

Community Facilities and Services

As development continues in Frederick County, there is a need to carefully plan for the facilities and services that will be required. Planned development will effect the expenditures and facilities that will be needed. It will also effect the location and types of facilities that must be provided.

There is a need to carefully monitor growth and to plan land use and facilities in a coordinated fashion. This can be accomplished through annual comprehensive planning and capital improvements planning.

Schools

The Frederick County Public School system is composed of ten elementary schools serving students in grades kindergarten through fifth grade; three middle schools serving grades six through eight; and, two high schools serving grades nine through twelve. The Northwest Regional Education Programs (NREP) is a regional program that provides special education services to students from Frederick and Clarke Counties and the City of Winchester. Approximately 57% of the students attending NREP who receive services are from Frederick County. The Dowell J. Howard Center provides vocational education services for high school students and adults, and is also the location of The Learning Center, a high school alternative program. In addition to the seventeen school facilities, twenty-two modular classrooms are used at six school sites to reduce overcrowding due to increased enrollment and to address the need for additional space due to changes in educational programs.

During the past several decades, student enrollment in the school division has increased steadily. The most significant increase has occurred throughout the 1990's with school enrollment growing by 2,318 students. This increase, from 8,223 students in 1990 to 10,408 students in 1999, represents a 28% growth in student enrollment in the school division. Student enrollment in Frederick County has notably exceeded the state average, which was 11.3% for the same period of time.

In order to meet the need for additional school space, a number of school construction and renovation projects have occurred throughout the 1990's. Despite the completion of these capital facilities projects, four of the ten elementary schools will exceed 90% of their capacity at the opening of school in the fall of 2000. These schools are Bass-Hoover (96%), Indian Hollow (91%), Senseny Road (105%) and Stonewall (95%). Construction of classroom additions to Armel and Middletown Elementary Schools, which were completed in the fall of 1998, resulted in an increase in student capacity and a reduction in the percent of practical capacity utilized at each of these sites. Orchard View Elementary School in the Back Creek Magisterial District will open for students in the fall of 2000 and Robinson Elementary will be closed.

As students matriculate from elementary school to the middle school and high school levels, the need to provide additional space for the increase in student population and to meet changing educational requirements will necessitate the development of new facilities and the renovation of existing

Community Facilities and Services

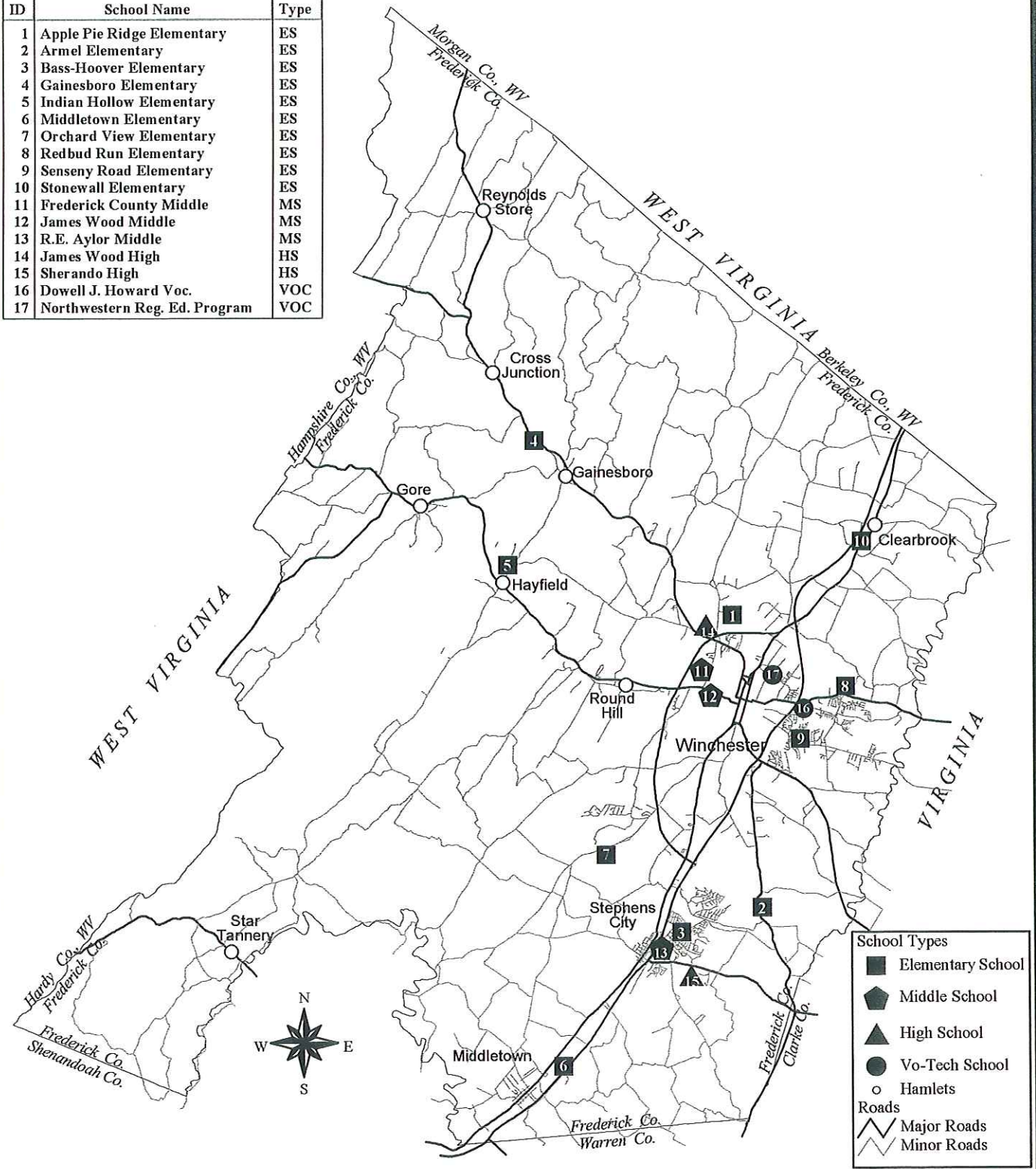
facilities. The Capital Improvements Plan reflects the need to address space requirements for middle and high school enrollment that has exceeded 90% of capacity in three of the five schools despite the use of nineteen modular classrooms at five different locations, and the increased use of the Dowell J Howard Center for secondary programs. A major renovation project at James Wood Middle School and the construction of a third county high school on Berryville Pike are two projects planned to address the increase in middle and high school student population.

During the 1990's, the need to renovate or replace older facilities and provide facilities to accommodate residential growth in the county has resulted in significant allocations for capital facilities costs in the school division. The rate of residential growth continues to impact the school system, particularly in southern and eastern Frederick County as subdivisions are developed in the Urban Development Area (UDA). In addition, careful monitoring of residential growth outside of the UDA, which has accounted for approximately one-third of new residential building permits issued throughout the 1990's, is necessary to accurately predict enrollment trends.

Along with growth in student enrollment, the school division is faced with the responsibility of providing instruction in order to prepare 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. Required technology-related instruction at all levels will continue to necessitate increased expenditures for computer and computer-related hardware and software. Mandates from the federal and state governments, particularly in special education services, will require localities to expend additional financial resources to meet educational requirements. The requirements associated with technology-related instruction and the provision of appropriate special education services to students will create the need for investment in future capital projects within the school division.

Major efforts have been made by the school division and the Board of Supervisors to consolidate services in order to serve the residents of Frederick County more effectively and efficiently. Cooperative agreements have been developed relative to sharing school facilities for recreational use by a wide variety of community organizations; maintenance of school grounds provided by the Department of Parks and Recreation, resulting in a greater utilization of space; and maintenance of the County Office Complex provided by the school division's Building and Grounds Department.

ID	School Name	Type
1	Apple Pie Ridge Elementary	ES
2	Armel Elementary	ES
3	Bass-Hoover Elementary	ES
4	Gainesboro Elementary	ES
5	Indian Hollow Elementary	ES
6	Middletown Elementary	ES
7	Orchard View Elementary	ES
8	Redbud Run Elementary	ES
9	Senseny Road Elementary	ES
10	Stonewall Elementary	ES
11	Frederick County Middle	MS
12	James Wood Middle	MS
13	R.E. Aylor Middle	MS
14	James Wood High	HS
15	Sherando High	HS
16	Dowell J. Howard Voc.	VOC
17	Northwestern Reg. Ed. Program	VOC



Community Facilities and Services

Emergency Services

The Frederick County Fire and Rescue Department was established in 1990 to provide support and guidance for the eleven volunteer fire and rescue companies that provide fire suppression and emergency medical services to the citizens of Frederick County. Each volunteer fire and rescue company provides fire suppression service, eight provide advanced life support emergency medical service, one provides basic life support emergency medical service, and two provide first responder level medical care. The County Fire and Rescue Companies are as follows:

- Company 11 - Stephens City Volunteer Fire and Rescue Company
- Company 12 - Middletown Volunteer Fire and Rescue Company
- Company 13 - Clearbrook Volunteer Fire and Rescue Company
- Company 14 - Gore Volunteer Fire and Rescue Company
- Company 15 - Round Hill Community Volunteer Fire and Rescue Company
- Company 16 - Gainesboro Volunteer Fire and Rescue Company
- Company 17 - Star Tannery Volunteer Fire and Rescue Company
- Company 18 - Greenwood Volunteer Fire and Rescue Company
- Company 19 - North Mountain Volunteer Fire and Rescue Company
- Company 20 - Reynolds Store Volunteer Fire and Rescue Company
- Company 21 - Millwood Station Volunteer Fire and Rescue Company

Staffing of the fire and rescue stations is accomplished by volunteers from each of the communities and is supplemented by twenty-four career fire and rescue personnel employed by Frederick County. The volunteers provide 24 hour a day, seven day a week coverage in all of the fire and rescue stations. The career fire and rescue personnel staff nine of the eleven stations, ten hours a day, five days a week as well as providing 24 hour coverage on two advanced life support response vehicles. These vehicles operate from Company 16 and 18.

The Fire and Rescue Department office is divided into three Divisions. These Divisions are Operations, Training, and Life Safety. The office is headed by a full-time Director who is employed by the County. The Director is responsible for supervision of all of the Departments operations. This includes the supervision of all career personnel, coordinating the service delivery of the volunteer companies, overseeing emergency services planning, providing volunteer and career training programs, disaster and hazardous material coordination, and managing Department resources. The office also has two full-time support staff personnel, an administrative assistant and a secretary.

The Operations Division is divided into three Battalions, having a Fire/Rescue Lieutenant - Field Supervisor to oversee the career fire and rescue personnel. These Field Supervisors also work with the volunteer chiefs to coordinate daily activities within each company.

The Life Safety Division is responsible for fire prevention, life safety education programs, fire code enforcement, and fire investigations. The Life Safety Division is headed by a full-time Fire/Rescue

Community Facilities and Services

Battalion Chief - Fire Marshal employed by the County. The division is supported by a full-time Fire/Rescue Lieutenant - Assistant Fire Marshal. The Fire Marshals are on call on a 24-hour basis to provide fire investigations, technical support to volunteer companies, and to respond to emergencies.

The Training Division is responsible for developing, providing and overseeing training programs for the volunteer and career fire and rescue personnel. This Division is headed by a full-time Fire/Rescue Battalion Chief - Training Officer employed by the County. The Training Officer is also the Career Development Advisor, responsible for overseeing the administration of the Career Development Program.

Future challenges for the Fire and Rescue Department include meeting fire and rescue equipment needs, maintenance and expansion of current fire and rescue stations, developing water systems for fire protection, meeting training and certification requirements, increasing emergency medical service, improving radio communications, providing service for the regional airport as required by the Federal Aviation Authority regulations, and developing additional fire and rescue stations to meet future growth within the County.

The County of Frederick, had a population of 34,150 in 1980 and an estimated population of 57,000 in 1999 according to the University of Virginia Center for Public Services. This was a population increase of 22,850 with no development of new fire and rescue stations. This growth has increased the response time for existing fire and rescue stations and will undoubtedly lead to the need for additional fire and rescue services. Planning for future fire station locations and equipment needs has been accomplished by developing a five-year strategic plan. This plan identifies future station sites and equipment needs based on projected service demands and response times. The plan encourages the dedication of sites for new fire and rescue stations within the identified areas during the rezoning process.

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

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

The response study justifies the need for new fire and rescue stations. The study indicates that in many areas a ten minute total response time is not being met. Increased calls to each fire station create a situation where the 2nd due station has to cover additional areas while the 1st due station is still out. Non-residential areas such as retail, office, and industrial require increased fire protection because specialized equipment is necessary to insure safety for these land uses. Other land uses

Community Facilities and Services

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 persons utilizing these facilities.

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 and outside of the UDA.

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 Commissioner of the Revenue's Office; as well as office space for members of the Board of Supervisors.

Airport

The Winchester Regional Airport is a 376-acre, all weather, 24-hour general aviation airport with a 5,500 foot runway located southeast of Interstate 81, Exit 313A. The facility currently has 75 tie down spaces, two 12,000 square foot public clear span hangars, 52 T-hangars and three private corporate hangars. Based aircraft total 80, and range in size from single engine to large cabin class business aircraft. Services available include 24-hour U.S. Customs and Immigrations, 24-hour on call line service, automated weather observation system, computerized weather and flight planning equipment, full instrument landing system, and rental car service.

The Winchester Regional Airport Authority was formed by the Virginia General Assembly on July 1, 1987. The Authority consists of representatives from the City of Winchester, Frederick, Clarke, Shenandoah, and Warren counties. Since its formation, the Winchester Regional Airport Authority has embarked on an extensive airport improvement program. Major capital improvements have been accomplished in order to comply with Federal safety and design standards. Completed construction projects include a 1,100-foot runway extension, pavement resurfacing of the entire runway, relocation of the taxi way and the creation of safety areas at each end of the runway. New buildings constructed under this program include a modern general aviation terminal, a 12,000 square foot clear span hangar, a maintenance hanger with Fixed Base Operator offices, and 42 T-hangar units. Other completed projects include airfield lighting upgrade, installation of a 40,000 gallon above ground fuel storage facility, security fencing of the Airport perimeter, and the installation of a precision instrument approach that provides better all weather access to the Airport.

Collaborating with Frederick County and the Virginia Department of Transportation, the Authority has also made improvements to primary access roads to the airport. Sewer and water service has also been established. To date, more than \$14 million dollars has been invested in Airport capital

Community Facilities and Services

improvements, equipment, and promotions through funding received from the Federal Aviation Administration, Virginia Department of Aviation and the local jurisdictions.

Remaining capital projects include the relocation of Airport Road to remove a portion of the road that infringes on controlled airspace and land acquisition along Bufflick Road for noise abatement. Land to accommodate the road relocation project has been acquired by the Airport over the past year in order to provide the Virginia Department of Transportation a one hundred foot right of way.

Through the support of the member jurisdictions, the Winchester Regional 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.

Handley Library

Library service is provided to Frederick County through the Handley Regional Library, which also serves Clarke County and the City of Winchester. Currently, there are 21,107 active registered library card holders in Frederick County. During the 1998 fiscal year, Frederick County residents borrowed 208,988 items from the Handley Library, the Clarke County Library, and the Bookmobile.

The regional system supports education, preschool through post-secondary, by providing assistance and research materials for projects and papers, and by being open nights, Saturdays, some Sundays, and during the summer when schools are closed. It is also an important resource for adults seeking to improve their skills and for introducing preschoolers to books and reading. The library also provides the business community and the public with information for their research needs as well as recreational reading.

Bookmobile service to the residents of southern and western Frederick County was expanded in July 1996, as the result of an agreement between the library and Trinity Lutheran Church in Stephens City. This agreement has allowed the library to use the church parking lot on Wednesdays and Thursdays as a Bookmobile stop. In addition, Trinity has allowed the library to offer story hours for children in the church social hall. During fiscal year 1998, nearly 1,000 children and adults have attended the story hours.

The regional library system continues to be below per capita state standards in the areas of books, square footage, seating, and periodical holdings; however, important steps have been taken to remedy this. The Frederick County Board of Supervisors hired Lukmire Partnership of Arlington, Virginia, to design a 35,000 square foot library for a site at the corner of Tasker Road and Lakeside Drive, just east of Stephens City. Construction of this new facility is anticipated to begin in the fall of 1999 and be open for public use in the fall of 2001. Other capital improvements are proceeding simultaneously, including a complete renovation of the historic Handley Library which involves roof repairs and replacement, and interior renovations. In addition, a volunteer-directed campaign to raise

Community Facilities and Services

three million dollars for books for the regional system, which began in November 1997, is more than one-half of the way towards its goal.

County Offices

In 1996, the County completed construction of a 68,000 square foot building adjacent to the Frederick County Administration Building. Funding for this new building was obtained through the issuance of a bond. The construction incorporated the existing 32,000 square foot Frederick County Administration Building, and provide a county government complex totaling 100,000 square feet. Most of the County's departments and agencies are now housed in this new county government complex in downtown Winchester.

In 1998, the County modified the Capital Improvements Plan to provide for a Public Safety Facility for the Sheriff's Department and the Fire and Rescue Department; as well as for Annex Facilities that would situate satellite offices throughout the County for representatives of the Treasurer's Office, the Commissioner of Revenue's Office, and the Sheriff's Department. The provision of these facilities is intended to improve emergency response time, enhance public safety, and provide more efficient service to County residents. The location of these facilities are envisioned to occur within areas of dense population, as well as along arterial and major collector road corridors.

Refuse Collection, Landfill, and Recycling

Twelve refuse collection stations are located throughout Frederick County. Nine refuse collection stations consist of hydraulic compactors with separable roll-off containers and collection facilities for recyclables, and three sites consist of front-end dumpsters only. The County converts dumpster sites to compactor stations when warranted by tonnage levels. Consolidation of sites during the conversion process is also desirable, when practical. Based on research by the Government 12 Student Learning project and staff, the concept of curbside pickup in the densely populated areas of Frederick County that are currently served by public water and sewer was endorsed by a resolution of the Board of Supervisors in August, 1998. The Board may elect to offer curbside refuse and recycling collection anytime after August, 2003.

The Frederick County Landfill is a regional facility that receives refuse from Frederick and Clarke Counties and the City of Winchester. The landfill is operated by Frederick County as an enterprise fund and the landfill operation is fee sustaining. The management and planning of landfill operations are solely the responsibility of Frederick County, with input from an oversight committee comprised of representatives from Frederick and Clarke counties and the City of Winchester.

Closure of the older section of the landfill, which opened in 1976, was completed in 1994. A new 160-acre tract of adjacent land, purchased in 1986, was opened for landfilling during 1993.

Community Facilities and Services

Approximately 90 acres of this tract has been permitted for landfilling under the newly adopted Subtitle "D" Solid Waste Regulations. Both the closure of the old section and the construction of the new section have been carried out in accordance with new state regulations that require much more sophisticated environmental protection measures, including composite impermeable liners, a complete leachate collection system, leachate treatment facility, groundwater monitoring and gas monitoring.

The current landfill was originally estimated to have adequate capacity for 25 years commencing in October of 1993. The development of a construction debris landfill should extend the life of the current sanitary landfill approximately eight years, resulting in a life of 33 years. A tract of land consisting of 109 wooded acres was purchased from Ryland Carper for the future development of a construction debris landfill. The permitting, design and construction of this new construction/debris landfill was completed in 1998. The County should reevaluate tonnage, revenue, and expenditure trends each year and set fees accordingly. The County should also continue to evaluate new technologies for waste reduction and recycling that would extend the life of the landfill.

During the 1990's, the County placed collection boxes for recyclable materials at each of the citizens' convenience areas located throughout the County. Through this effort, the County was able to meet the 1995 recycling mandate of 25 percent mandated by the Commonwealth of Virginia. Due to the rapid growth in the County, additional programs have been implemented to enable the County to maintain the 1995 recycling mandate of 25 percent. These programs include brush and yard waste mulching, composting, waste oil recycling, tire shredding, and household hazardous waste collections.

New residential developments need to be provided with appropriate means of solid waste collection. Either private collection or new collection stations should be provided by developers.

Sewer and Water Facilities

The location of public sewer and water lines determines where urban development will occur. The Urban Development Area described by the Frederick County Comprehensive Plan is roughly the same as the service areas for public sewer and water. Because sewer and water facility location determines the location of urban development, great care is needed in planning where such facilities will be provided.

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.

Community Facilities and Services

Frederick County and the Sanitation Authority 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, specifying the location of mains over eight inches in size, and includes provisions 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.

The Frederick-Winchester Service Authority has the responsibility of providing wastewater treatment for the Sanitation Authority and the City of Winchester. The Service Authority currently owns the Opequon Water Reclamation Facility and the Parkins Mills Plant and contracts for their operation. The City operates the Opequon Facility and the Sanitation Authority operates Parkins Mills.

Treatment of wastewater generated in the County is provided by two sewage treatment plants: the Opequon Water Reclamation Facility and the Parkins Mills Plant. The Opequon Plant serves the Abrams Creek drainage area and surrounding drainage areas east and north of Winchester, and provides sewage treatment for Winchester. The Parkins Mills plant serves the upper Opequon Creek, Wrights Run, and Stephens Run drainage areas.

The Opequon Water Reclamation Facility has a hydraulic capacity of 8.4 millions gallons per day with a biological capacity of 18,000 pounds per day. The Opequon Water Reclamation Facility Capacity Needs Evaluation Report projects this capacity will meet demands through 2008.

The Parkins Mills Plant serves the upper Stephens Run, Wrights Run, and Opequon drainage areas. The rated capacity of this plant is 2.0 million gallons per day. The current average daily flow of this plant is about 1.1 million gallons per day.

LEGEND

Frederick County, VA

- Water Mains
- Sewer Mains

City of Winchester, VA

- Water Mains
- Sewer Mains

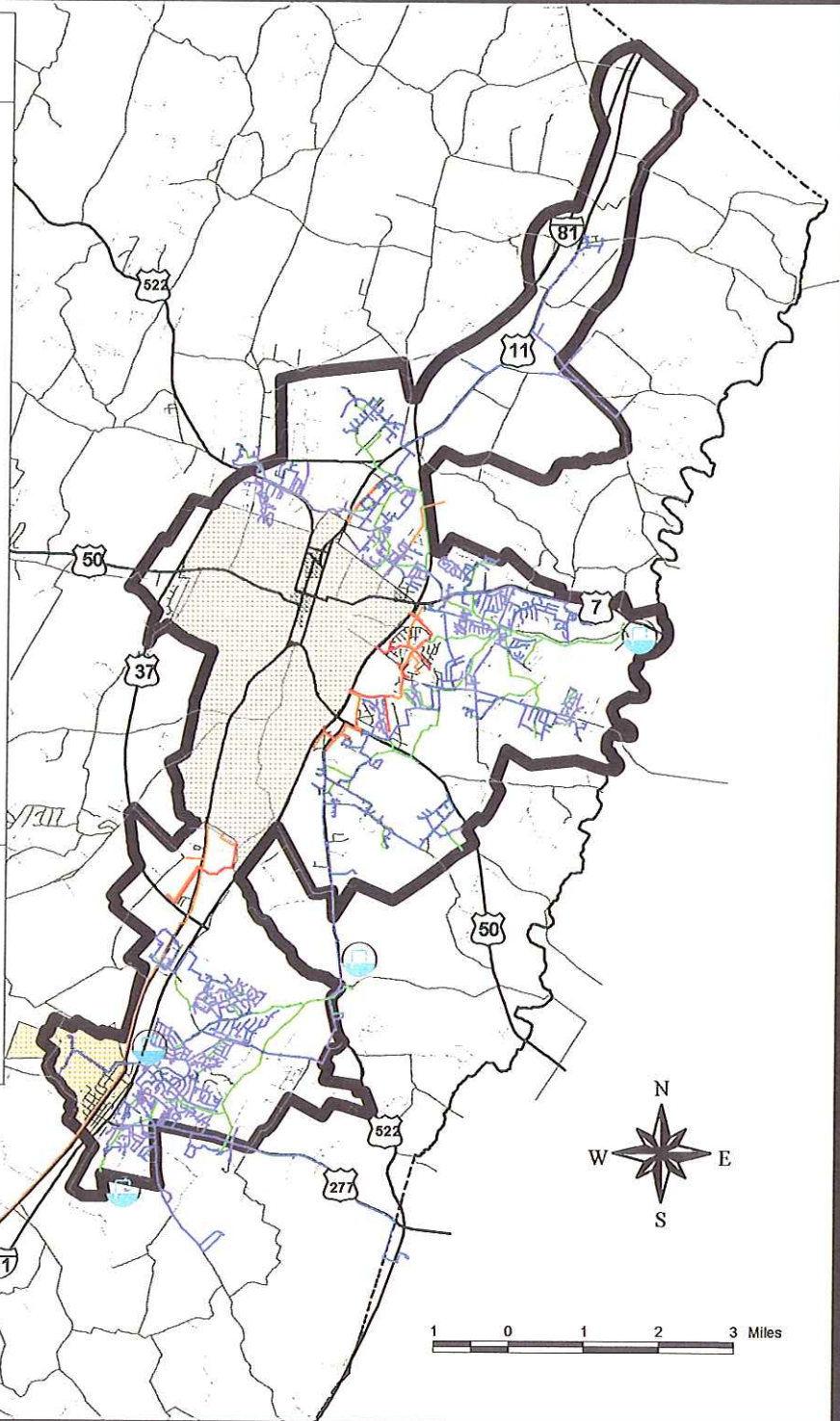
- Water Treatment Plants

Boundaries

- Winchester
- Stephens City
- Middletown
- County
- Sewer & Water Service Area

Roads

- Primary Highways
- Secondary Roads
- Private Roads

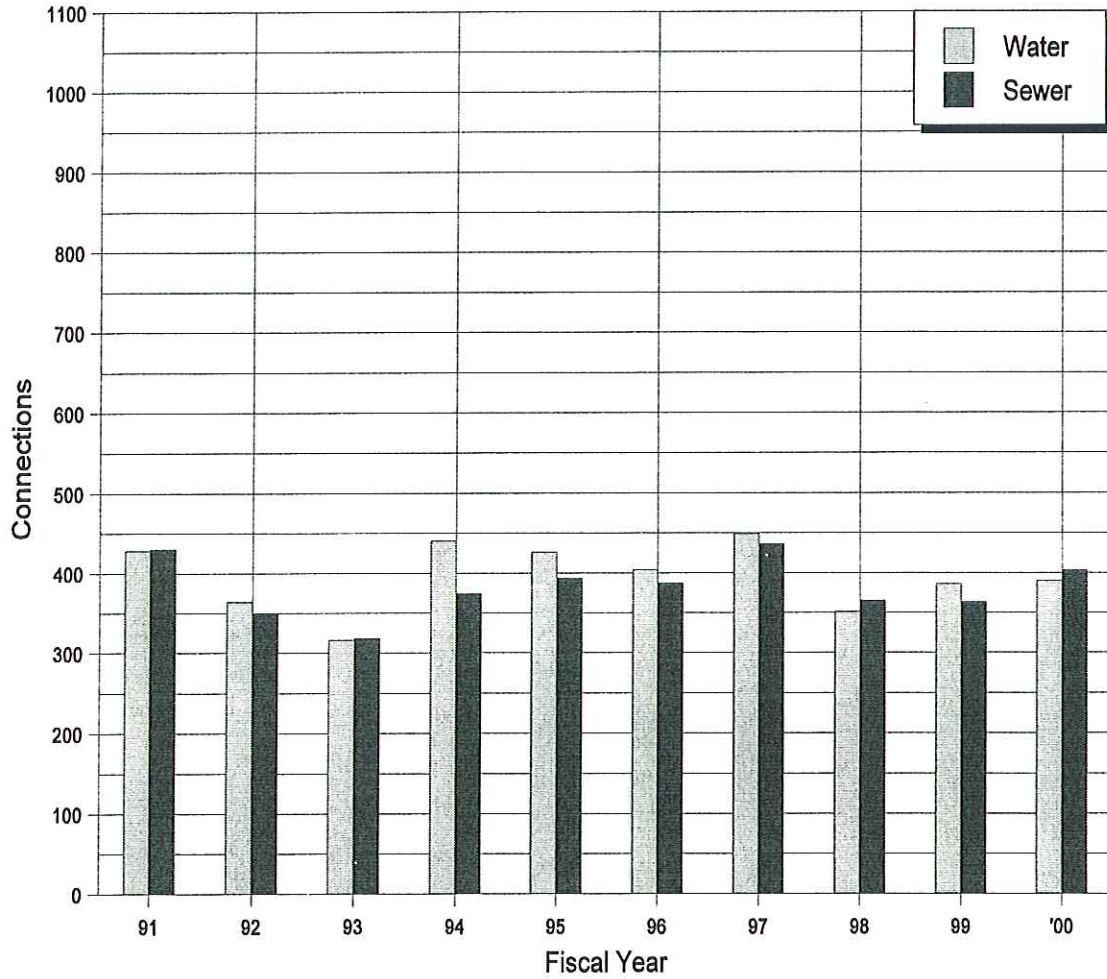


Frederick County Department of Planning
and Development, Winchester, VA
November 2000

SEWER & WATER FACILITY PLAN

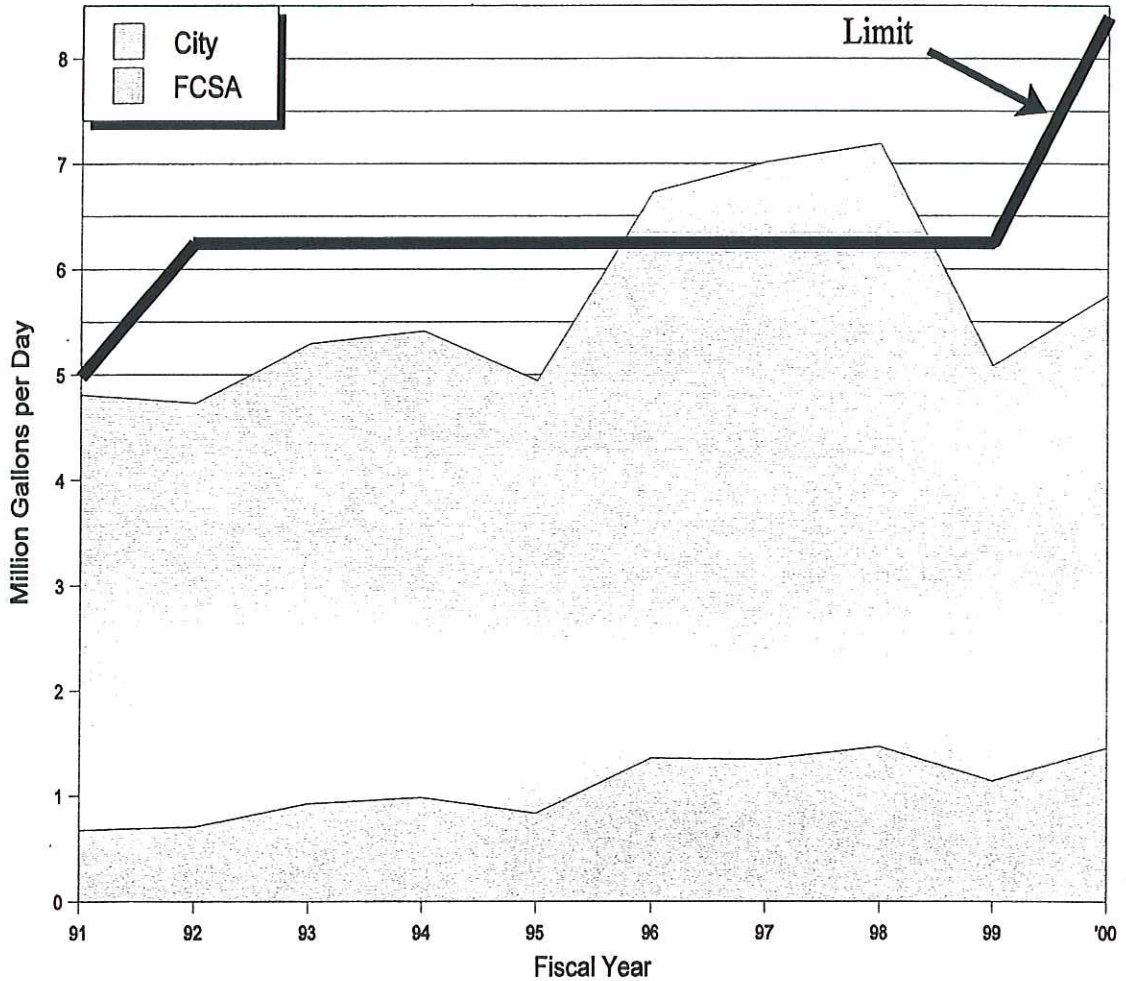
Community Facilities and Services

Figure 17 Total New Water and Sewer Connections



Community Facilities and Services

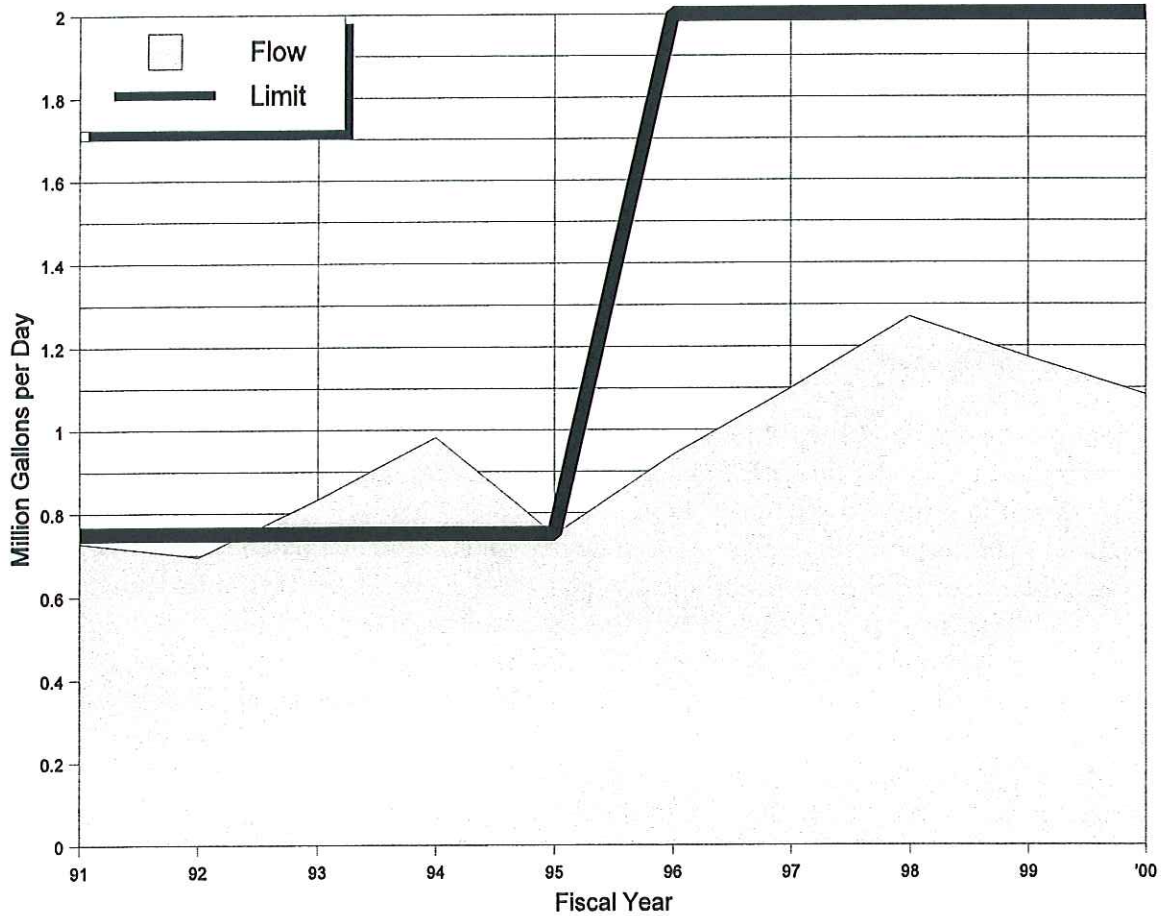
Figure 18: Opequon Treatment Plant; Sewer Flows Versus Capacity



Certain portions of the Urban Development Area, such as the Apple Pie Ridge area, may not be intended to be sewer and water service areas. Rural Community Centers that are outside of the Urban Development Area may be provided with some form of service, depending on the policies established for each particular center.

The intention is that additional extensions of sewer and water service will reflect the boundaries of the Urban Development Area. The extension of mains into areas not included in sewer and water service areas described by the facilities plan 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 should be publicly owned mains.

Figure 19: Parkins Mill Treatment Plant; Flow Versus Capacity



Capital Improvements Plan

The Capital Improvements Plan (CIP) is the community's plan for public facilities. It provides a list of projects planned for five years and is updated each year as projects are completed and new projects added. In general, projects on the Capital Improvements Plan are relatively expensive, fixed assets that require expenditures that do not recur annually and last for a relatively long time.

Community Facilities and Services

The first year in the Capital Improvements Plan should provide a capital budget for the upcoming fiscal year. The scheduling of projects needs to be coordinated with plans for development contained in the Comprehensive Plan. The Comprehensive Plan should be used as a tool to aid in determining priorities among projects, for estimating required funding, and for scheduling projects. The Capital Improvements Plan helps to guide development, to achieve the most efficient use of funds, and to maintain a stable financial program.

The County's procedures for reviewing and adopting the CIP need to be improved. The CIP needs to have a direct link to available or projected funds. Projects need to be systematically reviewed against established standards in order to determine priorities. These standards need to be developed and reviewed on a regular basis. The County Finance Department should play an active role in the CIP development process.

Facility Cost Impacts

Rezoning requests should be evaluated to determine their potential impacts on community facilities. Costs to the County should be estimated in terms of what impact the development, which could result from the proposed rezoning, would have on facilities and infrastructure. These costs are estimated in terms of facility use per unit of development. The estimated facility use is determined through the use of established multipliers which use averages derived from existing development. These multipliers set out such factors as: expected numbers of vehicle trips, school children, gallons of sewer and water usage per dwelling unit, square footage of commercial use, or person. The demand on various facilities resulting from a proposed rezoning can then be estimated based on the projected number of units which could result. Actual cost estimates are then calculated using the costs of facilities listed in the Capital Improvements Plan. Initially, costs are estimated in terms of the actual costs of providing facilities to support the potential development.

In 1991, an impact model was developed for Frederick County which has been utilized to project the fiscal impacts of rezonings on public schools, parks and recreation, and fire and rescue services for capital facilities costs. In 1998, a revised impact model was adopted by the Board of Supervisors. The revised model was designed to incorporate additional modules to project the fiscal impacts of rezonings on the sheriff's office, the public library system, county administration facilities, and miscellaneous public facilities, as well as the public agencies that were accounted for in the previous impact model. The impact model projects the gross potential costs of the facilities that would be needed to support a new development using the basic formula described above. Credit is given for the projected revenues that would be generated by the development. Potential revenues are subtracted from the projected gross costs resulting in an actual projected net fiscal impact of the development on the County. The impact model will need to be updated annually by county staff to ensure that the information used in the model is accurate. In general, negative fiscal impacts for capital facilities costs are realized from residential rezonings, while positive fiscal impacts are realized from commercial and industrial rezonings.

Community Facilities and Services

No rezoning should be approved unless the net impacts on community facilities are positive, or if the negative impacts can be adequately addressed through proffers or some other means. A request for rezoning may be turned down even though all fiscal impacts appear to be addressed. If there are other impacts which are not addressed or if the request does not conform to this plan, a similar method should be developed for determining the impacts of proposed developments on transportation systems and other public facilities.

Issues:

- ▶ *There is a need to carefully monitor school enrollments and to plan for school capacity to deal with overcrowding, replacement of outdated facilities, and population growth in the County.*
- ▶ *There is a need to continue supporting fire and rescue squads and to develop policies to deal with growing emergency service demands.*
- ▶ *House number efforts should continue in association with improved emergency telephone systems.*
- ▶ *The County should support improvements at the Winchester Regional Airport as a part of the overall economic development efforts.*
- ▶ *The County should continue to monitor refuse collection sites and should make improvements or add sites as needed.*
- ▶ *The County should continue to monitor landfill recycling efforts should be supported.*
- ▶ *The County should maintain a process of careful Capital Improvements Planning coordinated with Comprehensive Planning.*
- ▶ *Frederick County and the Frederick County Sanitation Authority need to continue coordinated planning of sewer and water facilities following the procedures described by the Facilities Planning Agreement.*
- ▶ *Additional information is needed on the impacts of new development on community facilities.*
- ▶ *Frederick County and the City of Winchester need to maintain coordinated planning of sewer and water facilities in the County through the Sewer Agreements.*

Community Facilities and Services

- ▶ *Together with the County and the City, the Frederick-Winchester Service Authority should carefully plan needed sewage treatment capacity based on trends in usage. The Service Authority needs to develop a capital improvements plan that is coordinated with City and County plans.*

- ▶ *Water and sewer service should be provided to service areas in the urban development areas through an orderly process following the Facilities Planning Agreement and using the Capital Improvements Plan.*

Community Facility and Service Policy

GOAL - *Appropriate services and facilities shall be provided to serve planned land uses and development.*

GOAL - *Facilities and services should be carefully planned to meet projected needs*

Strategy 1 - Plan sufficient school capacity to meet projected enrollment trends and to meet appropriate facility standards.

Strategy 2 - Recognize the changes occurring in demand for emergency services and develop policies for dealing with those changes.

Strategy 3 - Support expansion plans for the Winchester Regional Airport.

Strategy 4 - Monitor refuse collection and landfill use and continue to develop plans for future improvements. Pursue recycling methods and other methods to extend the life of the landfill.

Strategy 5 - Carefully monitor sewer and water use and develop up-to-date improvement plans for sewer and water facilities.

Strategy 6 - 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, the School Board, the Regional Airport Authority, and the Fire and Rescue Squads.

Strategy 7 - Use the Capital Improvements Plan to carefully plan community facilities and to coordinate facilities planning with land use plans.

Community Facilities and Services

Strategy 8 - Require that the impacts of new developments on facilities be described and require that the impacts are addressed through proffers and other means.

Implementation Methods:

1. Carefully monitor school enrollments and plan facilities according to enrollment and development trends. Update the Capital Improvements Plan each year based on trends.

2. Continue to support fire and rescue squads and plan to increase support according to development in the various service areas..

3. Develop plans for new emergency service facilities.

4. Continue to convert dumpster sites to compactor sites. Monitor usage. Plan for new refuse collection sites according to use and planned development patterns.

5. Monitor landfill use. Plan for additional landfill capacity on adjacent land. Explore alternative disposal methods.

6. Continue to plan for sewer and water main extensions according to the agreements established with the Sanitation Authority and the City of Winchester. Include planned extensions in the Capital Improvements Plan.

7. Provide for recycling at collection stations and support a regional materials recovery center.

8. Carefully monitor sewer and water use and develop a capital improvements plan to accommodate projected development.

9. Consider means to provide water service to Brucetown.

10. Consider alternative sources of water supply.

11. Minor extensions of sewer and water service to business and industrial uses beyond the service area may be considered if such uses conform with other County standards. Such extensions should be reviewed by the Planning Commission for conformance with the Plan.

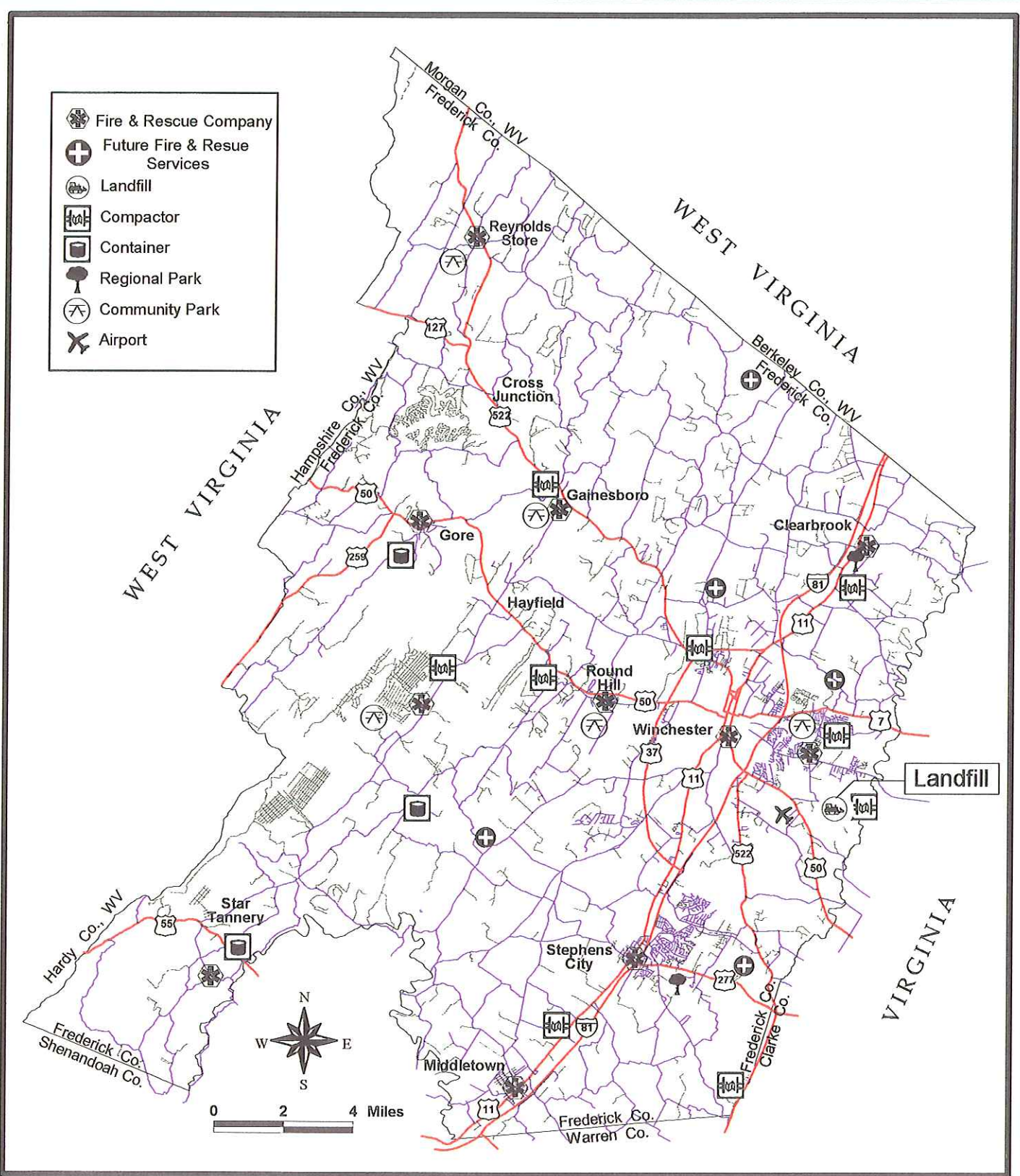
12. Require that information be provided with rezoning proposals on the impacts of development on community facilities. Impacts should be addressed through proffers and other means. No rezoning should be approved unless all impacts are adequately addressed.

Community Facilities and Services

13. Any sewer or water main six 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 County Sanitation Authority or City of Winchester when appropriate.

14. Plans for new facilities should be based on demand projections as derived from population projections in the Comprehensive Plan.

-  Fire & Rescue Company
-  Future Fire & Resue Services
-  Landfill
-  Compactor
-  Container
-  Regional Park
-  Community Park
-  Airport



Frederick County Department of Planning
and Development, Winchester, VA
December 2000

Community Facilities and Services