

## Agenda Item 1-E: Existing Comprehensive Plan Policies

### PLANNING COMMISSION SCHOOLS COMMITTEE

**Topic:** Existing Comprehensive Plan Policies

#### Suggested Planning Commission Recommendation – Land Use

- Add policy regarding the need for flexible education space utilizing creative design.
- Add policy encouraging land use applicants to proffer buildings or land for FCPS facilities.
- Update policy encouraging collaboration between Fairfax County and FCPS to co-locate compatible facilities.

The proposed changes are highlighted in red:

#### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, pages 5-9**

**Objective 6: Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

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

- Safe and convenient accessibility to pedestrian and road networks, and transit where available.
- 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 and with the Comprehensive Plan.
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
- 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 middle schools, high schools, and secondary schools, and when possible, elementary schools, 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. Acquire school sites, when land dedications cannot be obtained, as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program.

Policy e. Encourage site dedications which 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. As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity where permissible.

Policy h. Encourage the identification of space with flexible design that can meet education needs.

Policy i. In consultation with FCPS, encourage land use applicants to proffer buildings or land for FCPS facilities as allowed by law.

**Objective 7: Distribute administration and maintenance facilities to conveniently serve the areas they support where feasible.**

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

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

#### Character and Extent

**Objective 8: Locate schools on sites which meet or exceed minimum state size guidelines where feasible.**

Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may result in the acquisition of sites that do not conform to the state suggested guidelines.

**Objective 9: 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 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. Provide adequate stacking space and circulation for school buses, student drop off, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.

Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.

Policy c. Locate schools in relation to residential or mixed-use areas, the road network, traffic patterns and transit where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential or mixed-use areas to ensure proximity and convenience for students and the local community.

- Policy d. Provide for 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 natural vegetation as possible.
- Policy e. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.
- Policy f. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.
- Policy g. 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 h. ~~Encourage Consider~~ co-location of FCPS facilities and land with compatible county facilities and land. ~~schools with other public uses such as a library or a recreational center.~~

**Objective 10: 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 programs such as Transitional High Schools, Family and Early Childhood Education Program (FECEP)/Head Start and distance learning. These sites could also provide services to the community.
- 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.

**Objective 11: Encourage optimization of existing schools and other facilities, whenever possible and reasonable, to support educational and community objectives.**

- Policy a. Build additions, when 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.
- 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. Apply the same educational specifications used as a guide in the construction of new school facilities for planning the renovation of existing facilities. Consider expected future utilization rates when proposing renovation projects.
- Policy e. Continue the practice of serving local communities for scouting, senior citizen programs, and other neighborhood based activities through the use of school facilities. Provide access to school grounds for community use of recreational facilities.
- Policy f. Continue the practice of working in collaboration with the Fairfax County Office for Children and other organizations for the provision of space for before and after-school child care services.
- Policy g. Continue the practice of allowing the Park Authority and other organizations to utilize sites before school construction begins.
- Policy h. Provide space for other public service needs, when possible and reasonable, in underutilized schools.
- Policy i. Consider co-location of multiple education facilities on school sites.

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