F4).~~

~~4. A new juvenile residential facility.~~

3. Unspecified expansion of existing Courts and juvenile detention centers. (Sector F6).

~~4. A future community library to be built consistent with Policy Plan standards for community libraries on Hunter Mill Road in Oakton to help alleviate overcrowding in existing library facilities.~~

~~4. Provide additional finished water transmission facilities between Waples Mill Road and Vale Road.~~

5. Transmission gap from Valley Road to Jermantown Road along Waples Mill Road.

6. Transmission gap from Shirley Gate Road to Rust Road along Route 29.

7. Transmission main along Judicial Drive from Jones Street to Chain Bridge Road.

8. Transmission main along Patriot Circle, Aquia Creek Lane, and University Drive.

The following Fairfax County facilities are located in Fairfax City:

- DVS Jermantown Maintenance Facility
- Fairfax City Regional Library
- Facilities Management Maintenance Compound
- Joseph Willard Health Center
- Alcohol and Drug Services Administration
- Alcohol and Drug Services Assessment and Referral Center
- Alcohol and Drug Services Adult Outpatient
- Recovery Women's Center
- Health Department Administration Office
- Office for Children Training Center
- Maintenance and Stormwater Management Administration and Maintenance Facility

The following public facilities are identified as future needs in Fairfax City below:

- Lyndhurst Tank
- William Place Tank

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > F2 Mantua Community Planning Sector > Recommendations > Public Facilities

Public Facilities

The following facilities are identified as future needs:

1. Expansion of Fairfax Hospital facilities as indicated for Sub-Unit M1 of the Merrifield Suburban Center in the Area I Plan. (Sector F2).
2. ~~Improve and expand the Woodburn Mental Health Center to provide for additional individual clinical treatment space, group rooms, public areas, equipment and storage space, administrative office space and a parking structure. Specific recommendations are found in Sub-Unit M1 of the Merrifield Suburban Center in the Area I Plan (Sector F2).~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > F3 Mosby Woods Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Expand by approximately 1,250 square feet the existing Oakton Fire Station.
2. Construct six additional classrooms to Mosby Elementary School.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > F4 Fox Lake Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. ~~A new fire and rescue facility in the Hunter Mill Road corridor, north of Oakton, has been identified as a future need.~~
1. In general, the area north of Jermantown Road, Oakton Road, and Waples Mill Road is not planned or programmed for sewer construction. This area includes part of the headwaters of Difficult Run, and the current policy of the Board of Supervisors, reaffirmed in May 1989, is not to extend sewer service into this watershed. However, to remedy a public health hazard caused by a number of irreparably failed and imminently failing septic systems, the county's Approved Sewer Service Area (ASSA) was expanded and implemented under the county's Extension & Improvement Program to the area generally north of Interstate 66 (I-66), west of Jermantown Road, south of Tattersall and Oak Marr Parks, and east of an unnamed tributary of the Difficult Run Stream Valley. This limited expansion of the ASSA includes land that can be served by gravity flow sewer lines which are installed in accordance with sound engineering and financial principles and which connect to the facilities serving dwelling units with irreparably failed and imminently failing septic systems.
2. The Flint Hill private school is located at Oakton and Jermantown Roads. A limited expansion of the Approved Sewer Service Area (ASSA) on a portion of the school site should be permitted to only support restroom facilities to serve the existing accessory athletic fields. This limited expansion of the ASSA should in no way be construed to

support future expansion of the school buildings or other types of facilities. Any expansion of school buildings should be allowed only to the extent that the proposed expansion can be accommodated by the ASSA that was in place in 2004.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

~~The existing~~Existing public facilities ~~located within the McLean Planning District~~and those for which a future need has already been identified in the CIP are ~~indicated~~included ~~on Figure 5~~ on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~recommendations and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the McLean Planning District~~:

FIGURE 5: MCLEAN PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
M1	Westgate Elem.		Tysons Fire Station Co. 29		City of Falls Church Water Storage, Sewage Pumping Station, Va. Power Tysons Substation, City of Falls Church Pumping Station, FCWA Tysons Corner 1 & 2 Storage and Pumping Stations	
	Lemon Road Elem., George Mason High, Pimmit Alt. High, Mt. Daniel Elem., (City of Falls Church)					
M3	Haycock, Kent Gardens, Chesterbrook, Franklin Sherman Elem., Longfellow Middle, McLean High		McLean Fire Station Co. 1	Lewinsville Adult Day Health, Senior Center and Housing	Recycling Drop-off, Sewage Pumping Station	

FIGURE 5: MCLEAN PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
M5	Langley High				Va. Power CIA Substation, Sewage Pumping Station, City of Falls Church Water Pumping Station	
M6						
M7	Colvin Run Elem.		Wolf Trap Fire & Rescue Station Site		Recycling Drop-off	* Wolf Trap Farm Park (federal)
*Federal and state facilities are not subject to the 2232 review process						

1. In order to meet additional requirements for public water, water storage may be required by Fairfax Water ~~the City of Falls Church Department of Public Utilities~~ at its sites in Sectors M1 and M3.

~~2. Expand the Lewinsville Senior Center and Housing Facilities in Sector M3.~~

2. In order to meet the growing need for public utilities, an additional electrical substation will be required by Virginia Power in Sector M6.

~~3. Construct a fire and rescue station near the intersection of Beulah Road and Leesburg Pike in Sector M7.~~

3. ~~Expand the Tysons-Pimmit Regional Library in Sector M2.~~ Provide for a future 19,000-square-foot Tysons Community Library within The Boro development near the Greensboro Metrorail station to address projected population growth and future library service needs in the Tysons area. The facility is anticipated to be supported in part through proffer funding, with the timing dependent on development. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

4. ~~Expand the Dolley Madison Community Library in Sector M4 or relocate it to a core area of the McLean Community Business Center.~~

4. Renovate and expand the McLean Pumping Station in Sector M3.

~~5. Install the portion of Second River Crossing Transmission Main in Sector M5 parallel to the First River Crossing Transmission Main between the Chain Bridge Pumping Station and Washington Aqueduct Treatment Plant.~~

5. Inspection and repair of transmission main along Chain Bridge Road between Chain Bridge Pumping Station and Langley Pumping Station.

6. Transmission gap between Chain Bridge Road and Magarity Road.

7. Transmission gap along International Drive and West Park Drive between Tysons Corner 2 Pumping Station and Greensboro Drive.

8. Transmission to accommodate growth along Old Meadow Road and Kennedy Drive between Asbury Park Road and Magarity Road.

9. Upgrade to pump station and transmission gap from pump station to Lincoln Way and International Drive.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > M2 Pimmit Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. ~~Expand the Tysons-Pimmit Regional Library.~~ Provide for a future 19,000-square-foot Tysons Community Library within The Boro development near the Greensboro Metrorail station to address projected population growth and future library service needs in the Tysons area. The facility is anticipated to be supported in part through proffer funding, with the timing dependent on development. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > M3 Kirby Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Renovate and expand the McLean Pumping Station at 1615 Dolley Madison Boulevard (Tax Map 30-1((1))88B) from 10.0 MGD to 13.0 MGD.

~~**Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > M4 Balls Hill Community Planning Sector > Recommendations > Public Facilities**~~

~~**Public Facilities**~~

1. ~~Expand the Dolley Madison Community Library or relocate it to a core area of the McLean Community Business Center.~~

~~Fairfax County Comprehensive Plan 2026 Edition – Area Plans~~ > ~~Area Plan II~~ > ~~McLean Planning District Overview [May 5, 2026]~~ > ~~M5 Potomac Palisades Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~**Public Facilities**~~

1. ~~Install portion of Second River Crossing Transmission Main parallel to the First River Crossing Transmission Main between the Chain Bridge Pumping Station and the Washington Aqueduct Treatment Plan (Tax Map 22-4).~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > McLean Community Business Center > Public Facilities

Public Facilities

The existing public facilities and those anticipated to be needed to accommodate the future growth of the McLean CBC are described in the following section. Since implementation of the Plan will vary over time, development approvals should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land needed for public facilities and/or identification of additional resources to support the provision of public facilities should be completed in advance of the estimated need. Each development proposal or phase of a development proposal will be evaluated for its public facility impacts and is expected to construct and/or commit to the provision of public facilities appropriate for the phase of development so that infrastructure and public facilities are balanced with growth. Existing ~~P~~public Facilities and those for which a future need~~s~~ has already been identified in the CIP for the McLean CBC are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.~~Tables listing Eexisting public facilities for the Planning District are included on the Comprehensive Plan Public Facilities Map, also referenced provided in the Overview section of the McLean Planning District in the Area II volume of the Comprehensive Plan.~~

A number of public facilities have been identified as future needs in the McLean CBC. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following ~~existing and future~~ Public Facilities in the McLean CBC are identified as existing and future needs: ~~described below.~~

Schools

The McLean CBC is served by four Fairfax County public schools for School Year 2020 - 2021: Franklin Sherman Elementary School, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School. Other Fairfax County public schools may provide specific programs, such as Haycock Elementary School and Churchill Road Elementary School providing Advanced Academic Program, for students in the McLean CBC for School Year 2020 - 2021. As identified in the Fairfax County Public Schools (FCPS) Capital Improvement Program (CIP) for Fiscal Year 2021 – 2025, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School had capacity deficits which may continue to exist through School Year

2024 - 2025. A modular addition for McLean High School was completed in 2021 to mitigate the capacity deficit at McLean High School. Student membership projections and individual school capacity evaluations are based on a five-year projection and updated annually, while the Comprehensive Plan considers a 20-year horizon. To address the shorter-term student and school capacity projections while also considering student needs over the longer-term planning horizon, numerous strategies may be considered to ensure appropriate improvements are phased with new development.

The FCPS CIP contains detailed information on student membership and facilities. The FCPS CIP is updated annually with data and contains potential solutions to alleviate school capacity deficits through capital projects and other potential solutions. Examples of potential solutions include increasing efficiency by reassigning instructional spaces within a school to accommodate increase in membership; implementing program changes; undertaking minor interior modifications to create additional instructional space and help to accommodate capacity deficits; adding temporary classrooms to accommodate short-term deficit; repurposing existing inventory of school facilities not currently being used as schools or build a new school facility; enhancing capacity through either a modular or building addition; utilizing existing space on a school site currently used by non-school programs; and potentially conducting a boundary adjustment with schools having a capacity surplus.

FCPS evaluates a development application's impact to schools as part of the development review process. To mitigate the impacts of a new development on school capacity, measures that are consistent with the objectives and policies for public schools within the Public Facilities Element of the Policy Plan should be considered. Property owners and developers in the McLean CBC should collaborate with FCPS to identify appropriate strategies to address school impacts, preferably in advance of approval of applications for new residential developments, to maintain and improve the county's standards for educational facilities and levels of service.

A capacity assessment of Fairfax County public schools that serve the McLean CBC is recommended to be undertaken by the county in collaboration with FCPS in 2031 or when 1,660 residential units are built or entitled in the Center and General Zones, whichever occurs first. The assessment should evaluate the effectiveness and sufficiency of school mitigation measures. The assessment should include approved and constructed projects with a residential component, a comparison of estimated potential student yield at the time the application was reviewed with the most currently available actual and projected student yield for constructed projects, any school mitigation measures that were provided with each approved application, and potential solutions FCPS has identified as appropriate.

If FCPS determines that a site or building for a school facility is required to mitigate impacts of additional residential development, a fair share commitment should be identified in collaboration with FCPS before approval of any application for residential development. If a new site or building is needed to support additional residential development, it should allow for flexibility in school facility types. School facilities may include a traditional school or a location for vocational training, academy programs, adult learning centers, and/or other support functions. Depending on the potential impact of development with a residential component, FCPS may recommend that an applicant contribute to the provision of these facilities. Contributions might include dedicated land or buildings; or innovative solutions recommended for public schools in

the Public Facilities Element of the Policy Plan. For reuse of a building(s), the applicant in coordination with FCPS may select a building(s) that provides access, safety, and security and meets play space requirements. Alternatively, developers may mitigate impacts by making contributions toward land acquisition and school construction based on a contribution formula determined by FCPS and Fairfax County. FCPS may also consider other possible "in-kind" school impact mitigation strategies.

Libraries

There are currently no community or regional libraries within the boundaries of the McLean CBC; however, two Fairfax County public libraries are proximate to the CBC: Dolley Madison Library just outside of the CBC, and Tysons-Pimmit Regional Library, in the southern part of the McLean Planning District. These libraries will be able to serve additional residents that could result from the growth recommended by the Comprehensive Plan.

Police and Fire and Rescue

The McLean CBC is served by the McLean District Police Station, co-located with the Dranesville District Supervisor's Office at the McLean Governmental Center. The McLean District Police Station also provides service to Tysons, Pimmit Hills, West Falls Church, Dunn Loring, and portions of Great Falls and Merrifield. The McLean District Police Station will continue to provide sufficient coverage to the McLean CBC as redevelopment occurs in the CBC.

Emergency and other fire and rescue services are primarily provided by the McLean Fire and Rescue Station 1 located within the McLean CBC. Several other fire and rescue stations provide service to the McLean CBC, including the Tysons Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. The Scotts Run Fire and Rescue Station 44 is expected to provide service to McLean CBC and will be occupied by Spring of 2021. There are plans to relocate the existing Tysons Fire and Rescue Station 29. The existing and planned facilities will continue to provide sufficient coverage as redevelopment occurs in the CBC.

Wastewater Management

Wastewater generated in the McLean CBC is treated at the Blue Plains treatment plant, a regional facility located in Washington, DC. The service agreement that Fairfax County has with Blue Plains is not adequate to handle the projected sewage flow beyond 2040. To alleviate the future treatment deficit for the Blue Plains service area, the county has purchased treatment capacity from Loudoun Water. The county is also rehabilitating the Difficult Run Pump station to allow the pumping of excess flow from the Blue Plain service area to the Norman M. Cole Jr. Pollution Control Plant. The McLean CBC is served by the Dead Run Sanitary Sewer Pump Station which will require an upgrade along with the sewer lines serving the CBC for adequate capacity to accommodate the development potential recommended by the Comprehensive Plan. Coordination with county staff by applicants proposing new developments is recommended to address wastewater planning needs.

Fairfax Water

The McLean CBC is served by transmission water mains ranging in size from 4 to 30 inches in diameter. The existing facilities are sized appropriately to meet the proposed increase in demand that could result from new development. Distribution water main sizing and alignments, distribution network improvements, and fire flow requirements will be evaluated concurrently with the review of development proposals.

Utility Lines

Utility lines are expected to be placed underground and coordinated with future roadway and sidewalk improvements to promote a pedestrian-friendly and visually pleasing environment.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Vienna Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Vienna Planning District~~and those for which a future need has already been identified in the CIP are included ~~on Figure 5~~ on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities~~,~~ minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~recommendations and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs: ~~in the Vienna Planning District.~~

~~1. In order to meet additional requirements for public water, water storage may be required by the City of Falls Church at its site on Cedar Lane near I-66.~~

~~2. In order to meet additional requirements for public water, water storage may be required by the City of Falls Church at either of its sites on Gallows Road or Old Courthouse Road.~~

1. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in the district.

~~4. A fire and rescue station is required in the Hunter Mill Road corridor north of Oakton.~~

2. Locate a Primary Care Center for diagnostic and treatment health care services within the district.

3. Provide for a future 15,000-square-foot community library serving the Central Providence area, including Merrifield, Dunn Loring, and MetroWest, to address future population growth and library service needs. A final location and funding source have not yet been identified. The final decision to add a new library branch to the system would also depend

on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

4. Transmission main gap along Old Courthouse Road and Gosnell Road between Route 7 and Howard Avenue.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Bull Run Planning District~~ and those for which a future need has already been identified in the CIP are included ~~on Figure 5~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. ~~Identified public facilities needs for those parts of the Bull Run Planning District included in the Fairfax Center area are shown in the Fairfax Center Area Plan.~~ These ~~facilities~~projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed below. ~~in the sector plans and are considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following facilities are identified as future needs: ~~in the Bull Run Planning District.~~

FIGURE 5: BULL RUN PLANNING DISTRICT						
BR1						
BR3	Virginia Run, London Towne, Poplar Tree, Deer Park, Cub Run Elem., Rocky Run, Ormond Stone Middle, Westfield High School		Sully District Government Center and Police Station	Northwest Center for Community Mental Health - Chantilly/ Centreville Office	NOVEC Substation	
BR5	Bull Run Elem.				Compton Road Sewage Pumping Station (UOSA), Upper Occoquan Sewage Treatment Plant (UOSA), NOVEC Substation	

FIGURE 5: BULL RUN PLANNING DISTRICT						
BR7	Willow Springs Elem.		Animal Shelter, DVS West Ox Maintenance Facility, Fire Training, Police Heliport	Girls' and Boys' Probation Homes	I-66 Transfer Station, Recycling Drop-off Facility, Leehigh Village Conservation Area Pumping Stations	WMATA Bus Operations Facility *VDOT Maint. Yard Virginia Police Headquarters, PSTOC
*Federal and state facilities are not subject to the 2232 review process						

1. Provide a Chantilly human services center in the Bull Run Planning District.

2. Provide a day support program for mental health, in a commercial or industrial area, in the Bull Run Planning District.

3. Provide a training and child care center in the Bull Run Planning District, which will train center- and home-based care providers and provide subsidized child care.

4. Provide a district public health office and adult day health care center in the Bull Run Planning District.

5. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention facilities in the Bull Run Planning District.

6. Provide a Virginia Power substation in Sector BR2 in order to maintain reliable electric service.

7. Provide the necessary expansions and improvements to the Upper Occoquan Sewage Treatment Plant in Sector BR5 to meet current and future needs.

8. ~~Construct a regional senior center on the county-owned property at the intersection of Stringfellow Road and Lee-Jackson Highway in Sector BR4.~~ Provide for the redevelopment of the Chantilly Regional Library and Technical Operations site, including renovated or new library and Technical Operations facilities and potential colocation with affordable housing and community spaces.

9. Provide two substations for Northern Virginia Electric Cooperative in Sector BR5 and one substation in Sector BR6 to maintain reliable electric service.

10. ~~Provide additional finished water transmission facilities between Rugby Road and Stringfellow Road along the Route 50 corridor~~.

~~11. Expand the Girls' Probation Home to 24 beds. This facility is located on Parcel 55-4((1))10 on the north side of Lee Highway.~~ Provide for the redevelopment of Centreville Regional Library, including a renovated or new library and potential colocation with affordable housing and community spaces.

~~12. Expand the Boy's Probation Home to 22 beds. This facility is located on Parcels 56-4((1))10 and 11 on the west side of Shirley Gate Road.~~

10. Transmission main along West Ox Road from Route 50 to Fair Lakes Pkwy.

11. Transmission main along Braddock Road from Fairfax County Parkway to Route 28, and along Route 28 from Fairfax County Parkway to Bull Run – Occoquan.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR2 Upper Cub Run Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide a Virginia Power substation in Sector BR2 in order to maintain reliable electric service.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR3 Flatlick Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct a new elementary school or equivalent space.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR4 Stringfellow Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. ~~Construct a regional senior center on the county-owned property at the intersection of Stringfellow Road and Lee Jackson Memorial Highway in Sector BR4.~~ Provide for the redevelopment of the Chantilly Regional Library and Technical Operations site, including renovated or new library and Technical Operations facilities and potential colocation with affordable housing and community spaces.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR5 Stone Bridge Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide the necessary expansions and improvements to the Upper Occoquan Sewage Treatment Plant in Sector BR5 to meet current and future needs.
2. Provide two substations for Northern Virginia Electric Cooperative in Sector BR5.
3. The county's Approved Sewer Service Area has been expanded to include the Ordway Road Conservation Area to provide a localized solution to a public health hazard caused by failed or imminently failing septic systems without introducing public sewer to the larger Occoquan Basin area and without contravening important overall land use, environmental and public facility (including the efficient and effective use of public funds) objectives. Therefore, the county's administrative policy which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet outside the Approved Sewer Service Area boundary does not apply.
4. Construct a new elementary school.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR6 Centreville Community Planning Sector

Public Facilities

1. Provide for the redevelopment of Centreville Regional Library, including a renovated or new library and potential colocation with affordable housing and community spaces.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR7 Braddock Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. The county’s Approved Sewer Service Area has been expanded to include the Leehigh Village Conservation Area to provide a localized solution to a public health hazard caused by failed and imminently failing septic systems without introducing public sewer to the larger Occoquan Basin area and without contravening important overall land use, environmental and public facility (including the efficient and effective use of public funds) objectives. Therefore, the county’s administrative policy which permits the

extension of sanitary sewer lines, under certain circumstances, up to 400 feet outside the Approved Sewer Service Area boundary does not apply.

2. Expand the DVS West Ox Maintenance Facility to provide collocation of apparatus and chassis maintenance for 'north' county Fire and Rescue Department vehicles and space for maintenance for Park Authority vehicles.
3. ~~Expand the Girls' Probation Home to 24 beds. This facility is located on Parcel 55-4((1))10 on the north side of Lee Highway.~~
4. ~~Expand the Boy's Probation Home to 22 beds. This facility is located on Parcels 56-4((1))10 and 11 on the west side of Shirley Gate Road.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > Centreville Area and Suburban Center

Public Facilities

The existing public facilities and those anticipated to be needed to support future development in the Centreville area are described in this section. As Plan implementation occurs over time, development approvals and public facility capacity should be monitored. This approach is intended to ensure that infrastructure and public facilities are provided in balance with planned growth. ~~Tables listing existing public facilities for the Planning District are provided in the Overview section of the Bull Run District in the Area III volume of the Comprehensive Plan.~~ Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in Centreville. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following ~~existing and future~~ Public Facilities in the Centreville area are identified as existing and future needs: ~~described below.~~

Schools

The Centreville area is served by 17 Fairfax County Public Schools (FCPS) for the 2023–2024 school year: Bull Run Elementary School, Centre Ridge Elementary School, Centreville Elementary School, Deer Park Elementary School, Greenbriar West Elementary School, London Towne Elementary School, Poplar Tree Elementary School, Powell Elementary School, Union Mill Elementary School, Katherine Johnson Middle School, Liberty Middle School, Rocky Run Middle School, Stone Middle School, Centreville High School, Chantilly High School, Fairfax High School, and Westfield High School.

The Fairfax County Public Schools Capital Improvement Program (CIP) provides detailed information on student membership, facility capacities, and planned capital improvements. The CIP is updated annually and identifies strategies to address capacity deficits through both capital projects and operational measures. Examples include reassigning instructional spaces within a school to increase efficiency; installing temporary classrooms to address short-term needs; repurposing existing school facilities or constructing new facilities; expanding capacity through

modular additions or permanent building additions; utilizing existing school sites currently used by non-school programs; and conducting boundary adjustments with schools that have available capacity.

As redevelopment occurs within the Centreville Suburban Center, changes in residential unit types and population characteristics may affect school enrollment patterns and capacity needs. FCPS evaluates the impact of development proposals on school facilities as part of the development review process. To mitigate the impacts of new residential development on school capacity, measures consistent with the objectives and policies of the Land Use and Public Facilities elements of the Policy Plan should be considered. Property owners and developers in the Centreville area should coordinate with FCPS early in the development review process to identify appropriate strategies to address potential impacts and to maintain the county's standards for educational facilities and levels of service.

Libraries

The Centreville Regional Library, located in Land Unit D-6, serves residents of the Centreville Area and surrounding communities. It is one of Fairfax County Public Library's (FCPL) regional facilities, which typically serve approximately 20,000 visitors per month, circulates about 20,000 items monthly, and operates 63 hours per week, including Sundays. The Centreville Regional Library serves the second largest population among FCPL's 22 library service areas, with more than 173,000 visits and approximately 500,000 items circulated annually. There are no other county library facilities located nearby; the Chantilly Regional Library, approximately five miles away, is the closest alternative.
Future residential growth within the Centreville Suburban Center is expected to place additional demand on the Centreville Regional Library's capacity to maintain current levels of service and resource availability. Modernization of the site would address building systems and infrastructure that have exceeded their life cycles and meet current and future operational and technological needs of the library system. There should be continued coordination with FCPL to ensure that library capacity keeps pace with area growth and redevelopment.

Police and Fire and Rescue

The Centreville Area is served by the Sully District Police Station, which also provides service to Chantilly, Fairfax Station, Town of Clifton, Bull Run Regional Park, and Ellanor C. Lawrence Park. Fire and rescue services are primarily provided by the Centreville Volunteer Fire and Rescue Station 17, located in Land Unit C-1. Additional coverage is provided by nearby stations, including the Chantilly Fire and Rescue Station 15 and West Centreville Fire and Rescue Station 38.

The existing police and fire and rescue facilities are expected to continue providing adequate coverage to the Centreville area. However, as population and development increase, the need for additional facilities or resources should be evaluated based on future service demand and incident data.

Wastewater Management

Wastewater generated in the Centreville area is treated at the Upper Occoquan Service Authority (USOA) treatment plant. Fairfax County's existing allocation at UOSA is adequate to serve future growth recommended by the Comprehensive Plan. However, the existing sanitary sewer system may not have sufficient capacity to serve the additional flow associated with future development recommended by the Comprehensive Plan. A sanitary sewer capacity analysis should be conducted during the development review process to evaluate upgrades to ensure adequate service.

Fairfax Water

The Centreville Area is served by transmission water mains ranging in size from 3 to 42 inches in diameter. Additional transmission system requirements may be identified as future land use modifications are adopted. Distribution water main sizing, alignments, and network upgrades, as well as fire flow requirements, should be evaluated in coordination with the review of development proposals.

Utility Lines

Utility lines within the Centreville Suburban Center should be placed underground and coordinated with future roadway and streetscape improvements to support a pedestrian-friendly and visually cohesive environment.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Dulles Suburban Center [May 5, 2026] > Dulles Suburban Center Area-Wide Recommendations > Design Guidelines for Dulles Suburban Center (Land Units A Through K) > Public Facilities

Public Facilities

Existing public facilities ~~located within the Dulles Suburban Center~~ and those for which a future need has already been identified in the CIP ~~and prior approval received~~ are included on the Comprehensive Plan Public Facilities Map ~~Figure 7~~. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the county Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

- ~~An adequate water supply and water distribution system should be provided for fire protection services.~~
- The Regional Stormwater Management Plan should be implemented as identified by the Department of Public Works and Environmental Services.

A~~dditional~~ number of public facilities may be identified as future needs in the Suburban Center. ~~Such~~ These projects ~~facilities~~ are included for informational purposes and in most cases will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established ~~unless they are specifically identified in the Plan text~~. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~ ~~f~~Facilities for which a specific location for future construction has been identified are also listed in the land unit recommendations and are considered listed ~~a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ below. The following public facilities are identified as future needs:

FIGURE 7: DULLES SUBURBAN CENTER EXISTING PUBLIC FACILITIES						
	SCHOOLS	**LIBRARIES**	**PUBLIC SAFETY**	**HUMAN SERVICES**	**PUBLIC UTILITIES**	**OTHER PUBLIC FACILITIES**
	Floris Elem., Carson Middle Coates Elem. McNair Elem. Westfield High		Chantilly Fire Station Co. 15 Frying Pan Fire Station Co. 36 Criminal Justice Academy Emergency Vehicles Operations Center	Cornerstone Rehabilitation Center	Henninger Court Fairfax Water Facility	Cub Run RECenter
*Federal and state facilities are not subject to the 2232 review process.						

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Fairfax Center Area [May 5, 2026] > Fairfax Center Area-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Fairfax Center Area~~ and those ~~to~~for which a future need has already been identified in the CIP are included ~~in Figure 7~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. In addition to the traditional means for addressing school capacity requirements listed above, Fairfax County Public Schools should evaluate other possible school impact mitigation strategies. The impact of development on schools should be mitigated by the developer(s) and the county. Any impact on schools, necessitated by any increased intensity, must be addressed with provisions for mitigation.

~~The~~A ~~following~~number of public facilities have been identified as future needs in ~~the~~this ~~Fairfax~~Planning ~~Center Area.~~District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed ~~in the land unit recommendations and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~below. The following public facilities are identified as future needs:

FIGURE 7:						
A					FCWA Fair Oaks Pumping Station	
C			Fair Oaks Police and Fire Station Co. 2			
H	Eagle View Elem. school		Fairfax Center Fire Station Co.40		Sanitary Sewage Pumping Station	
J				Adult Care Residence for Persons with Mental Illness		

FIGURE 7: FAIRFAX CENTER AREA EXISTING PUBLIC FACILITIES						
LAND UNIT	**SCHOOLS**	**LIBRARIES**	**PUBLIC SAFETY**	**HUMAN SERVICES**	**PUBLIC UTILITIES**	**OTHER PUBLIC FACILITIES**
K					Sanitary Sewage Pumping Station	
N					Sanitary Sewage Pumping Station	
R			Girls' Probation Home			
W			Boys' Probation Home			

*Federal and state facilities are not subject to the 2232 review process.

1. Expand the Girls' Probation Home to 24 beds. This facility is located on Parcel55-4((1))10 on the north side of Lee Highway in Sub-unit R2.
2. Expand the Boy's Probation Home to 22 beds. This facility is located on Parcel 56-4((1))10 and 11 on the west side of Shirley Gate Road.
3. Expand or improve the existing Police Heliport.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Pohick Planning District~~and those for which a future need has already been identified in the CIP are included ~~in Figure 5~~ on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 ~~(formerly Section 15.1-456)~~ of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 ~~(formerly 456)~~ Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed below. ~~in the sector recommendations and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 (formerly 456) Review public hearing.~~ The following public facilities are identified as future needs ~~in the Pohick Planning District~~:

~~1. A mini fire and rescue station should be provided to serve the area south of the Town of Clifton in order to meet the established criteria for Fire and Rescue Stations.~~

2. Locate a senior center at the South Run District Park to provide services for the growing senior adult population in the area.

3. In order to meet the growing need for public utilities, transmission lines and two electrical substations will be required on Parcel 75 3((1))10 in Sector P3 by Virginia Power and Northern Virginia Electric Cooperative.

4. Subsequent to provision of commuter rail service along the Norfolk Southern Railway, establish a commuter rail station west of Ox Road.

~~5. Expand the Pohick Regional Library in Sector P6 consistent with Policy Plan standards for regional libraries.~~

~~6. A future community library to be built consistent with Policy Plan standards for community libraries near the intersection of Fred's Oak Road and the Fairfax County Parkway to help alleviate overcrowding in existing library facilities.~~

5. Renovate and expand the Fairfax Water Popes Head Road Pumping Station in Sector P1.

6. Renovate and expand the Fairfax Water Pohick Pumping Station in Sector P6.

7. The Vulcan Quarry should be considered for reconfiguration and conversion in phases for use as a water supply storage facility in order to meet the long term water supply needs of Fairfax County and the region. The Fairfax Water Facility is planned to expand to include the reconfigured quarry when the conversion has been implemented. Other uses, such as a landfill, are not planned for the quarry.

8. Transmission main along Braddock Road from Fairfax County Parkway to Route 28, and along Route 28 from Fairfax County Parkway to Bull Run – Occoquan.

FIGURE 5 POHICK PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	**LIBRARIES**	**PUBLIC SAFETY**	**HUMAN SERVICES**	**PUBLIC UTILITIES**	**OTHER PUBLIC FACILITIES**
P1	Centreville High			Mott Community Center	Popes Head Sewage Pumping Station, Fairfax Water Popes Head Road Pumping Station	
P2	Burke Spec. Ed. Center, Bonnie Brae, Laurel Ridge, Rolling Valley, Hunt Valley, Oak View, Saratoga, White Oaks Elem., Robinson and Lake Braddock Sec., W. Springfield High, 3 Elem. Sites	Kings Park Community	Braddock District Supervisor's Office, Burke Fire Station Co. 14, West Springfield Police Station, Fire Station Co. 27 and Government Center	David R. Pinn Community Center,	Va. Power Burke, Keene Mill and Sideburn Substations, 4 Storm Drainage Impoundments (P.L. 566)	*State Police Park-and-Ride
P3	Clifton Elem., Liberty Middle					
P4			Clifton Fire Station Co. 16			
P5	Silverbrook, Halley Elem.		Fairview Fire Station Co. 32 Crosspointe Station Co. 41		Va. Power Ox and Occoquan Substations	

FIGURE 5 POHICK PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	**LIBRARIES**	**PUBLIC SAFETY**	**HUMAN SERVICES**	**PUBLIC UTILITIES**	**OTHER PUBLIC FACILITIES**
P6	Fairview, Cherry Run, Sangster, Orange Hunt, Terra Centre Elem.	Pohick Regional, Burke Centre Community Library site	Pohick Fire Station Co. 35		1 Stormwater Impoundment, Public Works Line Maintenance Division Shop, Fairfax Water Pohick Road Pumping Station	Park-and-Ride
P7	Newington Forest Elem.				Storm Drainage Impoundment, Pohick Road Sewage Pumping Station	
*Federal and State facilities are not subject to the 2232 review process						

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P1 Twin Lakes Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Renovate and expand the FCWA Popes Head Road Pumping Station (Tax Map 67-2((1)) 43).

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P2 Main Branch Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Renovate and expand the West Springfield Police District Station and Governmental Center.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P3 Johnny Moore Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. In order to meet the growing need for public utilities, transmission lines and two electrical substations will be required on Parcel 75-3((1))10 by Virginia Power and the Northern Virginia Electric Cooperative. The Fairfax County Zoning Ordinance requires that electric substation and distribution centers including transformer stations obtain special exception approval. Further, utility transmission facilities including but not limited to poles, structures, or other similar equipment for the transmission of electricity require special exception approval. Under the Zoning Ordinance, transmission lines approved by the State Corporation Commission (SCC) pursuant to Section 56.46.1 of the Code of Virginia, as amended, are not included as utility transmission facilities. Virginia Power and the Northern Virginia Electric Cooperative should participate in the Fairfax County public hearing process for any facilities to be constructed on this site.There should be no transmission lines through the Town of Clifton. Special exception applications filed for the two electrical substations/distribution centers shall include sufficient acreage surrounding the proposed facilities in order to ameliorate the visual and audio impacts on nearby properties. Additional buffering and screening in excess of minimum Zoning Ordinance provisions shall be required in those areas which do not contain existing substantial vegetation.
2. Do not provide public sewer service to this community planning sector.
3. Construct a new middle school.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P4 Clifton Community Planning Sector > Recommendations > Public Facilities

Public Facilities

In 1970, the Town implemented a pump and haul sewer system. Except for this existing pump and haul sewer system, public sanitary sewer should not be provided for the Town until a satisfactory method of serving the Town is found without opening up surrounding areas for development.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P6 Middle Run Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. The Burke Centre Commuter Rail Station parking area has 1,510 parking spaces. This facility should have improved pedestrian and bicycle connectivity to the surrounding communities to the north, west, east and south. These trails should link to the existing and planned local and county trail networks, which will encourage pedestrian and bicycle access to the station and would reduce the need for additional parking.
2. ~~Expand the Pohick Regional Library consistent with Policy Plan standards for regional libraries.~~
2. Renovate and expand the FCWA Pohick Pumping Station (Tax Map 88-3((1))13).

~~3. Construct a library consistent with Policy Plan standards for community libraries at the county acquired site (Tax Map 77-3((1))21) near the intersection of Fred's Oak Road and the Fairfax County Parkway.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P7 Burke Lake Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Implement the Senior Center Study by locating a regional senior center at the South Run District Park.
2. Designate School Board-owned property adjacent to the South Run District Park as a future high school site.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Upper Potomac Planning District~~ and those for which a future need has already been identified in the CIP are included ~~on Figure 6~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~recommendations and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Upper Potomac Planning District~~:

FIGURE 6:
UPPER POTOMAC PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
UP1						
UP2	Great Falls Elem.	Great Falls Community	Great Falls Fire Station Co. 12		FCWA Riverside Manor Water System	
UP3	Forestville Elem., Elem. Site				Difficult Run Pumpover Station	

FIGURE 6:						
UP5	Aldrin, Armstrong, Crossfield, Dogwood, Forest Edge, Hunters Woods, Lake Anne, Sunrise Valley, Terraset Elem., Hughes Middle, South Lakes High	Reston Regional	Reston Government Center, Reston Fire Station Co. 25, Reston District Police Station, North Point Fire Station Co. 39, North County Juvenile Court Probation Services	Northwest Center for Community Mental Health Alcohol and Drug Services Adult Outpatient, Alcohol and Drug Services - Stonegate, ACCESS, Reston Teen Center, Reston/Herndon Senior Center, Embry Rucker Community Shelter (Reston)	Recycling Drop-off Centers (2), FCWA Reston Pumping Station	Wiehle Avenue East Metro Park-&-Ride, Herndon-Monroe Park-&-Ride, Reston Town Center Transit Center, *Va. State Highway Maintenance Facility

FIGURE 6: UPPER POTOMAC PLANNING DISTRICT EXISTING PUBLIC FACILITIES						
	SCHOOLS	**LIBRARIES**	**PUBLIC SAFETY**	**HUMAN SERVICES**	**PUBLIC UTILITIES**	**OTHER PUBLIC FACILITIES**
UP7	Fox Mill, McNair, Oak Hill Elem.		Fox Mill Fire Station Co. 31	Sunrise Program	FCWA Penderwood Storage Site No. 2, FCWA Foxmill Storage & Pumping Station	
UP8	Lees Corner, Navy Elem., Franklin Middle		Fair Oaks Police Station & Fire Station Co. 21		Va. Power Substation	Fair Oaks Hospital
*Federal and state facilities are not subject to the 2232 review process						

~~1. If warranted, consider the development of a fire and rescue mini-station to serve the north Great Falls area. (UP1, UP2)~~

1. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in this district.

~~2. Provide the necessary improvements to the Corbalis Water Treatment Plant on land currently owned at the Authority's plant site to meet current and future needs. (UP4)~~

2. Construct a new elementary school in Sector UP7.

3. Construct additional public transit facilities including park-and-ride lots at the southeastern quadrant of the Dulles Airport Access Road and Monroe Street.

~~6. Fire facilities and equipment at the Herndon Fire Station should be kept adequate to meet increasing demand for fire and emergency protection. (UP4)~~

~~7. Provide an additional 2.5 million gallon ground water storage tank at the county Water Authority's Penderwood Water Storage Tanks II site on West Ox Road near Waples Mill Road. (UP7)~~

~~8. Provide two adult day health care centers, one in the Reston-Herndon vicinity and one in Chantilly. (UP8)~~

4. Provide a District Public Health Center in the Centreville/Chantilly area. (UP8)

5. ~~Provide a five-acre site for Crossroads, an intensive drug and alcohol treatment program. In addition to treating clients, this facility will also house children of clients~~. The Crossroads facility provides substance use and mental health treatment, counseling, vocational rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support.

6. ~~Expand the Reston Regional Library in Sector UP5 consistent with the Policy Plan standards for regional libraries. As an alternative to expansion, a new library can be incorporated into development within the Reston Town Center North District of the Reston Transit Station Areas (TSA), or another location within the TSAs (UP5).~~ Provide for a replacement Reston Regional Library and associated community spaces as part of the Reston Town Center North redevelopment, consistent with Policy Plan standards for regional libraries.

~~9. Provide any necessary improvements to FCWA's Riverside Manor Water System to meet future regulations (UP2).~~

~~10. Provide additional finished water transmission facilities between the Corbalis Water Treatment Plant and The Fox Mill Storage and Pumping Facilities (UP5, UP7).~~

~~11. Provide additional finished water transmission facilities between Lawyers Road and Vale Road along the Fox Mill corridor (UP5, UP7).~~

~~12. Provide additional finished water transmission facilities along the Route 50 corridor between Rugby Road and Stringfellow Road (UP8).~~

7. Explore possible sites for a Great Falls Community Center. (UP1, UP2, and UP3).

8. Provide one new elementary school, potentially in the Town Center North District of the Reston Transit Station Areas (UP5).

9. Provide one new elementary school, potentially in the Central Sunrise Valley District of the Reston Transit Station Areas (UP5).

10. Provide one new middle school west of Reston, potentially in the Dulles Suburban Center's Land Unit A (UP6).

11. Provide one new high school west of Reston, potentially in the Dulles Suburban Center's Land Unit A (UP6).

~~15. Provide one new Fire and Rescue station, potentially in the Town Center North District of the Reston Transit Station Areas (UP5).~~

12. Provide vehicular access to the rear of the Reston Fire and Rescue station to improve safety and traffic flow along Wiehle Avenue (UP5).

~~**Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP2 Springvale Community Planning Sector > Recommendations > Public Facilities**~~

~~**Public Facilities**~~

1. ~~Replace the existing mini-library on Georgetown Pike with a community library near the intersection of Georgetown Pike and Walker Road.~~
2. ~~Provide any necessary improvements to FCWA's Riverside Manor Water System to meet future regulations (Tax Map 8-1((4))A, D, E).~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP3 Hickory Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. A limited expansion of the Approved Sewer Service Area (ASSA) is permitted to provide sanitary sewer for Forestville Elementary School [Parcel 12-1((1))45A] and Great Falls Nike Park [Parcels 12-1((1))45 and 35] only. The County's administrative policy, which permits the extension of sanitary sewer lines under certain circumstances up to 400 feet outside the Approved Sewer Service Area boundary, does not apply. This limited expansion arises directly out of the factual circumstances unique to these public uses on the subject parcels, and it will not set a standard for other future expansions of the ASSA or additional development unrelated to these specific public uses.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP4 Greater Herndon Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide the necessary improvements to the Corbalis Water Treatment Plant on land currently owned at the Water Authority's plant site to meet current and future needs.
2. ~~Fire facilities and equipment at the Herndon Fire Station should be kept adequate to meet increasing demand for fire and emergency protection.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP5 Greater Reston Community Planning Sector > Recommendations > Public Facilities

Public Facilities

~~1. Construct a fire and rescue station at the Leesburg Pike/Reston Avenue intersection.~~

1. Reserve land adjacent to the Dulles Toll Road just west of the Reston Parkway for a potential rail station (no parking).
2. ~~Expand the Reston Regional Library consistent with the Policy Plan standards for regional libraries.~~ Provide for a replacement Reston Regional Library and associated community spaces as part of the Reston Town Center North redevelopment, consistent with Policy Plan standards for regional libraries.

~~3. Provide additional finished water transmission facilities along Fox Mill Road south of Lawyers Road.~~
~~4. Provide additional finished water transmission facilities along the Fairfax County Parkway, south of New Dominion Parkway.~~

For additional Public Facilities guidance, see the Community-wide recommendations of the Reston Plan in the Area III volume of the Comprehensive Plan.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP7 West Ox Community Planning Sector > Recommendations > Public Facilities

Public Facilities

~~1. Provide an additional 2.5 million gallon ground water storage tank at the county Water Authority's Penderwood Water Storage Tanks II site on West Ox Road, near Waples Mill Road.~~
1. Construct an elementary school to serve the Herndon/Chantilly area.
~~3. Provide additional finished water transmission facilities along the Fairfax County Parkway, north of the FCWA Fox Mill Storage and Pumping Facilities.~~
~~4. Provide additional finished water transmission facilities along Fox Mill Road to Vale Road.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP8 Lee-Jackson Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. An elementary school site, possibly in combination with an active recreation park site should be located in the area between Armfield Farms and the intersection of Lee-Jackson Memorial Highway and Centreville Road. The school site should have a minimum of 14 acres, and include ballfields or other facilities for active recreation use for the community.
~~2. Provide additional finished water transmission facilities along the Route 50 corridor between Rugby Road and Stringfellow Road.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Lower Potomac Planning District~~ and those for which a future need has already been identified in the CIP are included ~~on Figure 5~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this ~~planning~~Planning ~~district.~~District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed below.~~in the sector recommendations and are considered a feature and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Lower Potomac Planning District~~:

1. In order to meet the growing need for public utilities, additional electrical sub-stations and transmission lines will be required by Virginia Power in Sectors LP1 and LP2.

2. Locate an electrical sub-station by Virginia Power on Parcel 107-2((1))8 in Sector LP2.

3. Consider the conversion of a reconfigured Vulcan Quarry to a water supply storage facility in order to meet the long term needs of Fairfax County and the region.

FIGURE 5:						
LP1	Laurel Hill Elem., South County Middle, South County High		Co-Located Fire Station and Police Substation Site		Fairfax Water Frederick P. Griffith Jr. Water Treatment Plant, I-95 Landfill, I-95 Resource Recovery Facility, Recycling Drop-Off Facility	
LP3	Gunston Elementary		Gunston Fire Station Co. 20		Underground Wastewater Holding Tanks	
*Federal and state facilities are not subject to the 2232 review process.						

~~4. Locate a senior center and offices of county support agencies providing services to the elderly and relocate the Lorton Community Action Center to be part of the senior center on Parcel 107-4((1))34 in Sector LP2.~~

4. Locate a permanent site for the South County's Visitors' Center, which is currently in leased space.

~~5. Assess the need for a police station in the vicinity of the Lorton Fire Station in Sector LP2 to serve the southeastern part of the county.~~

5. Locate County offices responsible for environmental monitoring and zoning enforcement in Sector LP2.

6. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

7. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

8. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

~~9. Locate an animal shelter satellite facility in Planning Area IV.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP1 Laurel Hill Community Planning Sector > Area-Wide Recommendations > Public Facilities

Public Facilities

The LP1 Planning Sector has several major countywide public facilities other than parks which are covered under Open Space/Pedestrian Systems. These include the I-95 Landfill, the I-95 Energy/Resource Recovery Facility and the Fairfax Water Facility. The I-95 Landfill, the I-95 Energy/Resource Recovery Facility, and the Fairfax Water Facility are planned to be retained for the long term. Once the I-95 Landfill stops receiving material it will enter a post-closure care period of 30-years duration.

The I-95 Energy/Resource Recovery Facility is under contract until 2016, but anticipated to operate at least until 2031, if not beyond. Fairfax Water is required to provide adequate capacity to meet the long-term water supply needs for Fairfax County as identified in the Northern Virginia Regional Water Supply Plan, adopted by the Board of Supervisors on February 28, 2012, as may be amended by the Board. The proposed reconfiguration of the Vulcan Quarry and phased conversion to a water supply storage facility is an alternative identified in this Regional Water Supply Plan. These existing and planned public facilities should adhere to the following guidance:

- The portions of the I-95 Landfill that no longer receive material should be considered for adaptive reuse for active and passive recreational purposes and should be part of the long-term expansion program for the Occoquan Regional Park or the Fairfax County Park Authority to further serve the needs of the Northern Virginia area.

- The Fairfax Water Facility should be considered for expansion to include the adjacent Vulcan Quarry to create a water supply storage facility. The Fairfax Water Facility should be buffered and screened along Ox Road and its northern boundary. As an interim use, land located on the northeast portion of the Fairfax Water Facility

may be used by the Fairfax County Park Authority for park and recreational uses until such time as the area is needed for treatment plant expansion.

With redevelopment of the former Corrections Property, additional public facilities and utilities will be needed to serve the property as well as the surrounding community.

Public Facilities Recommendations and Guidelines: The following recommendations and guidelines to implement the public facility and utility needs of any redevelopment of the former Corrections Property are provided:

- If a site for Fire and Rescue has not been located off-site to serve this area, then a site of approximately five acres should be provided on the former Corrections Property. The location of that site may be on the south side of Furnace Road between Hooes Road and Lorton Road as shown on Figure 10, with the specific site location to be coordinated with Fire and Rescue. In addition, there should be the potential for a future police substation, which may collocate with the fire and rescue station.

- Adaptive reuse of existing buildings for public facilities should be provided as indicated in the Land Unit Recommendations.

- Utility easements and right-of-ways will be necessary as older lines are replaced or new ones are needed to provide utility services to future development in the area.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP2 Lorton-South Route 1 Community Planning Sector > Recommendations > Public Facilities

Public Facilities

The following public facilities are identified as future needs in the LP2 Community Planning Sector:

- In order to meet the growing need for public utilities, additional electrical sub-stations and transmission lines will be required by Virginia Power;

- Locate an electrical sub-station by Virginia Power on Parcel 107-2((1))8;

- ~~Locate a senior center and offices of county support agencies providing services to the elderly and relocate the Lorton Community Action Center to be part of the senior center on Parcel 107-4((1))34;~~

- ~~Assess the need for a police station in the vicinity of the Lorton Fire Station to serve the southeastern part of the county;~~

- Because of the high concentration of heavy industrial uses in Lorton, e.g., the Noman M. Cole, Jr. Pollution Control Plant, the I-95 Sanitary Landfill, the Resource Recovery Facility, and several debris landfills, it is appropriate to locate in the LP2

area county offices responsible for environmental monitoring and zoning enforcement in the LP2 area.

Consistent with the proviso below, the Approved Sewer Service Area has been extended from the current center line of the existing right-of-way of Richmond Highway, 400 feet to the east from the intersection of Richmond Highway and Gunston Road south to the intersection of Richmond Highway and Giles Run Road excluding any land which is within 400 feet of the existing western edge of the right-of-way of Old Colchester Road.

In addition, as further limitation on the extension of the Approved Sewer Service Area east of Richmond Highway and south of Gunston Road, the county's administrative policy established July 2, 1979, which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet beyond the approved sewer service area boundary shall not apply. Therefore, no structure or use which is located outside the approved sewer service area shall be permitted to connect to public sanitary sewer.

Any pumping station(s) required to implement the expansion of the Approved Sewer Service Area in the LP2-Lorton Route 1 South Community Planning Sector will be sited on the west side of Richmond Highway only and sized to accommodate only the portions of the land use plan for LP2 adopted by the Board of Supervisors on September 23, 1991 for which the extension of the sanitary sewer service area is approved.

The limitation on the extension of the Approved Sewer Service Area along the east side of Route 1 expresses the clear policy of the Board to upgrade and encourage positive development and to change the industrial character of properties along Richmond Highway. However, it is also the clear policy of the Board that, with the exception of portions of Section 1 of the Gunston Heights subdivision and portions of the Wiley subdivision, no public sewering will occur in the LP3 Mason Neck Community Planning Sector nor within the area west of Old Colchester Road not planned for public sewer because of the historic, archaeological, scenic, environmental and heritage resources characteristics of this area.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP3 Mason Neck Community Planning Sector > Recommendations > Public Facilities

Public Facilities

This sector is predominately rural in character and public sewer should not be extended to it. The extension of public sewer would cause significant disruption to stream valleys and would be contrary to the need to preserve the environmental integrity of the areas of habitat to further the existence of rare species of plants, birds and animals. In addition, sewering of the area would not be an efficient or economical use of public funds because of extensive costs associated with installing force mains and pump stations in a rural environment.

However, implementation of a pump and haul sewer system has been deemed necessary to provide a localized solution to the existing public health hazards in Section 1 of the Gunston Heights subdivision and Wiley subdivision without introducing public sewer to the larger Mason

Neck area and without contravening important overall land use, environmental and public facility (including the efficient and effective use of public funds) objectives. Therefore, the county's administrative policy which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet outside the Approved Sewer Service Area boundary does not apply.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP4 Fort Belvoir Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct a new elementary school on Fort Belvoir to replace the existing Fort Belvoir schools.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located in the Mount Vernon Planning District~~ and those for which a future need has already been identified in the CIP are included ~~in Figure 5~~on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this ~~planning~~Planning ~~district.~~District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed below.~~in the sector plans and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Mount Vernon Planning District~~:

~~1. Two activity rooms are planned to be added to the Huntington Community Center located in Sector MV1 between Arlington Terrace and Farrington Avenue to meet future community needs.~~

~~2. Locate the Groveton Adult Day Health, Human Services Center at the Groveton Redevelopment Site in Sector MV2 on the west side of Richmond Highway between Memorial Street and Groveton Street.~~

~~3. Parcels 93-1((1))46A-53 are recommended for planned public uses, for future addition to the West Potomac High School. In addition, the staff is directed to explore, with the School Board staff, the possibility of providing additional school access from Beacon Hill Road in Sector MV3.~~

FIGURE 5:						
MV1	Mt. Eagle Elem.			Huntington Community Center	FCWA Huntington Storage Tank, 2 Sewage Pumping Stations	
MV3	West Potomac High, Quander Rd. Special Ed. Center			Health Department Mt. Vernon Dist., Human Development Office	2 Sewage Pumping Stations	
MV5	Bucknell, Hollin Meadows Elem., Bryant Alt. High	Martha Washington Community	Penn Daw Fire Station # 11	Bryant Early Learning Center, Penn Daw Emergency and Supportive Housing	FCWA Gum Springs Storage and Pumping Station, Recycling Drop-off	

FIGURE 5:						
MV7	Washington Mill, Woodley Hills, Riverside Elem., Mt. Vernon High		Woodlawn Fire Station Co. 24		Dogue Creek Pumpover, 5 Sewage Pumping Stations	
* Federal and state facilities are not subject to the 2232 review process						

4. ~~The Little Hunting Creek sewage pumping station located near Thomas J. Stockton Parkway in Sector MV6 is planned for public facilities use in the long term to accommodate future sewer service demands.~~

5. ~~Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs.~~

~~6. The site of the Dogue Creek Sewage Pumping Station located on Old Mill Road in Sector MV7 is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands.~~

1. Provide an alcohol and drug residential treatment/detoxification program in Area IV.

2. Provide a residential program for adults with mental illness who also need substance abuse services in Area IV. Approximately 9,000 square feet of space is necessary for this type of facility.

3. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

~~10. Locate an animal shelter satellite facility in Planning Area IV.~~

4. ~~Expand the Martha Washington Community Library in Sector MV5 consistent with the Policy Plan standards for community libraries.~~ Provide for the renovation or replacement of Sherwood Regional Library as part of the Mount Vernon master planning process, including potential colocation with other public facilities, consistent with Policy Plan standards for regional libraries.

~~12. Provide a co-located fire station and emergency and supportive housing facility in Sector MV5. The fire station will serve as a replacement for the existing Penn Daw Fire Station # 11 in Sector MV3.~~

~~Fairfax County Comprehensive Plan 2026 Edition – Area Plans~~ > ~~Area Plan IV~~ > ~~Mount Vernon Planning District Overview [May 5, 2026]~~ > ~~MV1 Huntington Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~Public Facilities~~

~~1. Two activity rooms are planned to be added to the Huntington Community Center located in Sector MV1 between Arlington Terrace and Farrington Avenue to meet future community needs.~~

~~Fairfax County Comprehensive Plan 2026 Edition – Area Plans~~ > ~~Area Plan IV~~ > ~~Mount Vernon Planning District Overview [May 5, 2026]~~ > ~~MV2 Hybla Valley Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~Public Facilities~~

~~Locate the Groveton Adult Day Health, Human Services Center at the Groveton Redevelopment Site in Sector MV2 on the west side of Richmond Highway between Memorial Street and Groveton Street.~~

~~**Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > MV3 Belle Haven Community Planning Sector > Recommendations > Public Facilities**~~

~~**Public Facilities**~~

~~Parcels 93-1((1))46A-53 are recommended for planned public uses, for future addition to the West Potomac High School. In addition, the staff is directed to explore, with the School Board staff, the possibility of providing additional school access from Beacon Hill Road.~~

~~**Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > MV5 Groveton Community Planning Sector > Recommendations > Public Facilities**~~

~~**Public Facilities**~~

~~Expand the Martha Washington Community Library consistent with the Policy Plan standards for community libraries.~~

~~Provide a co-located fire station and emergency and supportive housing up to 0.60 FAR on the south side of Beacon Hill Road (Tax Map 93-1 ((17)) A, B, 5, 6, 7 and 8). This location will accommodate the replacement of the Penn Daw Fire Station # 11. The facility should incorporate design features, including building placement, building height transitions, and enhanced landscaped buffering along the eastern and southern boundaries, to mitigate potential impacts on adjacent residential neighborhoods and ensure compatibility with the surrounding community. The south side of Beacon Hill Road adjacent to the facility should include a minimum six-foot-wide sidewalk and 10-foot landscaped buffer, including street trees where feasible, and on-street bike lane with a minimum width of six feet. Pedestrian access from Beacon Hill Road to the facility should be provided. Driveway cuts and vehicular entrances to the facility should be designed in a manner that minimizes potential safety and sight-distance conflicts with pedestrians and cyclists.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > MV6 Fort Hunt Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. ~~The site of the Little Hunting Creek sewage pumping station is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses.~~

   ~~The site is planned for public facilities use in the long term to accommodate future sewer service demands.~~

1. ~~Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs.~~ Provide for the renovation or replacement of Sherwood Regional Library as part of the Mount Vernon master planning process, including potential colocation with other public facilities, consistent with Policy Plan standards for regional libraries.
2. Renovate and expand the Mount Vernon Police District Station and Governmental Center.

~~Fairfax County Comprehensive Plan 2026 Edition - Area Plans~~ > ~~Area Plan IV~~ > ~~Mount Vernon Planning District Overview [May 5, 2026]~~ > ~~MV7 Mount Vernon Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~Public Facilities~~

~~The site of the Dogue Creek Sewage Pumping Station is planned for community-serving public facilities that will be compatible with the surrounding existing residential uses. The site is planned for public facilities use in the long term to accommodate future sewer service demands.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Richmond Highway Corridor Area [May 5, 2026] > Corridor-Wide Guidelines > Public Facilities

Public Facilities

The existing public facilities that serve the corridor and those anticipated to accommodate the future growth in the corridor under the redevelopment options are described in the following section. Since growth rates will vary over time, the thresholds referenced below may be reached in different years. Actual growth levels should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land for needed facilities and/or identification of additional resources to support the provision of public facilities should be realized in advance of the estimated need to the extent possible. ~~Tables listing existing public facilities are provided in the Overview section of the Mount Vernon Planning District in the Area IV Plan.~~ Existing public facilities and those for which a future need has already been identified in the CIP for the Richmond Highway Corridor are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in the Richmond Highway Corridor. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following ~~existing and future~~ Public Facilities in the Richmond Highway Corridor are identified as existing and future needs: ~~described below.~~

Schools

The Richmond Highway Corridor is served by 19 public schools: 13 elementary schools, three middle schools, and three high schools using attendance areas for School Year 2017-18. In 2015, the existing 5,000 dwelling units in the corridor yielded approximately 2,100 students. Under the envisioned Comprehensive Plan buildout, approximately 18,000 dwelling units are recommended, resulting in an increase of approximately 13,000 new dwelling units. Using the 2016 student generation ratio, this could generate approximately 2,200 additional students (1,200 elementary, 400 middle, and 600 high school).

This increase in students results in a need for new facilities to support the increased enrollment. A new elementary school is planned near the South County Government Center. At least one additional new school site should be accommodated, which may be an elementary, secondary, or

other type of school depending on the identified need. The preferred school site is in the Hybla Valley/Gum Springs CBC; however, if it cannot be accommodated at that location, the school should be located in one of the CBCs served by the BRT system. This would allow students to take advantage of pedestrian and transit access to the school, allow the school facility to provide optimum service to the community, and would be consistent with the vision of a more urban pattern of development.

Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. Additional school capacity could also be addressed through innovative, urban solutions including the co-location of school facilities, such as vocational training, academy programs and/or adult learning centers, within mixed-use, office or other commercial buildings provided that all access, safety, security and space requirements are met; with parks and other public facilities; or through other creative approaches. Fairfax County Public Schools also may evaluate other possible "in-kind" school impact mitigation strategies. During the development review process, any impact on schools, necessitated by any increased intensity, should be mitigated with provisions by the developer(s) and the county. Traditional and/or innovative measures to mitigate the impacts of new development on school capacity should be considered, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed.

The Fairfax County Public Schools' Capital Improvement Program (FCPS CIP) contains more detailed information on student membership and facilities data. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need.

Libraries

The Richmond Highway Corridor is served by John Marshall and Martha Washington Community Libraries and the Sherwood Regional Library. John Marshall Library underwent renovations in 2017- 2018 to increase the footprint and add community space. The planned growth in the corridor is not anticipated to generate the need for an additional library.

Fire and Rescue

Emergency services are provided by Penn Daw Fire and Rescue Station 11, Mount Vernon Fire and Rescue Station 9, and Woodlawn Fire and Rescue Station 24. Funding to expand or replace the Penn Daw and Woodlawn Fire and Rescue Stations was approved in 2015. Funding to expand or replace Mount Vernon Fire and Rescue Station is anticipated in 2018. Other than those improvements, there are no identified needs for an additional fire and rescue station.

Police

Funding for a new South County Police Station/Animal Shelter has been approved. The station, along with the existing Mount Vernon Police Station, is anticipated to provide sufficient coverage for the Richmond Highway Corridor.

Wastewater Management

Wastewater is treated at the AlexRenew and Noman M. Cole, Jr., Pollution Control Plant (NMCPCP). The treatment capacity at both facilities is capable of handling the projected sewage flow capacity through 2045. Future road improvements should assess the impact on the sanitary sewer collection system as wastewater flows must be maintained at all times.

Water

Major facilities along the corridor include transmission mains ranging in size from 16 to 30-inches in diameter, the Beacon Hill Water Storage Tank, and the Gum Springs Storage and Pumping Facilities~~, and the Groveton Storage Tank~~. Fairfax Water identified future necessary system improvements as part of a 2011 update to its System Master Plan. Within the Richmond Highway Corridor, these improvements include:

~~● Construction of an additional water storage tank at Fairfax Water's Beacon Hill site.~~

~~● Construction of a transmission water main along South Kings Highway corridor from Telegraph Road to the Beacon Hill Water Storage Tank (in design in 2015).~~

● Improvements to Fairfax Water's Gum Springs Pump Station, including installation of at least two new pumps.

● Extension of an existing transmission water main from Richmond Highway at Quander Road to Huntington Avenue; and west on Huntington Avenue to Telegraph Road.

● Replacement and oversizing of existing water main along Richmond Highway from Woodlawn to the City of Alexandria limits, concurrent with redevelopment.

Additional transmission requirements to better serve the corridor in the future may be identified as redevelopment occurs.

Telecommunications

New buildings should be designed to accommodate telecommunications facilities and associated equipment on rooftops. Such design should be compatible with the building's architecture and should conceal antennas and equipment from surrounding properties and roadways by flush mounting, screening antennas, and/or concealing related equipment behind screen walls or building features. Antennas should be a similar color as the building surface to which it is attached. If structures are proposed to include telecommunications facilities and associated equipment on rooftops, a visual impact assessment should be conducted to evaluate any potential impacts that may require mitigation.

Natural Gas

Washington Gas has sufficient infrastructure to serve the envisioned growth in the corridor. All projects requesting natural gas are reviewed on a case-by-case basis to determine if additional construction or relocation of lines is needed.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Rose Hill Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Rose Hill Planning District~~and those for which a future need has already been identified in the CIP are included ~~on Figure 5~~ on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the ~~county~~ Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this ~~planning~~Planning ~~district.~~District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~recommendations and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Rose Hill Planning District~~:

1. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

2. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

3. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

~~4. Locate an animal shelter satellite facility in Planning Area IV.~~

~~5. To serve the needs of the growing senior adult population, locate a senior center with elderly housing on the north side of Manchester Lakes Boulevard, between the Festival at Manchester Lakes shopping center and the power easement to its east which runs generally north-south (RH4).~~

4. Consider public acquisition of the Lieber Army Reserve Center and the U.S. Coast Guard Station as described in the land use recommendations in Sector RH7.

~~7. Expand the John Marshall Community Library in Sector RH5 consistent with the Policy Plan standards for community libraries.~~

~~Fairfax County Comprehensive Plan 2026 Edition - Area Plans~~ > ~~Area Plan IV~~ > ~~Rose Hill Planning District Overview [May 5, 2026]~~ > ~~RH4 Lehigh Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~Public Facilities~~

~~1. To serve the needs of the growing senior adult population, locate a senior center in the sector.~~

~~Fairfax County Comprehensive Plan 2026 Edition - Area Plans~~ > ~~Area Plan IV~~ > ~~Rose Hill Planning District Overview [May 5, 2026]~~ > ~~RH5 Wilton Woods Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~Public Facilities~~

~~Expand the John Marshall Community Library consistent with the Policy Plan standards for community libraries.~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Rose Hill Planning District Overview [May 5, 2026] > RH6 Mount Comfort Community Planning Sector > Recommendations > Public Facilities

Public Facilities

The Virginia Hills Elementary School is currently being used as an administrative facility. If it is declared surplus by the School Board, alternative uses such as a community or senior citizen center or active recreation, should be considered. The athletic fields, tennis courts and community playground should continue to be used for active recreation as an addition to Franconia District Park.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Springfield Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities ~~located within the Springfield Planning District~~and those for which a future need has already been identified in the CIP are included ~~on Figure 5~~ on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this ~~planning~~Planning ~~district.~~District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not ~~listed~~shown ~~in~~on the ~~sector~~map ~~recommendations and~~but may be ~~considered~~listed below. ~~a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~ The following public facilities are identified as future needs ~~in the Springfield Planning District~~:

1. Implement the Regional Stormwater Management Plan by providing necessary storm water detention ponds in the district.

2. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, senior county residents with low-incomes. (I-95 Corridor Industrial Area Land Unit I)

3. Provide a Springfield Alcohol and Drug Outpatient Center in the Springfield Planning District, to be located in a nonresidential area.

4. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

5. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

6. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

~~7. Locate an animal shelter satellite facility in Planning Area IV.~~

~~8. Expand the Richard Byrd Community Library in Sector S2 consistent with the Policy Plan standards for community libraries.~~

FIGURE 5:
SPRINGFIELD PLANNING DISTRICT
EXISTING PUBLIC FACILITIES

	SCHOOLS	LIBRARIES	PUBLIC SAFETY	HUMAN SERVICES	PUBLIC UTILITIES	OTHER PUBLIC FACILITIES
S1	Cardinal Forest, Keene Mill Elem., Washington Irving Middle			Mt. Vernon Center for Community Mental Health - Springfield Office		
S2	Crestwood, Lynbrook Elem.	Richard Byrd Community		Health Department Springfield District Office	Sewage Pumping Station	
S3	West Springfield Elem.					
S4	Garfield Elem., Elem. School Site		Springfield Fire Station Co. 22			
S5			DVS Alban Maintenance Facility		Virginia Power Franconia Substation	

FIGURE 5:						
S7	Forestdale Elem.					
S9			Franconia Police Station, Franconia Fire Station Co 5, Franconia Government Center			
* Federal and sate facilities are not subject to the 2232 review process						

~~Fairfax County Comprehensive Plan 2026 Edition – Area Plans~~ > ~~Area Plan IV~~ > ~~Springfield Planning District Overview [May 5, 2026]~~ > ~~S2 Crestwood Community Planning Sector~~ > ~~Recommendations~~ > ~~Public Facilities~~

~~Public Facilities~~

~~Expand the Richard Byrd Community Library consistent with the Policy Plan standards for community libraries.~~

ATTACHMENT 4: PROPOSED AREA PLAN UPDATES - CLEAN

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Annandale Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Construct a State of Virginia Division of Motor Vehicles Office on property adjacent to the Annandale Fire and Rescue Station.

2. Construct a ground storage tank for additional water storage.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Annandale Planning District Overview [May 5, 2026] > A3 Indian Run Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct a ground storage tank for additional water storage.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Provide a regional Human Services Center for health and human services agencies and community partners.

2. Upgrade Willston Tank in Sector B2.

3. Provide additional school facilities to include a new elementary school, middle school capacity enhancements, and high school capacity enhancements.

4. Transmission main along Braddock Road between Columbia Pike and Lincolnia Road.

FIGURE 7: BAILEYS PLANNING DISTRICT EXISTING PUBLIC PARKS (AS OF 10/10/94)					
	NEIGHBORHOOD	COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL
B1					Upton Hill
B2	Munson Hill Spring Lane				
B3					

B4	Barcroft Mews Glasgow Glen Hills Heywood Glen Parklawn	Dowden Terrace Lillian Carey		Holmes Run Stream Valley Summers Cemetery	
B5	Baileys Belvedere	J.E.B. Stuart		Holmes Run Stream Valley	

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > B1 Willston Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Retain the Old Willston Elementary School site in public ownership for local government use.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > B4 Glasgow Community Planning Sector > Recommendations > Public Facilities

Public Facilities

Expand the Baileys Community Center located on Summers Lane by approximately 6,400 square feet and renovate approximately 10,000 square feet of the existing facility to meet future community needs.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > B5 Barcroft Community Planning Sector > Recommendations > Public Facilities

Public Facilities

Expand the Sleepy Hollow Elementary School by eight classrooms.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Baileys Planning District Overview [May 5, 2026] > Baileys Crossroads Community Business Center (CBC) > Area-wide Recommendations > Public Facilities

Public Facilities

The need for Public Facilities and services changes as the demographics and development of an area change and as old facilities become obsolete. The existing Public Facilities located in and around the Baileys Crossroads CBC have adequate capacity to accommodate planned growth, although certain facilities will need expansions or modifications to continue providing adequate service. Existing public facilities and those for which a future need has already been identified in the CIP for the Baileys Crossroads CBC are included on Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in the Baileys Crossroads CBC. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following Public Facilities in the Baileys Crossroads CBC are identified as existing and future needs:

Fire and Rescue

The Baileys Crossroads Fire and Rescue Station 10, located at 3601 Firehouse Lane, Falls Church, VA, currently provides emergency services to the Baileys Crossroads planning study area. This fire station is currently owned by the Baileys Crossroads Volunteer Fire Department (VFD). Although Station 10 is staffed 24 hours per day, 7 days per week by Fairfax County Fire and Rescue Department (FRD) personnel, the apparatus and fire station are owned by the VFD which limits the county's ability to increase the number of operational units at the station.

The planned growth in the Baileys Crossroads CBC includes an increase in residential units and nonresidential square feet that could potentially have a significant increase in the number of emergency service calls which would exceed the workload of the existing station. Therefore, the county may need to partner with the VFD to expand the existing facility or construct a new facility to accommodate the additional staff and resources needed to support future growth and development in the Baileys Crossroads CBC. The rate of the projected development would determine the timing of the additional FRD resources.

Police

The Baileys Crossroads CBC is served by the Mason District Police Station, which is located on Columbia Pike within two miles of the Baileys Crossroads CBC. The anticipated growth within the CBC will be accommodated by the existing facilities.

Water

Fairfax Water serves the Baileys Crossroads CBC. Infrastructure currently in place has sufficient capacity to meet the requirements of existing development. Additional transmission facilities will be required to increase capacity, improve system reliability, and provide needed operational flexibility.

Sanitary Sewer

The Baileys Crossroads CBC has two sewer sheds, the Four Mile Run sewer shed and the Cameron Run sewer shed. The Four Mile Run sewer-shed will experience greater impacts because most of the planned growth will occur in that sewer-shed. However, the planned growth will not negatively impact the sanitary sewer system for both existing and future conditions.

Electric Power

Dominion Virginia's existing powerstation is located on the 5900 block of Columbia Pike. Leesburg Pike and Columbia Pike (south of the interchange) are the largest electric transmission corridors in the study area. Lacy Boulevard, Seminary Road, Carlin Springs Road and North Columbia Pike are minor transmission corridors. The remaining roads and back lots in the study area are distribution corridors. Electric utilities could be undergrounded for easier access, fewer outages and aesthetics.

Natural Gas

Washington Gas Light serves the Baileys Crossroads CBC with a service-restricted, natural gas transmission main in the median of Leesburg Pike. A gas distribution network runs under the edges of streets with major distribution lines running along Seminary Road and Columbia Pike. A gas transmission line runs along Leesburg Pike to the Leesburg/Columbia Pike interchange, and continues on to Seven Corners.

Telecommunications

It is anticipated that telecommunications services will be able to accommodate the planned growth in the Baileys Crossroads CBC through continuous improvements in technology, funded by user fees. New buildings should be designed to accommodate telecommunications antennas and equipment cabinets on rooftops. Such design should be compatible with the building's architecture and should conceal antennas and equipment from surrounding properties and roadways by flush mounting, screening antennas, and/or concealing related equipment behind screen walls or building features.

Schools

The Baileys Crossroads CBC is within the Glen Forest Elementary School, Parklawn Elementary School, Glasgow Middle School, and Stuart High School boundaries. During the development review process/rezoning application review, developers should offset the impact of the development on surrounding schools. A per student contribution under the current formula would be anticipated, based on Fairfax County Public Schools standards.

Additional school capacity could also be addressed through co-location of elementary school space within commercial office buildings provided that all access, safety, security and play space requirements are met; co-location with parks; or other creative approaches to address additional school capacity needs.

Library

The Baileys Crossroads CBC is served by the Woodrow Wilson Community Library located at 6101 Knollwood Drive, less than a mile from the intersection of Leesburg Pike and Columbia Pike. The library, located within a residential neighborhood of apartments and small houses, is adjacent to an elementary school and functions as a library and community center for area residents. The planned growth for the Baileys Crossroads CBC will not have a significant impact on existing public library facilities.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Jefferson Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Provide for a future 15,000-square-foot community library serving the Central Providence area, including Merrifield, Dunn Loring, and MetroWest, to address future population growth and library service needs. A final location and funding source have not yet been identified. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

FIGURE 7: JEFFERSON PLANNING DISTRICT EXISTING PUBLIC PARKS (AS OF 10/10/94)					
NEIGHBORHOOD		COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL
J1	Azalea	James Lee School Site		Tripps Run Stream Valley	
J2	Bel Air Sleepy Hollow	Roundtree		Holmes Run Stream Valley	
J3		Westlawn School Site			
J4	Broyhill	Luria	Providence	Holmes Run Stream Valley	
J5					
J6					
J7	Pine Spring Tyler			Holmes Run Stream Valley	
J8	Hollywood Road Lee Landing			Jefferson Park and Golf Course	W&OD Trail
J9	Greenway Downs	Devonshire Jefferson Village			
J10		Idylwood			W&OD Trail

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Jefferson Planning District Overview [May 5, 2026] > J1 Hillwood Community Planning Sector > Recommendations > Public Facilities

Public Facilities

Expand the James Lee Community Center by 6,400 square feet and renovate approximately 3,000 square feet of the existing facility.

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Installation of a sewer line along a segment of Edwards Street between Little River Turnpike and Fairland Street.

2. Installation of a transmission water main along the Braddock Road corridor from Columbia Pike to south of Lincolnia Road.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Lincolnia Planning District Overview [May 5, 2026] > Lincolnia Community Business Center > Public Facilities

Public Facilities

The existing Public Facilities and those anticipated to accommodate the future growth in the CBC are described in the following section. Since growth rates will vary over time, the thresholds referenced below may be reached in different years. Actual growth levels should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land for needed facilities and/or identification of additional resources to support the provision of Public Facilities should be realized in advance of the estimated need to the extent possible. Existing public facilities and those for which a future need has already been identified in the CIP for the Lincolnia CBC are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

A number of public facilities have been identified as future needs in the Lincolnia CBC. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following Public Facilities in the Lincolnia CBC are identified as existing and future needs:

Schools

The Lincolnia CBC is served by four public schools: Parklawn and Weyanoke Elementary Schools, Holmes Middle School, and Annandale High School using attendance areas for School Year 2017-18. Under the envisioned Comprehensive Plan buildout, approximately 1,468 additional primarily multi-family dwelling units are recommended. Using the 2018 student generation ratio, this number of units could generate approximately 169 additional students (93 elementary, 29 middle, and 47 high school).

The increase in students is not anticipated to generate a need for new school facilities to support the increased enrollment based on 2017-2018 school capacities. Accommodating the increased student yield at existing facilities should be addressed through various means that may include additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. Additional school capacity could also be addressed through the co-location of facilities such as vocational training, academy programs and/or adult learning centers within mixed-use, office or other commercial buildings; with parks and other Public Facilities; or through other creative approaches provided that all access, safety, security and space requirements are met. Fairfax County Public Schools also may evaluate other

possible "in-kind" school impact mitigation strategies. Traditional and/or innovative measures to mitigate the impacts of new development on school capacity should be considered by developers and the county, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed.

The Fairfax County Public Schools' Capital Improvement Program (FCPS CIP) contains more detailed information on student membership and facilities data. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need.

Libraries

There are currently no community or regional libraries in the Lincolnia Planning District. The CBC and greater Lincolnia area are served by George Mason Regional Library, Richard Byrd Community Library, and Woodrow Wilson Community Library. Woodrow Wilson Library was renovated in 2015 and included adding capacity to multiple meeting rooms and a new children's area.

Police and Fire and Rescue

There are no police or fire and rescue stations in the CBC or greater Lincolnia Planning District. The CBC is served by the Mason District Police Station, co-located with the Mason District Board of Supervisor's Office. It is anticipated that there will continue to be sufficient police coverage provided by the Mason District station. Emergency and other fire and rescue services are primarily provided by the Edsall Road Fire and Rescue Station. Several other fire and stations provide coverage to the Lincolnia CBC area, including the Bailey's Crossroads Volunteer Fire and Rescue Station and the Annandale Volunteer Fire and Rescue Station. The Alexandria Fire Department also provides emergency support to the Lincolnia area through an automatic aide agreement with Fairfax County. It is anticipated there will continue to be sufficient fire and rescue coverage.

Wastewater Management

Wastewater is treated at the Alex Renew Plant. The treatment capacity is capable of handling the projected sewage flow through 2040. All of the trunk sewer lines have adequate capacity to handle the projected flow through 2040.

Fairfax Water

The Lincolnia Planning District is served by transmission water mains ranging in size from 16 to 36-inches in diameter. The existing facilities are sized appropriately to meet the projected increase in demand that could result from redevelopment. Water main alignment adjustments and fire flow requirements will be evaluated concurrently with the review of development proposals.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > The Merrifield Suburban Center Overview [May 5, 2026] > Area-wide Recommendations > Public Facilities/infrastructure

Public Facilities/infrastructure

The need for public facilities and services fluctuates as the demographics and development of an area change, as old facilities become obsolete, and as public expectations of service levels rise or decrease. However, in most cases, existing public facilities located in and around the Merrifield Suburban Center have adequate capacity to accommodate planned growth, although certain facilities will need expansions or modifications to continue providing adequate service. Existing public facilities and those for which a future needs has already been identified in the CIP for the Merrifield Suburban Center are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in the Merrifield Suburban Center. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following public facilities and infrastructure in the Merrifield Suburban Center are identified as existing and future needs:

Fire and Rescue

The Merrifield Fire Station 30 is the primary station that serves the Merrifield Suburban Center. This existing facility, along with four other stations (i.e., Dunn Loring, Jefferson, Oakton, and West Annandale) currently provide emergency response coverage to the area. The Merrifield Fire and Rescue Station is planned to be renovated to accommodate current operational requirements. The project was included and approved as part of the 2015 Public Safety Bond Referendum.

Library

The Thomas Jefferson Community Library, the Oakton Community Library and the Tysons-Pimmit Regional Library currently serve the Merrifield Suburban Center. The Thomas Jefferson Community Library was renovated and expanded in 2010, and the Tysons-Pimmit Regional Library began renovation in 2016. These renovations will meet the county's library level of service standards with no additional facilities being anticipated. However, since the approach or need for library services may change, the Plan provides flexibility for a future library, as well as flexibility for other public facilities under the "Area-Wide Recommendations, Land Use Guidelines." Under these guidelines, a library may occur as an "Alternative Land Use within Mixed-Use Option Areas" or as an "Alternative Land Use within the Remainder of the Merrifield Suburban Center,"

provided the facility is compatible with the planned uses in terms of scale and character, as specified under the specific sub-unit recommendations.

Merrifield Center

The Merrifield Center, located south of Arlington Boulevard at the corner of Williams Drive and Willow Oaks Corporate Drive, includes all programs previously offered at the former Woodburn Center. Many other services for youth and adults have also relocated to the new facility.

Parks and Recreation Facilities

Existing public park and recreation facilities are limited within the Merrifield Suburban Center due to the densely developed nature of the area, with few opportunities to acquire new parkland. Park Authority-owned land within the Merrifield Suburban Center includes the Providence RECenter, Merrifield Park, Hartland Green Park, and a portion of the Holmes Run Stream Valley Park, comprising approximately 25 acres or about 1.5% of the overall suburban center land area. In addition to the indoor facilities at Providence RECenter, three athletic fields located at Luther Jackson Intermediate School provide active recreation for the community during non-school hours. Supplementing the park spaces and facilities noted above are 18 Fairfax County Park Authority parks, 44 athletic fields on both Park Authority and Public School property, the Washington and Old Dominion Trail operated by the Northern Virginia Regional Park Authority, and Southside Park in the Town of Vienna, all located within one mile of the suburban center. Connectivity to and between these parks from the Merrifield Suburban Center, however, is poor.

Urban Parkland/Recreational Facility Standards and Implementation Guidelines

In order to meet park and recreation needs within the Merrifield Suburban Center, recreation facilities should be provided as part of new residential development with on-site facilities. Contributions should be made by both new residential and nonresidential development for off- site public park facilities that serve the Merrifield Suburban Center. In addition, consideration should be given to creating public neighborhood parks within the suburban center as indicated under the Land Unit Recommendations section. Other open space amenities should be provided as part of the pedestrian system by incorporating urban parks such as pocket parks, plazas and courtyards. These urban parks are limited in size and may include exercise stations and open areas with benches. See the Urban Design Section of the Area-Wide Recommendations for more guidance on open space amenities.

Additional guidance for the implementation of the park system for the Merrifield Suburban Center, as envisioned with the Open Space and Pedestrian System Map, can be found in the Urban Parks Framework and recreational service level standards outlined in the Park and Recreation element of the countywide Policy Plan. The provision of parkland should be proportionate to the impact of the proposed development on park and recreation service levels using the Urban Park service level standard.

Innovative approaches can be used to ensure provision of recreational facilities that meet service level standards. This may include indoor and rooftop facilities or those located above underground stormwater management facilities. Collocation with other public facilities is also appropriate. In addition, park and recreational trends should be evaluated over time to address emerging needs and facilities.

Facilities that contribute toward meeting the parks and open space needs in the Merrifield Suburban Center may be privately owned, developed, and maintained. However, such facilities should be publicly-accessible during appropriate hours and should meet or exceed the same service level standards as any publicly owned and developed parks or open spaces.

Police

The Mason and McLean District Police Substations, as well as a small support facility located near the Dunn Loring-Merrifield Metrorail station, provide police service within the Merrifield Suburban Center. As growth occurs within the areas covered by these substations, additional police facilities may be needed. In order to address the potential need, the Plan provides flexibility for future police facilities under the "Area-Wide Recommendations, Land Use Guidelines." Under these guidelines, a police facility may occur as an "Alternative Land Use within Mixed-Use Option Areas" or as an "Alternative Land Use within the Remainder of the Merrifield Suburban Center," provided the facility is compatible with the planned uses in terms of scale and character, as specified under the specific sub-unit recommendations.

Schools

There are several elementary schools that serve the Merrifield Suburban Center, which include Shrevewood, Fairhill, Pine Spring, Camelot, Mantua, Stenwood, and Westlawn. The intermediate schools that serve this area include Luther Jackson, Kilmer and Frost, and the high schools that serve this area include Marshall, Falls Church and Woodson. In order to address enrollment increases within the service areas of these schools, some of these schools are planned for expansion. The planned expansion of these school facilities is anticipated to be able to support the planned growth within the Merrifield Suburban Center.

Sanitary Sewer

The Merrifield Suburban Center includes two sewer sheds: the Cameron Run and Accotink Sewer Sheds. In order to implement the Plan, additional sewer capacity will be needed and will primarily be accommodated by replacing some sewer lines along Holmes Run in the Cameron Run Sewer Shed and along Long Branch (near Lee Highway) in the Accotink Sewer Shed. Many of these lines are currently planned for replacement due to age and size. As development occurs, additional lines may be identified for replacement in order to accommodate the planned growth.

Water

The Fairfax County Water Authority provides Water service to the Merrifield Suburban Center. With planned infrastructure improvements, such as additional storage tanks and pumping stations, the planned growth within the Merrifield Suburban Center can be accommodated.

Storm Water Management

The Merrifield Suburban Center straddles the boundary between the Accotink Creek and Cameron Run watersheds, both of which are heavily urbanized and substantially degraded. There are existing storm water management facilities in the Merrifield Suburban Center such as the regional ponds at Willow Oaks Corporate Park and at Fairview Park, as well as several dry ponds. As development (i.e., new development, redevelopment and building expansions) occurs in the Merrifield Suburban Center, storm water management and Best Management Practices (BMPs)

will need not only to meet on-site requirements, but also to help alleviate existing downstream drainage issues that are identified during the development review process.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Expansion of Fairfax Hospital facilities as indicated for Land Unit M1 of the Merrifield Suburban Center in the Area I Plan. (Sector F2).

2. Expansion of the Judicial Complex to accommodate future service needs of the courts and court related services and public safety systems, space for county agencies not currently located at the Judicial Complex, non-profits and volunteer agencies that support the court system, and a Diversion and Community Re-Entry Center. Specific recommendations are found in Sector F6.

3. Unspecified expansion of existing Courts and juvenile detention centers. (Sector F6).

The following Fairfax County facilities are located in Fairfax City:

- DVS Jermantown Maintenance Facility
- Fairfax City Regional Library
- Facilities Management Maintenance Compound
- Joseph Willard Health Center
- Alcohol and Drug Services Administration
- Alcohol and Drug Services Assessment and Referral Center

- Alcohol and Drug Services Adult Outpatient
- Recovery Women's Center
- Health Department Administration Office
- Office for Children Training Center
- Maintenance and Stormwater Management Administration and Maintenance Facility

The following public facilities are identified as future needs in Fairfax City below:

- Lyndhurst Tank
- William Place Tank

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > F2 Mantua Community Planning Sector > Recommendations > Public Facilities

Public Facilities
The following facilities are identified as future needs:

1. Expansion of Fairfax Hospital facilities as indicated for Sub-Unit M1 of the Merrifield Suburban Center in the Area I Plan. (Sector F2).

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > F3 Mosby Woods Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Expand by approximately 1,250 square feet the existing Oakton Fire Station.
2. Construct six additional classrooms to Mosby Elementary School.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > F4 Fox Lake Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. In general, the area north of Jermantown Road, Oakton Road, and Waples Mill Road is not planned or programmed for sewer construction. This area includes part of the headwaters of Difficult Run, and the current policy of the Board of Supervisors, reaffirmed in May 1989, is not to extend sewer service into this watershed. However, to remedy a public health hazard caused by a number of irreparably failed and imminently failing septic systems, the county's Approved Sewer Service Area (ASSA) was expanded and implemented under the county's Extension & Improvement Program to the area generally north of Interstate 66 (I-66), west of Jermantown Road, south of Tattersall and Oak Marr Parks, and east of an unnamed tributary of the Difficult Run Stream Valley.

This limited expansion of the ASSA includes land that can be served by gravity flow sewer lines which are installed in accordance with sound engineering and financial principles and which connect to the facilities serving dwelling units with irreparably failed and imminently failing septic systems.

2. The Flint Hill private school is located at Oakton and Jermantown Roads. A limited expansion of the Approved Sewer Service Area (ASSA) on a portion of the school site should be permitted to only support restroom facilities to serve the existing accessory athletic fields. This limited expansion of the ASSA should in no way be construed to support future expansion of the school buildings or other types of facilities. Any expansion of school buildings should be allowed only to the extent that the proposed expansion can be accommodated by the ASSA that was in place in 2004.

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. In order to meet additional requirements for public water, water storage may be required by the City of Falls Church Department of Public Utilities at its sites in Sectors M1 and M3.

2. In order to meet the growing need for public utilities, an additional electrical substation will be required by Virginia Power in Sector M6.

3. Provide for a future 19,000-square-foot Tysons Community Library within The Boro development near the Greensboro Metrorail station to address projected population growth and future library service needs in the Tysons area. The facility is anticipated to be supported in part through proffer funding, with the timing dependent on development. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

4. Renovate and expand the McLean Pumping Station in Sector M3.

5. Inspection and repair of transmission main along Chain Bridge Road between Chain Bridge Pumping Station and Langley Pumping Station.

6. Transmission gap between Chain Bridge Road and Magarity Road.

7. Transmission gap along International Drive and West Park Drive between Tysons Corner 2 Pumping Station and Greensboro Drive.

8. Transmission to accommodate growth along Old Meadow Road and Kennedy Drive between Asbury Park Road and Magarity Road.

9. Upgrade to pump station and transmission gap from pump station to Lincoln Way and International Drive.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > M2 Pimmit Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide for a future 19,000-square-foot Tysons Community Library within The Boro development near the Greensboro Metrorail station to address projected population growth and future library service needs in the Tysons area. The facility is anticipated to be supported in part through proffer funding, with the timing dependent on development. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > M3 Kirby Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Renovate and expand the McLean Pumping Station at 1615 Dolley Madison Boulevard (Tax Map 30-1((1))88B) from 10.0 MGD to 13.0 MGD.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > McLean Community Business Center > Public Facilities

Public Facilities

The existing public facilities and those anticipated to be needed to accommodate the future growth of the McLean CBC are described in the following section. Since implementation of the Plan will vary over time, development approvals should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land needed for public facilities and/or identification of additional resources to support the provision of public facilities should be completed in advance of the estimated need. Each development proposal or phase of a development proposal will be evaluated for its public facility impacts and is expected to construct and/or commit to the provision of public facilities appropriate for the phase of development so that infrastructure and public facilities are balanced with growth. Existing public facilities and those for which a future needs has already been identified in the CIP for the McLean CBC are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in the McLean CBC. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following Public Facilities in the McLean CBC are identified as existing and future needs:

Schools

The McLean CBC is served by four Fairfax County public schools for School Year 2020 - 2021: Franklin Sherman Elementary School, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School. Other Fairfax County public schools may provide specific programs, such as Haycock Elementary School and Churchill Road Elementary School providing Advanced Academic Program, for students in the McLean CBC for School Year 2020 - 2021. As identified in the Fairfax County Public Schools (FCPS) Capital Improvement Program (CIP) for Fiscal Year 2021 – 2025, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School had capacity deficits which may continue to exist through School Year 2024 - 2025. A modular addition for McLean High School was completed in 2021 to mitigate the capacity deficit at McLean High School. Student membership projections and individual school

capacity evaluations are based on a five-year projection and updated annually, while the Comprehensive Plan considers a 20-year horizon. To address the shorter-term student and school capacity projections while also considering student needs over the longer-term planning horizon, numerous strategies may be considered to ensure appropriate improvements are phased with new development.

The FCPS CIP contains detailed information on student membership and facilities. The FCPS CIP is updated annually with data and contains potential solutions to alleviate school capacity deficits through capital projects and other potential solutions. Examples of potential solutions include increasing efficiency by reassigning instructional spaces within a school to accommodate increase in membership; implementing program changes; undertaking minor interior modifications to create additional instructional space and help to accommodate capacity deficits; adding temporary classrooms to accommodate short-term deficit; repurposing existing inventory of school facilities not currently being used as schools or build a new school facility; enhancing capacity through either a modular or building addition; utilizing existing space on a school site currently used by non-school programs; and potentially conducting a boundary adjustment with schools having a capacity surplus.

FCPS evaluates a development application's impact to schools as part of the development review process. To mitigate the impacts of a new development on school capacity, measures that are consistent with the objectives and policies for public schools within the Public Facilities Element of the Policy Plan should be considered. Property owners and developers in the McLean CBC should collaborate with FCPS to identify appropriate strategies to address school impacts, preferably in advance of approval of applications for new residential developments, to maintain and improve the county's standards for educational facilities and levels of service.

A capacity assessment of Fairfax County public schools that serve the McLean CBC is recommended to be undertaken by the county in collaboration with FCPS in 2031 or when 1,660 residential units are built or entitled in the Center and General Zones, whichever occurs first. The assessment should evaluate the effectiveness and sufficiency of school mitigation measures. The assessment should include approved and constructed projects with a residential component, a comparison of estimated potential student yield at the time the application was reviewed with the most currently available actual and projected student yield for constructed projects, any school mitigation measures that were provided with each approved application, and potential solutions FCPS has identified as appropriate.

If FCPS determines that a site or building for a school facility is required to mitigate impacts of additional residential development, a fair share commitment should be identified in collaboration with FCPS before approval of any application for residential development. If a new site or building is needed to support additional residential development, it should allow for flexibility in school facility types. School facilities may include a traditional school or a location for vocational training, academy programs, adult learning centers, and/or other support functions. Depending on the potential impact of development with a residential component, FCPS may recommend that an applicant contribute to the provision of these facilities. Contributions might include dedicated land or buildings; or innovative solutions recommended for public schools in the Public Facilities Element of the Policy Plan. For reuse of a building(s), the applicant in

coordination with FCPS may select a building(s) that provides access, safety, and security and meets play space requirements. Alternatively, developers may mitigate impacts by making contributions toward land acquisition and school construction based on a contribution formula determined by FCPS and Fairfax County. FCPS may also consider other possible "in-kind" school impact mitigation strategies.

Libraries

There are currently no community or regional libraries within the boundaries of the McLean CBC; however, two Fairfax County public libraries are proximate to the CBC: Dolley Madison Library just outside of the CBC, and Tysons-Pimmit Regional Library, in the southern part of the McLean Planning District. These libraries will be able to serve additional residents that could result from the growth recommended by the Comprehensive Plan.

Police and Fire and Rescue

The McLean CBC is served by the McLean District Police Station, co-located with the Dranesville District Supervisor's Office at the McLean Governmental Center. The McLean District Police Station also provides service to Tysons, Pimmit Hills, West Falls Church, Dunn Loring, and portions of Great Falls and Merrifield. The McLean District Police Station will continue to provide sufficient coverage to the McLean CBC as redevelopment occurs in the CBC.

Emergency and other fire and rescue services are primarily provided by the McLean Fire and Rescue Station 1 located within the McLean CBC. Several other fire and rescue stations provide service to the McLean CBC, including the Tysons Fire and Rescue Station 29 and Dunn Loring Fire and Rescue Station 13. The Scotts Run Fire and Rescue Station 44 is expected to provide service to McLean CBC and will be occupied by Spring of 2021. There are plans to relocate the existing Tysons Fire and Rescue Station 29. The existing and planned facilities will continue to provide sufficient coverage as redevelopment occurs in the CBC.

Wastewater Management

Wastewater generated in the McLean CBC is treated at the Blue Plains treatment plant, a regional facility located in Washington, DC. The service agreement that Fairfax County has with Blue Plains is not adequate to handle the projected sewage flow beyond 2040. To alleviate the future treatment deficit for the Blue Plains service area, the county has purchased treatment capacity from Loudoun Water. The county is also rehabilitating the Difficult Run Pump station to allow the pumping of excess flow from the Blue Plain service area to the Norman M. Cole Jr. Pollution Control Plant. The McLean CBC is served by the Dead Run Sanitary Sewer Pump Station which will require an upgrade along with the sewer lines serving the CBC for adequate capacity to accommodate the development potential recommended by the Comprehensive Plan. Coordination with county staff by applicants proposing new developments is recommended to address wastewater planning needs.

Fairfax Water

The McLean CBC is served by transmission water mains ranging in size from 4 to 30 inches in diameter. The existing facilities are sized appropriately to meet the proposed increase in demand that could result from new development. Distribution water main sizing and alignments, distribution network improvements, and fire flow requirements will be evaluated concurrently with the review of development proposals.

Utility Lines

Utility lines are expected to be placed underground and coordinated with future roadway and sidewalk improvements to promote a pedestrian-friendly and visually pleasing environment.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Vienna Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in the district.

2. Locate a Primary Care Center for diagnostic and treatment health care services within the district.

3. Provide for a future 15,000-square-foot community library serving the Central Providence area, including Merrifield, Dunn Loring, and MetroWest, to address future population growth and library service needs. A final location and funding source have not yet been identified. The final decision to add a new library branch to the system would also depend on stable funding for collection and personnel to support further physical expansion of the library system and a re-assessment/reconfirmation that addition of a branch is still appropriate in the timeframe construction would be expected to occur.

4. Transmission main gap along Old Courthouse Road and Gosnell Road between Route 7 and Howard Avenue.

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Provide a Chantilly human services center in the Bull Run Planning District.

2. Provide a day support program for mental health, in a commercial or industrial area, in the Bull Run Planning District.

3. Provide a training and child care center in the Bull Run Planning District, which will train center- and home-based care providers and provide subsidized child care.

4. Provide a district public health office and adult day health care center in the Bull Run Planning District.

5. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention facilities in the Bull Run Planning District.

6. Provide a Virginia Power substation in Sector BR2 in order to maintain reliable electric service.

7. Provide the necessary expansions and improvements to the Upper Occoquan Sewage Treatment Plant in Sector BR5 to meet current and future needs.

8. Provide two substations for Northern Virginia Electric Cooperative in Sector BR5 and one substation in Sector BR6 to maintain reliable electric service.

9. Provide additional finished water transmission facilities between Rugby Road and Stringfellow Road along the Route 50 corridor.

10. Transmission main along West Ox Road from Route 50 to Fair Lakes Pkwy.

11. Transmission main along Braddock Road from Fairfax County Parkway to Route 28, and along Route 28 from Fairfax County Parkway to Bull Run – Occoquan.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR2 Upper Cub Run Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide a Virginia Power substation in Sector BR2 in order to maintain reliable electric service.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR3 Flatlick Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct a new elementary school or equivalent space.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR4 Stringfellow Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide for the redevelopment of the Chantilly Regional Library and Technical Operations site, including renovated or new library and Technical Operations facilities and potential colocation with affordable housing and community spaces.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR5 Stone Bridge Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide the necessary expansions and improvements to the Upper Occoquan Sewage Treatment Plant in Sector BR5 to meet current and future needs.
2. Provide two substations for Northern Virginia Electric Cooperative in Sector BR5.
3. The county's Approved Sewer Service Area has been expanded to include the Ordway Road Conservation Area to provide a localized solution to a public health hazard caused by failed or imminently failing septic systems without introducing public sewer to the larger Occoquan Basin area and without contravening important overall land use, environmental and public facility (including the efficient and effective use of public funds) objectives. Therefore, the county's administrative policy which permits the

extension of sanitary sewer lines, under certain circumstances, up to 400 feet outside the Approved Sewer Service Area boundary does not apply.
4. Construct a new elementary school.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR6 Centreville Community Planning Sector

Public Facilities
1. Provide for the redevelopment of Centreville Regional Library, including a renovated or new library and potential colocation with affordable housing and community spaces.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > BR7 Braddock Community Planning Sector > Recommendations > Public Facilities

Public Facilities
1. The county's Approved Sewer Service Area has been expanded to include the Leehigh Village Conservation Area to provide a localized solution to a public health hazard caused by failed and imminently failing septic systems without introducing public sewer to the larger Occoquan Basin area and without contravening important overall land use, environmental and public facility (including the efficient and effective use of public funds) objectives. Therefore, the county's administrative policy which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet outside the Approved Sewer Service Area boundary does not apply.
2. Expand the DVS West Ox Maintenance Facility to provide collocation of apparatus and chassis maintenance for 'north' county Fire and Rescue Department vehicles and space for maintenance for Park Authority vehicles.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Bull Run Planning District Overview [May 5, 2026] > Centreville Area and Suburban Center

Public Facilities

The existing public facilities and those anticipated to be needed to support future development in the Centreville area are described in this section. As Plan implementation occurs over time, development approvals and public facility capacity should be monitored. This approach is intended to ensure that infrastructure and public facilities are provided in balance with planned growth. Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in Centreville. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following Public Facilities in the Centreville area are identified as existing and future needs:

Schools

The Centreville area is served by 17 Fairfax County Public Schools (FCPS) for the 2023–2024 school year: Bull Run Elementary School, Centre Ridge Elementary School, Centreville Elementary School, Deer Park Elementary School, Greenbriar West Elementary School, London Towne Elementary School, Poplar Tree Elementary School, Powell Elementary School, Union Mill Elementary School, Katherine Johnson Middle School, Liberty Middle School, Rocky Run Middle School, Stone Middle School, Centreville High School, Chantilly High School, Fairfax High School, and Westfield High School.

The Fairfax County Public Schools Capital Improvement Program (CIP) provides detailed information on student membership, facility capacities, and planned capital improvements. The CIP is updated annually and identifies strategies to address capacity deficits through both capital projects and operational measures. Examples include reassigning instructional spaces within a school to increase efficiency; installing temporary classrooms to address short-term needs; repurposing existing school facilities or constructing new facilities; expanding capacity through modular additions or permanent building additions; utilizing existing school sites currently used by non-school programs; and conducting boundary adjustments with schools that have available capacity.

As redevelopment occurs within the Centreville Suburban Center, changes in residential unit types and population characteristics may affect school enrollment patterns and capacity needs. FCPS evaluates the impact of development proposals on school facilities as part of the development review process. To mitigate the impacts of new residential development on school capacity, measures consistent with the objectives and policies of the Land Use and Public Facilities elements of the Policy Plan should be considered. Property owners and developers in the Centreville area should coordinate with FCPS early in the development review process to identify appropriate strategies to address potential impacts and to maintain the county's standards for educational facilities and levels of service.

Libraries

The Centreville Regional Library, located in Land Unit D-6, serves residents of the Centreville Area and surrounding communities. It is one of Fairfax County Public Library's (FCPL) regional facilities, which typically serve approximately 20,000 visitors per month, circulates about 20,000 items monthly, and operates 63 hours per week, including Sundays. The Centreville Regional Library serves the second largest population among FCPL's 22 library service areas, with more than 173,000 visits and approximately 500,000 items circulated annually. There are no other county library facilities located nearby; the Chantilly Regional Library, approximately five miles away, is the closest alternative.
Future residential growth within the Centreville Suburban Center is expected to place additional demand on the Centreville Regional Library's capacity to maintain current levels of service and resource availability. Modernization of the site would address building systems and infrastructure that have exceeded their life cycles and meet current and future operational and technological needs of the library system. There should be continued coordination with FCPL to ensure that library capacity keeps pace with area growth and redevelopment.

Police and Fire and Rescue

The Centreville Area is served by the Sully District Police Station, which also provides service to Chantilly, Fairfax Station, Town of Clifton, Bull Run Regional Park, and Ellanor C. Lawrence Park. Fire and rescue services are primarily provided by the Centreville Volunteer Fire and Rescue Station 17, located in Land Unit C-1. Additional coverage is provided by nearby stations, including the Chantilly Fire and Rescue Station 15 and West Centreville Fire and Rescue Station 38.

The existing police and fire and rescue facilities are expected to continue providing adequate coverage to the Centreville area. However, as population and development increase, the need for additional facilities or resources should be evaluated based on future service demand and incident data.

Wastewater Management

Wastewater generated in the Centreville area is treated at the Upper Occoquan Service Authority (USOA) treatment plant. Fairfax County's existing allocation at UOSA is adequate to serve

future growth recommended by the Comprehensive Plan. However, the existing sanitary sewer system may not have sufficient capacity to serve the additional flow associated with future development recommended by the Comprehensive Plan. A sanitary sewer capacity analysis should be conducted during the development review process to evaluate upgrades to ensure adequate service.

Fairfax Water

The Centreville Area is served by transmission water mains ranging in size from 3 to 42 inches in diameter. Additional transmission system requirements may be identified as future land use modifications are adopted. Distribution water main sizing, alignments, and network upgrades, as well as fire flow requirements, should be evaluated in coordination with the review of development proposals.

Utility Lines

Utility lines within the Centreville Suburban Center should be placed underground and coordinated with future roadway and streetscape improvements to support a pedestrian-friendly and visually cohesive environment.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Dulles Suburban Center [May 5, 2026] > Dulles Suburban Center Area-Wide Recommendations > Design Guidelines for Dulles Suburban Center (Land Units A Through K) > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

- The Regional Stormwater Management Plan should be implemented as identified by the Department of Public Works and Environmental Services.

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. In addition to the traditional means for addressing school capacity requirements listed above, Fairfax County Public Schools should evaluate other possible school impact mitigation strategies. The impact of development on schools should be mitigated by the developer(s) and the county. Any impact on schools, necessitated by any increased intensity, must be addressed with provisions for mitigation.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Locate a senior center at the South Run District Park to provide services for the growing senior adult population in the area.

2. In order to meet the growing need for public utilities, transmission lines and two electrical substations will be required on Parcel 75 3((1))10 in Sector P3 by Virginia Power and Northern Virginia Electric Cooperative.

3. Subsequent to provision of commuter rail service along the Norfolk Southern Railway, establish a commuter rail station west of Ox Road.

4. Renovate and expand the Fairfax Water Popes Head Road Pumping Station in Sector P1.

5. Renovate and expand the Fairfax Water Pohick Pumping Station in Sector P6.

6. The Vulcan Quarry should be considered for reconfiguration and conversion in phases for use as a water supply storage facility in order to meet the long term water supply needs of Fairfax County and the region. The Fairfax Water Facility is planned to expand to include the reconfigured quarry when the conversion has been implemented. Other uses, such as a landfill, are not planned for the quarry.

7. Transmission main along Braddock Road from Fairfax County Parkway to Route 28, and along Route 28 from Fairfax County Parkway to Bull Run – Occoquan.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P1 Twin Lakes Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Renovate and expand the FCWA Popes Head Road Pumping Station (Tax Map 67-2((1)) 43).

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P2 Main Branch Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Renovate and expand the West Springfield Police District Station and Governmental Center.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P3 Johnny Moore Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. In order to meet the growing need for public utilities, transmission lines and two electrical substations will be required on Parcel 75-3((1))10 by Virginia Power and the Northern Virginia Electric Cooperative. The Fairfax County Zoning Ordinance requires that electric substation and distribution centers including transformer stations obtain special exception approval. Further, utility transmission facilities including but not limited to poles, structures, or other similar equipment for the transmission of electricity require special exception approval. Under the Zoning Ordinance, transmission lines approved by the State Corporation Commission (SCC) pursuant to Section 56.46.1 of the Code of Virginia, as amended, are not included as utility transmission facilities. Virginia Power and the Northern Virginia Electric Cooperative should participate in the Fairfax County public hearing process for any facilities to be constructed on this site.There should be no transmission lines through the Town of Clifton. Special exception applications filed for the two electrical substations/distribution centers shall include sufficient acreage surrounding the proposed facilities in order to ameliorate the visual and audio impacts on nearby properties. Additional buffering and screening in excess of minimum Zoning Ordinance provisions shall be required in those areas which do not contain existing substantial vegetation.
2. Do not provide public sewer service to this community planning sector.
3. Construct a new middle school.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P4 Clifton Community Planning Sector > Recommendations > Public Facilities

Public Facilities
In 1970, the Town implemented a pump and haul sewer system. Except for this existing pump and haul sewer system, public sanitary sewer should not be provided for the Town until a satisfactory method of serving the Town is found without opening up surrounding areas for development.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P6 Middle Run Community Planning Sector > Recommendations > Public Facilities

Public Facilities
1. The Burke Centre Commuter Rail Station parking area has 1,510 parking spaces. This facility should have improved pedestrian and bicycle connectivity to the surrounding communities to the north, west, east and south. These trails should link to the existing and planned local and county trail networks, which will encourage pedestrian and bicycle access to the station and would reduce the need for additional parking.
2. Renovate and expand the FCWA Pohick Pumping Station (Tax Map 88-3((1))13).

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Pohick Planning District Overview [May 5, 2026] > P7 Burke Lake Community Planning Sector > Recommendations > Public Facilities

Public Facilities
1. Implement the Senior Center Study by locating a regional senior center at the South Run District Park.
2. Designate School Board-owned property adjacent to the South Run District Park as a future high school site.

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in this district.

2. Construct a new elementary school in Sector UP7.

3. Construct additional public transit facilities including park-and-ride lots at the southeastern quadrant of the Dulles Airport Access Road and Monroe Street.

4. Provide a District Public Health Center in the Centreville/Chantilly area. (UP8)

5. The Crossroads facility provides substance use and mental health treatment, counseling, vocational rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support.

6. Explore possible sites for a Great Falls Community Center. (UP1, UP2, and UP3).

7. Provide for a replacement Reston Regional Library and associated community spaces as part of the Reston Town Center North redevelopment, consistent with Policy Plan standards for regional libraries.

8. Provide one new elementary school, potentially in the Town Center North District of the Reston Transit Station Areas (UP5).

9. Provide one new elementary school, potentially in the Central Sunrise Valley District of the Reston Transit Station Areas (UP5).

10. Provide one new middle school west of Reston, potentially in the Dulles Suburban Center's Land Unit A (UP6).

11. Provide one new high school west of Reston, potentially in the Dulles Suburban Center's Land Unit A (UP6).

12. Provide vehicular access to the rear of the Reston Fire and Rescue station to improve safety and traffic flow along Wiehle Avenue (UP5).

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP3 Hickory Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. A limited expansion of the Approved Sewer Service Area (ASSA) is permitted to provide sanitary sewer for Forestville Elementary School [Parcel 12-1((1))45A] and Great Falls Nike Park [Parcels 12-1((1))45 and 35] only. The County's administrative policy, which permits the extension of sanitary sewer lines under certain circumstances up to 400 feet outside the Approved Sewer Service Area boundary, does not apply. This limited expansion arises directly out of the factual circumstances unique to these public uses on the subject parcels, and it will not set a standard for other future expansions of the ASSA or additional development unrelated to these specific public uses.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP4 Greater Herndon Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide the necessary improvements to the Corbalis Water Treatment Plant on land currently owned at the Water Authority's plant site to meet current and future needs.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP5 Greater Reston Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Reserve land adjacent to the Dulles Toll Road just west of the Reston Parkway for a potential rail station (no parking).

For additional Public Facilities guidance, see the Community-wide recommendations of the Reston Plan in the Area III volume of the Comprehensive Plan.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP7 West Ox Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct an elementary school to serve the Herndon/Chantilly area.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP8 Lee-Jackson Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. An elementary school site, possibly in combination with an active recreation park site should be located in the area between Armfield Farms and the intersection of Lee-Jackson Memorial Highway and Centreville Road. The school site should have a minimum of 14 acres, and include ballfields or other facilities for active recreation use for the community.

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. In order to meet the growing need for public utilities, additional electrical sub-stations and transmission lines will be required by Virginia Power in Sectors LP1 and LP2.

2. Locate an electrical sub-station by Virginia Power on Parcel 107-2((1))8 in Sector LP2.

3. Consider the conversion of a reconfigured Vulcan Quarry to a water supply storage facility in order to meet the long term needs of Fairfax County and the region.

4. Locate a permanent site for the South County's Visitors' Center, which is currently in leased space.

5. Locate County offices responsible for environmental monitoring and zoning enforcement in Sector LP2.

6. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

7. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

8. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP1 Laurel Hill Community Planning Sector > Area-Wide Recommendations > Public Facilities

Public Facilities

The LP1 Planning Sector has several major countywide public facilities other than parks which are covered under Open Space/Pedestrian Systems. These include the I-95 Landfill, the I-95 Energy/Resource Recovery Facility and the Fairfax Water Facility. The I-95 Landfill, the I-95 Energy/Resource Recovery Facility, and the Fairfax Water Facility are planned to be retained for the long term. Once the I-95 Landfill stops receiving material it will enter a post-closure care period of 30-years duration.

The I-95 Energy/Resource Recovery Facility is under contract until 2016, but anticipated to operate at least until 2031, if not beyond. Fairfax Water is required to provide adequate capacity to meet the long-term water supply needs for Fairfax County as identified in the Northern Virginia Regional Water Supply Plan, adopted by the Board of Supervisors on February 28, 2012, as may be amended by the Board. The proposed reconfiguration of the Vulcan Quarry and phased conversion to a water supply storage facility is an alternative identified in this Regional Water Supply Plan. These existing and planned public facilities should adhere to the following guidance:

- The portions of the I-95 Landfill that no longer receive material should be considered for adaptive reuse for active and passive recreational purposes and should be part of the long-term expansion program for the Occoquan Regional Park or the Fairfax County Park Authority to further serve the needs of the Northern Virginia area.

- The Fairfax Water Facility should be considered for expansion to include the adjacent Vulcan Quarry to create a water supply storage facility. The Fairfax Water Facility should be buffered and screened along Ox Road and its northern boundary. As an interim use, land located on the northeast portion of the Fairfax Water Facility may be used by the Fairfax County Park Authority for park and recreational uses until such time as the area is needed for treatment plant expansion.

With redevelopment of the former Corrections Property, additional public facilities and utilities will be needed to serve the property as well as the surrounding community.

Public Facilities Recommendations and Guidelines: The following recommendations and guidelines to implement the public facility and utility needs of any redevelopment of the former Corrections Property are provided:

- If a site for Fire and Rescue has not been located off-site to serve this area, then a site of approximately five acres should be provided on the former Corrections Property. The location of that site may be on the south side of Furnace Road between Hooes Road and Lorton Road as shown on Figure 10, with the specific site location to be coordinated with Fire and Rescue. In addition, there should be the potential for a future police substation, which may collocate with the fire and rescue station.

- Adaptive reuse of existing buildings for public facilities should be provided as indicated in the Land Unit Recommendations.

- Utility easements and right-of-ways will be necessary as older lines are replaced or new ones are needed to provide utility services to future development in the area.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP2 Lorton-South Route 1 Community Planning Sector > Recommendations > Public Facilities
Public Facilities

The following public facilities are identified as future needs in the LP2 Community Planning Sector:

- In order to meet the growing need for public utilities, additional electrical sub-stations and transmission lines will be required by Virginia Power;

- Locate an electrical sub-station by Virginia Power on Parcel 107-2((1))8;

- Because of the high concentration of heavy industrial uses in Lorton, e.g., the Noman M. Cole, Jr. Pollution Control Plant, the I-95 Sanitary Landfill, the Resource Recovery Facility, and several debris landfills, it is appropriate to locate in the LP2 area county offices responsible for environmental monitoring and zoning enforcement in the LP2 area.

Consistent with the proviso below, the Approved Sewer Service Area has been extended from the current center line of the existing right-of-way of Richmond Highway, 400 feet to the east from the intersection of Richmond Highway and Gunston Road south to the intersection of Richmond Highway and Giles Run Road excluding any land which is within 400 feet of the existing western edge of the right-of-way of Old Colchester Road.

In addition, as further limitation on the extension of the Approved Sewer Service Area east of Richmond Highway and south of Gunston Road, the county's administrative policy established July 2, 1979, which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet beyond the approved sewer service area boundary shall not apply. Therefore, no structure or use which is located outside the approved sewer service area shall be permitted to connect to public sanitary sewer.

Any pumping station(s) required to implement the expansion of the Approved Sewer Service Area in the LP2-Lorton Route 1 South Community Planning Sector will be sited on the west side of Richmond Highway only and sized to accommodate only the portions of the land use plan for LP2 adopted by the Board of Supervisors on September 23, 1991 for which the extension of the sanitary sewer service area is approved.

The limitation on the extension of the Approved Sewer Service Area along the east side of Route 1 expresses the clear policy of the Board to upgrade and encourage positive development and to change the industrial character of properties along Richmond Highway. However, it is also the clear policy of the Board that, with the exception of portions of Section 1 of the Gunston Heights

subdivision and portions of the Wiley subdivision, no public sewering will occur in the LP3 Mason Neck Community Planning Sector nor within the area west of Old Colchester Road not planned for public sewer because of the historic, archaeological, scenic, environmental and heritage resources characteristics of this area.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP3 Mason Neck Community Planning Sector > Recommendations > Public Facilities

Public Facilities

This sector is predominately rural in character and public sewer should not be extended to it. The extension of public sewer would cause significant disruption to stream valleys and would be contrary to the need to preserve the environmental integrity of the areas of habitat to further the existence of rare species of plants, birds and animals. In addition, sewering of the area would not be an efficient or economical use of public funds because of extensive costs associated with installing force mains and pump stations in a rural environment.

However, implementation of a pump and haul sewer system has been deemed necessary to provide a localized solution to the existing public health hazards in Section 1 of the Gunston Heights subdivision and Wiley subdivision without introducing public sewer to the larger Mason Neck area and without contravening important overall land use, environmental and public facility (including the efficient and effective use of public funds) objectives. Therefore, the county's administrative policy which permits the extension of sanitary sewer lines, under certain circumstances, up to 400 feet outside the Approved Sewer Service Area boundary does not apply.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Lower Potomac Planning District Overview [May 5, 2026] > LP4 Fort Belvoir Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Construct a new elementary school on Fort Belvoir to replace the existing Fort Belvoir schools.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Provide an alcohol and drug residential treatment/detoxification program in Area IV.

2. Provide a residential program for adults with mental illness who also need substance abuse services in Area IV. Approximately 9,000 square feet of space is necessary for this type of facility.

3. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

4. Provide for the renovation or replacement of Sherwood Regional Library as part of the Mount Vernon master planning process, including potential colocation with other public facilities, consistent with Policy Plan standards for regional libraries.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Mount Vernon Planning District Overview [May 5, 2026] > MV6 Fort Hunt Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. Provide for the renovation or replacement of Sherwood Regional Library as part of the Mount Vernon master planning process, including potential colocation with other public facilities, consistent with Policy Plan standards for regional libraries.

2. Renovate and expand the Mount Vernon Police District Station and Governmental Center.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Richmond Highway Corridor Area [May 5, 2026] > Corridor-Wide Guidelines > Public Facilities

Public Facilities

The existing public facilities that serve the corridor and those anticipated to accommodate the future growth in the corridor under the redevelopment options are described in the following section. Since growth rates will vary over time, the thresholds referenced below may be reached in different years. Actual growth levels should be monitored so that infrastructure capacity is phased with new development. Regardless of the rate of growth, commitments of the land for needed facilities and/or identification of additional resources to support the provision of public facilities should be realized in advance of the estimated need to the extent possible. Existing public facilities and those for which a future need has already been identified in the CIP for the Richmond Highway Corridor are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in the Richmond Highway Corridor. These projects are included for informational purposes and, in most cases, will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified but for which a specific location has not yet been identified are not on the map but may be below. The following Public Facilities in the Richmond Highway Corridor are identified as existing and future needs:

Schools

The Richmond Highway Corridor is served by 19 public schools: 13 elementary schools, three middle schools, and three high schools using attendance areas for School Year 2017-18. In 2015, the existing 5,000 dwelling units in the corridor yielded approximately 2,100 students. Under the envisioned Comprehensive Plan buildout, approximately 18,000 dwelling units are recommended, resulting in an increase of approximately 13,000 new dwelling units. Using the 2016 student generation ratio, this could generate approximately 2,200 additional students (1,200 elementary, 400 middle, and 600 high school).

This increase in students results in a need for new facilities to support the increased enrollment. A new elementary school is planned near the South County Government Center. At least one additional new school site should be accommodated, which may be an elementary, secondary, or other type of school depending on the identified need. The preferred school site is in the Hybla Valley/Gum Springs CBC; however, if it cannot be accommodated at that location, the school

should be located in one of the CBCs served by the BRT system. This would allow students to take advantage of pedestrian and transit access to the school, allow the school facility to provide optimum service to the community, and would be consistent with the vision of a more urban pattern of development.

Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. Additional school capacity could also be addressed through innovative, urban solutions including the co-location of school facilities, such as vocational training, academy programs and/or adult learning centers, within mixed-use, office or other commercial buildings provided that all access, safety, security and space requirements are met; with parks and other public facilities; or through other creative approaches. Fairfax County Public Schools also may evaluate other possible "in-kind" school impact mitigation strategies. During the development review process, any impact on schools, necessitated by any increased intensity, should be mitigated with provisions by the developer(s) and the county. Traditional and/or innovative measures to mitigate the impacts of new development on school capacity should be considered, provided that the objectives and policies for public schools within the Public Facilities Element of the Policy Plan are followed.

The Fairfax County Public Schools' Capital Improvement Program (FCPS CIP) contains more detailed information on student membership and facilities data. The FCPS CIP is updated annually with data and contains strategies for addressing schools where capacity is needed through capital projects and other proposed solutions to alleviate a capacity need.

Libraries

The Richmond Highway Corridor is served by John Marshall and Martha Washington Community Libraries and the Sherwood Regional Library. John Marshall Library underwent renovations in 2017- 2018 to increase the footprint and add community space. The planned growth in the corridor is not anticipated to generate the need for an additional library.

Fire and Rescue

Emergency services are provided by Penn Daw Fire and Rescue Station 11, Mount Vernon Fire and Rescue Station 9, and Woodlawn Fire and Rescue Station 24. Funding to expand or replace the Penn Daw and Woodlawn Fire and Rescue Stations was approved in 2015. Funding to expand or replace Mount Vernon Fire and Rescue Station is anticipated in 2018. Other than those improvements, there are no identified needs for an additional fire and rescue station.

Police

Funding for a new South County Police Station/Animal Shelter has been approved. The station, along with the existing Mount Vernon Police Station, is anticipated to provide sufficient coverage for the Richmond Highway Corridor.

Wastewater Management

Wastewater is treated at the AlexRenew and Noman M. Cole, Jr., Pollution Control Plant (NMCPCP). The treatment capacity at both facilities is capable of handling the projected sewage flow capacity through 2045. Future road improvements should assess the impact on the sanitary sewer collection system as wastewater flows must be maintained at all times.

Water

Major facilities along the corridor include transmission mains ranging in size from 16 to 30-inches in diameter, the Beacon Hill Water Storage Tank, and the Gum Springs Storage and Pumping Facilities. Fairfax Water identified future necessary system improvements as part of a 2011 update to its System Master Plan. Within the Richmond Highway Corridor, these improvements include:

- Improvements to Fairfax Water's Gum Springs Pump Station, including installation of at least two new pumps.

- Extension of an existing transmission water main from Richmond Highway at Quander Road to Huntington Avenue; and west on Huntington Avenue to Telegraph Road.

- Replacement and oversizing of existing water main along Richmond Highway from Woodlawn to the City of Alexandria limits, concurrent with redevelopment.

Additional transmission requirements to better serve the corridor in the future may be identified as redevelopment occurs.

Telecommunications

New buildings should be designed to accommodate telecommunications facilities and associated equipment on rooftops. Such design should be compatible with the building's architecture and should conceal antennas and equipment from surrounding properties and roadways by flush mounting, screening antennas, and/or concealing related equipment behind screen walls or building features. Antennas should be a similar color as the building surface to which it is attached. If structures are proposed to include telecommunications facilities and associated equipment on rooftops, a visual impact assessment should be conducted to evaluate any potential impacts that may require mitigation.

Natural Gas

Washington Gas has sufficient infrastructure to serve the envisioned growth in the corridor. All projects requesting natural gas are reviewed on a case-by-case basis to determine if additional construction or relocation of lines is needed.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Rose Hill Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

2. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

3. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

4. Consider public acquisition of the Lieber Army Reserve Center and the U.S. Coast Guard Station as described in the land use recommendations in Sector RH7.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Rose Hill Planning District Overview [May 5, 2026] > RH6 Mount Comfort Community Planning Sector > Recommendations > Public Facilities

Public Facilities

The Virginia Hills Elementary School is currently being used as an administrative facility. If it is declared surplus by the School Board, alternative uses such as a community or senior citizen center or active recreation, should be considered. The athletic fields, tennis courts and

community playground should continue to be used for active recreation as an addition to Franconia District Park.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Springfield Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Existing public facilities and those for which a future need has already been identified in the CIP are included on the Comprehensive Plan Public Facilities Map. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the Planning Commission through provisions outlined in Section 15.2-2232 of the *Code of Virginia*. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan. Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

A number of public facilities have been identified as future needs in this Planning District. These projects are included for informational purposes and in most cases will require a 2232 Review public hearing before the Planning Commission prior to being established. Facilities for which a specific location has been identified are shown on the CIP layer of the Comprehensive Plan Public Facilities Map. Facilities that have been identified as future needs but for which a specific location has not yet been identified are not shown on the map but may be listed below. The following public facilities are identified as future needs:

1. Implement the Regional Stormwater Management Plan by providing necessary storm water detention ponds in the district.

2. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, senior county residents with low-incomes. (I-95 Corridor Industrial Area Land Unit I)

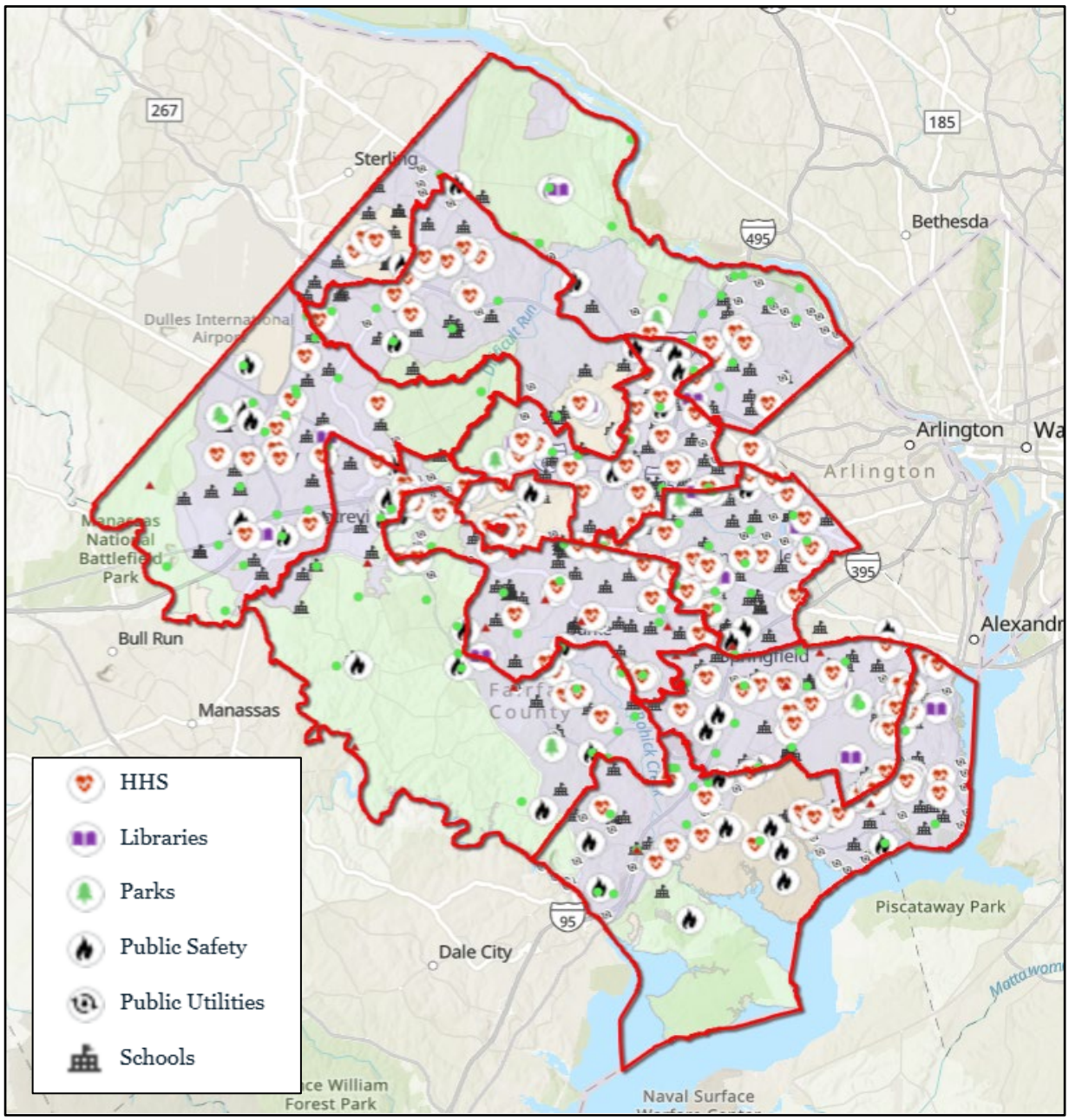
3. Provide a Springfield Alcohol and Drug Outpatient Center in the Springfield Planning District, to be located in a nonresidential area.

4. Locate a residential facility for adults with mental illness who also need substance abuse services. This facility is needed in Planning Area IV.

5. Locate a recovery women's center in Planning Area IV which will provide outpatient treatment to women recovering from alcohol and drug addiction with the benefit of a child care center on site. The center should be located in a commercial area which is served by public transportation.

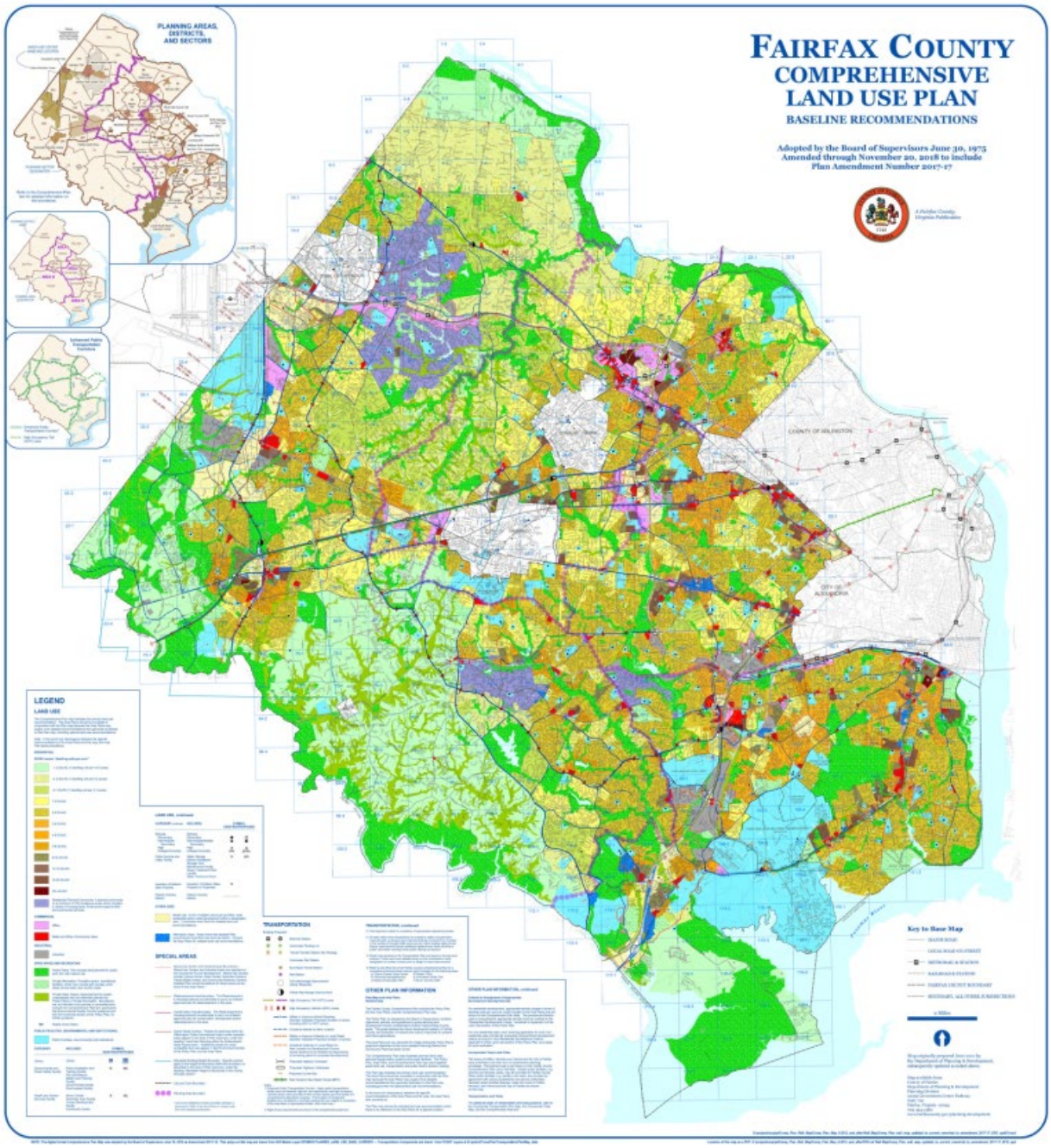
6. Provide an alcohol and drug residential treatment/detoxification program in Planning Area IV.

ATTACHMENT 5: PROPOSED COMPREHENSIVE PUBLIC FACILITIES MAP SNAPSHOT



https://experience.arcgis.com/experience/5e6784b143534b37b4be392a4eac146c

ATTACHMENT 6: EXISTING COMPREHENSIVE LAND USE PLAN MAP



https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/maps/comprehensive-plan-map.pdf

ATTACHMENT 7: FACILITIES WITHOUT AVAILABLE PRIOR APPROVAL RECORDS TO BE ADDED TO THE NEW PUBLIC FACILITIES MAP

Facility Name	Supervisory District	Property Address	Tax Map #	Description	Facility Type
Audrey Moore Rec Center	Braddock	8100 Braddock Road Annandale, VA, 22003	0704 01 0002	Existing recreation center opened on May 7, 1977.	Recreation Facility/Parks
Canterbury Woods Elementary School	Braddock	4910 Willet Dr Annandale, VA 22003	0701 01 0005	Existing elementary school opened in August 1965.	Public School
Cardinal Forest Elementary School	Braddock	8600 Forrester Blvd Springfield, VA 22152	0791 07 0009	Existing elementary school opened on January 13, 1967.	Public School
Eagle View Elementary School	Braddock	4500 Dixie Hill Road Fairfax, VA 22030	0561 22 R	Existing elementary school opened on September 5, 2026.	Public School
Fairview Elementary School	Braddock	5815 Ox Rd Fairfax Station, VA 22039	0771 01 0046	Existing elementary school opened in 1899.	Public School
Kings Glen Elementary School	Braddock	5401 Danbury Forest Dr Springfield, VA 22151	0791 01 0011	Existing elementary school opened in September 1969.	Public School
Kings Park Elementary School	Braddock	5400 Harrow Way Springfield, VA 22151	0791 01 0004	Existing elementary school opened in November 1964.	Public School
Laurel Ridge Elementary School	Braddock	10110 Commonwealth Blvd Fairfax, VA 22032	0684 06 I	Existing elementary school opened on September 8, 1970.	Public School

Little Run Elementary School	Braddock	4511 Olley Ln Fairfax, VA 22032	0692 01 0010A	Existing elementary school opened in 1963.	Public School
Oak View Elementary School	Braddock	5004 Sideburn Rd Fairfax, VA 22032	0684 01 0002B	Existing elementary school opened in September 1968.	Public School
Olde Creek Elementary School	Braddock	9524 Old Creek Dr Fairfax, VA 22032	0691 01 0046	Existing elementary school opened on September 6, 1966.	Public School
Terra Centre Elementary School	Braddock	6000 Burke Centre Pkwy Burke, VA 22015	0774 01 0028A	Existing elementary school opened on September 2, 1980.	Public School
Irving Middle School	Braddock	8100 Old Keene Mill Rd Springfield, VA 22152	0794 01 0001	Existing middle school opened on September 1, 1960.	Public School
Woodson High School	Braddock	9525 Main St Fairfax, VA 22031	0583 01 0001	Existing high school opened in 1962.	Public School
Kings Park Pumping Station	Braddock	5415 Rolling Rd, Springfield, VA 22151	0782 06 0001	Existing pump station.	Public Utilities
50 / 66 Main	Braddock	11633 Random Hills Road, Fairfax, VA 22030	0562 01 0004A	Existing pump station.	Public Utilities
Braddock Road	Braddock	8200 Braddock Road, Springfield, VA 22151	0704 01 0001A	Existing pump station.	Public Utilities
George Mason Univ.	Braddock	11000 Braddock Road, Fairfax, VA 22030	0573 01 0007A	Existing pump station.	Public Utilities

Leehigh Village 1	Braddock	11726 Nancy Drive, Fairfax, VA 22030	0564 01 0021A1	Existing pump station.	Public Utilities
Leehigh Village 2	Braddock	4722 Village Drive, Annandale, VA 22003	0564 04 0064	Existing pump station.	Public Utilities
Tysons-Pimmit Regional Library	Dranesville	7584 Leesburg Pike Falls Church, VA 22043	0401 01 0037	Existing library opened on October 26, 1985.	Library
McLean Station	Dranesville	1455 Laughlin Avenue Mclean, VA 22101	0302 09 0022B	Existing fire station opened in 1988 but initially established in 1923.	Fire Station
Spring Hill Rec Center	Dranesville	1239 Spring Hill Road, McLean, VA 22102	0292 01 00010	Established recreation center opened in 1988.	Recreation Facility/Parks
Chesterbrook Elementary School	Dranesville	1753 Kirby Rd McLean, VA 22101	0313 01 0065	Existing elementary school opened in 1882.	Public School
Churchill Road Elementary School	Dranesville	7100 Churchill Rd McLean, VA 22101	0213 01 0067A	Existing elementary school opened on September 3, 1958.	Public School
Colvin Run Elementary School	Dranesville	1400 Trap Rd Vienna, VA 22182	0194 14 C	Existing elementary school opened on September 2, 2003.	Public School
Franklin Sherman Elementary School	Dranesville	6633 Brawner St McLean, VA 22101	0302 01 0049	Existing elementary school opened in 1914.	Public School
Great Falls Elementary School	Dranesville	701 Walker Rd Great Falls, VA 22066	0074 01 0055A	Existing elementary school opened on May 1, 1953.	Public School

Hutchison Elementary School	Dranesville	13209 Parcher Ave Herndon, VA 20170	0161 01 0006B	Existing elementary school opened in 1975.	Public School
Kent Gardens Elementary School	Dranesville	1717 Melbourne Dr McLean, VA 22101	0304 01 0027A	Existing elementary school opened in 1957.	Public School
Lemon Road Elementary School	Dranesville	7230 Idylwood Rd Falls Church, VA 22043	0401 01 0031	Existing elementary school opened on January 6, 1956.	Public School
Lutie Lewis Coates Elementary School	Dranesville	2480 River Birch Road Herndon, VA 20171	0154 01 0035A	Existing elementary school opened on September 2, 2009.	Public School
Spring Hill Elementary School	Dranesville	8201 Lewinsville Rd McLean, VA 22102	0292 01 0031	Existing elementary school opened in 1965.	Public School
Longfellow Middle School	Dranesville	2000 Westmoreland St Falls Church, VA 22043	0402 01 0027A	Existing middle school opened on September 1, 1960.	Public School
Herndon High School	Dranesville	700 Bennett St Herndon, VA 20170	0102 01 0006A	Existing high school opened in 1911.	Public School
Holly Knoll Pumping Station	Dranesville	Doug Brooks Rd (On Corbalis Grounds), Great Falls, VA 22066		Existing pump station.	Public Utilities
Langley Pumping Station	Dranesville	975 Dolley Madison Bv, McLean, VA 22101	0311 01 0013B	Existing pump station.	Public Utilities
Corbalis Treatment Plant Outlot	Dranesville	Sugarland Rd & Methven Ct,	0063 12 A	Existing pump station.	Public Utilities

		Herndon, VA 20170			
Chesterbrook Pumping Station	Dranesville	1804 Kirby Rd, McLean, VA 22101	0313 05 0001B	Existing pump station.	Public Utilities
Live Oak Pumping Station	Dranesville	Near 714 Live Oak Dr, McLean, VA 22101		Existing pump station.	Public Utilities
Chain Bridge Pumping Station	Dranesville	798 Dolley Madison Blvd, McLean, VA 22101	0312 01 0012A	Existing pump station.	Public Utilities
McLean Pumping Station	Dranesville	1615 Dolley Madison Blvd, McLean, VA 22101	0301 01 0088B	Existing pump station.	Public Utilities
Corbalis Wtp	Dranesville	1295 Fred Morin Dr, Herndon, VA 20170	0111 01 0003	Existing pump station.	Public Utilities
Savile Lane	Dranesville	1100 Savile Lane, McLean, VA 22102	0223 01 0040B	Existing pump station.	Public Utilities
Dead Run	Dranesville	6925 Georgetown Pike, McLean, VA 22101	0214 01 0006A	Existing pump station.	Public Utilities
Difficult Run	Dranesville	9950 Colvin Run Road, Great Falls, VA 22066	0191 01 0002B	Existing pump station.	Public Utilities
Downcrest	Dranesville	1113A Basil Road, McLean, VA 22101	0224 02 0009	Existing pump station.	Public Utilities

Langley Court	Dranesville	1090 Langley Fork Lane, McLean, VA 22101	0223 09 A	Existing pump station.	Public Utilities
Langley Oaks	Dranesville	6526 Heather Brook Court, McLean, VA 22101	0212 01 0012	Existing pump station.	Public Utilities
Langley School	Dranesville	6510 Georgetown Pike, McLean, VA 22101	0223 01 0010	Existing pump station.	Public Utilities
Merrywood	Dranesville	5800 Tintagel Lane, McLean, VA 22101	NEAR 0312 18 0019	Existing pump station.	Public Utilities
Weid	Dranesville	8418A Holly Leaf Drive, McLean, VA 22102	0203 01 0033A	Existing pump station.	Public Utilities
Beacon Hill Pumping Station	Franconia	7251 Fordson Rd, Alexandria, VA 22306	0924 01 0078A	Existing pump station.	Public Utilities
Beacon Hill Tank	Franconia	2970-2972 Southgate Dr,Alexandria, VA 22306	0922 01 0016C	Existing pump station.	Public Utilities
Keene Mill	Franconia	7520 Old Keene Mill Road, Springfield, VA 22152	0901 01 0004	Existing pump station.	Public Utilities
Pike Branch	Franconia	6100 Houston Court,	N/A (VDOT)	Existing pump station.	Public Utilities

		Springfield, VA 22150			
Springfield Estates	Franconia	6704A Cimarron Street, Springfield, VA 22150	0804 05090030	Existing pump station.	Public Utilities
Franconia Station	Franconia	6300 Beulah St Alexandria, VA 22310	0813 05 0020	Existing fire station opened in 1933.	Fire Station
Springfield Station	Franconia	7011 Backlick Rd, Springfield, VA 22150	0902 01 0021A	Existing fire station opened in 1966.	Fire Station
Franconia Rec Center	Franconia	6601 Telegraph Road Alexandria, Virginia 22310	0921 01 0021	Existing recreation center opened in 1980.	Recreation Facility/Parks
Cameron Elementary School	Franconia	3434 Campbell Dr Alexandria, VA 22303	0822 01 0013	Existing elementary school opened on September 8, 1953.	Public School
Crestwood Elementary School	Franconia	6010 Hanover Ave Springfield, VA 22150	0803 02320031A	Existing elementary school opened on February 29, 1956.	Public School
Forestdale Elementary School	Franconia	6530 Elder Ave Springfield, VA 22150	0902 01 0090B	Existing elementary school opened on September 8, 1964.	Public School
Franconia Elementary School	Franconia	6301 Beulah Street Alexandria, VA 22310	0814 01 0004	Existing elementary school opened on February 1, 1932.	Public School
Groveton Elementary School	Franconia	6900 Harrison Ln Alexandria, VA 22306	0922 01 0008	Existing elementary school opened on September 5, 1972.	Public School

Hayfield Elementary School	Franconia	7633 Telegraph Rd Alexandria, VA 22315	1002 01 0002	Existing elementary school opened on January 13, 1967.	Public School
Island Creek Elementary School	Franconia	7855 Morning View Lane Alexandria, VA 22315	0992 10 H	Existing elementary school opened on September 2003.	Public School
Lane Elementary School	Franconia	7137 Beulah St Alexandria, VA 22315	0913 01 0058	Existing elementary school opened on September 5, 1995.	Public School
Lynbrook Elementary School	Franconia	5801 Backlick Rd Springfield, VA 22150	0802 01 0021	Existing elementary school opened on February 10, 1957.	Public School
Mount Eagle Elementary School	Franconia	6116 N Kings Hwy Alexandria, VA 22303	0833 01 0004	Existing elementary school opened in 1949.	Public School
Rose Hill Elementary School	Franconia	6301 Rose Hill Dr Alexandria, VA 22310	0823 01 0006B	Existing elementary school opened on September 3, 1957.	Public School
West Springfield Elementary School	Franconia	6802 Deland Dr Springfield, VA 22152	0892 01 0005	Existing elementary school opened on May 4, 1965.	Public School
Key Middle School	Franconia	6402 Franconia Rd Springfield, VA 22150	0813 01 0022B	Existing middle school opened on February 1, 1971.	Public School
Twain Middle School	Franconia	4700 Franconia Rd Alexandria, VA 22310	0823 01 0020	Existing middle school opened on September 6, 1960.	Public School
Edison High School/Edison Academy	Franconia	5801 Franconia Rd., Alexandria, VA 22310	0814 01 0052	Existing high school opened in 1962.	Public School

Lewis High School	Franconia	6540 Franconia Rd Springfield, VA 22150	0804 01 0037	Existing high school opened in September 1958.	Public School
Reston Regional Library	Hunter Mill	11925 Bowman Towne Drive Reston, VA 20190-3306	0171 01 0012	Existing library opened on October 1985.	Library
Reston District Station	Hunter Mill	1801 Cameron Glen Dr Reston, Virginia 20190	0171 01 0014B	Existing government center and police station opened in 2015, but Old Reston Station was initially established in 1984.	Government Center/Police Station
Fox Mill Station	Hunter Mill	2610 Reston Parkway, Herndon, VA 20171	0263 01 0022	Existing fire station opened in January 1981.	Fire Station
Aldrin Elementary School	Hunter Mill	11375 Center Harbor Rd Reston, VA 20194	0114 22 0004	Existing elementary school opened in September 1994.	Public School
Armstrong Elementary School	Hunter Mill	11900 Lake Newport Rd Reston, VA 20194	0113 01 0012	Existing elementary school opened on September 2, 1986.	Public School
Dogwood Elementary School	Hunter Mill	12300 Glade Dr Reston, VA 20191	0261 10 0011	Existing elementary school opened on September 3, 1974.	Public School
Flint Hill Elementary School	Hunter Mill	2444 Flint Hill Rd Vienna, VA 22181	0383 01 0014	Existing elementary school opened on September 6, 1955.	Public School
Floris Elementary School	Hunter Mill	2708 Centreville Rd Herndon, VA 20171	0251 01 0026	Existing elementary school opened on September 6, 1955.	Public School

Forest Edge Elementary School	Hunter Mill	1501 Becontree Ln Reston, VA 20190	0181 04 0011	Existing elementary school opened on September 7, 1971.	Public School
Hunters Woods Elementary School	Hunter Mill	2401 Colts Neck Rd Reston, VA 20191	0261 07 0004	Existing elementary school opened on September 2, 1969.	Public School
Lake Anne Elementary School	Hunter Mill	11510 North Shore Dr Reston, VA 20190	0172 01 0005	Existing elementary school opened on January 17, 1967.	Public School
McNair Elementary School	Hunter Mill	2499 Thomas Jefferson Drive Herndon, VA 20171	0163 01 0041A	Existing elementary school opened on September 4, 2001.	Public School
McNair Upper Elementary School	Hunter Mill	2410 Fox Mill Road Herndon, VA 20171	0163 01 0041A	Existing elementary school opened in 2020.	Public School
Wolftrap Elementary School	Hunter Mill	1903 Beulah Rd Vienna, VA 22182	0284 14 A	Existing elementary school opened in 1968.	Public School
Madison High School	Hunter Mill	2500 James Madison Dr Vienna, VA 22181	0383 01 0052	Existing high school opened in 1959.	Public School
Reston Pumping Station	Hunter Mill	11030 Sunrise Valley Dr, Reston, VA 20191	0271 01 0005	Existing pump station.	Public Utilities
Fox Mill Tanks/Pumping Station	Hunter Mill	12805A New Parkland Dr Herndon, VA 20171	0252 01 0027B	Existing pump station.	Public Utilities
Southington Pumping Station	Hunter Mill	100' South Of Southington	0112 05 N	Existing pump station.	Public Utilities

		Lane, Great Falls, VA 22066			
Little Vienna Estates	Hunter Mill	10112A Garrett Street, Vienna, VA 22180	0372 09 0058	Existing pump station.	Public Utilities
George Mason Regional Library	Mason	7001 Little River Turnpike Annandale, VA 22003-5975	0712 07 0001	Existing library opened in 1965.	Library
Pine Ridge Police Operations Support	Mason	3911 Woodburn Road Annandale, VA 22003	0593 01 0011B	Existing police operations support center opened in 1985.	Police Station
Logistics Distribution Center/ Fairfax County Warehouse	Mason	6800A Industrial Road, Springfield, VA 22151	0802 07 H	Existing warehouse and logistics distribution center.	Archives
Providence Rec Center	Mason	7525 Marc Dr Falls Church, VA 22042	0494 01 0068	Existing recreation center opened on January 2, 1982.	Recreation Facility/Parks
Bailey's Elementary School	Mason	6111 Knollwood Dr Falls Church, VA 22041	0612 01 0002	Existing elementary school opened on September 2, 1952.	Public School
Beech Tree Elementary School	Mason	3401 Beechtree Ln Falls Church, VA 22042	0602 38 A	Existing elementary school opened on September 3, 1968.	Public School
Belvedere Elementary School	Mason	6540 Columbia Pike Falls Church, VA 22041	0604 01 0037	Existing elementary school opened in September 1955.	Public School
Camelot Elementary School	Mason	8100 Guinevere Dr Annandale, VA 22003	0592 01 0024	Existing elementary school opened on September 2, 1969.	Public School

Columbia Elementary School	Mason	6720 Alpine Dr Annandale, VA 22003	0712 05 0084A	Existing elementary school opened on September 5, 1967.	Public School
Glen Forest Elementary School	Mason	5829 Glen Forest Dr Falls Church, VA 22041	0612 01 0048	Existing elementary school opened on September 3, 1957.	Public School
Mason Crest Elementary School	Mason	3705 Crest Drive Annandale, VA 22003	0603 24 0004A	Existing elementary school opened on September 4, 2012.	Public School
Parklawn Elementary School	Mason	4116 Braddock Rd Alexandria, VA 22312	0613 01 0012	Existing elementary school opened on September 8, 1958.	Public School
Sleepy Hollow Elementary School	Mason	3333 Sleepy Hollow Rd Falls Church, VA 22044	0602 01 0039	Existing elementary school opened on September 1, 1954.	Public School
Westlawn Elementary School	Mason	3200 Westley Rd Falls Church, VA 22042	0504 01 0002	Existing elementary school opened on September 2, 1952.	Public School
Weyanoke Elementary School	Mason	6520 Braddock Rd Alexandria, VA 22312	0721 01 0013	Existing elementary school opened in September 1949.	Public School
Woodburn Elementary School	Mason	3401 Hemlock Dr Falls Church, VA 22042	0592 01 0044	Existing elementary school opened in 1952.	Public School
Holmes Middle School	Mason	6525 Montrose St Alexandria, VA 22312	0723 01 0014	Existing middle school opened on January 30, 1967.	Public School
Poe Middle School	Mason	7000 Cindy Ln Annandale, VA 22003	0711 01 0131	Existing middle school opened on September 1, 1960.	Public School

Annandale High School	Mason	4700 Medford Dr Annandale, VA 22003	0711 01 0068	Existing high school opened in 1954.	Public School
Kingstowne Library	Mount Vernon	7130 Silver Lake Boulevard, Kingstowne, VA 22315	0913 09 0008B	Existing library that opened at the current location on April 11, 2026, but was initially established on June 24, 2000.	Library/Police Station
Sherwood Library	Mount Vernon	2501 Sherwood Hall Ln Alexandria, VA 22306-2799	1021 01 0002A	Existing library opened in 1971.	Library
Franconia District Station	Mount Vernon	7170 Silver Lake Boulevard, Kingstowne, VA 22315	0913 09 0008B	Existing co-located facility opened on April 11, 2026.	Police Station/Library
Mount Vernon Station	Mount Vernon	2601 Sherwood Hall Lane, Alexandria, VA 22306	1021 01 0004	Existing fire station opened in 1965.	Mount Vernon Campus
South Apparatus Shop	Mount Vernon	8191 Cinder Bed Road, Lorton, VA 22079	0994 01 0017	Existing apparatus shop.	Vehicle Repair
George Washington Rec Center	Mount Vernon	8426 Old Mount Vernon Rd Alexandria, VA, 22309	1014 01 0047A	Existing recreation center opened in 1988.	Recreation Facility/Parks
Fort Belvoir Primary School	Mount Vernon	5980 Meeres Road Fort Belvoir, VA 22060	1152 01 0001	Existing elementary school opened in 1998.	Public School
Fort Belvoir Upper School	Mount Vernon	5970 Meeres Road Fort	1152 01 0001	Existing elementary school opened on September 6, 2016.	Public School

		Belvoir, VA 22060			
Fort Hunt Elementary School	Mount Vernon	8832 Linton Ln Alexandria, VA 22308	1111 01 0009	Existing elementary school opened in 1969.	Public School
Gunston Elementary School	Mount Vernon	10100 Gunston Rd Lorton, VA 22079	1132 01 0049	Existing elementary school opened in February 1955.	Public School
Halley Elementary School	Mount Vernon	8850 Cross Chase Circle Fairfax Station, VA 22039	1062 07 0008	Existing elementary school opened on September 5, 1995.	Public School
Laurel Hill Elementary School	Mount Vernon	8390 Laurel Crest Drive Lorton, VA 22079	1071 01 0007B	Existing elementary school opened on September 8, 2009.	Public School
Lorton Station Elementary School	Mount Vernon	9298 Lewis Chapel Road Lorton, VA 22079	1074 01 0094	Existing elementary school opened in September 2003.	Public School
Riverside Elementary School	Mount Vernon	8410 Old Mt Vernon Rd Alexandria, VA 22309	1014 06 0011	Existing elementary school opened in September 1968.	Public School
Woodley Hills Elementary School	Mount Vernon	8718 Old Mt Vernon Rd Alexandria, VA 22309	1102 01 0003	Existing elementary school opened on November 24, 1952.	Public School
Whitman Middle School	Mount Vernon	2500 Parkers Ln Alexandria, VA 22306	1021 01 0001C	Existing middle school opened on September 5, 1961.	Public School
Mount Vernon High School	Mount Vernon	8515 Old Mt Vernon Rd	1014 10010016	Existing high school opened in January 1940.	Public School

		Alexandria, VA 22309			
Telegraph Road Pumping Station	Mount Vernon	8520 Telegraph Rd, Alexandria, VA 22310	0994 01 0023	Existing pump station.	Public Utilities
Lorton Quarry	Mount Vernon	10060 Ox Rd, Lorton, VA 22079	1122 01 0008A	Existing pump station.	Public Utilities
Griffith Raw Water Pump Station	Mount Vernon	9600 Ox Rd, Lorton, VA 22079	1122 01 0008A	Existing pump station.	Public Utilities
Gum Springs Tanks/Pumping Station	Mount Vernon	7715-7717 Fordson Rd, Alexandria, VA 22306	1021 01 0085	Existing pump station.	Public Utilities
Newington Shop And Property Yard	Mount Vernon	8001 Cinder Bed Rd, Lorton, VA 22079	0992 04 0016	Existing pump station.	Public Utilities
Fort Belvoir Pumping Station	Mount Vernon	8700 Block Telegraph Rd, Alexandria, VA 22315		Existing pump station.	Public Utilities
Griffith Wtp	Mount Vernon	10000 Ox Rd, Lorton, VA 22079	1122 01 0014A	Existing pump station.	Public Utilities
Accotink	Mount Vernon	9201 Richmond Highway, Alexandria, VA 22309	1152 01 0001	Existing pump station.	Public Utilities
Arcturus	Mount Vernon	900 Arcturus On The Potomac, Alexandria, VA 22309	1022 01 0034	Existing pump station.	Public Utilities

Belleview	Mount Vernon	1413A Belle View Boulevard, Alexandria, VA 22307	0932 0708 A	Existing pump station.	Public Utilities
Uwe Freund	Mount Vernon	5404 Old Mill Road, Alexandria, VA 22310	1092 01 0032A	Existing pump station.	Public Utilities
F - Street	Mount Vernon	1400 Belle Haven Road, Alexandria, VA 22307	0834 02300001	Existing pump station.	Public Utilities
Giles Run	Mount Vernon	9000A Southpointe Lane, Lorton, VA 22079	1062 09 A	Existing pump station.	Public Utilities
Gunston Commerce Ctr	Mount Vernon	10500 Furnace Road, Lorton, VA 22079	1133 01 0005G	Existing pump station.	Public Utilities
Hunter Estates	Mount Vernon	8305T Telegraph Road, Alexandria, VA 22315	N/A (VDOT)	Existing pump station.	Public Utilities
Jefferson Avenue	Mount Vernon	6714 Jefferson Avenue, Alexandria, VA 22307	N/A (VDOT)	Existing pump station.	Public Utilities
Jones Point	Mount Vernon	5840 Cameron Run Terrace, Alexandria, VA 22314	0833 01 0101	Existing pump station.	Public Utilities
Little Hunting Creek	Mount Vernon	8600 Stockton Parkway,	1023 01 0036A	Existing pump station.	Public Utilities

		Alexandria, VA 22309			
Long Branch	Mount Vernon	8750 Telegraph Road, Alexandria, VA 22310	1081 01 0004	Existing pump station.	Public Utilities
Lorton Road	Mount Vernon	8941 Lorton Road, Lorton, VA 22079	1064 01 0058	Existing pump station.	Public Utilities
Lorton Valley	Mount Vernon	9601 Sanger Street, Lorton, VA 22079	1074 01 0098A	Existing pump station.	Public Utilities
Mt. Vernon Terrace	Mount Vernon	5105 Burke Drive, Alexandria, VA 22309	1103 05F 0001A	Existing pump station.	Public Utilities
Oxford	Mount Vernon	9514A Lynnhall Place, Alexandria, VA 22309	1103 13 0016	Existing pump station.	Public Utilities
Rivertowers	Mount Vernon	6801 Ft. Hunt Road, Alexandria, VA 22307	0932 01 0006	Existing pump station.	Public Utilities
Riverwood	Mount Vernon	3700 Riverwood Road, Alexandria, VA 22309	1104 05 F	Existing pump station.	Public Utilities
Spring Hill	Mount Vernon	8981 Fascination Court, Lorton, VA 22079	1071 07 A	Existing pump station.	Public Utilities
The Fairfax	Mount Vernon	9115 Belvoir Woods Parkway,	1082 01 0001A	Existing pump station.	Public Utilities

		Fort Belvoir, VA 22060			
Washington Woods	Mount Vernon	3805A Washington Woods Drive, Alexandria, VA 22309	1104 11 P	Existing pump station.	Public Utilities
Waynewood I	Mount Vernon	8506 West Boulevard Drive, Alexandria, VA 22308	1024 05020038A	Existing pump station.	Public Utilities
Waynewood II	Mount Vernon	8712 Eaglebrook Court, Alexandria, VA 22308	1112 06220022C	Existing pump station.	Public Utilities
Wellington I	Mount Vernon	7835 Southdown Road, Alexandria, VA 22308	1022 18 0011B	Existing pump station.	Public Utilities
Wellington II	Mount Vernon	7615A Southdown Road, Alexandria, VA 22308	1022 01 0016	Existing pump station.	Public Utilities
Yacht Haven	Mount Vernon	9434 Forest Haven Drive, Alexandria, VA 22309	1103 04 B	Existing pump station.	Public Utilities
Wiley	Mount Vernon	7620 Guadalcanal Dr, Fort Belvoir, VA 22060	1143 02030007	Existing pump station.	Public Utilities

Gunston	Mount Vernon	10404 Madison Dr, Lorton, VA 22079	1134 04 0014	Existing pump station.	Public Utilities
Oakton Library	Providence	10304 Lynnhaven Place Oakton, VA 22124-1785	0472 54 B	Existing library opened on September 29, 2007.	Library
Dunn Loring Station	Providence	2148 Gallows Road, Dunn Loring, VA 22027	0392 08 0007	Existing fire station opened in June 1968 but initially established in 1944.	Fire Station
Merrifield Station	Providence	8739 Route 29, Fairfax, VA 22031	0493 06 0002A	Existing fire station opened in January 1980 but initially established in 1979.	Fire Station
Oakton Station	Providence	10511 Rosehaven St, Fairfax, VA 22030	0472 01 0046C	Existing fire station opened in March 1983.	Fire Station
Scotts Run Station	Providence	1775 Old Meadow Lane, McLean, VA 22012	0294 06 0096A2	Existing fire station opened September 2019.	Fire Station
Oak Marr Rec Center	Providence	3200 Jermantown Rd Oakton, VA 22124	0471 01 0015A	Existing recreation center opened in June 1988.	Recreation Facility/Parks
Fairhill Elementary School	Providence	3001 Chichester Ln Fairfax, VA 22031	0493 06 0001	Existing elementary school opened on December 7, 1965.	Public School
Freedom Hill Elementary School	Providence	1945 Lord Fairfax Rd Vienna, VA 22182	0391 09 0025	Existing elementary school opened in 1949.	Public School

Graham Road Elementary School	Providence	2831 Graham Rd Falls Church, VA 22042	0501 01 0052	Existing elementary school opened on September 5, 1950.	Public School
Mantua Elementary School	Providence	9107 Horner Ct Fairfax, VA 22031	0582 01 0002	Existing elementary school opened on September 5, 1961.	Public School
Mosaic Elementary School	Providence	9819 Five Oaks Rd Fairfax, VA 22031	0483 01 0016	Existing elementary school opened in 1963.	Public School
Pine Spring Elementary School	Providence	7607 Willow Ln Falls Church, VA 22042	0494 01 0060	Existing elementary school opened on September 6, 1955.	Public School
Shrevewood Elementary School	Providence	7525 Shreve Rd Falls Church, VA 22043	0501 01 0002	Existing elementary school opened on September 6, 1966.	Public School
Stenwood Elementary School	Providence	2620 Gallows Rd Vienna, VA 22180	0492 01 0012	Existing elementary school opened on February 3, 1964.	Public School
Timber Lane Elementary School	Providence	2737 West St Falls Church, VA 22046	0501 01 0044	Existing elementary school opened on September 6, 1955.	Public School
Jackson Middle School	Providence	3020 Gallows Rd Falls Church, VA 22042	0494 01 0014	Existing middle school opened in September 1954.	Public School
Marshall High School/Marshall Academy	Providence	7731 Leesburg Pike Falls Church, VA 22043	0392 01 0048	Existing high school opened in 1962.	Public School
Tysons II Pumping Station	Providence	8301 Lincoln La, Vienna, VA 22182	0293 22 0001	Existing pump station.	Public Utilities
Tysons I Tank/Booster Pumping Station	Providence	1500 International Dr	0291 01 0065	Existing pump station.	Public Utilities

		(Parcel 65), McLean, VA 22102			
Fw Engineering Annex & Outlot 2A	Providence	8560 Arlington Bv (Parcels C1 And 2A), Fairfax, VA 22031	0493 21 C1	Existing pump station.	Public Utilities
Fred Morin Building	Providence	8570 Executive Park Av (Parcel 3), Fairfax, VA 22031	0493 21 0003	Existing pump station.	Public Utilities
Fairfax Circle Pumping Station	Providence	9401 Arlington Bv (Parcel 3A), Fairfax, VA 22031	0484 01 0003A	Existing pump station.	Public Utilities
Hospital Tank	Providence	Fairfax Hospital, Falls Church, VA 22042	0592 01 0001A1	Existing pump station.	Public Utilities
Dunn Lorring Tank/Pumping Station	Providence	2314 Gallows Rd, Vienna, VA 22180	0394 01 0025	Existing pump station.	Public Utilities
Scott's Run Pumping Station	Providence	1851 Dolley Madison Blvd, McLean, VA 22102	0294 01 0034A	Existing pump station.	Public Utilities
Poplar Heights Tank	Providence	7405 Tower Street, Falls Church, VA 22046	0501 02 0089	Existing pump station.	Public Utilities
Lewinsville Tank	Providence	1766 Chain Bridge Rd.,	0303 01 0005	Existing pump station.	Public Utilities

		McLean, VA 22101			
Gordon Rd Maintenance Yard	Providence	7107 Gordon Rd, Falls Church, VA 22046	0403 12 0018	Existing pump station.	Public Utilities
Tysons Corner Tank	Providence	8320 Leesburg Pike, Vienna, VA 22182	0293 01 0078B	Existing pump station.	Public Utilities
Prout Hill Tanks	Providence	2724 Welcome Dr, Falls Church, VA 22042	0501 15 0013	Existing pump station.	Public Utilities
McLean Tank	Providence	1766 Chain Bridge Rd, McLean, VA 22101	0303 01 0005	Existing pump station.	Public Utilities
Lakevale Estates	Providence	10209 Kenbrooke Court, Oakton, VA 22124	0374 05 B	Existing pump station.	Public Utilities
Oak Marr	Providence	2913A Elmesmeade Court, Oakton, VA 22124	0472 28 F1	Existing pump station.	Public Utilities
Tyson's Dodge	Providence	8606 Leesburg Pike, Vienna, VA 22182	0291 01 0014	Existing pump station.	Public Utilities
Wesley House	Providence	3295 Buckley Street, Fairfax, VA 22031	N/A (VDOT)	Existing pump station.	Public Utilities
Pohick Library	Springfield	6450 Sydenstricker Rd Burke, VA 22015-4274	0882 01 0026	Existing library opened on June 20, 1987.	Library

Public Safety Transportation Operations Center (PSTOC)	Springfield	4890 Alliance Drive Suite 2300 Fairfax, VA, 22030	0554 01 0017A	Existing public safety, transportation, and emergency management center opened in October 2008.	Public Safety/Bus Facility
Burke Station	Springfield	9501 Old Burke Lake Road, Burke, VA 22015	0781 01 0023	Existing fire station opened in 1948.	Fire Station
South Run Rec Center	Springfield	7550 Reservation Rd Springfield, VA 22153	0883 01 0004	Existing recreation center opened in 1988.	Recreation Facility/Parks
Greenbriar East Elementary School	Springfield	13006 Point Pleasant Dr Fairfax, VA 22033	0454 01 0026	Existing elementary school opened on September 3, 1968.	Public School
Greenbriar West Elementary School	Springfield	13300 Poplar Tree Rd Fairfax, VA 22033	0451 01 0012	Existing elementary school opened on March 27, 1972.	Public School
Hunt Valley Elementary School	Springfield	7107 Sydenstricker Rd Springfield, VA 22152	0893 01 0016A	Existing elementary school opened on September 3, 1968.	Public School
Orange Hunt Elementary School	Springfield	6820 Sydenstricker Rd Springfield, VA 22152	0882 04 D1	Existing elementary school opened on September 30, 1974.	Public School
Rolling Valley Elementary School	Springfield	6703 Barnack Dr Springfield, VA 22152	0891 07 C	Existing elementary school opened on September 5, 1967.	Public School
Sangster Elementary School	Springfield	7420 Reservation Dr Springfield, VA 22153	0883 02 N	Existing elementary school opened in September 1988.	Public School
Saratoga Elementary School	Springfield	8111 Northumberland	0984 04 S	Existing elementary school opened on September 5, 1989.	Public School

		Rd Springfield, VA 22153			
Waples Mill Elementary School	Springfield	11509 Waples Mill Rd Oakton, VA 22124	0462 01 0025A	Existing elementary school.	Public School
Willow Springs Elementary School	Springfield	5400 Willow Springs School Rd Fairfax, VA 22030	0662 01 0004A	Existing elementary school opened in 1990.	Public School
Centreville High School	Springfield	6001 Union Mill Rd Clifton, VA 20124	0661 01 0012A	Existing high school opened in 1988.	Public School
Chantilly High School/Chantilly Academy	Springfield	4201 Stringfellow Rd Chantilly, VA 20151	0451 01 0009A	Existing high school opened in 1972.	Public School
Fair Oaks Pumping Station	Springfield	12005 Lee Jackson Hy, Fairfax, VA 22033	0463 08 0001C	Existing pump station.	Public Utilities
Pohick Road Pumping Station	Springfield	9551 Pohick Rd (Parcel 13), Fairfax Station, VA 22039	0883 01 0013	Existing pump station.	Public Utilities
Popes Head Road Pumping Station	Springfield	11518 Popes Head Rd (Parcel 43), Fairfax, VA 22030	0672 01 0043	Existing pump station.	Public Utilities
Penderwood Tanks Site 1	Springfield	3717 West Ox Rd (Parcel 62), Fairfax, VA 22033	0461 01 0062	Existing pump station.	Public Utilities

Edgewater	Springfield	10110 Deckhand Drive, Lorton, VA 22079	0872 07 A	Existing pump station.	Public Utilities
Highridge	Springfield	3890 Fairfax Ridge Road, Fairfax, VA 22030	0464 01 0015A	Existing pump station.	Public Utilities
Jermantown Road	Springfield	11013 Oakton Road, Fairfax, VA 22030	0473 17 A	Existing pump station.	Public Utilities
Pender	Springfield	3701A Pender Drive, Fairfax, VA 22030	0473 01 0059A	Existing pump station.	Public Utilities
Penderbrook	Springfield	3898 Valley Ridge Drive, Fairfax, VA 22033	0464 01 0053	Existing pump station.	Public Utilities
Piney Branch	Springfield	4775 Piney Branch Road, Fairfax Station, VA 22039	0563 01 0004B	Existing pump station.	Public Utilities
Clifton	Springfield	12800A Chapel Street, Clifton, VA 20124	0754 02 0044	Existing pump station.	Public Utilities
Centreville Regional Library	Sully	14200 St. Germain Dr Centreville, VA 20121-2299	0543 01 0012	Existing library opened on May 18, 1992.	Library
Chantilly Library	Sully	4000 Stringfellow Rd Chantilly, VA 20151-2628	0451 01 0007C	Existing library opened on January 7, 1995.	Library

Police Emergency Vehicle Operations Center (EVOC)/FCPD Training Facility	Sully	3725 Stonecroft Blvd Chantilly, VA 20151	0341 01 0005	Existing operations center opened in 1995.	Police Station
Centreville Station	Sully	5856 Old Centreville Rd, Centreville, VA 20121	0544 01 0063	Existing fire station opened in the 1950s.	Fire Station
West Centreville Station	Sully	6001 Oday Drive, Centreville, VA 20170	0543 02 0058	Existing fire station opened September 1995.	Fire Station
Cub Run Rec Center	Sully	4630 Stonecroft Blvd. Chantilly , VA, 20151	0432 01 0001	Existing recreation center opened on May 22, 2005.	Recreation Facility/Parks
Centre Ridge Elementary School	Sully	14400 New Braddock Rd Centreville, VA 20121	0651 05 D1	Existing elementary school opened in 1990.	Public School
Centreville Elementary School	Sully	14330 Green Trails Blvd Centreville, VA 20121	0653 04 A	Existing elementary school opened in 1870.	Public School
Cub Run Elementary School	Sully	5301 Sully Station Dr Centreville, VA 20120	0434 01 0015	Existing elementary school opened on September 2, 1986.	Public School
Deer Park Elementary School	Sully	15109 Carlbern Dr Centreville, VA 20120	0532 01 0002	Existing elementary school opened in September 1994.	Public School
London Towne Elementary School	Sully	6100 Stone Rd Centreville, VA 20120	0543 04 L	Existing elementary school opened on September 2, 1969.	Public School

Navy Elementary School	Sully	3500 West Ox Rd Fairfax, VA 22033	0354 01 0086	Existing elementary school opened in February 1956.	Public School
Poplar Tree Elementary School	Sully	13440 Melville Ln Chantilly, VA 20151	0453 03 M	Existing elementary school.	Public School
Powell Elementary School	Sully	13340 Leland Road Centreville, VA 20120	0553 01 0020A	Existing elementary school opened on September 2, 2003.	Public School
Virginia Run Elementary School	Sully	15450 Martins Hundred Dr Centreville, VA 20120	0531 01 0002G	Existing elementary school opened on September 5, 1989.	Public School
Franklin Middle School	Sully	3300 Lees Corner Rd Chantilly, VA 20151	0342 01 0029	Existing middle school opened in 1984.	Public School
Stone Middle School	Sully	5500 Sully Park Dr Centreville, VA 20120	0541 01 0023A	Existing middle school opened in 1991.	Public School
Westfield High School	Sully	4700 Stonecroft Blvd Chantilly, VA 20151	0432 01 0001	Existing high school opened in 2000.	Public School
Chantilly Shop and Property Yard	Sully	4400 Henninger Ct, Chantilly, VA 20151	0442 08 0009	Existing pump station.	Public Utilities
Penderwood Tank Site 2	Sully	3663 West Ox Rd, Fairfax, VA 22033	0461 01 0006A	Existing pump station.	Public Utilities
Ordway Road	Sully	7122 Centreville Road, Centreville, VA 20121	0741 01 0015	Existing pump station.	Public Utilities

ATTACHMENT 8: PUBLIC FACILITY PARCELS PROPOSED TO BE REDESIGNATED IN THE LAND USE MAP

Facility Name	Parcel #	Address	Use Type	Adopted Base Plan	Zoning District	Ownership
Oakton Library	0472 54 B	10304 LYNNHAVEN PL, OAKTON VA 22124	Library	.5-1 DU/AC, Private Open Space	PDH-4, R-1	County Facility
Kingstowne Regional Library	0913 09 0008B	7130 SILVER LAKE BLVD, ALEXANDRIA VA 22315	Library/Police Station	1-2 DU/AC, 5-8 DU/AC	PDH-8	County Facility
Annandale Station 8	0711 04 0109B1	7128 COLUMBIA PIKE, ANNANDALE VA 22003	Fire Station	Alternative Uses	R-4	Volunteer FD
Burke Station 14	0781 01 0023	9501 OLD BURKE LAKE RD, BURKE VA 22015	Fire Station	Public Parks, Retail and Other	C-5, R-2	Volunteer FD
Centreville Station 17	0544 01 0063	5858 OLD CENTREVILLE RD, CENTREVILLE VA 20121	Fire Station	Retail and Other	C-8	Volunteer FD
Kingstowne Station 37	1001 01 0016	7936 TELEGRAPH RD, ALEXANDRIA VA 22315	Fire Station	Private Recreation	R-1	County Facility
West Centreville Station 38	0543 02 0058	6001 O'DAY DR, CENTREVILLE VA 20120	Fire Station	5-8 DU/AC	R-1	County Facility
Crosspointe Station 41	1061 10 0008A2	9610 HAMPTON RD, FAIRFAX STATION VA 22039	Fire Station	.2-.5 DU/AC	R-1	County Facility
Scotts Run Station 44	0294 06 0096A2	1775 OLD MEADOW LN, MCLEAN VA 22102	Fire Station	Office	C-3	County Facility
Mt. Vernon Terrace	1103 05F 0001A	5105 BURKE DRIVE	Pump Station	2-3 DU/AC	R-2	County Facility
Ordway Road	0741 01 0015	7122 CENTREVILLE ROAD	Pump Station	.1-.2 DU/AC, Public Parks	R-C	County Facility
Piney Branch	0563 01 0004B	4775 PINEY BRANCH ROAD	Pump Station	1-2 DU/AC	R-8	County Facility

Rivertowers	0932 01 0006	6801 FT. HUNT ROAD	Pump Station	Public Parks	R-3	County Facility
Riverwood	1104 05 F	3700 RIVERWOOD ROAD	Pump Station	Private Open Space	R-2	County Facility
Tysons Dodge	0291 01 0014	8606 LEESBURG PIKE	Pump Station	Industrial	I-4	County Facility
Washington Woods	1104 11 P	3805A WASHINGTON WOODS DRIVE	Pump Station	2-3 DU/AC	R-2	County Facility
Waynewood I	1024 05020038A	8506 WEST BOULEVARD DRIVE	Pump Station	2-3 DU/AC	R-3	County Facility
Waynewood II	1112 06220022C	8712 EAGLEBROOK COURT	Pump Station	2-3 DU/AC	R-3	County Facility
Weid	0203 01 0033A	8418A HOLLY LEAF DRIVE	Pump Station	1-2 DU/AC, Private Open Space	R-1	County Facility
Wellington I	1022 18 0011B	7835 SOUTHDOWN ROAD	Pump Station	2-3 DU/AC	R-2	County Facility
Wesley House	N/A (VDOT)	3295 BUCKLEY STREET	Pump Station	2-3 DU/AC	R-2	County Facility
Yacht Haven	1103 04 B	9434 FOREST HAVEN DRIVE	Pump Station	2-3 DU/AC	R-2	County Facility
Wiley	1143 02030007	7620 GUADALCANAL DR	PH	.1-.2 DU/AC	R-E	County Facility
Gunston	1134 04 0014	10404 MADISON DR	PH	.1-.2 DU/AC	R-E	County Facility
Lincoln Lewis Vannoy Odor Control Facility	0662 01 0004B1	5426 WILLOW SPRING SCHOOL ROAD	Odor Control	Public Parks	R-C	County Facility
Huntington Levee	0831 14C 0140A	5755 MOUNT VERNON DR	SWM	Public Parks	R-8	County Facility
Lorton Valley	1074 01 0098A	9601 SANGER STREET	Pump Station	1-2 DU/AC	R-5	County Facility
Long Branch	1081 01 0004	8750 TELEGRAPH ROAD	Pump Station	Public Parks	R-1	County Facility

Leehigh Village 1	0564 01 0021A1	11726 NANCY DRIVE	Pump Station	.1-.2 DU/AC	R-C	County Facility
Leehigh Village 2	0564 04 0064	4722 VILLAGE DRIVE	Pump Station	.1-.2 DU/AC	R-C	County Facility
Lakevale Estates	0374 05 B	10209 KENBROOKE COURT	Pump Station	1-2 DU/AC, Private Open Space	R-2	County Facility
Langley Oaks	0212 01 0012	6526 HEATHER BROOK COURT	Pump Station	1-2 DU/AC, Public Parks	R-1	County Facility
Giles Run	1062 09 A	9000A SOUTHPOINTE LANE	Pump Station	.5-1 DU/AC	PDH-1	County Facility
Gunston Commerce Ctr	1133 01 0005G	10500 FURNACE ROAD	Pump Station	Mixed Uses	I-4	County Facility
Highridge	0464 01 0015A	3890 FAIRFAX RIDGE ROAD	Pump Station	Office	I-5, PDH-30	County Facility
Holmes Run	0604 15 0001	6623 DEARBORN DRIVE	Pump Station	1-2 DU/AC, Public Parks	R-2	County Facility
Edgewater	0872 07 A	10110 DECKHAND DRIVE	Pump Station	.2-.5 DU/AC	R-1	County Facility
Barcroft II	0613 14 A	6302A CROSSWOODS CIRCLE	Pump Station	2-3 DU/AC	R-2	County Facility
Belleview	0932 0708 A	1413A BELLE VIEW BOULEVARD	Pump Station	16-20 DU/AC	R-20	County Facility
Braddock Road	0704 01 0001A	8200 BRADDOCK ROAD	Pump Station	Public Parks	R-3	County Facility

PLANNING COMMISSION RECOMMENDED MODIFICATIONS HANDOUT

PUBLIC FACILITIES PLAN AMENDMENT 2020-CW-1CP & 2013-CW-5CP

Chairman Phillip Niedielski-Eichner Countywide

Public Hearing – September 23, 2026

The following proposed text is based on the Staff Report for Plan Amendments **2020-CW-1CP & 2013-CW-5CP** dated August 19, 2026, Recommendation section.

Draft modifications to the staff report recommendation are shown in **bold with underline and yellow highlight** for proposed additions and ~~**bold with double strike throughs and yellow highlight**~~ for proposed deletions.

MODIFY: Fairfax County Comprehensive Plan, 2026 Edition, Policy Plan, Public Facilities [Amended Date: 5-7-2024], The Public Facilities Element

Education Public Schools

Additionally, FCPS offers several unique instructional, nontraditional, and special education programs in their facilities. Instructional programs include FCPS Pre-Kindergarten (PreK), Advanced Academic Programs, High School Advanced Placement, International Baccalaureate ~~**Diploma**~~ Program, and High School Academy. Nontraditional programs include Fairfax County Adult High School; Achievement, Integrity, and Maturity program; Alternative Learning Centers; Nontraditional Career Readiness Academy; Transition Support Resource Center; and Adult and Community Education….

Capacity is the number of students a school can support when the restriction of program of studies is applied. Capacity is measured differently for the elementary, middle, and high school levels. For all school levels, both ~~**a**~~ design capacity and program capacity ~~**is**~~ are calculated. Design capacity reflects the capacity of a building as it was originally constructed. Newly constructed and renovated facilities are designed in accordance with approved education and safety specifications….

Libraries

Introduction

The mission **FCLP** **FCPL's mission** is to actively build community further literacy, and promote freedom of access and expression through programing, community spaces, technology, and collections of educational and recreational resources, in a variety of formats, thus enhancing

individual and community life. To achieve fulfillment of this mission, ~~FCLP~~ **FCPL** will continue to:

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

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

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

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

Health and Human Services

Health and human services facilities are owned or operated by the county and include human services regional offices, community centers, senior centers, adult day health **care,** public health centers, health clinics, and treatment facilities. Human services regional offices and other co-located facilities provide access to community members who need assistance from multiple health and human services agencies.

Objective 22: Health and human services facilities should be designed to enhance service delivery and efficiently meet community needs.

Policy b. Ensure inclusive outdoor leisure space that enables social and community connectedness is included in the design of new community centers**. For instance, include features such as** ~~**like**~~ playgrounds, athletic courts, ~~**and**~~ exercise equipment**, and comfortable seating areas**.

Policy c. Integrate health and human services with other county services and community amenities to increase access, enhance service delivery, and maximize efficient **use** of shared resources.

Police

Objective 26: Locate police stations and facilities so as to provide the most efficient and expeditious law enforcement/protective service to the county as a whole and to the individual police districts.

Policy b. Plan for ~~a~~ new police substations in growing areas of the county.

Policy f. Evaluate and support any identified need for ~~an~~ Officer Wellness and Incident Support Services (ISS) facilities.

Fire and Rescue

Objective 28: Establish and maintain at a minimum, a seven-minute total response time coverage for fire and rescue emergencies to at least 95 per-cent of the county's population.

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

- Locate stations close to intersections where there is no problem with highway access;
- Locate stations on relatively flat topography and provide the opportunity to buffer the station from adjoining properties;
- Locate stations on the side where the greatest hazard or higher incident activity exists, where there is either a man-made or natural obstacle such as a railroad or river; and
- Locate stations to minimize service area overlap When there is unavoidable overlap with other existing service area, the new station should be located so that any service overlap benefits the high density areas and alleviates the response requirements of other high activity areas.

Sheriff

Objective 30: Meet the State Department of Corrections rated capacity standards for Average Daily Population at the Adult Detention Center (ADC) and provide for sentenced offenders not incarcerated at the ADC.

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

Courts

Introduction

These **court's** facilities are primarily located on the **Judicial Center/Courthouse** Complex in Fairfax City in the Fairfax County Courthouse.

Animal Services Division and the Department of Animal Sheltering

Introduction

The Animal Services Division of the Fairfax County Police Department safeguards the residents of the county against stray and unwanted animals; **protects** residents and animals from certain animal diseases, **enforces** the state and local animal related laws and ordinances, and **addresses** issues concerning **wild life**."

Utilities and Services

Water Supply

Objective 37: Plan and provide for facilities to treat, transmit and distribute a safe and adequate potable water supply.

Policy b Coordinate all Fairfax Water projects by continuing the Water Facilities Agreement between the Board of Supervisors and **the** Fairfax Water which requires:

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

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

Sanitary Sewer

Introduction

Additional treatment capacity is provided by contractual agreement with **the** DC Water, Alex**andria** Renew, Arlington County and the Upper Occoquan **Sewage Service** Authority.

Solid Waste and Recycling

Objective 40: Provide conveniently located solid waste management facilities and operations, while ensuring that these facilities area compatible with adjacent land uses.

Wireless Telecommunications Services

Objective 51: With Planning Commission approval, wireless telecommunication facilities proposed on existing or replacement structures, or new poles of 50 feet or less in height and designed to support small cell facilities, that do not meet the Administrative Review or Deemed Approved Guidelines but are otherwise consistent with Plan guidance may be processed without a public hearing as a "feature shown" of the Comprehensive Plan when in conformance with the following policies:

Policy a. In determining that proposed telecommunication facilities are a feature shown of the Comprehensive Plan, ensure that the following general factors are met:

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

Administrative Review Guidelines

Objective 52: Consider the co-location, replacement, or modification of antennas, and their associated equipment to be an Administrative Review "feature shown" of the

Comprehensive Plan requiring no Planning Commission review when the colocation, replacement or modification of, antennas, and the related equipment is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

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

Objective 53: Consider the placement of new structures 50 feet or less in height and designed to support small cell facilities to be an Administrative Review feature shown of the Comprehensive Plan requiring no Planning Commission review when the location and character of the new structure is in full conformance with all Fairfax County Zoning Ordinance provisions and the following applicable policies:

……

Policy d. Locate so as to not impede pedestrian, bicycle, or vehicular travel by not obstructing walkways, driveways, entrances or other means of travel.

~~**Policy e. Locate so as to not impede or obstruct pedestrian, bicycle, or vehicular travel.**~~

Policy e f. The pole design should conform to the aesthetics of existing adjacent streetlights or utility poles and/or conform to existing area or district specific urban design guidelines or manuals (ex. Tysons Urban Design Guidelines).

Policy f ~~g~~. Locate the pole in conformance with existing area or district specific urban design guidelines or manuals and/or Standard Pole Locations as defined in the Fairfax County Public Facilities Manual and restore any disturbed streetscape after installation.

Policy g ~~h~~. In areas where there are no existing adjacent streetlights, utility poles, or district specific urban design guidelines or manuals, new poles should be designed to look the same as or substantially similar to existing poles elsewhere in the same zoning district.

Policy h ~~i~~. Locate new structures 50 feet or less in height within the bounds of a historic overlay district only if infeasible to co-locate associated wireless telecommunication facilities on existing structures or to locate new structures outside of the historic overlay district or in the public right-of-way.

Policy i j. When placing in a historic overlay district:

Site the structure so as to not be located along the frontage of a historic building, deemed historic on a federal, state, or local level; and Site the structure so as not to be on an existing structure located on, adjacent to, or visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or a contributing or historic property in a County Historic District.

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

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > Lincolnia Planning District Overview [May 5, 2026] > Lincolnia Community Business Center > Public Facilities

Schools

The Lincolnia CBC is served by four public schools: Parklawn and Weyanoke Elementary Schools, Holmes Middle School, and Annandale High School**~~ using attendance areas for School Year 2017-18~~**. **~~Under the envisioned Comprehensive Plan buildout, approximately 1,468 additional primarily multi-family dwelling units are recommended. Using the 2018 student generation ratio, this number of units could generate approximately 169 additional students (93 elementary, 29 middle, and 47 high school).~~**

~~The increase in students is not anticipated to generate a need for new school facilities to support the increased enrollment based on 2017-2018 school capacities.~~ Accommodating the increased student yield at existing facilities should be addressed through various means that may include additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas.

Police and Fire and Rescue

Emergency and other fire and rescue services are primarily provided by the Edsall Road Fire and Rescue Station. Several other fire and **rescue** stations provide coverage to the Lincolnia CBC area, including the Bailey's Crossroads Volunteer Fire and Rescue Station and the Annandale Volunteer Fire and Rescue Station.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan I > The Merrifield Suburban Center Overview [May 5, 2026] > Area-wide Recommendations > Public Facilities/infrastructure

Library

Tysons-Pimmit Regional Library ~~began~~ was renovated~~ion~~ in 2016~~7~~. These renovations will meet the county's library level of service standards with no additional facilities being anticipated….

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > Fairfax Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities Public Facilities

Public Facilities

5. Transmission gap from Valley Road to Jermantown Road along Waples Mill Road.

6. Transmission gap from Shirley Gate Road to Rust Road along Route 29.

7. Transmission main along Judicial Drive from Jones Street to Chain Bridge Road.

8. Transmission main along Patriot Circle, Aquia Creek Lane, and University Drive.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan II > McLean Planning District Overview [May 5, 2026] > McLean Community Business Center > Public Facilities

McLean CBC

Schools

The McLean CBC is served by four Fairfax County public schools ~~for School Year 2020 - 2021:~~ Franklin Sherman Elementary School, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School. Other Fairfax County public schools may provide specific programs, such as Haycock Elementary School and Churchill Road Elementary School providing Advanced Academic Program, for students in the McLean CBC ~~for School Year 2020 - 2021~~. ~~As identified in the Fairfax County Public Schools (FCPS) Capital Improvement Program (CIP) for Fiscal Year 2021 – 2025, Kent Gardens Elementary School, Longfellow Middle School, and McLean High School had capacity deficits which may continue to exist through School Year 2024 - 2025. A modular addition for McLean High School was completed in 2021 to mitigate the capacity deficit at McLean High School.~~ Student membership projections and individual school capacity evaluations are based on a five-year projection and updated annually, while the Comprehensive Plan considers a 20-year horizon. To address the shorter-term student and school capacity projections while also considering student needs over the longer-term planning horizon, numerous strategies may be considered to ensure appropriate improvements are phased with new development….

Police and Fire and Rescue

The Scotts Run Fire and Rescue Station 44 ~~is expected to~~ provide**s** service to **the** McLean CBC ~~and will be occupied by Spring of 2021~~…..

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Fairfax Center Area [May 5, 2026] > Fairfax Center Area-Wide Recommendations > Public Facilities

Fairfax Center Area

Public Facilities

…..Public facilities approved by the Planning Commission through the 15.2-2232 review process, may be administratively added to the map which is available at: *Comprehensive Plan Public Facilities Map*.

~~**Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. In addition to the traditional means for addressing school capacity requirements listed above, Fairfax County Public Schools should evaluate other possible school impact mitigation strategies. The impact of development on schools should be mitigated by the developer(s) and the county. Any impact on schools, necessitated by any increased intensity, must be addressed with provisions for mitigation.**~~

~~The~~A ~~following~~number of public facilities have been identified as future needs in ~~the~~this ~~Fairfax~~Planning ~~Center Area.~~District. These projects are included for informational purposes ~~and~~and, in most ~~cases~~cases, will require a 2232 Review public hearing before the ~~county~~ Planning Commission prior to being established. ~~Those~~Facilities ~~facilities~~that have been identified as future needs but for which a specific location ~~for~~has ~~future~~not ~~construction has~~yet been identified are ~~also~~not shown on the map but may be listed ~~in the land unit recommendations and are considered a feature of the Comprehensive Plan upon review by the Planning Director and concurrence by the Planning Commission. If such feature shown determination is made, these projects will not require a future 2232 Review public hearing.~~below.

Schools

Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas. In addition to the traditional means for addressing school capacity requirements listed above, Fairfax County Public Schools should evaluate other possible school impact mitigation strategies. The impact of development on schools should be mitigated by the developer(s) and the county. Any impact on schools, necessitated by any increased intensity, must be addressed with provisions for mitigation.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > District-Wide Recommendations > Public Facilities

Public Facilities

Provide a renovation for the Crossroads facility **which** provides substance use and mental health treatment, counseling, vocational rehabilitation, psychiatric services, medication monitoring, drug testing, case management, and transition support.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP5 Greater Reston Community Planning Sector > Recommendations > Public Facilities

Public Facilities

~~**2. Reserve land adjacent to the Dulles Toll Road just west of the Reston Parkway for a potential rail station (no parking).**~~

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan III > Upper Potomac Planning District Overview [May 5, 2026] > UP8 Lee-Jackson Community Planning Sector > Recommendations > Public Facilities

Public Facilities

1. An elementary school site, possibly in combination with an active recreation park site should be located in the area between Armfield Farms and the intersection of ~~**Lee-Jackson Memorial Highway**~~ **Route 50** and Centreville Road. The school site should have a minimum of 14 acres, and include ballfields or other facilities for active recreation use for the community.

Fairfax County Comprehensive Plan 2026 Edition - Area Plans > Area Plan IV > Richmond Highway Corridor Area [May 5, 2026] > Corridor-Wide Guidelines > Public Facilities

Public Facilities

The Richmond Highway Corridor is served by 19 public schools: 13 elementary schools, three middle schools, and three high schools~~**using attendance areas for School Year 2017-18. In 2015, the existing 5,000 dwelling units in the corridor yielded approximately 2,100 students**~~. ~~**Under the envisioned Comprehensive Plan buildout, approximately 18,000 dwelling units are recommended, resulting in an increase of approximately 13,000 new dwelling units. Using the 2016 student generation ratio, this could generate approximately 2,200 additional students (1,200 elementary, 400 middle, and 600 high school)**~~.

…….