

PUBLIC FACILITIES

Cover page template.

This cover page provides an overview of the method used to track potential updates and changes to the 2030 Comprehensive Plan as part of the 2035 update of the Comprehensive Plan.

The base document from which the changes have been tracked is the approved 2030 Comprehensive Plan.

Stage 1.

Each chapter, or section of a chapter, was updated by members of a Blue Ribbon Panel (Citizen Advisory Group) or the responsible agency, department, or commission.

Stage 2.

The Comprehensive Plans and Programs Committee (CPPC) reviewed, adjusted where necessary, and endorsed each chapter of the 2035 update prepared in Stage 1 above.

Stage 3.

The chapters of the 2035 update as endorsed by the CPPC were forwarded to outside editors for their review and input. Adjustments were made as noted.

Ongoing actions.

Additional comments were received throughout this process by individual Board members and Planning Commissioners.

As demonstrated above, the following color scheme was used:

Blue text – Blue Ribbon Group/Committee/Agency Input

Red text - CPPC Input

Brown text – Editor Input

Green text – BOS Input (individual)

Highlighted Text – Public Input (online and from public meetings)

PUBLIC FACILITIES

INTRODUCTION –

CREATING COMMUNITY WITH PUBLIC FACILITIES

Creating a sense of community through the principles of Neighborhood Design is supported through the policies contained within the Urban Area Study completed in 2006. These policies will help transform areas within the Urban Development Area (UDA) into walkable, mixed-used, interconnected focal points.

By directing growth to the Urban Areas, through the UDA, the County can better direct services and community facilities to the citizens providing efficiency in community facilities including schools, parks, libraries and emergency services. At the same time, the County can better protect its Rural Areas and natural and cultural resources.

To facilitate the growth and development in the UDA, and to ensure that the right kind of development is occurring in the appropriate places, the placement of future community services should be based on the following principles:

- Mixing of various uses including schools, parks, and other county services.
- Locating community facilities to serve as community focal points
- Traditional development patterns.
- High quality architecture and design, especially in public buildings and spaces.
- Integrated community facilities that serve as community focal points.
- Respect for and incorporation of natural and historic resources.
- Providing linkages between trails, parks, open spaces and public facilities to create connectivity a more walkable community.

Public facilities, especially schools, parks and libraries, can provide focal points for walkable, mixed-use neighborhoods, intertwined with variety of housing, retail, and employment opportunities. Focusing development around walkable centers allows people to work, go to school, live, shop, and play in locations that are near each other. The location of public facilities and infrastructure and the thoughtful provisions for public spaces, recreational areas, and open spaces are essential to the creation of more walkable, livable communities.

This Chapter addresses the following County public facility providers and their focus and direction for the future.

- **FREDERICK COUNTY PUBLIC SCHOOLS**
- **FREDERICK COUNTY PARKS AND RECREATION**
- **HANDLEY REGIONAL LIBRARY**
- **FREDERICK COUNTY EMERGENCY SERVICES**

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- **WINCHESTER REGIONAL AIRPORT**
- **FREDERICK COUNTY SANITATION AUTHORITY (FCSA)**

Collaboration between County agencies should continue to be a priority goal in order to ensure that the investment made in the **County's community facilities** will continue to provide the best possible environment for positive and vibrant community growth.

Public facilities, in particular schools, parks and libraries have a tremendous effect on how our community grows. There is an opportunity to improve the quality of the community by applying contemporary planning principles to public facility planning. In general, **public facilities should serve as a focal point for the County's Neighborhood Villages, Urban Centers and Rural Communities**. These facilities are aimed at promoting more livable places and improving overall quality of life by building on and enhancing a sense of community.

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FREDERICK COUNTY PUBLIC SCHOOLS

The establishment of new community facilities creates opportunities to improve the quality of the surrounding community. Schools in particular through the incorporation of Neighborhood Design can serve as the focal point for Neighborhood Villages and Urban Centers within the UDA and Rural Community Centers in the Rural Areas. Neighborhood Design promotes neighborhood-centered schools as an element of a fully integrated community and as a resource and enhancement for the locality as a whole.

Schools should be located in existing or future neighborhoods, within walking distance and be accessible to residents. Community centered school planning makes good use of existing resources, while ensuring that schools are located within neighborhoods and fit into the scale and design of the area. They act as neighborhood anchors and community centers. Well planned school sites, by encouraging walking and bicycling, can improve student health and academic performance and reduce traffic around schools. A good example of community-centered school planning can be found in Greenwood Mill Elementary School, the county's 11th Elementary and newest school.

CURRENT CONDITIONS

FCPS is the 19th largest of 134 school systems in the Commonwealth of Virginia, with just over 13,000 students in the 2010-11 school year. With over 2,000 full time employees, Frederick County Public Schools is the second largest employer in the Frederick-Winchester County area. The school district has 11 elementary schools, 4 middle schools, 3 high schools, and 1 alternative education/career & technical school. The school division also owns and operates a regional special education facility that provides special education services to students from Frederick and Clarke Counties and the City of Winchester. Support facilities include the administration building, the maintenance/warehouse facility, the Transportation Facility, the Smithfield facility, and Support Facilities West. There are a total of 25 schools and support facilities operated by FCPS. Four new schools plus the Transportation Facility were constructed over the past 10 years. Another school is currently under construction.

Residential growth continues to impact the school system as additional homes are built throughout the County. During the past several decades, the total student enrollment in the school division has increased steadily. Student enrollment has grown by 869 students in the past ten years, an increase of 7%. Recently, student membership growth has been flat, a reflection of the real estate market slump and the broader economic crisis.

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As the local real estate market recovers, school growth will regain momentum.

As growth occurs, it is important that new and refurbished schools serve as a focal point for Neighborhood Villages and Urban Centers. When located in the Rural Areas, new and existing schools should be located in or near Rural Community Centers when possible.

FUTURE FOCUS FOR THE FUTURE

As Frederick County looks toward the future, it will plan for new school facilities that are **strategically located where students live to optimize individual schools' population levels.** Where possible, schools should be located to provide a focal point for community life and where students can walk or ride their bicycles to school. Opportunities to co-locate schools with other community facilities should be sought. Several schools currently have Parks & Recreation Basic Rec programs within them. This program should be considered for new schools. Other Parks & Recreation programs could be co-located with schools. Fire & Rescue stations co-located with schools provides a specific benefit to FCPS, as schools are identified by the **Fire and Rescue Department as a "target hazard" (a land use having a higher risk of injury due to the demographics of the users).** ~~To meet the continuing challenge of student population growth, more new schools will be needed.~~

FCPS also has the responsibility of providing instruction that prepares students to work and live in the 21st century. The use of technology as a tool in nearly every facet of education has dramatically changed the way in which instructional services are provided to students. Renovation, and/or expansion, ~~or outright replacement~~ of certain schools will be ~~needed~~ necessary to meet needs created by technological advancement, evolving educational practices, ~~implementation of full-day kindergarten~~, building safety and security, aging facilities, and a desire to implement green building practices **such passive solar day lighting, energy and water conservation and reusable building materials.** ~~These same circumstances plus an increasingly rigorous regulatory environment drive the need for larger, technologically modern support facilities.~~

Detailed descriptions of the school division's capital needs are included in the Frederick County Capital Improvements Plan, which is updated annually. The anticipated location of the proposed facilities is shown on the Potential New School Locations map.

COMMUNITY BENEFITS

It is the mission of Frederick County Public Schools' (FCPS) is to ensure all students an excellent education. To that end, FCPS envisions providing the highest quality, most cost effective education possible by:

- Increasing students' enthusiasm for learning
- Promoting individual learning ability

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- [Recruiting and retaining excellent personnel](#)
- [Encouraging parental and community support and involvement](#)
- [Fostering an inviting environment](#)
- [Using continual data analysis](#)
- [Emphasizing curriculum renewal](#)
- [Offering a meaningful staff development program](#)
- [Using current technology](#)
- [Requiring efficient operating procedures](#)
- [Evaluating progress and revising goals to achieve this vision](#)

[Frederick County Public Schools strives to be a premier school division in the Commonwealth of Virginia. Teachers and staff maintain high expectations for students so the children of Frederick County are equipped with the necessary knowledge, skills and competencies to be successful in their chosen career and life goals. As a result, the mean composite score of FCPS students taking the SAT in 2014-15 exceeded the national mean composite score, 1516 to 1490. Eighty percent of the class of 2015 planned to continue their education. Our student dropout rate in 2015 was less than the State average, 3.3% to 5.2%, and improved from 6.8% in 2011. Our on-time graduation rate \(the rate of students completing high school in four years\) was better than the State average as well, 93.3 to 90.5.](#)

[There are specific programs offered by FCPS to meet the varying needs of special groups of students. In collaboration with the City of Winchester and Clarke County, FCPS provides an education for children who are emotionally disturbed or who have multiple disabilities. FCPS offers a variety of trade and industrial programs and health occupations programs designed to meet the needs of students who wish to improve their employability skills and explore different career possibilities. FCPS provides enriched and expanded instruction for students who qualify for Gifted Education, including the Mountain Vista Governor's School. FCPS also participates in two summer programs: Performing and Visual Arts Northwest \(PAVAN\), a regional summer arts and culture program, and Blue Ridge Environmental Studies Regional Summer Governor's School, which offers gifted students opportunities to work on real problems in environmental management.](#)

[In addition to the above, FCPS provides a number of additional benefits to the community](#)

- [Varsity and junior varsity athletics help provide each community an identity and give participating students competitive skills that can be used throughout their lives.](#)
- [School buildings serve as a center where various community activities can take place. Some schools even include community centers operated by the Parks & Recreation Department.](#)

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- [The cafeteria offers two nutritious meals a day to all students. This is particularly important for students who qualify for free or reduced cost meals.](#)

[Bright Futures provides food packs to students from families in need to ensure they receive proper nutrition over the weekend. In addition, Bright Futures offers mentoring and clothing, and actively searches for ways to meet individual needs as they arise.](#)

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POLICIES/IMPLEMENTATION

Each local school board in Virginia is required by State Code to adopt a division wide comprehensive plan. Accordingly, the Frederick County Public Schools Division Comprehensive Plan is the document that governs the future direction of FCPS. Long-range school planning documents that are developed under the umbrella of the Division Comprehensive Plan include curriculum improvement plans, school improvement plans, a technology plan, enrollment projections, a capital improvement plan, and a staffing projection plan. The following policies ~~are mostly include~~ excerpts ~~paraphrased~~ from the FCPS ~~2007-2013~~ Division Comprehensive Plan ~~2014-20~~. Please refer to that plan for the official version of these policies:

POLICY: **CONSIDER THE SURROUNDING NEIGHBORHOOD VILLAGES, URBAN CENTERS, AND RURAL COMMUNITIES; SITE LOCATION, SITE SUITABILITY, PROGRAM DESIGN, AND THE NEEDS OF OTHER AGENCIES IN LOCATING NEW FACILITIES.**

IMPLEMENTATION:

- In evaluating potential school facility locations, consider the role of the site in building diverse, walkable communities in the UDA.
- In evaluating potential school facility locations, consider each location relative to arterial roads, planned roadways, the SWSA, the UDA, surrounding neighborhoods, floodplains, Civil War battlefields, and Agricultural and Forestal Districts. Also consider surrounding land uses, ~~nearby petroleum releases~~, and ~~other~~ potential environmental hazards.
- In evaluating individual candidate sites, consider each site's zoning, planned land use, topography relative to program requirements, historical features, water features, wetlands, ~~petroleum releases and other~~ potential environmental hazards, geology, soil suitability, and tree cover. Also consider constraints contained in the site's deed and plat and the potential for the presence of rare, threatened, and endangered species.
- Purchase sites that are suitable for co-locating school facilities with facilities other agencies have identified in their CIP or other studies if doing so does not interfere with FCPS' educational mission and is a responsible use of public funds. Future school sites have the potential to be collocated with future fire and rescue stations, parks, community centers, libraries, convenience sites, and satellite offices for several County Departments. Additionally, future school sites could become part of the network of properties needed to execute the Eastern Road Plan.

POLICY: **STUDENT LEARNING RESULTS FROM COLLABORATIVE TEAMS DESIGNING INTENTIONAL EXPERIENCES THAT HONOR ALL STUDENTS AS LEARNERS. FREDERICK COUNTY PUBLIC SCHOOL EDUCATORS EMBRACE A CULTURE OF INNOVATION, COLLABORATION, AND POSITIVE RELATIONSHIPS, MAKING STUDENT SUCCESS THE ONLY OPTION. ALL STUDENTS LEAVE FREDERICK COUNTY PUBLIC SCHOOLS**

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PREPARED TO ACHIEVE AND SURPASS THEIR LIFE GOALS AS THEY BECOME VALUED CONTRIBUTORS TO THEIR COMMUNITY. FCPS WILL CONTINUE TO FOCUS ON STUDENT ACHIEVEMENT AND WILL PROVIDE EDUCATIONAL OPPORTUNITIES MEETING STUDENTS' NEEDS.

IMPLEMENTATION:

- Students will demonstrate functional and critical thinking skills.
- Students will be engaged in relevant learning experiences through high quality instruction.
- Educators use data to make instructional decisions to meet individual needs of all students.
- School and division improvement teams will develop and implement instructionally focused improvement plans to increase academic rigor and student achievement.
- Through research, professional development, and collaborative discourse, teachers have a vision of excellence and relevant learning opportunities for their students.
- Teachers allow for and encourage a global learning approach, where students use technology to move beyond the four walls of the classroom to learn from and connect with any appropriate resource.
- Teachers, administrators, counselors, paraprofessionals, and other staff work together to enhance their own learning, and students are given the same opportunities.
- Through continuous feedback, assessment and strong relationship building, teachers know their students as learners and as people, and they use that quantitative and qualitative information to design meaningful learning experiences.
- All employees are active participants in professional learning communities committed to continuous improvement, collective responsibility, and goal alignment to increase educator effectiveness and improve student progress, mastery or achievement.
- Involvement and support from all parents and community stakeholders are critical to school improvement efforts that focus on student achievement. Frederick County Public Schools recognizes that timely and meaningful communication with parents and community members encourages partnerships that support student learning.
- Frederick County Public Schools believes educational facilities are an integral part of the learning process. Warm, inviting spaces equipped with appropriate learning tools including current technology and laboratory equipment encourage students to explore and understand concepts and critical knowledge necessary to be successful. Facilities provide spaces for collaborative learning and work, individual classrooms for discreet teaching and laboratory experiences, and public spaces shared with the community.
- Educational facilities represent a lasting investment in the future by the citizens of Frederick County. Contemporary learning facilities are energy efficient, employ natural lighting and provide properly conditioned spaces conducive to work.
- Support services must be effective, efficient, and enable instructional leaders to focus on student learning. The School Board is committed to investing in teaching and learning, and recognizes that appropriate supports must be provided in a cost-effective manner.

Students in all population groups will demonstrate high levels of achievement in the core academics and the fine arts as evidenced by increased levels of proficiency on standards of

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learning assessments, on advanced placement tests, and by grades in dual enrollment courses.

- Students will enroll in coursework that provides opportunities to earn college credit or industry certifications while enrolled in secondary school.
- Students will be prepared for continued learning and application of learning to the workforce.
- Students' academic success, core character traits, and citizenship will be enhanced by parental involvement.
- Student achievement and progress will be reported efficiently to parents.
- Students will benefit from collaborative teacher planning and problem-solving.
- Students and staff will learn and work in buildings that are conducive to learning, cost-effective, energy-efficient, at or below program capacity, attractive, and well-maintained.
- Students who are highly talented academically and in the arts will have access to multiple learning opportunities grades 2-12.
- Students will be able to make choices that lead to a healthy and productive lifestyle such as walking or bicycling to school when feasible and safe to do so.

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POLICY: FCPS WILL PROVIDE A HIGH QUALITY OF STUDENT LIFE.

IMPLEMENTATION:

- Students will have access to high quality guidance and academic counseling services.
- Students will learn in a safe and orderly environment.
- Students will have access to nutritious and healthy meals that meet RDA guidelines.
- Students will be encouraged to participate in school-sponsored extra- and co-curricular activities.

COMMUNITY PARTNERS AND STAKEHOLDERS

The Frederick County School Board is the elected body which governs the school division. The School Board adopts broad goals and objectives for the school system's operation, sets and enforces school policy, prepares and adopts annual budgets, oversees student instruction and division administration, and manages school division property. In performing this work, the School Board coordinates effort with numerous agencies:

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- [Access Independence.](#)
- [Aids Response Awareness](#)
- [The ARC of Northern Shenandoah Valley.](#)
- [Blue Ridge Environmental Studies Regional Summer Governor's School.](#)
- [Bright Futures](#)
- [Child Development Clinic of Northwestern Virginia.](#)
- [Child Parent Center.](#)
- [Commonwealth Autism Services](#)
- [The Family to Family Network of Virginia](#)
- [Frederick County Department of Social Services](#)
- [Frederick County Educational Foundation.](#)
- [Frederick County Juvenile and Domestic Relations Court](#)
- [Frederick County Parent Resource Center.](#)
- [Frederick County Parks and Recreation.](#)
- [Frederick County Sheriff's Office.](#)
- [Mountain Vista Governor's School, or MVGS.](#)
- [Northwest Regional Education Program, or NREP.](#)
- [Northwestern Community Services.](#)
- [Parent to Parent.](#)
- [Performing and Visual Arts Northwest, or PAVAN.](#)
- [Shenandoah University.](#)
- [Virginia Autism Resource Center.](#)
- [Virginia Board for People with Disabilities.](#)
- [Youth Development Center.](#)

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SUPPORTING MATERIALS AND RESOURCES

- [Frederick County Public School Division Comprehensive Plan 2014-20](#)
- [Frederick County Public Schools School Board Approved Budget Fiscal Year 2010](#)
- [Frederick County Public Schools Capital Improvement Plan 2009 - 2014](#)
- [Frederick County Public Schools September 15, 2009 Enrollment History and Projections](#)
- [Frederick County Public Schools Character Education Core Traits](#)
- [Frederick County Public Schools 2009 – 2010 High School Program of Studies](#)
- [Frederick County Public Schools 2009 – 2010 Middle School Program of Studies](#)
- [Frederick County Public Schools 2006 – 2011 Local Plan for the Education of the Gifted](#)
- [Frederick County Public Schools Six-Year Technology Plan 2003-2009](#)
- [Commonwealth of Virginia 2008 Standards of Quality](#)
- [Commonwealth of Virginia Standards of Accreditation](#)
- [Educational Technology Plan for Virginia 2003-2009](#)

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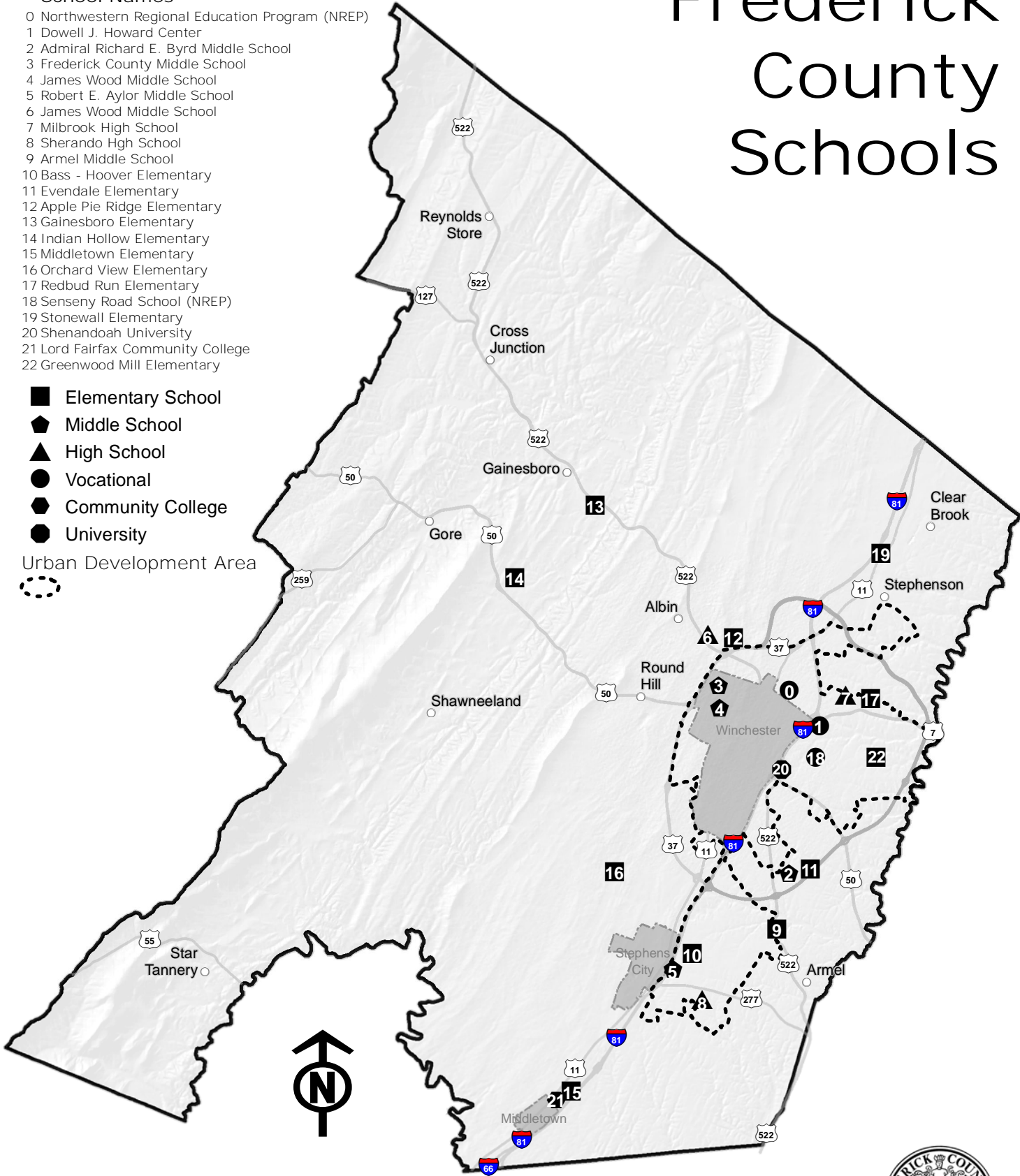
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Frederick County Schools

School Names

- 0 Northwestern Regional Education Program (NREP)
- 1 Dowell J. Howard Center
- 2 Admiral Richard E. Byrd Middle School
- 3 Frederick County Middle School
- 4 James Wood Middle School
- 5 Robert E. Aylor Middle School
- 6 James Wood Middle School
- 7 Milbrook High School
- 8 Sherando High School
- 9 Armel Middle School
- 10 Bass - Hoover Elementary
- 11 Evendale Elementary
- 12 Apple Pie Ridge Elementary
- 13 Gainesboro Elementary
- 14 Indian Hollow Elementary
- 15 Middletown Elementary
- 16 Orchard View Elementary
- 17 Redbud Run Elementary
- 18 Senseny Road School (NREP)
- 19 Stonewall Elementary
- 20 Shenandoah University
- 21 Lord Fairfax Community College
- 22 Greenwood Mill Elementary

- Elementary School
- ◆ Middle School
- ▲ High School
- Vocational
- Community College
- University
- Urban Development Area
- (dashed line)



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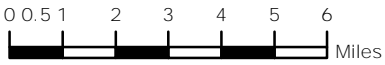
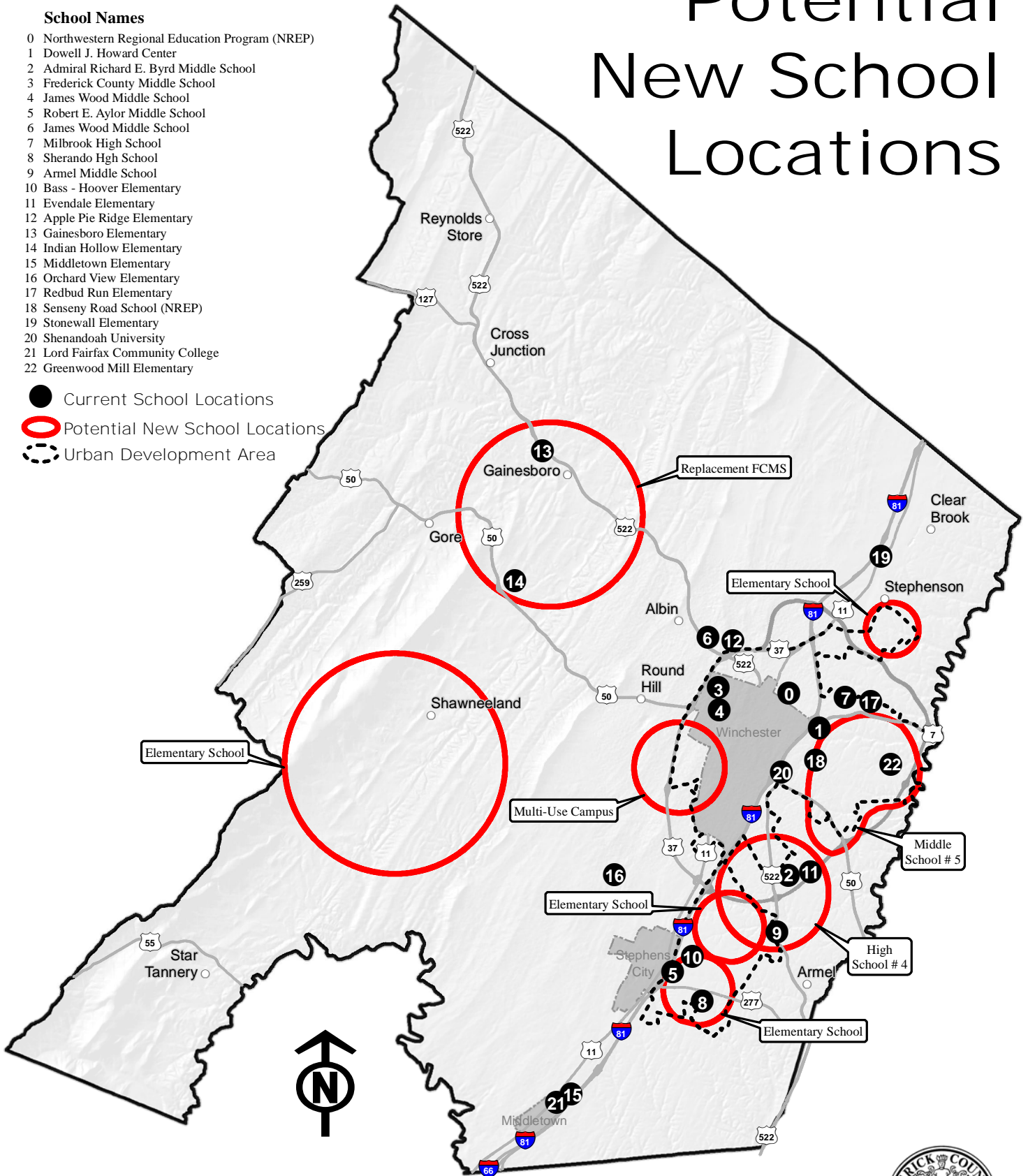
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Potential New School Locations

School Names

- 0 Northwestern Regional Education Program (NREP)
- 1 Dowell J. Howard Center
- 2 Admiral Richard E. Byrd Middle School
- 3 Frederick County Middle School
- 4 James Wood Middle School
- 5 Robert E. Aylor Middle School
- 6 James Wood Middle School
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- 16 Orchard View Elementary
- 17 Redbud Run Elementary
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- 19 Stonewall Elementary
- 20 Shenandoah University
- 21 Lord Fairfax Community College
- 22 Greenwood Mill Elementary

- Current School Locations
- Potential New School Locations
- ⋯ Urban Development Area



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FREDERICK COUNTY PARKS AND RECREATION

"The Frederick County Parks and Recreation Department strives to enhance the quality of life through recreational opportunities and programs, parks, and facilities for the community and to protect resources for future generations." (**Frederick County Parks and Recreation Department Mission Statement**). Parks and other public places can provide focal points for walkable, mixed-use neighborhoods that are vibrant and community centered. Focusing development around walkable centers allows people to work, go to school, live, shop, and play in locations that are near each other.

As discussed in the Introduction to the Public Facilities section of the Comprehensive Policy Plan, through use of the principles of Neighborhood Design, provisions for new community facilities including parks, greenways, and other recreational facilities, can create opportunities to improve the quality of the community.

The location of public facilities and infrastructure and well planned provisions for public spaces, recreational areas, and open spaces are essential. Parks should be carefully planned to respect and take advantage of natural and historic resources as well as to enhance the natural, scenic, and cultural value of the Urban Areas of the County.

It is also **necessary** to promote the importance of small playgrounds and open spaces being near every dwelling. Accordingly, parks and recreation facilities are a critical component of developed residential communities.

CURRENT CONDITIONS

Facilities

There are five classifications of parks including Mini, Neighborhood, Community, District Parks and Greenways. The classification depends on the size, service area, purpose, character, and location. The County currently owns and operates two district and two neighborhood parks. Additionally, two community parks are planned for the near future: one being created through a partnership with the Museum of the Shenandoah Valley at the historic Rose Hill location (opening 2016), and the other adjacent to the Snowden Bridge development where the County has taken possession of 25 acres of land for a future community park.

The two district parks currently serve the County's population with active and passive recreational programs and facilities. Clearbrook Park, located five miles north of Winchester on Route 11, consisting of approximately 55 acres (44 which are owned by the County) and Sherando Park, located two miles east of Stephens City on Route 277, consisting of approximately 334 acres. Two neighborhood parks include space at the Reynolds Store Fire Company.

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and the Frederick Heights subdivision near Senseny Road. These neighborhood parks consist primarily of playground equipment for young children.

Master development plans were adopted for both Clearbrook and Sherando Parks which establish goals for each park, identify unmet recreational needs, provide unified facility plans, and propose a development program for each park. The Master Plans for these parks reflect the recommendations of the County residents and national standards as outlined in the Virginia Outdoor Plan. These plans emphasize the development of additional sports venues, picnic areas, and maintenance support facilities. Clearbrook Park, Sherando Park, neighborhood parks and all public schools are maintained by the Parks Division of the Parks and Recreation Department.

Programs

The Recreation Division of the Frederick County Parks and Recreation Department was created to provide a comprehensive and accessible program of recreational services and activities for the residents of Frederick County. A diverse range of recreational and enrichment programs is provided for all age groups. This broad base of activities includes, but is not limited to, instructional classes, outdoor adventure programs, sports and athletics, lifetime leisure and fitness programs, cultural and community events, and trips and excursions.

Programming responsibilities are assigned within the Division's four interest sections:

1. Community Events
2. Before and After School Programs
3. Sports and Athletics
4. Lifetime Leisure and Fitness

Staff members work together to identify, develop, and implement those activities which most closely meet the interests and desires of the community. The Division typically implements programs within age categories such as preschool, youth, teen, adult and senior adult.

The majority of recreation programs offered by the Parks and Recreation Department are held within the Parks and Recreation Department's Community Centers, District Parks and the Frederick County Public Schools. The joint efforts of the Frederick County Public Schools and the Parks and Recreation Commission/Department resulted in the inclusion of recreational facilities within Sherando High School, Orchard View Elementary, Evendale Elementary, Gainesboro Elementary, and Greenwood Mill Elementary.

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FUTURE FOCUS FOR THE FUTURE

In order to meet the future service demands on the County's two district parks, the Parks and Recreation Department plans-intends to continue implementing the improvements adopted on the Master Plans and in the Department Strategic Plan. Additionally, in support of Neighborhood Design, new parks and usable open spaces should be located within the UDA, near or at the center of Neighborhood Villages and Urban Centers or in Rural Community Centers in the Rural Area to help create more walkable, livable communities. The construction of additional trails throughout the community is also important. Additional trails would provide residents with the ability to travel safely from their homes to schools, stores, and work or recreation areas without having to share the overcrowded arterial and collector roads with automobileswithout having to share roadways with vehicle traffic.

As suggested by the 2007 Virginia Outdoor Plan, the area standard for local recreation and park sites in Virginia is ten acres of developed park land per thousand populations. Frederick County has a population of approximately 77,864 (based on 2010 estimates provided by the Planning Department) and currently manages 401 acres of park land. Of the 401 acres assigned to the parks, about 220 acres are developed for both active and passive uses.

Using the population projections provided by the Frederick County Planning Department, an additional 559 acres of developed park land are needed to meet the current demand, another 178 acres by 2020, and a further 189 acres by 2030 will be required if we are to keep pace with the recommended standards of the ten acres per thousand population. It is estimated by the Parks and Recreation Department that by the year 2030, Frederick County will need approximately 1,145 acres of developed park land to adequately serve the County's projected population of 114,539.

There are five classifications of parks including Mini, Neighborhood, Community, and District Parks and Greenways. The classification depends on the size, service area, purpose, character, and location. Maps illustrating potential park locations based on population estimates and tables illustrating the current and existing facility standards and shortfalls are included within Appendix II of this Plan.

Frederick County is fortunate to have multiple entities providing publicly accessible land citizens can use for recreation and leisure purposes. Frederick County currently manages 431 acres of park land with almost half of those acres yet to be developed for active and passive recreation purposes. Additionally thousands of acres of publically accessible land is provided by Federal, State, school system and non-profit entities within the borders of Frederick County, and adjoining jurisdictions allow the use of their facilities for County residents. In combination these publically accessible lands provide an outline of current conditions from which remaining needs are determined.

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The Frederick County Parks and Recreation Community Survey provides insight into the park needs as determined by Frederick County residents. Survey results show Small Parks, Natural Areas, and Large Parks identified in the top 5 of desired facilities indicating a need for adding these facilities. Meeting the park land need will likely continue to be accomplished through the efforts of multiple private and government entities. Recognizing the capabilities and limits of potential partners will allow Frederick County to focus its efforts on ensuring citizen needs are met.

A map illustrating current parks, publically accessible land and potential park locations is included within Appendix II of this Plan.

PARTNERSHIPS:

Frederick County Parks and Recreation has a long history of utilizing partnerships to provide recreation and leisure activities. The Rose Hill Park project is one example of a partnership serving to address parkland needs. Another is the cooperative use agreement between Parks and Recreation and the Frederick County Public School system. Recognizing the wide variety of publically accessible land gives a comprehensive portrayal of partners addressing publically accessible recreation land. Growing existing or creating new partnerships to increase access for Frederick County residents will serve to advance the mission of the Parks and Recreation Department.

COMMUNITY BENEFITS

The Frederick County Parks and Recreation Department is building a sense of community through people, parks, and recreational opportunities benefitting all residents. Parks and recreation activities stimulate economic activity and property values are increased by proximity to parks and through the added quality of life and sense of community. Families and organizations alike look to Frederick County Parks and Recreation to meet their leisure needs. Approximately 1.5 million recreational contact hours for youth, senior, and family programs are provided through programs offered by or facilitated through Frederick County Parks and Recreation with nearly two-thirds of Frederick County households reporting they use Parks and Recreation services and facilities in the past year. Nearly ½ million visits are counted at the two District Parks on an annual basis.

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POLICIES /IMPLEMENTATION

POLICY: CONTRIBUTE TO THE PHYSICAL, MENTAL, AND CULTURAL NEEDS OF THE COMMUNITY; ITS ECONOMIC AND SOCIAL WELL-BEING, AND ITS SENSE OF CIVIC PRIDE AND SOCIAL RESPONSIBILITY THROUGH THE

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IMPLEMENTATION OF AN INTEGRATED PLAN FOR RECREATION PROGRAMS AND PARK FACILITIES.

IMPLEMENTATION:

- Continue to solicit public opinion in planning parks and recreation.
- ~~Promote the completion of~~Maintain a County-wide recreation plan which identifies recreational, park, and open space needs.
- Use a County-wide recreation plan to develop standards for open space and recreational facilities in new urban development.
- Identify recreation needs associated with the Rural Community Centers.
- Continue to encourage the participation and financial support of civic groups businesses, and other organizations and individuals for recreational needs.
- Continue to support the Development Impact Model as a means to ensure level of service is maintained as the population grows.
- Continue to utilize State and Federal grants and loans for financing and programming County recreational needs and especially for major capital projects.
- Continue to expand our cooperative relationship with the Frederick County School Board in jointly meeting identified County recreational needs.
- Continue to cooperate with the private sector, the semi-public sector and other public providers of recreation in meeting identified recreational needs.
- Promote the development of a comprehensive trail system and bikeway plan.
- Review land development regulations to ensure that appropriate standards are provided for open space recreational facilities in new developments.

POLICY: **CONTINUE TO DEVELOP THE COUNTY'S DISTRICT PARKS ~~AS THE MAJOR SOURCE OF RECREATIONAL FACILITIES AND ACTIVITIES~~ IN ACCORDANCE WITH PARK MASTER PLANS.**

IMPLEMENTATION:

- Use the capital improvements planning process to provide improvements to the district parks.

PUBLIC FACILITIES

- Seek alternative sources of funding for park improvements.

POLICY: TO HAVE EVERY RESIDENT OF FREDERICK COUNTY'S URBAN DEVELOPMENT AREA WITHIN WALKING OR BIKING DISTANCE OF A RECREATION AREA.

IMPLEMENTATION:

- Inventory the County's **natural and environmental** resources to identify appropriate locations for greenways, Community, Neighborhood and Mini Parks including connectivity consistent with the [2007-2014 Metropolitan Planning Organization \(MPO\) Bicycle and Pedestrian Plan](#).
- [Strategically locate parks in or near Neighborhood Villages and Urban Centers to meet population-based needs](#)
- [Ensure that development recreation and open space requirements are adequate.](#)
- [Actively pursue parkland in areas where publically accessible land does not or is not anticipated to meet citizen needs.](#)

POLICY: PROVIDE RECREATIONAL PROGRAMS AND ACTIVITIES BASED ON IDENTIFIED NEEDS AND AVAILABLE FUNDING.

IMPLEMENTATION:

- [Prepare-Maintain](#) a County-wide recreation plan identifying program needs.
- Develop and maintain citizen participation in the identification of recreational program and program facility needs.
- Actively solicit contributions for the provision of recreational programs and program facility needs, from all segments of the community, both private and public.
- Structure the provision of all program facilities, such as indoor community centers, to recognize land use decisions and policies.
- Actively utilize public, semi-public, and private facilities for the provision of recreational programs.

COMMUNITY PARTNERS AND STAKEHOLDERS

The Parks and Recreation Commission

PUBLIC FACILITIES

[The Parks and Recreation Commission is a citizen advisory board recommending the development of the countywide recreation plan. Recommendations are either implemented or approved by the Board of Supervisors.](#)

Youth Sports Partners:

[These organizations provide recreation to county youth and are provided field space and other services at a discounted rate.](#)

- [National Little League Baseball and Softball](#)
- [American Little League Baseball and Softball](#)
- [Blue Ridge Youth Soccer Association.](#)

Frederick County Public Schools

[Frederick County Public Schools \(FCPS\) locations provide recreation areas for recreation programming and general public use. Under a cooperative use agreement with FCPS, Frederick County Parks and Recreation operates five community centers at FCPS sites and maintains a large percentage of FCPS open space and athletic fields.](#)




SUPPORTING MATERIALS AND RESOURCES

- [2012 Frederick County Parks and Recreation Strategic Plan](#)
- [2012 Frederick County Parks and Recreation Community Survey](#)
- [2012 Virginia Outdoors Plan](#)
- [National Parks and Recreation Association, "Park, Recreation, Open Space & Greenway Guidelines"](#)
- [2007 Frederick County Planning Department Planning Area Analysis](#)
- [Geographic Information System Information](#)

PUBLIC FACILITIES

Potential New County Park Locations





Existing County Parks

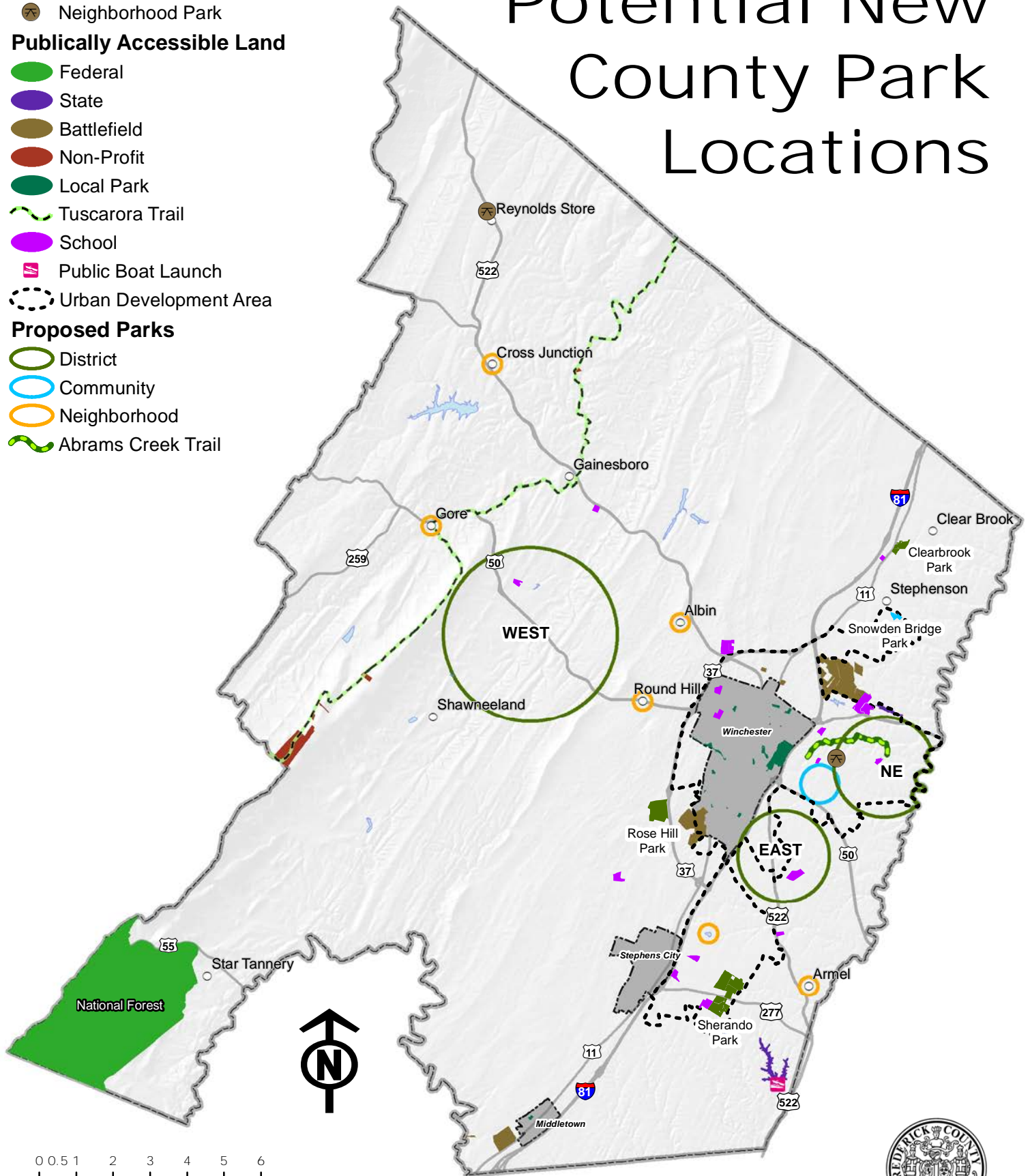
-  District Park
-  Community Park
-  Neighborhood Park

Publicly Accessible Land

-  Federal
-  State
-  Battlefield
-  Non-Profit
-  Local Park
-  Tuscarora Trail
-  School
-  Public Boat Launch
-  Urban Development Area

Proposed Parks

-  District
-  Community
-  Neighborhood
-  Abrams Creek Trail



PUBLIC FACILITIES

PUBLIC FACILITIES

HANDLEY LIBRARY

~~FUTURE~~ FOCUS FOR THE FUTURE

Currently the Library System has one library in each jurisdiction served. As population grows in Frederick County, the demand for library services also **continues to grow**. **Frederick County's larger population and land area mean** that there are Frederick County locations not well served by the Winchester or Stephens City libraries. Additionally, new residents from Northern Virginia and from areas outside Virginia have higher expectations for library services.

Each library in the Handley Regional Library system functions as a community center, a search engine, and a place that welcomes everyone to lifelong learning. Ideally, a new library can best serve as community centers when they are located within a walkable community, near schools, parks and retail establishments.

Additionally, in response to the 2007 amendments to the Comprehensive Policy Plan and in support of Neighborhood Design, new and existing libraries should be co-located with schools and parks in or near Neighborhood Villages and Urban Centers in the UDA or in Rural Community Centers in the Rural Area.

As the residential population in Frederick County continues to grow the Library System has plans for opening new facilities. Within the next five years the Library Board plans for a library to open in the Gainesboro district and new libraries at Senseny and Greenwood and at 522 and Justice Drive are planned for the next ten years. The inclusion of small library branches that can offer delivery of materials from anywhere in the system as well as providing information and training to customers about new online services is also being considered.

Also part of the Long-Range Plan is an examination of alternative delivery mediums. The library plans to offer citizens access to more formats that are downloadable.

POLICIES/IMPLEMENTATION

POLICY: IMPROVE SERVICES TO PATRONS THROUGH THE PROVISION OF THREE BOOKS PER CAPITA.

IMPLEMENTATION:

- Handley Regional Library will continue to review and revise marketing procedures to make citizens aware of our services.

PUBLIC FACILITIES

- The Library will update its collection development policies and procedures to make certain the materials purchased meets current needs.
- The Board and staff will review procedures to make certain services offered are needed and meet a high standard of service.
- The Board and staff will investigating and adopt new media and technology when such adoption **meets current and users' needs and is** cost effective.

**POLICY: STUDY AND PLAN FOR GROWTH WITH THE AIM OF PROVIDING
ADEQUATE LIBRARY SPACE FOR LIBRARY USERS IN THE FUTURE.**

IMPLEMENTATION:

- The Handley Regional Library Board will review and update its long-range plan for facilities growth, using the criteria of cost, need, safety, and proximity to the greatest number of residents.
- Continue to monitor the growth throughout the County to determine where new library facilities are needed.

PUBLIC FACILITIES

FREDERICK COUNTY EMERGENCY SERVICES

FUTURE FOCUS

As residential and commercial developments continue to locate and expand in Frederick County, there will be an increased need for fire and rescue stations to provide services to protect the citizens and transient population. The ultimate goal of the fire and rescue system is to provide the most efficient fire and rescue services countywide. Responses include, but are not limited to, emergency medical services, fire suppression, hazardous materials, swift water rescue, technical rescues, and natural disasters. Timely responses by emergency services personnel and equipment enable resuscitation efforts to begin in the critical minutes immediately following a cardiac related incident and also minimize fire related deaths.

Future challenges for the Fire and Rescue Department include meeting training and certification requirements, increasing emergency medical service capabilities, improving radio communications, developing additional fire and rescue stations to meet future growth within the county and keeping up with the staffing needs to continue to provide quality timely service to the citizens.

Planning for future fire and rescue station locations and equipment needs must be accomplished by developing a five year strategic plan. This plan will identify future fire and rescue station sites and equipment needs based on projected service demands and response times. The plan will encourage the dedication of sites for new fire and rescue stations within the identified areas during the rezoning process.

A response study was conducted in 1999 and concluded the need for five additional fire and rescue stations. These stations are to cover the areas of:

- *Green Springs / White Hall*
- *Route 522 South / Route 277 East*
- *Middle Road / Cedar Creek Grade*
- *Apple Pie Ridge / Route 522*
- *Route 7 / Redbud Road*

The study indicated that in many areas a ten minute total response time was not being met. Redistribution of current Volunteer apparatus to these stations can enhance response performance. Non-residential areas such as retail, office, and industrial areas require increased fire protection because specialized equipment is necessary to ensure safety for these land uses. Other land uses identified as target hazards continue to grow. These include land uses such as schools, nursing homes, daycare centers, and industrial facilities. These land uses have a higher risk of injury due to the specific demographics of person utilizing these facilities.

PUBLIC FACILITIES

In using the mentioned criteria above, the proposed development of Crosspointe Center near the Route 37 South area at Tasker Road presents an opportunity to expand services. This development is expected to have over 1,500 residential units with commercial properties as well. The impact will be tremendous on existing services and a new fire and rescue station is needed to cope with these needs and increase the service delivery in existing areas around this development.

Existing road conditions, primarily those with gravel or dirt surfaces and **horizontal and vertical curvatures, located outside of the county's Urban Development Area (UDA)** create longer response times. The greatest factor contributing to the need for new fire and rescue stations is the rapid population growth and increases in dwelling units within the County.

The development of new fire and rescue stations could provide an opportunity to extend satellite services provided by other County Departments and agencies. Allocation of space could be created within new fire and rescue **stations for community services provided by the Sheriff's Office, the Treasurer's Office, the Voter Registrar's Office, and the Commission of the Revenue's Office.** Also, in support of Neighborhood Design, it is encouraged that the location of future facilities be located within the UDA, near Neighborhood Villages and Urban Centers or in Rural Community Centers.

Another project to be considered is the replacement of aging fire and rescue training facilities currently being used by Winchester, Frederick County, Shenandoah County, Warren County, and several businesses with fire brigades and emergency responders. Constructing a Regional Public Safety Training Center potentially consisting of an administrative building, burn building, training tower, vehicle driving range, shooting range and numerous other facilities and props outside of the City of Winchester would incorporate fire, rescue, law enforcement, industrial and educational institutions located in Clarke County, Frederick County, Shenandoah County, Warren County, Winchester, State Agencies, Federal Agencies and potentially jurisdictions within the State of West Virginia.

POLICIES / IMPLEMENTATION

POLICY: WHEN PLANNING NEW FACILITIES, CONSIDER SITE LOCATION, SITE SUITABILITY, BUILDING DESIGN, AND CONSTRUCTION TIMING.

IMPLEMENTATION:

- Co-locate fire and rescue stations with other County facilities and agencies for maximum efficiency.

PUBLIC FACILITIES

- Locate fire and rescue stations with easy access to a major arterial or at an intersection of two major arteries to gain both east-west and north-south access.
- Encourage sites to be large enough to accommodate equipment storage and facilitate maneuverability, allowing equipment to either pull-through or be backed into garage bays without hindering traffic flows in the public right-of-way.
- Locate fire and rescue stations on sites of between two and five acres to allow for future expansion. Sites may be smaller when developed as part of a Neighborhood Design in an Urban Center or Neighborhood Village.
- Select and design sites to minimize the adverse impact of sirens and other noise on residential areas.

POLICY: INVESTIGATE THE NEED FOR A REGIONAL PUBLIC SAFETY TRAINING CENTER AS THE DEMANDS FOR PUBLIC SAFETY RELATED TRAINING INCREASE AND EXISTING FACILITIES AGE.

IMPLEMENTATION:

- Co-locate a regional public safety training center with other County agencies, outside municipal agencies, and private entities to maximum the efficiency of the facility.
- Locate a regional public safety training center with easy access for participants and general population while maintaining capabilities for municipal services.
- Encourage sites to be large enough to accommodate all of the buildings, facilities, and props as well as facilitate maneuverability in a safe manner. A site between 60-80 acres should be planned for to allow for future expansion.

POLICY: ACHIEVE STAFFING OF THE FIRE AND RESCUE COMPANIES THROUGH VOLUNTEERS FROM EACH OF THE COMPANIES SUPPLEMENTED BY AUTHORIZED AND CERTIFIED UNIFORM OPERATIONAL FULL TIME CAREER FIRE AND RESCUE STAFF AND PART-TIME STAFF WHO PROVIDE SUPPORT IN THE FIRE AND RESCUE STATIONS.

IMPLEMENTATION:

- Propose staffing increases over an eight (8) year period using the National Volunteer Fire Council's "On-line Calculator" at a 45% reduced rate.
- Stations located in the Western portions of the County could be reduced between 55% and 82% from the NVFC Calculator based on lower call volumes, slower growth in their respective response

PUBLIC FACILITIES

areas and volunteer participation on emergency responses in the respective companies.

- Allow Volunteer Companies to achieve their requested additional staffing over a manageable period without a significant burden to the County. It also allows those stations that have an increase in volunteer participation to forfeit their staffing request and allow another Station to receive their request earlier.

POLICY: TO PROVIDE THE CITIZENS AND VISITORS OF FREDERICK COUNTY WITH THE BEST CUSTOMER SERVICE AVAILABLE IN EMERGENCY RESPONSE, TRAINING OPPORTUNITIES SHOULD BE PROVIDED TO BOTH VOLUNTEER AND CAREER PERSONNEL. AN INCREASE IN EMERGENCY MEDICAL SERVICE CAPABILITIES IS ALSO NEEDED.

IMPLEMENTATION:

- Provide opportunities for Volunteer and Career personnel to attend Advanced Life Support training classes.
- Increase station staffing to provide more Emergency Medical Service Providers.
- Provide incentives to volunteer/career personnel for performing at a higher certification level.
- Continue to work with the Frederick County Public Schools EMT program.
- Continue to work with the Lord Fairfax Community College EMT-Enhanced and EMT-Intermediate Programs.
- Assist the Lord Fairfax Community College with the implementation of an EMT-Paramedic Program.

POLICY: UPDATE AND CONSTRUCT COMMUNICATIONS INFRA-STRUCTURE AS DEFICIENT COVERAGE AREAS IN THE SYSTEM ARE IDENTIFIED AS FUTURE CALL VOLUME INCREASES.

IMPLEMENTATION:

- Replace mobile, portable, and base transmitters with narrow band compliant equipment. Non-compliant older equipment shall be taken out of service.
- Convert the primary transmitters to a satellite receiver voting comparator system. Convert primary communications channel and the county wide channel to a repeater configuration.

PUBLIC FACILITIES

- Add additional transmitter sites to increase specific zone coverage problems and countywide unit to unit coverage.
- Install UHF interoperability equipment and updated antennas at the site to enable inter-connection with adjacent counties.
- Install simulcast transmission capabilities at select transmitter sites.

WINCHESTER REGIONAL AIRPORT

Airport Support Area

The Winchester Regional Airport is recognized as an important component of **the County's Economic Development efforts**. Therefore, the Winchester Regional Airport Authority has developed an airport support area for inclusion in the plan. Business and industrial uses should be the primary land uses in the airport support area and will be supported. The airport support area is an area in which further residential rezonings will be prohibited in order to protect fly-over areas and noise sensitive areas. Conflicts between airports and residential development can be significant in growing communities. Residents of areas in the vicinity of the airport tend to oppose airport activities and the expansion of such activities because of concern for noise and fly-overs. The airport support area was also established to ensure the feasibility of continued airport use and future airport expansion and the implementation of the Comprehensive Plan.

FUTURE FOCUS FOR THE FUTURE










There is a need to continue to implement the airport support area expectations. Business and industrial uses should be the primary uses in the airport support area; residential rezonings will be prohibited.

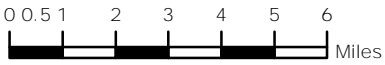
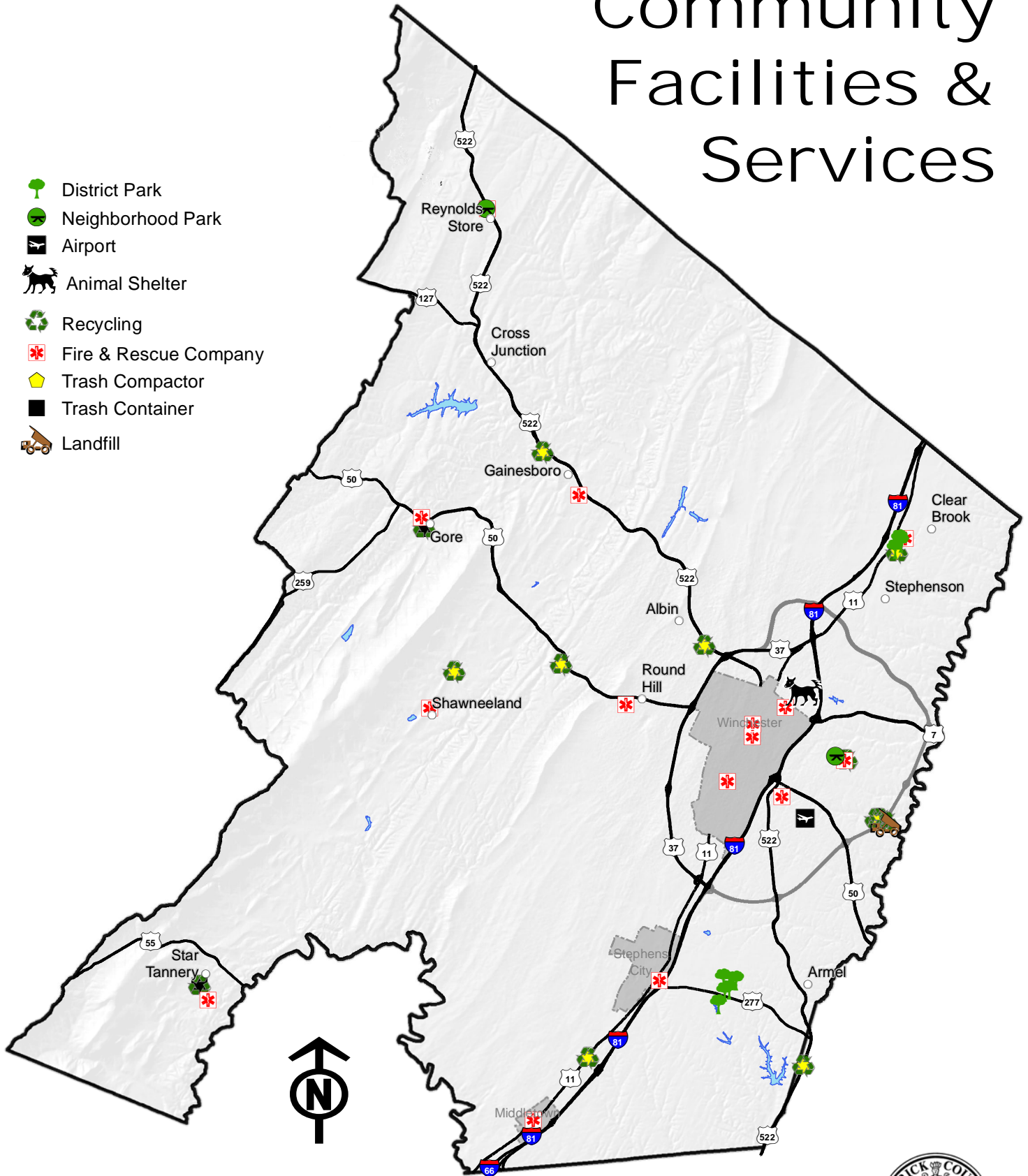
The Capital Improvement Plan will continue to be a key tool that will facilitate the growth and development of the airport. Remaining capital projects include the acquisition of land along Bufflick Road for noise abatement, development of the northern side of the runway, renovation of the 17 year old terminal building and construction of an aircraft wash rack.

Through the support of the member jurisdictions, the Airport will continue to evolve into a modern, first class air transportation facility which will assist economic development endeavors in the attraction of new industrial and commercial businesses to the region, furthering the business development goals of the Comprehensive Plan.

PUBLIC FACILITIES

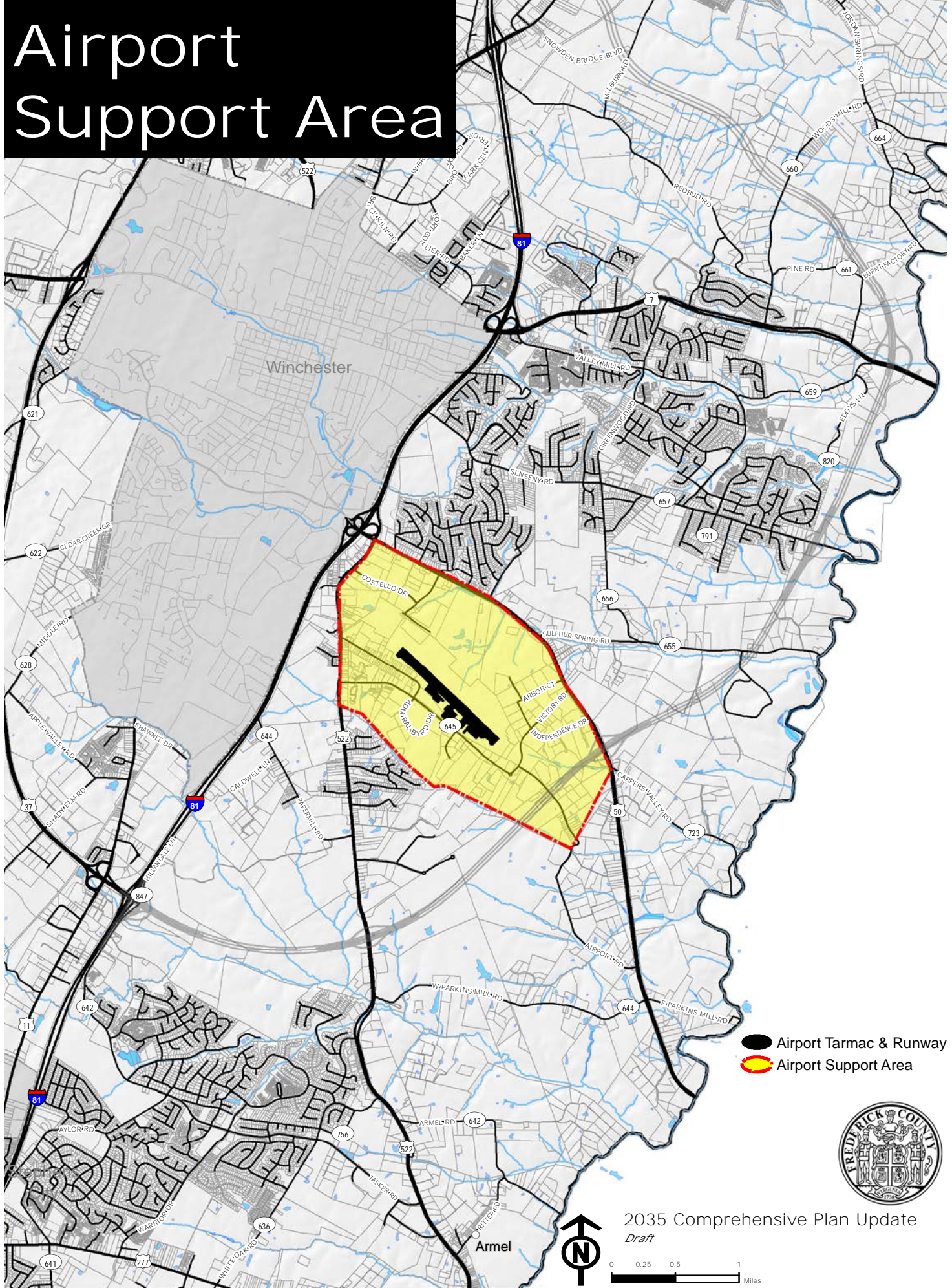
Community Facilities & Services

-  District Park
-  Neighborhood Park
-  Airport
-  Animal Shelter
-  Recycling
-  Fire & Rescue Company
-  Trash Compactor
-  Trash Container
-  Landfill



PUBLIC FACILITIES

Airport Support Area



● Airport Tarmac & Runway
● Airport Support Area



2035 Comprehensive Plan Update
Draft



PUBLIC FACILITIES

FREDERICK COUNTY SANITATION AUTHORITY (FCSA)

CURRENT CONDITIONS

The Sewer and Water Service Area (SWSA) and the Urban Development Area (UDA) are important policy tools used by Frederick County to determine where public water and sewer service may be provided. The Board of Supervisors approves the location of the UDA and SWSA boundaries through the adoption of the Comprehensive Plan: the 2035 Comprehensive Plan, and amendments thereto. As a result, properties located within the UDA and SWSA may enjoy access to public water and sewer.

The Frederick County Sanitation Authority (FCSA) has the primary responsibility to manage the provision of water and sewer services in Frederick County. Other public entities may serve properties within Frederick County, if approved by the Board of Supervisors. This is the case in some areas adjacent to the City of Winchester and in the vicinity of the Town of Middletown and the Town of Stephens City. The Middletown/Lord Fairfax and Middletown/Reliance Road Area Plans established Sewer and Water Service Areas (SWSA) with the express stipulation that the Frederick County Sanitation Authority (FCSA) will be the party responsible for providing water and sewer in this area. This may be done in cooperation with those adjacent public entities.

Water and Sewer Services

The location of public sewer and water lines within the UDA and SWSA determines where urban development can occur. The Urban Development Area defines the general area in which more intensive forms of residential development can occur. Commercial, industrial, and institutional land uses are also encouraged within the Urban Development Area. The Sewer and Water Service Area is consistent with the Urban Development Area in many locations. However, the Sewer and Water Service Area may extend beyond the Urban Development Area to promote commercial, industrial, and institutional land uses in areas where residential land uses are not desirable.

It is the clear policy direction and intent of the Comprehensive Plan that additional extensions of sewer and water service will reflect and respect the boundaries of the UDA and SWSA. The extension of mains into areas not in those areas will require an amendment to the comprehensive plan. In this way, the County will maintain an orderly process of development. All sewer and water mains extended shall be publicly owned mains.

PUBLIC FACILITIES

The Frederick County Sanitation Authority has the responsibility for the treatment, transmission, and distribution of potable water and the collection and transmission of wastewater. Most of the sewer and water mains and laterals in the County are owned, operated, and maintained by the Sanitation Authority.

Frederick County and the Frederick County Sanitation Authority (FCSA) have executed a Facilities Planning Agreement which sets forth procedures for the planning of sewer and water mains in the County. The agreement includes: provisions for adopting a water and sewer facilities plan as a part of the Comprehensive Plan; specifies the location of water and sewer mains over eight inches in size; provides for review and update of the plan and for including sewer and water facilities projects in the Frederick County Capital Improvements Plan.

The City of Winchester owns and maintains sewer and water lines in portions of the County adjacent to the City corporate limits. Such lines have been extended into the County following a previous agreement between the City and the County.

Wastewater Facilities

The Frederick-Winchester Service Authority (FWSA) is the wholesaler providing wastewater service for the FCSA and the City of Winchester. The FWSA currently owns the Opequon Water Reclamation Facility, the Parkins Mill Wastewater Treatment Plant and the Crooked Run Wastewater Treatment Plant and has operational agreements with the City and the FCSA for their operation. The City operates and maintains the Opequon Facility while the Sanitation Authority is responsible for operation and maintenance of the Parkins Mill and Crooked Run Facilities.

Treatment of wastewater generated from within the County's Sewer and Water Service Area (SWSA) is undertaken at all plants. The Opequon Service Area is comprised of the Abrams Creek drainage area which includes the City of Winchester and adjacent drainage areas located east, west and north of the City of Winchester. The Parkins Mill Wastewater Treatment Plant serves Sanitation Authority customers located in the upper Opequon Creek, Wrights Run, and Stephens Run drainage areas along with the Town of Stephens City. The Crooked Run Service Area services the Lake Frederick/Shenandoah Community in southeastern Frederick County.

The Opequon Water Reclamation Facility presently has a treatment capacity of 12.6 million gallons per day. The Frederick Winchester Service Authority (FWSA) is currently constructing a Green Energy Facility at the Opequon Water Reclamation Facility scheduled to commence operations in 2016. The Parkins Mill Wastewater Treatment Plant which serves the upper Stephens Run, Wrights Run, and Opequon drainage areas has a treatment capacity of 5.0 million gallons per day. In addition, the Crooked Run Wastewater

PUBLIC FACILITIES

[Treatment Facility opened in support of the Lake Frederick development and has an ultimate capacity of 0.626 million gallons per day, with a current capacity of 0.375 million gallons per day.](#)

Water Facilities

[The FCSA manages a system with a water capacity of 7.42 Million Gallons per Day \(MGD\), with an average daily use of 5.5 MGD. Various quarries provide the majority of the system's water supply, with an agreement with the City of Winchester supplementing the system with up to 2MGD.](#)

[Two water treatment facilities are owned and operated by the FCSA. The James H. Diehl Water Filtration Plant, put into operation 1994, treats up to 3 million gallons of water per day. Additional pumps can increase this capacity to 4 MGD. The water source is 3 million gallons of ground water pumped from quarries on the west side of Stephens City.](#)

[The James T. Anderson Treatment Plant, opened in 2002, has an initial capacity of 4 MGD expandable to 6 MGD. The water source is a quarry in Clearbrook and nearby wells.](#)

[In addition, the Authority has in operation one elevated tank and three ground storage tanks with a total capacity of 9.5 million gallons of system water storage.](#)

FUTURE FOCUS FOR THE FUTURE

[The Frederick County Board of Supervisors establishes the framework for where development is to occur, and the Frederick County Sanitation Authority \(FCSA\) is tasked with accommodating and serving this new development.](#)

[The 2035 Comprehensive Plan includes the Eastern Frederick County Long Range Land Use Plan which identifies the County's Urban Areas, including the Urban Development Area \(UDA\) and Sewer and Water Service Area \(SWSA\), and describes future land uses. This is significant as it provides guidance as to the future growth of the County and the anticipated community facility needs. The approved Area Plans in Appendix I of the Comprehensive Plan provide further detail.](#)

[The Comprehensive Plan utilizes the UDA and SWSA to designate those areas that are envisioned to be developed within the next 20 years. Therefore, areas within the SWSA should be provided public water and sewer service over the next 20 years as development advances. Those areas identified with future land uses but are not presently within the SWSA are expected to develop over the next 20-40 years: public water and sewer should be planned to serve these future areas. It is the role of the Frederick County](#)

PUBLIC FACILITIES

Sanitation Authority (FCSA) to plan for and accommodate sewer and water service to these areas of anticipated new growth and development.

Historically, the County and the FCSA have collaborated on long range planning efforts and this has previously been reflected in the Comprehensive Plan. Continued cooperation and collaboration between the FCSA and the Board of Supervisors is necessary in implementing the 2035 Comprehensive Plan.

To that end, the FCSA continues to:

- participate in all Area Plan efforts and updates to the Comprehensive Plan
- provide comment on proposed amendments to the Comprehensive Plan.
- comment on proposed developments (rezonings, master development plans, subdivisions, and site plans).
- evaluate water supply opportunities and relationships with jurisdictions located adjacent to, and within Frederick County, upon direction by the Frederick County Board of Supervisors.

In addition, the FCSA should update its master plan to reflect the FCSA's current plans to service land inside the SWSA and to include an overview of their plans to service future land uses outside of the current SWSA boundary. Such a master plan should build upon the future water and sewer needs of the County and guide the development and acquisition of water resources and waste water treatment options. The FCSA should proactively identify major capital projects aimed at increasing the County's water supply or implementing the anticipated future land use plan.

As noted in the Natural Resources Chapter of the Comprehensive Plan, water supply is critical to both the natural and built environment, and viable sources are essential for future economic development in the County. The future focus of the FCSA and County should continue to be to protect the water supply and to identify and secure viable sources of water for the future growth and development of the County.

PUBLIC FACILITIES

COMMUNITY BENEFIT

The Frederick County Sanitation Authority is a non-profit organization whose mission statement is to provide affordable and reliable water and wastewater service to our customers while protecting public health and the environment. The ultimate benefit to the community is significant and noted throughout this Plan and as follows.

The Urban Development Area (UDA) and the Sewer and Water Service Area (SWSA) are the portions of the county which have been identified as the areas where more intensive forms of both residential and business development will occur and will be accommodated. The UDA is designed to accommodate increased residential densities because it can provide the necessary infrastructure and public facilities, such as public water and sewer, schools, emergency services and a transportation network. Within the Urban Areas, planning and development principles, such as Neighborhood Design, have been promoted which are proactive and creative, and that will meet the anticipated residential growth of the community, and provide for a high quality of life for the citizens of Frederick County.

POLICIES/IMPLEMENTATION

POLICY: PROTECT GROUNDWATER SOURCES AND THE AREAS THAT CONTRIBUTE RECHARGE TO ENSURE THAT ADEQUATE WATER SUPPLIES ARE MAINTAINED, AND WORK TOWARD DEVELOPING INCREASED WATER SUPPLIES TO MEET FUTURE NEEDS.

IMPLEMENTATION:

- Frederick County and the Frederick County Sanitation Authority should continue coordinated planning of sewer and water facilities following the procedures described by the Facilities Planning Agreement.
- The Frederick County Board of Supervisors, with the support of the Frederick County Sanitation Authority, should work with adjacent communities to evaluate regional water supply issues. As a result, a regional water supply partnership could be formed that would combine water resources and address water supply issues as one regional entity to ensure common goals.
- Water and sewer service should be provided to service areas in

PUBLIC FACILITIES

the UDA and SWSA through an orderly process following the Facilities Planning Agreement and using the Capital Improvements Plan.

POLICY: FACILITIES AND SERVICES SHOULD BE CAREFULLY PLANNED TO MEET PROJECTED NEEDS. APPROPRIATE SERVICES AND FACILITIES SHALL BE PROVIDED TO SERVE PLANNED LAND USES AND DEVELOPMENT.

IMPLEMENTATION:

- The Frederick County Sanitation Authority should carefully monitor sewer and water use and develop up-to-date improvement plans for sewer and water facilities.
- The Frederick County Sanitation Authority and County shall develop and maintain formal and regular relationships and procedures between the County and providers of facilities and services, including the Sanitation Authority, the City of Winchester, the Service Authority, and the Towns of Middletown and Stephens City.
- The Frederick County Sanitation Authority should identify those areas in the SWSA that are better situated to be served with water and sewer and prioritize facility and infrastructure development to more effectively serve those areas and the SWSA.
- The Capital Improvements Plan shall be used to carefully plan community facilities and to coordinate facilities planning with land use plans. The FCSA Capital Improvement Plan shall be included within the County's Capital Improvement Plan.
- Require that the impacts of new developments on facilities be described and require that the impacts are addressed through proffers and other means.
- Any sewer or water main eight inches in diameter or larger, extended or existing within an area proposed for inclusion within the County's Sewer and Water Service Area or Urban Development Area, should be dedicated as a public line to be owned and maintained by the Frederick County Sanitation Authority or City of Winchester when appropriate.
- Plans for new facilities should be based on demand projections as derived from population projections in the Comprehensive Plan and from future land use plans which depict the planned

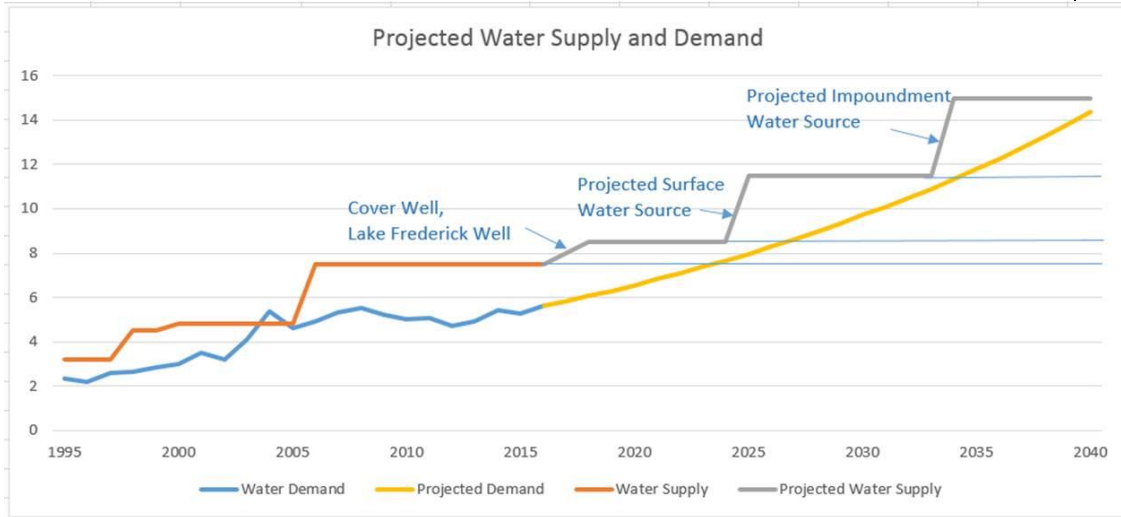
PUBLIC FACILITIES

future land uses that will accommodate the anticipated community growth.

- *Together with the County and the City, the Frederick County Sanitation Authority and the Frederick-Winchester Service Authority should carefully plan needed sewage treatment capacity based on trends in usage..*

PUBLIC FACILITIES

PROJECTED WATER SUPPLY AND DEMAND CHART



DRAFT

PUBLIC FACILITIES

RELATED POLICIES/IMPLEMENTATION RESTATED FROM THE 2035 COMPREHENSIVE PLAN.

(Recognized and can be incorporated into the FCSA section also, if desired)

POLICY: AS FREDERICK COUNTY CONTINUES TO GROW, IT IS ESSENTIAL THAT THE VISION OF THE COMPREHENSIVE PLAN FOR THE URBAN AREAS BE IMPLEMENTED IN ORDER TO ACCOMMODATE GROWTH IN A SUSTAINABLE MANNER. GROWTH SHOULD PRIMARILY BE FOCUSED WITHIN THE URBAN AREAS.

URBAN AREAS (PAGE 7)

IMPLEMENTATION:

- Focus new residential growth within the Urban Development Area.
- **Monitor size of UDA and SWSA to ensure appropriate land area is made available to accommodate residential growth as well as commercial and industrial opportunities.**
- **Pursue adequate water and sewer service capacity to accommodate new growth.**
- Provide for various densities within the Urban Areas to encourage concentrated growth while also accommodating consumer choice for a variety of housing options.

POLICY: OBTAIN 25/75 RATIO OF COMMERCIAL & INDUSTRIAL USES TO RESIDENTIAL AND OTHER LAND USES THROUGHOUT THE COUNTY.

URBAN AREAS (PAGE 9)

IMPLEMENTATION:

- **Pursue adequate services, including water and sewer infrastructure, to obtain target business users in a competitive market.**
- **Monitor location of SWSA and consider expansions when necessary to accommodate demand or a highly desirable business user, and to implement the Long Range Land Use Plan.**
- Continue to evaluate the availability of land that will specifically accommodate desired amount of commercial and industrial land uses and incorporate sufficient acreage into Area Plans.
- Seek to attract uses that will generate the desired tax revenue and employment opportunities for the County.

PUBLIC FACILITIES

POLICY: NEW RESIDENTIAL DEVELOPMENT SHOULD BE FOCUSED WITHIN THE URBAN DEVELOPMENT AREA (UDA).
RESIDENTIAL DEVELOPMENT (PAGE 3)

IMPLEMENTATION:

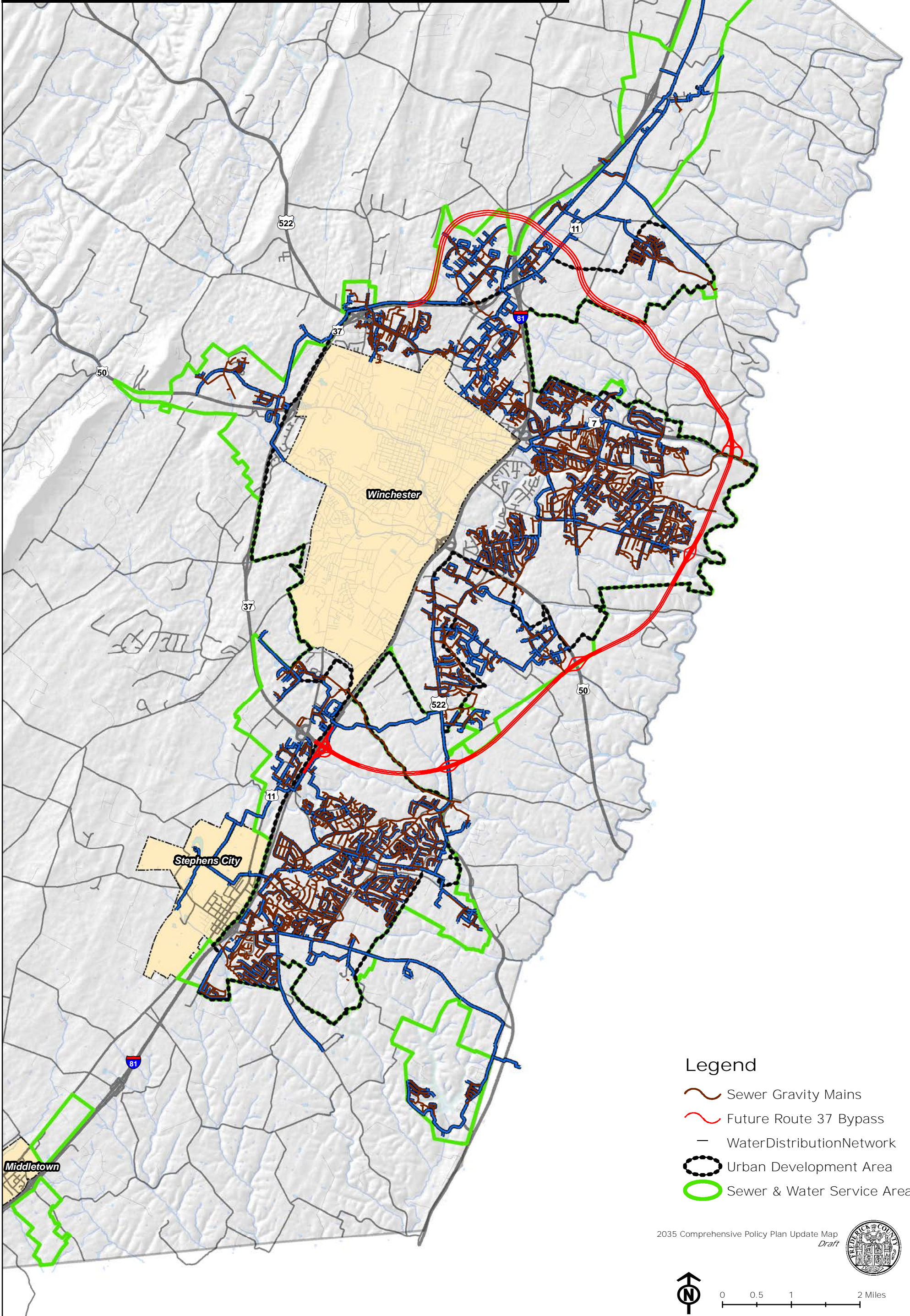
- The county will attempt to maintain a 10-year inventory of housing units in the development supply and will maintain consistency with the Code of Virginia.
- **The UDA will be continuously evaluated to ensure that sufficient capacity exists for diversity in housing types, densities, and price points.**

DRAFT

PUBLIC FACILITIES

[Map of water and sewer lines and UDA SWSA, Sewer and Water Facilities Plan \(See attached\).](#)

Sewer and Water Service Area, Urban Development Area, & Water & Sewer Lines



Legend

- Sewer Gravity Mains
- Future Route 37 Bypass
- Water Distribution Network
- Urban Development Area
- Sewer & Water Service Area

