

COMMUNITY FACILITIES PLAN

INTENT

This section of the plan consolidates a number of areas covered separately by the Comprehensive Plan concerning Parks and Open Space, Library, Fire and Rescue, Emergency Medical, and Schools. These community facilities are essential to the residential communities and commercial operations within the Sector Plan area. It is the intent of this section of the Sector Plan to identify and recommend appropriate actions for community facilities that will adequately serve current residents as well as new populations generated by residential and commercial development and in locations that provide the best service.

ACTION STRATEGIES

Community Center

Community centers focus communities and bring them together by providing a place for programmed and informal active recreation and cultural programs, continuing educational programs, and physical fitness activities, important to the well being of all age groups in the community. The center should be easily accessible to the entire community on a site with ample parking. The center should contain adequate space for a wide range of activities including education, art, dance and exercise, music, theater arts, indoor sports such as basketball and volleyball, and physical fitness. In addition there should be sufficient rooms for meetings. Ideally the center should have ample space for outdoor activities and sports.

CF-1 Actively seek the acquisition and/or development of a multi-purpose community center that will accommodate a broad range of community recreation, education, cultural, and physical fitness activities easily accessible to the citizens of the Gainesville District. One possible candidate is the old Gainesville Elementary School. This facility provides excellent access to the community with significant parking. While renovation and new construction work will be required, this is truly a multi-use facility with a stage for theater and music presentations, classroom space, and outdoor playfields and playground space.

Library

Libraries enhance and add to the work of the parents and the public schools in the education process of children and the continued education of adults. The current Comprehensive Plan contains the Level of Service Standards for library facilities. The library recommendation of this Sector Plan conforms to the LOS standards and the recommendations of the Comprehensive Plan. The current Comprehensive Plan calls for a Community Library facility that will serve the Gainesville Sector Plan area.

CF-2 Strongly support the development of a Community Library facility of 15,000 to 20,000 square feet adjacent to or in the vicinity of the Mountain View Elementary School as planned for in the County's Capital Improvement Program.

Fire and Rescue

Based on future population projections and Level Of Service (LOS) analysis, the Comprehensive Plan recommends that from 3 to 5 new stations will be required for the western half of Prince William County to meet response requirements for current and future residential and commercial development. From one to two new stations will be needed for the Gainesville District. While the number of incidents per year (CY 2000) for the existing Gainesville Fire and Rescue station do not exceed capacity, current and planned development alone will result in incidents that in the future will be in excess of the station's capacity. Further the disruptions during the construction of the I-66/Route 29 interchange along with grade separation improvements may harm response time.

CF-3 The need for additional Fire and Rescue Stations will be documented in a Countywide fire and rescue station siting study carried out in FY 2001. The recommendations of the Comprehensive Plan as updated by the new study should be included in the Capital Improvement Program. For the Gainesville area, needed stations or improvements should be constructed and become operational as needed to meet LOS standards concurrent with the first phases of major development projects.

CF-4 To meet response time requirements during I-66/Rt 29 interchange improvements, temporary supplemental fire and rescue capabilities should be provided. In addition, the completion of the recommended eastern segment of the parallel road and extension of Catharpin Rd should be considered prior to the beginning of interchange and Rt. 29 improvements so as to minimize construction impact on response time.

Parks and Open Space

A system of well-maintained parks, park and recreation facilities, and public open space that meet a variety of active and passive recreational needs is important to the quality of life for citizens within the Gainesville and Haymarket area. Parks and open space needs in this sector plan are based on the LOS standards of the Prince William County Park Authority Comprehensive Plan.

CF-5 Neighborhood Parks (10-20 acres)

The County Park Authority should seek opportunities to acquire **two (2)** neighborhood parks within the Sector Plan area of 10 to 20 acres each. Each park should include both active and passive recreation opportunities and be readily available by foot and bicycle to the residents within the developed residential areas. Provision of active park facilities will be based on the LOS standards in the Comprehensive Plan. At least one park will be within Area III (Residential) of the Sector Plan. **Opportunities for locating a park at Tyler Elementary School on school land should be pursued.**

In addition, investment is needed to provide more complete recreational facilities on the land next to the Gainesville Elementary School.

CF-6 Community Parks (Size 30-50 acres)

The County Park Authority should seek opportunities to acquire **one (1)** community park of 30 to 50 acres within the Sector Plan area. The park should include both active and passive recreation opportunities and be readily available from major collector or arterial roadways to minimize traffic impacts on residential neighborhoods. Provision of active park facilities will be based on the LOS standards in the Comprehensive Plan.

CF-7 Greenways and Trails

Within the Environmental Resource (ER) zones of Residential Transition area III, linear trails and greenway corridors should be identified and acquired and protected by the County Park Authority as open space resource amenities. Developers should be encouraged to provide trail connections to the corridors for recreational access to residents. Whenever a proposed development abuts a planned greenway and trail, proffers and the dedication of trail and greenway lands should be sought.

Schools

The **Schools Plan** component of the Comprehensive Plan sets forth new school construction needs that should be implemented consistent with new residential development in order to meet student population growth in and around the Sector Plan area. The Schools Plan projects the need for one high school (2004), one middle school (2002) and two to three new elementary schools (2003 - 2009) within the Gainesville Magisterial District. The current school construction plan has identified these school needs as defined by the current Comprehensive Plan and by existing residential development. The pace of residential development in Western Prince William County suggests that these needs may increase beyond current projections resulting in a change in the number of additional schools needed.

CF-8 Close monitoring of planned residential development is required to assure that LOS standards are met and that there is strict adherence to the requirements of the **Schools Plan** for new residential development. Annual reviews of existing and proposed residential development, and residential development absorption rates, should be conducted and published to assure the timely provision of school sites and facilities.

Emergency Medical Facilities

Drive in Emergency medical facilities are at least 20 to 40 minutes from citizens in the Gainesville area. The rapidly increasing population of all ages in the Sector Plan area requires that increased attention be given to providing easily available emergency medical facilities.

CF-9 The County should work with community health service providers to assess the need for emergency medical facilities in western Prince William County and encourage the provision of such facilities if standards warrant.