

6. PUBLIC FACILITIES PLAN

INTRODUCTION

Economic and population growth require a significant increase of public services. More population means demand for more schools and recreational facilities. Economic growth requires expanded utilities, improved fire and rescue protection and coordination with the business community.

The County's public facilities must be carefully coordinated with land use and transportation plans to integrate the provision of services with anticipated growth, revenues, and available funding. Levels of service within different areas of the County will vary. Wherever possible, current and future needs should be addressed through existing facilities. Where this is not possible, new facilities should be planned. By identifying where public schools, water and sewer lines, fire and rescue stations, and other improvements should be constructed, the County can encourage development in appropriate areas and discourage development in inappropriate areas. Coordination of County land use, transportation and public facilities development is critical in providing equitable, efficient, and cost effective government services for current and future County residents.

Created through coordination with other County departments, the *Public Facilities Plan* recommends the general timing and location of future County facilities based on desired service levels. The Plan is designed to function as a needs assessment supporting the establishment of specific project priorities through the annual Capital Improvement Program. A comprehensive approach integrates facility needs, siting criteria, and design issues with adopted land use plans and other planning concerns. The Plan will guide the acquisition of public facility sites through the rezoning process and advance purchase or optioning. The Public Facilities Plan does not address funding availability, debt capacity, or other financial concerns; nor does it address facility components, equipment, building design, and numerous other factors best left to the expertise of the operating departments. In addition, the location recommendations are general and should not be interpreted as site specific.

This plan is one element of the Culpeper County Comprehensive Plan. As with all components of the Comprehensive Plan, it is intended to function as a guide for decision-makers; flexibility is required when fundamental conditions change or analysis based on new data reaches differing conclusions. The Comprehensive Plan and each of its components should be reviewed and, if necessary, updated periodically based on new data and analysis.

Growth Management

The adoption of the Public Facilities Plan as a component of the County's Comprehensive Plan will provide an important implementation tool for the County's overall growth management strategy. Articulated through the recommendations of the Comprehensive Plan, this strategy encourages sustainable and orderly growth in designated areas of the County while supporting the overall needs and reasonable aspirations of the community.

A key aspect of this growth management strategy involves the appropriate timing and location of future land development. Map 6.1 divides the county into distinct analysis zones, identifies an estimated mid-2010 population in each zone, and highlights areas planned for residential development. The mapped zones also provide a population figure for those under 18 years of age, which may assist in school planning.

The highlighted development areas encompass areas with known concentrations of residential development.

Capital Improvements Program

The County's annual Capital Improvement Program (CIP) addresses short-term facility planning. The CIP proposes a specific schedule for acquisition, development, enhancement or replacement of public facilities over a five (5) year period. It shows the arrangement of selected projects in priority order, and establishes cost estimates and anticipated funding sources. The Public Facilities Plan is far more general in nature.

General Evaluation Criteria

An evaluation of existing public facilities and a determination of needs for future facilities involves several related criteria. These criteria cannot be absolute or static because particular needs and existing conditions vary greatly throughout the County, and may change over time.

1) Location

Location must be considered in relation to various elements of the Comprehensive Plan, such as existing and future population distribution, zoning, major transportation arteries, topography, and utilities. A centralized location is required for facilities that provide services to intermittent visitors where a time and distance factor is not critical. Decentralized locations are desirable for facilities that serve day-to-day needs of citizens and where a time and distance factor becomes more important.

2) Accessibility

Sites should be accessible to major transportation routes providing the best possible access to the greatest number of citizens expected to use the facility.

3) Proximity to Related and Supporting Facilities

There are advantages to the grouping of related facilities within one complex or area. Convenience to the public is thereby enhanced, operational economy is achieved, and less land is required to provide shared facilities such as parking. Some facilities are also more effective when located adjacent to a business district or shopping center, thereby assuring the greatest convenience to the largest number of people. Public facilities should not be located in the very heart of the retail core, but preferably near the periphery of the commercial concentrations.

4) Condition and Obsolescence Assessment

The present state of repair for particular facilities needs to be considered. Building space arrangements and special mechanical equipment requirements to meet the functional needs of the facility must be considered. The operational efficiency of the facility and its possible adaptation to change or enlargement are factors that must be reviewed to determine the relative obsolescence of the building plan. Poor condition and high levels of obsolescence may indicate a need for replacement.

5) Capacity in Relation to Present and Future Utilization

The current level of performance of any particular service or function must be related to optimum present and future utilization. Increased demands for services will typically require increased staff and equipment resources with a corresponding need for additional space and expansion potential.

6) Site Adequacy

The site for each building should be adequate for: (a) the space needs of the building and any probable future additions, (b) parking space for vehicles of both visitors and employees, and (c) sufficient landscaped open space for a functional and pleasing appearance, and for appropriate environmental protection.

7) Architectural Quality

A measure of usefulness is also contained in the building's ability, by its appearance and arrangement, to inspire higher civic achievement in those who see it or in those who work within its confines. An architecturally attractive building is a reflection of cultural pride and a credit to the County citizens.

8) Environmental Sensitivity

Public facilities should incorporate green building techniques in both site development and building design. Leadership in Energy and Environmental Design (LEED) Certification should be sought for any public project where it is feasible (see Chapter 4).

9) Support of Adopted Planning Policies

Proposed projects should support adopted County policies and plans. Without reference to an overall framework for development of the County, projects can be inconsistent and counterproductive. If a project appears justified, even though it is not consistent with adopted policies, then a change in policy may be warranted, and should be proposed and reviewed through the planning process.

10) Cost Efficiency

New projects should be shown to be cost-effective in technical design and/or justified by the public benefits outweighing the public costs. This allows the maximum use of existing capacity or services, with potential expansion when justified by the costs as well as need.

"Let us think of education as the means of developing our greatest abilities, because in each of us there is a private hope and dream which, fulfilled, can be translated into benefit for everyone and greater strength for our nation." - John F. Kennedy

PUBLIC SCHOOLS

Introduction

The Culpeper County Public School System offers a comprehensive program for grades pre-K-12. The instructional program offers a range of fine arts, career and technical programs. English as a second language, special education and alternative education programs also serve the diverse population of students. The school system receives funds through Federal Budget Program Titles I A and D, and Workforce (Carl Perkins), II A and D, III, IV A and B, and VI B. These funds are used in accordance with guidelines of each Title Program.

The Culpeper County Public School System has six elementary schools, grades pre-K-5; two middle schools, grades 6-8; and two high schools, grades 9-12. The following charts display the design capacities of the existing County schools, and the projected enrollment. It is important to note that the ‘design capacity’ and the ‘program capacity’ of our schools are different parameters and yield different numbers. Special programs such as Title I and special education allow for fewer students in a classroom than other programs. Computer labs, art rooms, career and technical education rooms and fine art rooms are examples of spaces that are designed for the success of specific programs. It is typical for the program capacity of a school to be significantly less than the design capacity, particularly in the higher grades. The table below shows Virginia Department of Education Capacity (VDOE), which is essentially design capacity.

Table 6.1

FUTURE SCHOOL CAPACITY			
School	2014-2015 Enrollment	VDOE Capacity	Theoretical Availability
A.G. Richardson	543	650	107
Emerald Hill	707	800	93
Farmington	626	651	25
Pearl Sample	570	650	80
Sycamore Park	623	650	27
Yowell	670	650	-20
Sub –Total Elementary	3,739	4,051	312
Floyd T. Binns	735	800	65
Culpeper Middle	1,070	1,100	30
Culpeper High	1,116.5	1,500	383.5
Eastern View High	1,244.5	1,800	555.5
Sub-Total Secondary	4,166	5,200	1,034
Total All Schools	7,905*	9,251	1,346

*Totals for October, 2014. This count does not include preschoolers (147 students for 2014), which would increase enrollment to **8,052**.

Future Expectations

Long-range planning must not be overlooked in the effort to keep pace with the immediate needs in an expanding system. While an overall population estimate and distribution pattern may prove to be accurate in the long-term, the actual timing of development in a given area may be difficult to predict. Because of this and the limits of funding, school administrators tend to avoid acquiring new school sites until actual residential development is underway. However, using a long-range plan as a guide to site acquisition in advance of development would likely not result in a significant fiscal loss to the public since the property can almost always be sold at a profit or utilized for an alternate use. Acquiring strategically located sites for facilities as far in advance as possible is advisable. Projected enrollments by grade are listed in Table 6.2. The Weldon Cooper Demographics Research Group used grade-progression ratios which capture the school enrollment patterns of a cohort of children as they move forward in time and progress from grade to grade. Historical and current fall membership counts obtained from the Virginia Department of Education as well as birth data obtained from the Virginia Center for Health Statistics were also used in these enrollment projections.

Table 6.2

CULPEPER COUNTY SCHOOL ENROLLMENT PROJECTION							
School Year	*14-15	15-16	16-17	17-18	18-19	19-20	5 Year Change
Kindergarten	598	587	573	616	570	586	(12)
1 Grade	650	603	594	581	622	576	(74)
2 Grade	667	654	616	599	588	631	(36)
3 Grade	641	677	666	623	608	596	(45)
4 Grade	562	638	673	652	616	600	38
5 Grade	634	552	625	658	639	603	(31)
6 Grade	559	633	550	619	654	635	76
7 Grade	621	560	636	552	621	656	35
8 Grade	623	628	569	640	558	628	5
9 Grade	706	675	685	623	698	609	(97)
10 Grade	610	666	637	646	588	658	48
11 Grade	536	569	619	591	601	546	10
12 Grade	524	533	565	619	588	598	74
TOTAL K-12	7,931	7,974	8,008	8,017	7,950	7,925	(6)

*current school year

FACILITY DESIGN AND LOCATION STANDARDS

Location Criteria

The goal of the school system is to provide the highest quality education possible for students in the County, in the most cost-effective manner. The following objectives should be considered when locating future schools:

- Provide new facilities to adequately and equitably serve all areas of the County. Schedule school construction to relieve overcrowding and respond to new growth when it occurs.
- Provide up-to-date learning facilities including advanced computers and related technology improvements commensurate with at least the state-wide averages.
- Coordinate school site planning and development as well as the use of existing facilities with the Parks and Recreation Department in order to provide coordinated community recreational facilities.
- Obtain optimal locations and minimize costs through the advance acquisition of suitable sites as identified by County's Comprehensive Plan.
- Provide locations for new schools that minimize travel distance for current and future students.
- Elementary and middle schools should be located within residential neighborhoods; site design should minimize impacts of the recreational areas on adjacent residences. These schools should be located in the community in areas of concentrated growth.
- High Schools should not be located within residential neighborhoods. They should be located along collector roads and streets, avoiding access through residential neighborhoods. Where adjacent to neighborhoods, active recreational areas and parking lots should be oriented away from the neighborhoods, toward more intense uses. Sports facilities and their parking areas should be buffered from existing nearby homes. High schools should generally be centralized near the Town of Culpeper in close enough proximity to each other to allow for some sharing of faculty and facilities.

Target Areas for Potential Future School Sites

Map 6.2 designates target areas for future school sites. These are general in nature. They are based on the location of proffered sites, road access, proximity to projected growth areas, and the location of existing schools. The site location of future schools should be undertaken on a case-by-case basis using the target areas and the recommendations of this Plan as a guideline. Location of a new school outside of the target areas shall not be precluded by this Plan.

Short-Term Needs: 2015-2018

Based on student population projections and given the existing design and program capacities of schools, the following are considerations for elementary, middle and high school facilities. It is anticipated that these projects will meet the needs of the school division into the future as far as 2015 – 2018. However, additional analysis of alternatives will be needed to meet the projected needs beyond FY 2018.

2015-2018 SHORT TERM NEEDS

Elementary Schools & Middle Schools

- **Begin site acquisition process (including consideration of developing existing proffered and/or County-owned sites)**
- **Address various maintenance issues such as roof replacement at certain schools and replacement of heating and cooling system components at certain schools.**

High Schools

- **Athletic field upgrades at both High Schools, primarily CCHS**

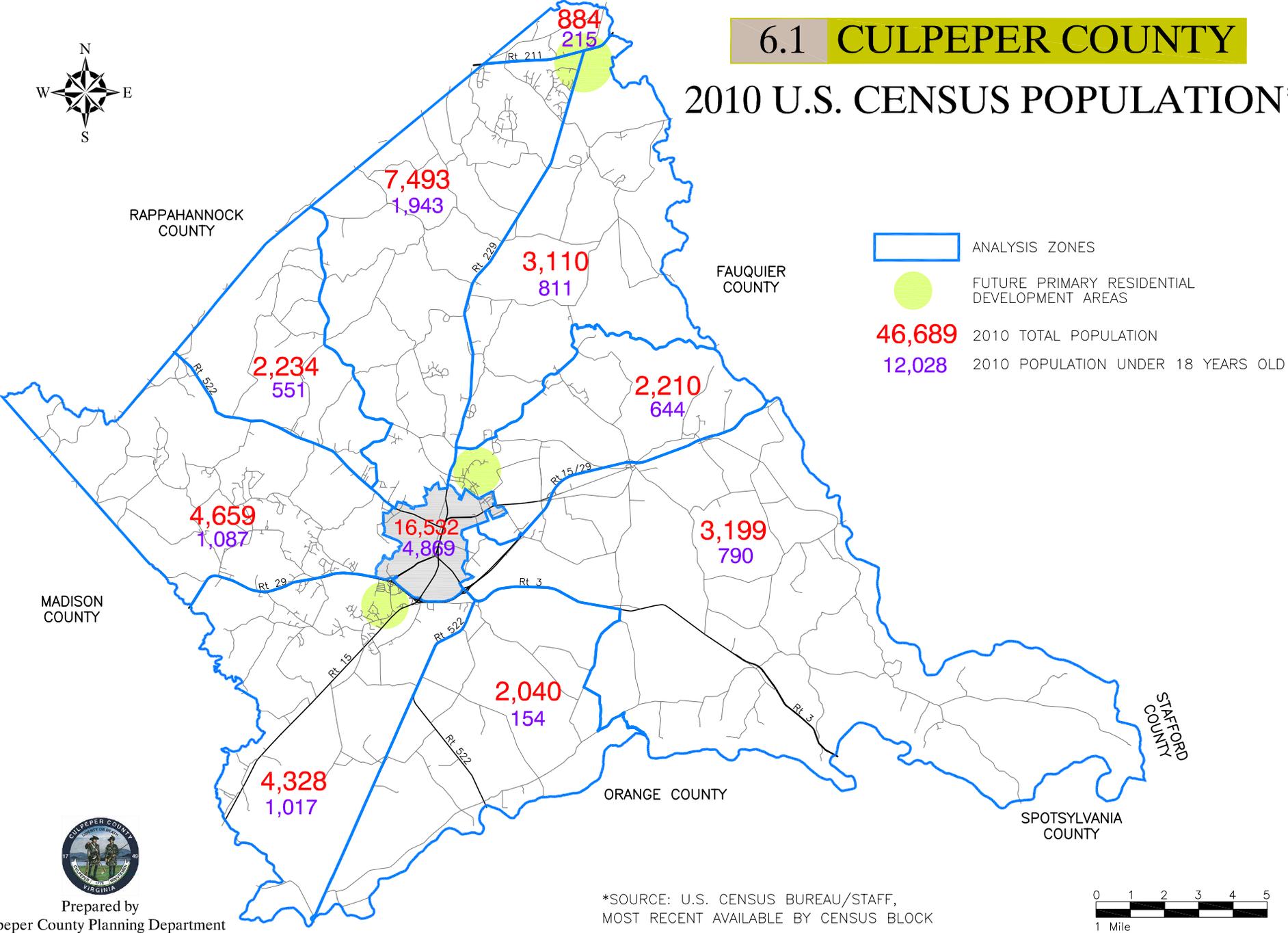
Long-Term Needs

Student Population growth is not anticipated to increase at a significant rate in the next five years. If growth necessitates the construction of new schools, consideration should be given to the Clevenger’s Corner area, as a proffered elementary school site is already available at that location and a middle school site may be available in the future. Sites close to Town, with access to utilities, and in close proximity to areas where the majority of students reside are also desirable.

The renovation of Culpeper Middle School and Sycamore Park Elementary School are projected to be necessary sometime after 2020.

6.1 CULPEPER COUNTY

2010 U.S. CENSUS POPULATION*



RAPPAHANNOCK COUNTY

FAUQUIER COUNTY

MADISON COUNTY

ORANGE COUNTY

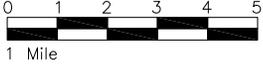
SPOTSYLVANIA COUNTY

STAFFORD COUNTY



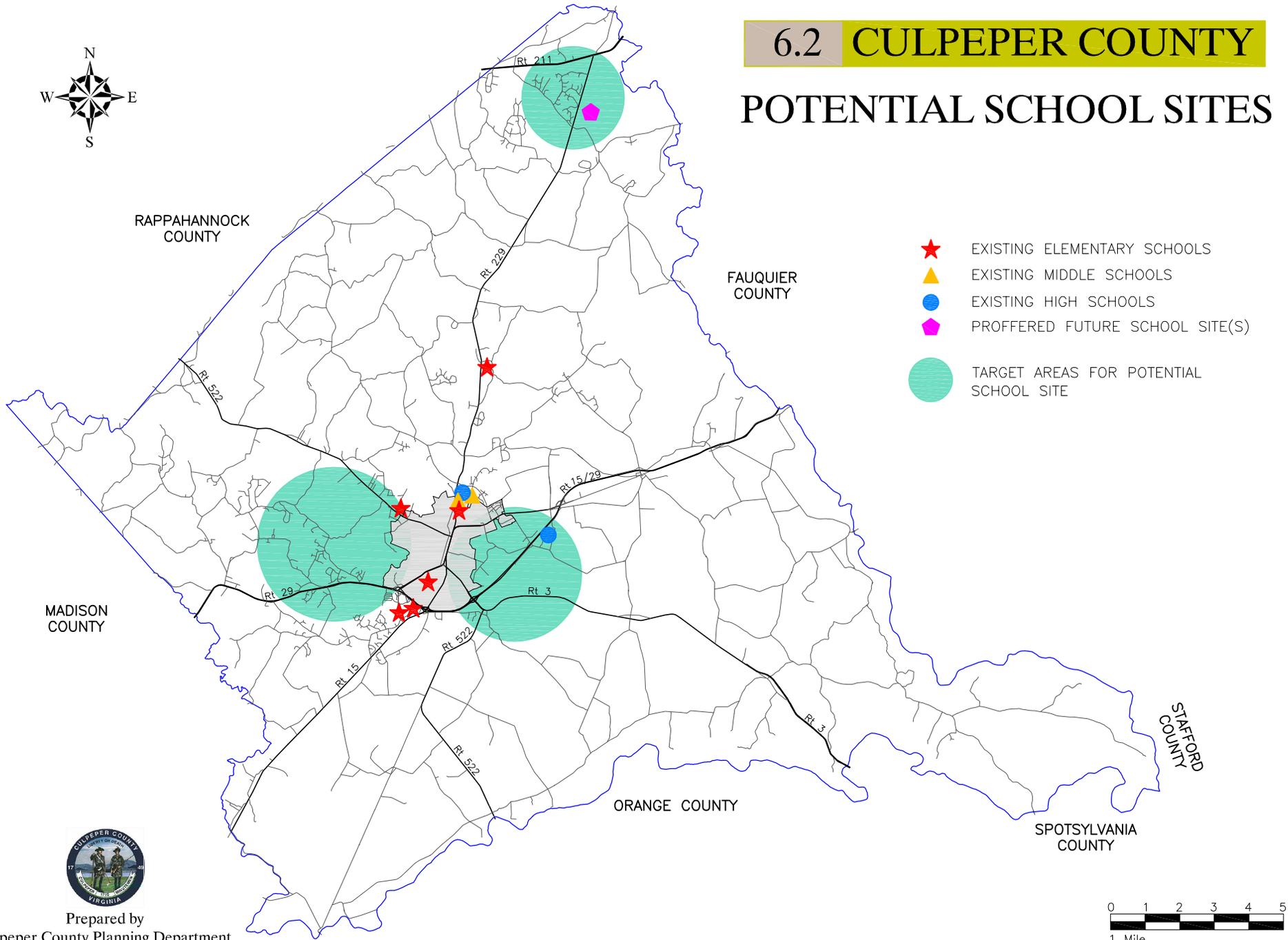
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*SOURCE: U.S. CENSUS BUREAU/STAFF,
MOST RECENT AVAILABLE BY CENSUS BLOCK



6.2 CULPEPER COUNTY

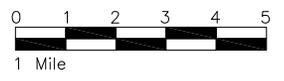
POTENTIAL SCHOOL SITES



- ★ EXISTING ELEMENTARY SCHOOLS
- ▲ EXISTING MIDDLE SCHOOLS
- EXISTING HIGH SCHOOLS
- ◆ PROFFERED FUTURE SCHOOL SITE(S)
- TARGET AREAS FOR POTENTIAL SCHOOL SITE



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FIRE AND RESCUE

Introduction

Fire protection and emergency medical services are indispensable services for every County resident. This section of the Comprehensive Plan integrates planning for fire and rescue services with public facilities throughout the County in order to provide effective and efficient fire protection and emergency medical response. This plan, in part, will provide the basis for the Capital Improvements Plan adopted each year by the County Board of Supervisors.

Fire and Rescue Services are provided to the residents of Culpeper County through a system comprised of both volunteer and career personnel. There are ten volunteer organizations providing services to the County; the Culpeper County Volunteer Fire Department, the Brandy Station Volunteer Fire Department, the Richardsville Volunteer Fire and Rescue Company, the Salem Volunteer Fire and Rescue Company, the Little Fork Volunteer Fire and Rescue Company, the Rapidan Volunteer Fire and Rescue Company, the Culpeper Volunteer Rescue Squad and the Reva Volunteer Fire and Rescue Company. The Amissville Company in Rappahannock County and The Remington Company in Fauquier County also provide coverage in Culpeper. There are approximately 594 volunteer members spread among these agencies, of which approximately 361 are active operational volunteers. Each of these agencies has its own officers to oversee the operations of their respective organization. The volunteers are the primary providers of fire and rescue coverage. The majority of the members work regular full-time jobs resulting in limited availability of volunteers for weekday coverage.

Existing Facilities

Currently, there are nine Fire and/or Rescue Companies operating throughout the County. The response area for each station varies in size due to population density and location within the County. The specific stations are listed in the following table.

Table 6.3

CULPEPER COUNTY EXISTING FACILITIES	
Facility	Type
Culpeper- Company 1	Fire
Brandy Station- Company 2	Fire
Richardsville- Company 6	Fire & Rescue
Salem- Company 8	Fire & Rescue
Little Fork- Company 9	Fire & Rescue
Rapidan – Company 10	Fire
Culpeper- Company 11	Rescue
Culpeper EMS 12	Rescue
Reva- Company 16	Fire & Rescue
Amissville	Fire & Rescue
Remington	Fire & Rescue

Culpeper County maintains mutual aid agreements with Fauquier, Madison, Orange and Rappahannock Counties. The Department of Fire, Rescue and Emergency Services also seeks to reduce demand for fire and rescue services through a proactive fire prevention and safety program. The program includes numerous public education activities as well as a fire safety inspection program. Inspections are provided for the public school system as well as for commercial and industrial businesses.

Table 6.4

NUMBER OF DISPATCHED CALLS BY COMPANY						2008-2013
Facility	2008	2009	2010	2011	2012	2013
Culpeper	3,299	3,907	3,793	4,071	4,058	4,058
Brandy Station	435	607	497	629	531	545
Amissville	120	188	171	183	165	166
Richardsville	161	265	263	248	287	239
Salem	480	663	604	566	527	643
Little Fork	324	418	415	485	492	463
Rapidan	224	98	88	79	76	82
Reva	266	459	490	524	528	537
Total	5,309	6,605	6,321	6,785	6,664	6,733

As shown in Table 6.4, the total number of emergency response calls in 2013 was 6,733. Over the past six years, the number of calls has averaged 6,403 per year county-wide.

Table 6.5

FIRE AND RESCUE CALL PROJECTIONS		2020-2040	
Year	2020	2030	2040
Total Calls	7,714	8,906	10,197
Population	55,102	63,614	72,835

The total number of emergency response calls is expected to continue to increase. This is based primarily on population increases continuing throughout the period. This increase may require additional stations and manpower to maintain or improve the current level of service. Twenty career personnel and one training coordinator staff the Culpeper Rescue Squad twenty-four hours a day, seven days a week, every day of the year to supplement the volunteer EMS response. It is projected that by 2020, a total of up to 40 career providers may be needed for full coverage. The anticipated increase in senior population will place a greater demand on our public safety providers. Any development proposals focused on senior housing should be expected to mitigate these impacts.

The primary indicator of level of service in regard to fire protection is response time. Currently, no empirical data is available for Culpeper County in terms of average response time. The current level of service is measured by distance from the various stations whether the station is fire or rescue only or a joint use location through 2020.

Location Criteria

The following criteria should be used in determining appropriate sites for additional stations to provide a consistent level of service across the County:

- Locate stations at points with fast, easy access to a major arterial. Possible sites should be located near two major arterials that offer both east-west and north-south travel.
- Locate new fire/rescue stations near village centers where possible based upon key site planning considerations such as access, safety and response time.
- Reduce response areas to a 3-mile radius for facilities within the areas of highest population density.
- Response areas in less populated areas should be a 5-mile radius.

Short Term 2015 - 2020

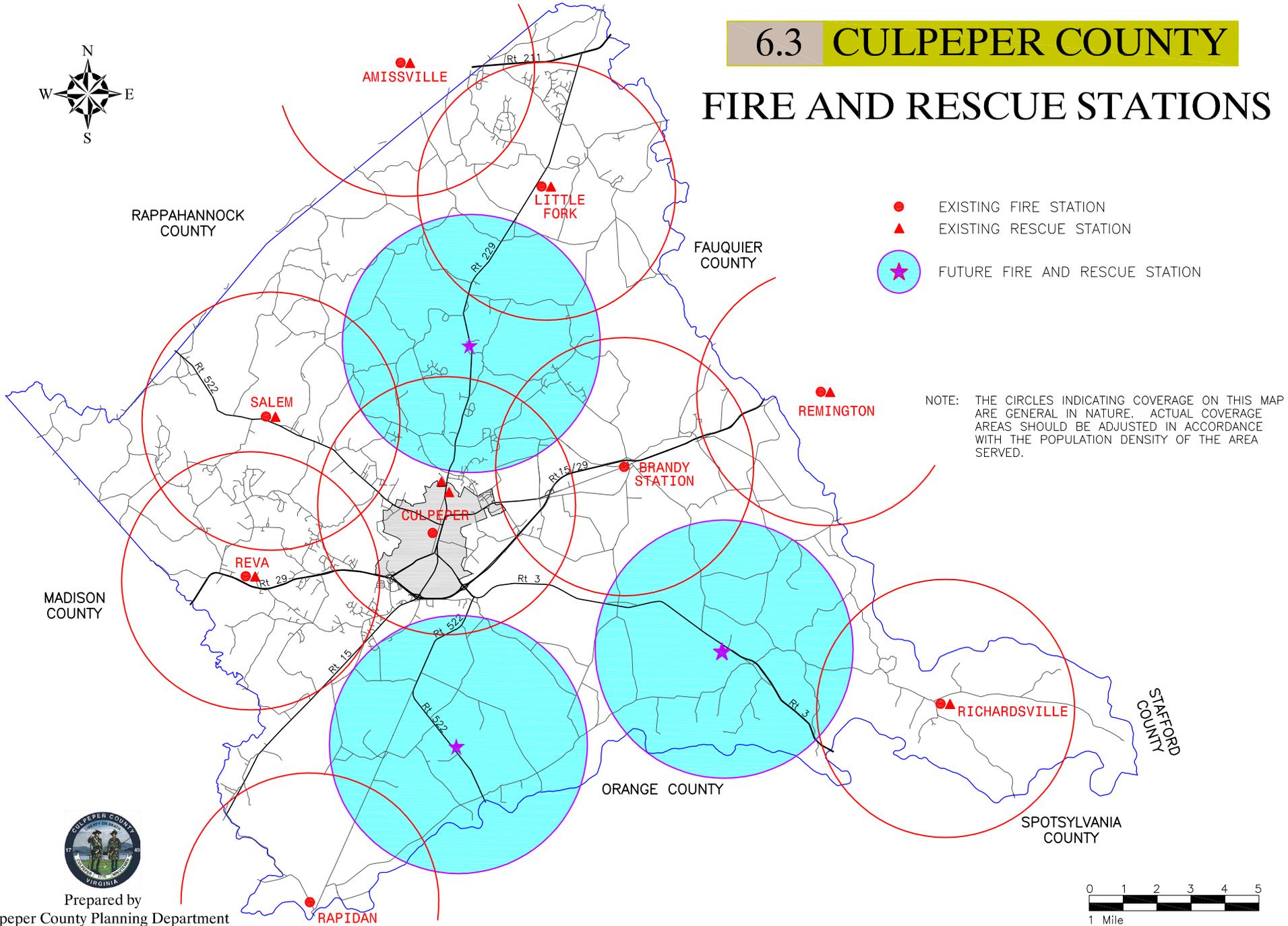
- Begin to plan for, and consider land acquisition for future fire and rescue stations.
- Continue to evaluate the need for career personnel and increase existing staff as needed.
- Begin developing plans for a fire and rescue training center.

Long Term 2020 and beyond

- Reduce coverage areas to a 3-mile radius in village centers.
- Add new fire and rescue facilities as needed to accommodate smaller area coverage requirements and to keep the number of calls at each facility within a reasonable capacity.

6.3 CULPEPER COUNTY

FIRE AND RESCUE STATIONS

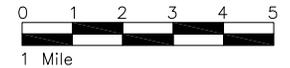


- EXISTING FIRE STATION
- ▲ EXISTING RESCUE STATION
- ★ FUTURE FIRE AND RESCUE STATION

NOTE: THE CIRCLES INDICATING COVERAGE ON THIS MAP ARE GENERAL IN NATURE. ACTUAL COVERAGE AREAS SHOULD BE ADJUSTED IN ACCORDANCE WITH THE POPULATION DENSITY OF THE AREA SERVED.



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Culpeper County Planning Department



OTHER PUBLIC FACILITY NEEDS

New County Government Offices

Culpeper County is currently facing a shortage of space for many of the necessary governmental functions. Space requirements for future administrative offices and courts will have to be addressed.

Regional Jail

A major capital cost facing the County will be the need for a new jail facility. With rising population, problems such as increased crime and the attendant need for more jail space are inevitable.

Libraries

In August 2014 the Culpeper County Library completed a 1,500 square-foot addition. The project was funded with more than \$350,000 in donations to the libraries capital improvement fund. The 17-year-old library is used by an average 4,800 people per week. It is likely that the community could support one or more branch libraries in the future. Current library activity is summarized in table below.

Table 6.6

CULPEPER COUNTY LIBRARY STATISTICS		2010-2014			
	2010	2011	2012	2013	2014
Circulation	504,933	495,941	493,176	471,441	479,865
Program Attendance	9,597	8,477	10,583	9,519	9,150
Patrons	260,485	241,582	224,778	227,354	220,072
Registration	21,810	24,624	24,624	22,969	20,533
Volunteer Hours	4,448	6,318	6,699	7,179	7,382
Meeting Room Use	582	502	550	571	591
Conference Room Use	480	428	537	556	573
Study Room Use	1,849	1,676	1,652	1,490	1,625
Computer Users	43,200	39,671	36,592	37,385	33,501

Both the Culpeper County Government and Culpeper County Schools websites are updated frequently regarding services currently offered and future development plans.

Quick Link: [Culpeper County Government](#)

Quick Link: [Culpeper County Schools](#)

PARKS AND RECREATION

Introduction

As Culpeper County continues to grow, the significance of parks and recreation planning, acquisition and development increases. The County's Department of Parks and Recreation is responsible for operating and maintaining all County parks and recreation programs. The Department also supports a number of organized activities including baseball, softball, soccer, lacrosse and football teams, cheerleading squads, and a variety of classes and programs.

Non-County Owned Facilities

Culpeper County is fortunate to have the Phelps Wildlife Management Area which encompasses 343 acres within the County to serve some passive recreation needs. The Town of Culpeper owns and operates two major park facilities – Yowell Meadow Park and Mountain Run Lake Park. Mountain Run Lake and Lake Pelham serve as valuable recreational resources. Boating and fishing are popular in these lakes as well as in the Rappahannock and Rapidan Rivers. These two rivers combine to make up over 80 miles of Culpeper County's borders. The Cedar Mountain and Brandy Station Battlefields are privately owned, however they are accessible to the public; and trails as well as interpretive historic markers can be found at both sites.

Recreational Facilities

Neighborhood Parks

Neighborhood parks (5-20 acres) provide for limited recreational activities convenient to subdivisions and rural areas. These parks are family-oriented and generally include features such as playgrounds, courts, trails, and open space. The service area for neighborhood parks is a radius of approximately 1-3 miles.

Community Parks

Community Parks are larger recreation areas (20-50 acres) that provide a wide range of activities; e.g., sport fields, tennis courts, multi-use courts, open play fields, picnic areas, shelters, playgrounds, trail systems, restrooms and parking. The service area of community parks is a radius of approximately 3-7 miles depending upon the degree of suburbanization or rural character of the community it serves. When possible, community parks should be located near village center areas, with convenient transportation access.

A multitude of activities can be provided by this type of recreational facility. A community center is often the focal point of the park. Organized activities and supervised play are administered from this point. Their location depends on the natural terrain and vehicular access. Existing natural qualities, topography, water features, trees, etc., should be preserved as natural buffers between activity areas, as well as to protect the recreational environment from surrounding incompatible influences. These natural elements also should be used to provide a space for more passive forms of recreation such as pedestrian trails, picnics and fishing.

In a rural setting, community parks often take the place of the neighborhood park. They can serve a widely dispersed population better than two or three smaller sites. Community parks, along with neighborhood parks, should meet the majority of the recreational needs of the community.

School-Community Use Parks

School-community use parks are similar to community parks in that they provide sports fields, playgrounds, multi-purpose courts, multi-purpose rooms, restrooms and parking. They may have been increased in size expressly to allow for passive as well as expanded active recreation facilities. They are designed to be jointly operated by the school system and parks and recreation department. The service areas and facility designs are generally comparable to community parks.

While the Culpeper County School Board's primary mission is to provide for the education of Culpeper school children, an inherent part of the education system is physical fitness. To this end, the School Board provides multi-purpose rooms, gymnasiums, playgrounds, sport fields, tennis courts, etc. on school grounds. Allowing the use of its lands and facilities by the community through the Parks and Recreation Department affords County residents park and recreation opportunities. School-community use park areas range in size from 1-10 acres at elementary schools, 5-40 acres at middle schools, and 15-100 acres at high schools.

District Parks

District Parks are large (usually 50-150 acres) parks that serve a wide geographic area of the County and provide a diverse mix of facilities such as swimming pools and recreation centers as well as the multiple facilities found within community or school-community use parks. The service area of district parks is up to a 15-mile radius, depending on the level of suburbanization or rural character.

District parks should be located near the center of their service area. They should be on or near a major collector street providing good access to the facility. The site should also be accessible by pedestrians and bicycles.

Special Use Parks

Special use parks are recreation areas that serve the entire county. Generally, they provide for unique activities such as skateboarding or golf, etc. They may include amphitheaters, or other facilities generally not offered by the other park categories. These may exist independently or may be developed in combination with other parks.

Greenways

Greenways are established to protect, preserve, and maintain existing natural and cultural corridors; to link population centers with recreational, educational and business areas and other populations centers; and to provide recreational and non-motorized transportation opportunities along these corridors by using natural features (ridge lines, steep slopes), utility rights-of-way, abandoned railroad rights-of-way, and watercourses (streams, rivers, canals, etc.). Depending on the location, greenways can range from rugged terrain with scenic views and extensive vegetation to open, level meadows. The greenway can be a separate entity or a portion of any of the other park categories. Greenways can be any length, preferably longer than one mile, typically 75-100 feet or wider.

Standards

Parkland Per Capita

Utilizing a general guideline of acres of parkland per 1,000 population helps to balance site size with the population in the service area. This generally insures adequate and equal service across the County regardless of varying population densities within suburban and rural areas.

It is necessary to distinguish active and/or developable park areas from passive and/or less developable park areas. This Plan encourages both active and passive areas within each park for the overall enjoyment of the citizens. In addition, passive areas within County owned parks help to manage critical open space and environmentally sensitive lands throughout the County.

Parkland Acquisition Standards

The following table summarizes the five basic park categories in Culpeper County and their associated open space standards.

Table 6.7

CULPEPER COUNTY PARK STANDARDS		
Type	Size (Acres)	Service Area
Neighborhood*	5-20 Acres	1 - 3 Miles
Community	20-50 Acres	3 - 7 Miles
School-Community Use	Variable Acres **	3 - 7 Miles
District	50-150 Acres	5 - 15 Miles
Special Use	Unspecified	County Wide

*The Neighborhood Park Standard is intended to serve as a guide for new residential developments or for determining Community and/or School-Community Use park needs.

**School-Community Use acres are only those acres on school sites designated for recreational use. In addition, acreage and facilities should be in proportion to the school age population they serve.

Recreation Facilities Planning Standards

The following table sets forth standards for current and future needs for specific recreational amenities. Current needs are based upon a population of 48,506; 2020 needs are based on a projected population of 55,102. The National Recreation and Parks Association (NRPA) is widely respected and is the source for the standards in the second column below. The needs columns are based on the slightly different Virginia standards.

Table 6.8 RECREATION FACILITIES PLANNING STANDARDS AND INVENTORY/ NEEDS ANALYSIS (Per 1000 Population)

Amenities	NRPA	State	Culpeper	Inventory*	Current Needs	2020
Baseball (Youth)	1: 5,000	1: 6,000	1: 4,000	11	+1	+3
Baseball (Teen)	1: 5,000	1: 6,000	1: 4,000	3	+9	+11
Softball	1: 5,000	1: 3,000	1: 4,000	4	+8	+10
Football	1: 20,000	1: 10,000	1: 10,000	7	+0	+0
Soccer	1: 10,000	1: 10,000	1: 8,000	8	+0	+0
Basketball	1: 5,000	1: 5,000	1: 5,000	7	+3	+4
Swimming Pool**	1: 20,000	1: 20,000	1: 20,000	0	+2	+3
Trails	-	2mi: 1,000	2mi: 1,000	6.575 mi	+90 mi	+103 mi
Tennis	1: 2,000	1: 2,000	1: 2,000	14	+10	+13
Skateboard Park	-	-	1: 30,000	1	+1	+1
Playgrounds	-	-	1: 5,000	18	+0	+0
Shelters	-	-	1: 8,000	8	+0	+0

* Inventory = Town & County

** Olympic size pool

Inventory of Existing Recreation Facilities

Galbreath-Marshall Park

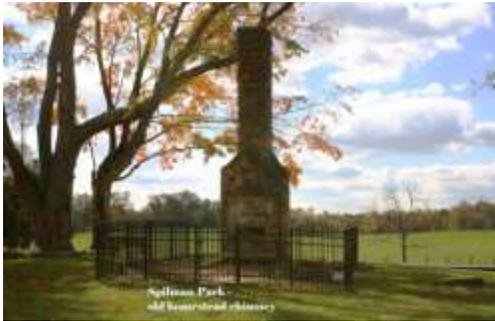
1401 Old Fredericksburg Road, Culpeper VA 22701
9 acres – Neighborhood Park

Presently, the park has a multi-use ball field and a half-court basketball court. A new roadway to the park is being planned along with a parking lot. Future plans include an interconnecting multi-purpose trail, picnic shelter, playground, and renovated multi-purpose ball field.

Spilman Park

3543 Colvin Road, Amissville VA 20106
27 acres – Community Park

This park offers the community both active and passive recreational opportunities. The park includes a large picnic shelter, ball field, walking trails, preschool playground, and historic interpretive panel. Future plans include expansion of the multi-use trail system and parking lot.



Culpeper Sports Complex

16358 Competition Drive, Culpeper VA 22701
59 acres – District Park

Opened in 2005, the Culpeper Sports Complex receives over 80,000 visitors per year. Fields available include 3 football/lacrosse fields, 4 little league baseball fields, 2 girls softball fields, a youth baseball field and 6 large soccer fields (that accommodate various size configurations according to need). Practice areas are also available within the complex facility.

The Culpeper Recreation Foundation, Inc. a 501 (C) (3) tax exempt organization, has been instrumental in providing funds for the betterment of the County park system. With the Foundation's support, several structures have been built at the complex and funding has been provided for various safety improvements.

The Complex offers individuals with special needs a Five Senses Garden. This is a therapeutic garden divided into five sensory sections relating to the loss of sight, taste, touch, smell and sound. A 2.24 mile multi-use trail and a horse shoe pitching court are also available. Future plans include playgrounds, picnic shelters, expanded multi-use trails and an environmental study area.

Lenn Park

18063 Stevensburg Road, Culpeper VA 22701
85 acres – Special Use or Community Park

Donated to the County by the Lenn family for recreational purposes, the park includes two adult softball fields, an amphitheater, a pavilion with indoor activity room, picnic shelters, two playgrounds, multi-use trails, creel catch and release fishing and a radio-controlled air plane field. Future plans include extension of the multi-use trails and additional small picnic shelters.

Laurel Valley Park

10372 Carol Anne and Andrews Landing, Culpeper VA 22701
Approximately 250 acres – Special Use Park

Home of the Culpeper Soap Box Derby and undeveloped park space. This future park would be located on the closed cells of a former County landfill operation. Future plans include a multi-use trail, skateboard park, dog park, and the conversion of the former animal shelter building into a picnic shelter and maintenance shed.

***Duncan-Luttrell Park***

Korea Road
31 acres – Community Park

Currently undeveloped. This property features frontage along the Hazel River. The site has potential for hiking trails, picnic shelters, a canoe launch area and preschool and youth playgrounds, but no plan of development is currently in place.

Kirkpatrick Park

Kirkpatrick Lane, Lignum VA, 22726
7.9 acres – Neighborhood Park

Currently undeveloped. Future plans include a small multi-use ball field, shelter, playground, multi-use trail, and a parking lot.

Linda Kite-Cutler Memorial Park

Rixeyville Road, Culpeper VA 22701
3 acres – Neighborhood Park

Currently undeveloped. Future plans could include a small dog park and picnic grove.

TOWN / COUNTY AND SCHOOLS COORDINATION

Both the County and Town should consider pooling resources for closely related projects that will service both localities, prioritize them and implement them accordingly. Future discussions should focus on the construction of a full-service community center. The facility should include a family swimming pool, competition pool, activity rooms, and gymnasium along with other amenities to benefit the entire County of Culpeper.

The County Parks and Recreation Department should continue to strengthen its cooperative relationship with the school system in the design, development, use and maintenance of school recreational facilities. This relationship is critical in the overall delivery of parks and recreation services and facilities countywide. Elementary, middle and high schools provide recreation space for after school and weekend community use. The availability of schools for recreational use should be looked at closely and on an ongoing basis for additional community-use opportunities. Schools represent a significant portion of publicly-owned available acres and indoor recreational facilities.

MULTI-USE AND PEDESTRIAN TRAIL FACILITIES

Four locations have been identified in this Chapter with near-term potential for multi-use trails, three of which could include equine use. Those three locations are Laurel Valley, Clevenger's Village and the County-owned property known as "Culpeper Horse Park". Map 6.6 shows the location of existing and future trail facilities. Multi-use trails should be considered to have a high priority relative to implementation of parks and recreation facilities. These are not the only three locations appropriate for multi-use trail development. However, they appear to have the most immediate potential based upon current County ownership or anticipated County ownership.

MULTI-USE TRAILS AND BIKE ROUTE PLAN

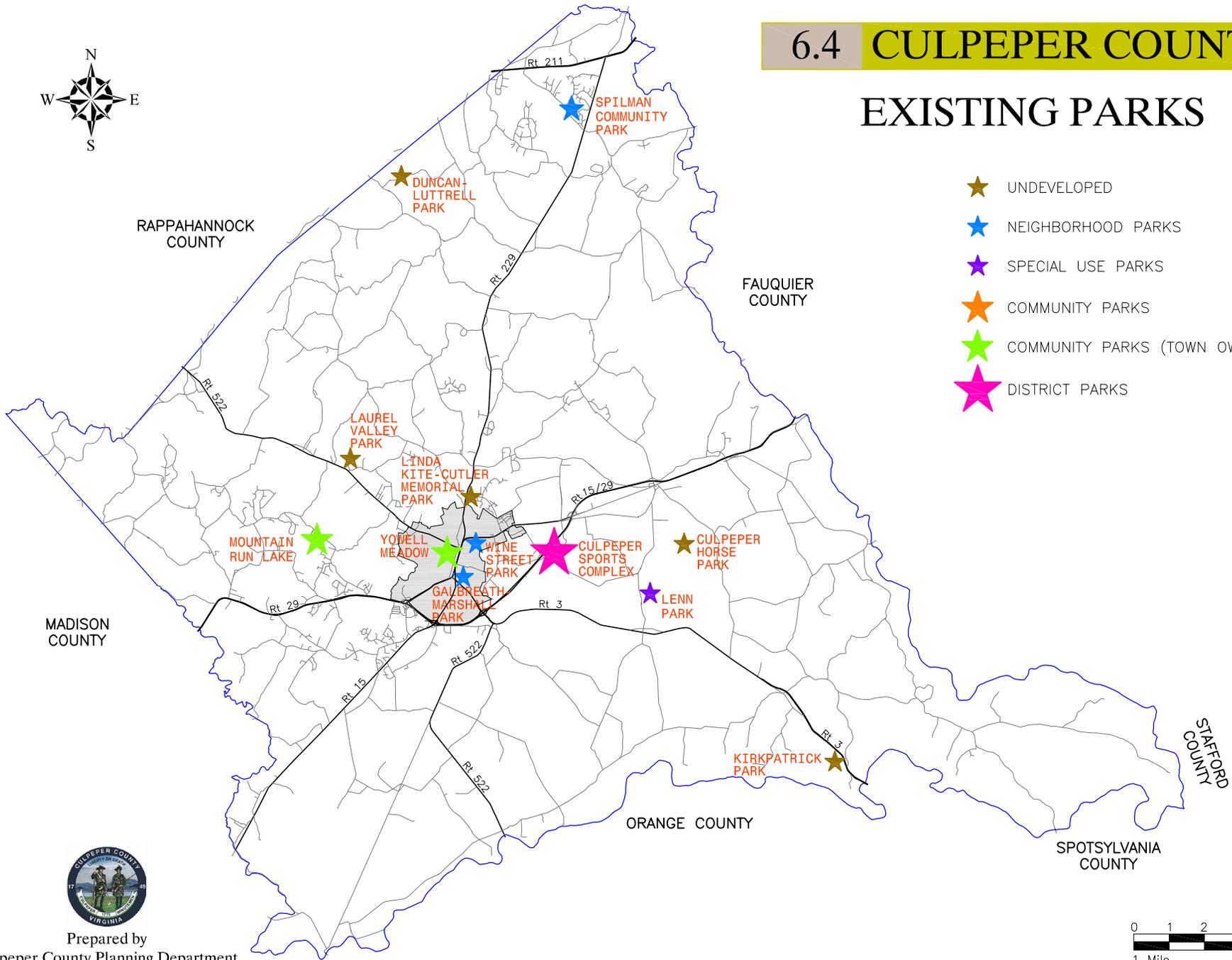
There are numerous recreational sites, development projects, and privately held properties in Culpeper County which could lend themselves to multi-use and bike trail development as components. The successful implementation of these facilities will depend on a number of factors. In County parks, funding may be a significant constraint, and grant funds should be pursued diligently. Private dedications of easements and donations could also be a key in developing facilities. There are large tracts of land, the Cedar Mountain and Brandy Station Battlefields for example, which are ideal for trail development and which would promote tourism, but these would require the acquisition of easements. In large land developments, trail facilities should be sought for implementation through proffers or other voluntary agreements between the County and the developers.

It should be noted that the bike routes in this chapter and in the adopted Culpeper County Bicycle Study are primarily located along and on roads, linking destinations throughout the County. Ideally, bike paths are physically separated from traffic lanes. Equine and multi-use trails are recommended primarily in parks and on rural property through the use of easements, where interaction with automobile traffic will be limited.

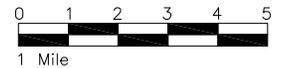
6.4 CULPEPER COUNTY

EXISTING PARKS

- ★ UNDEVELOPED
- ★ NEIGHBORHOOD PARKS
- ★ SPECIAL USE PARKS
- ★ COMMUNITY PARKS
- ★ COMMUNITY PARKS (TOWN OWNED)
- ★ DISTRICT PARKS



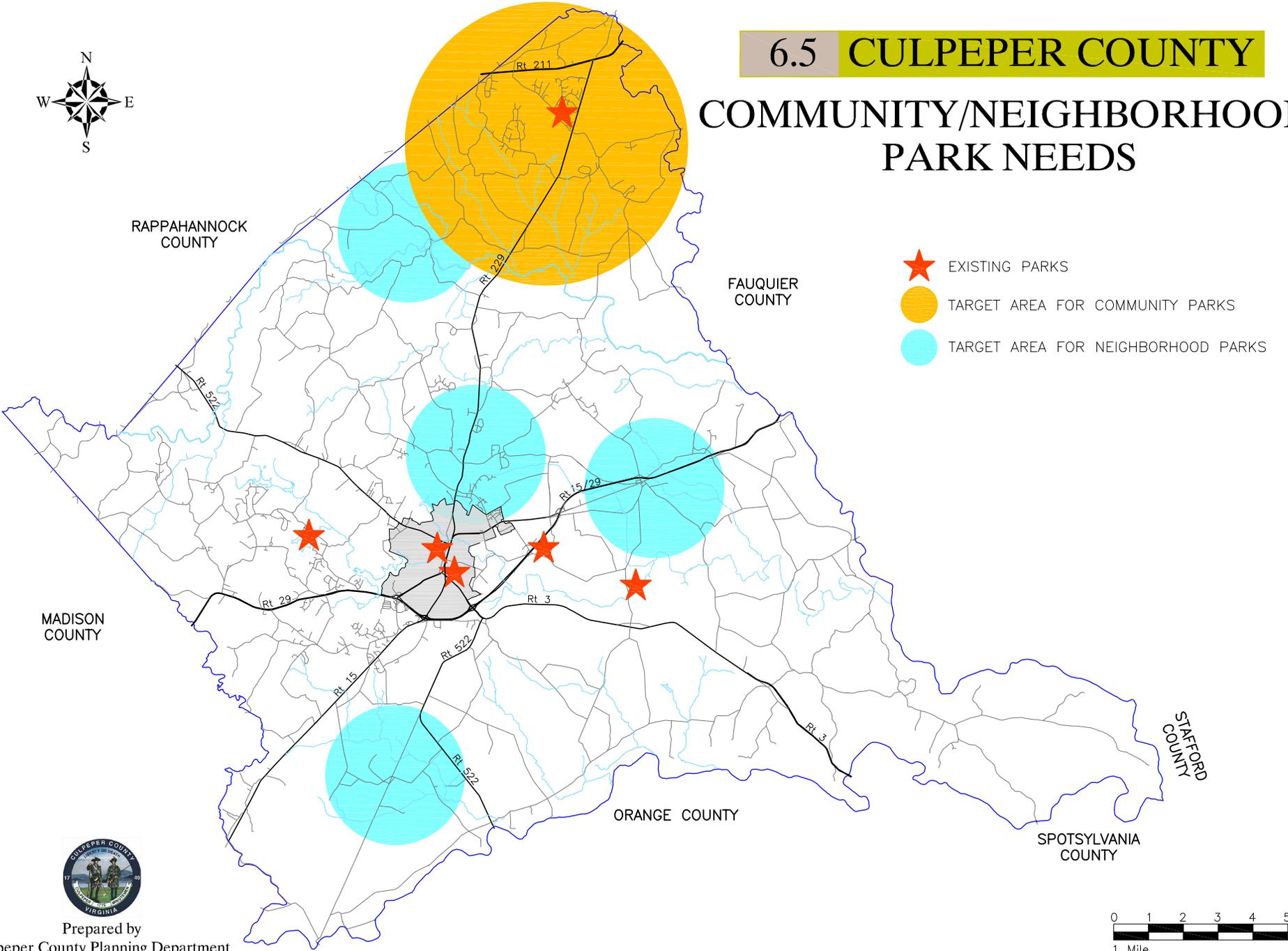
Prepared by
Culpeper County Planning Department



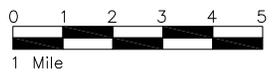
6.5 CULPEPER COUNTY

COMMUNITY/NEIGHBORHOOD PARK NEEDS

-  EXISTING PARKS
-  TARGET AREA FOR COMMUNITY PARKS
-  TARGET AREA FOR NEIGHBORHOOD PARKS

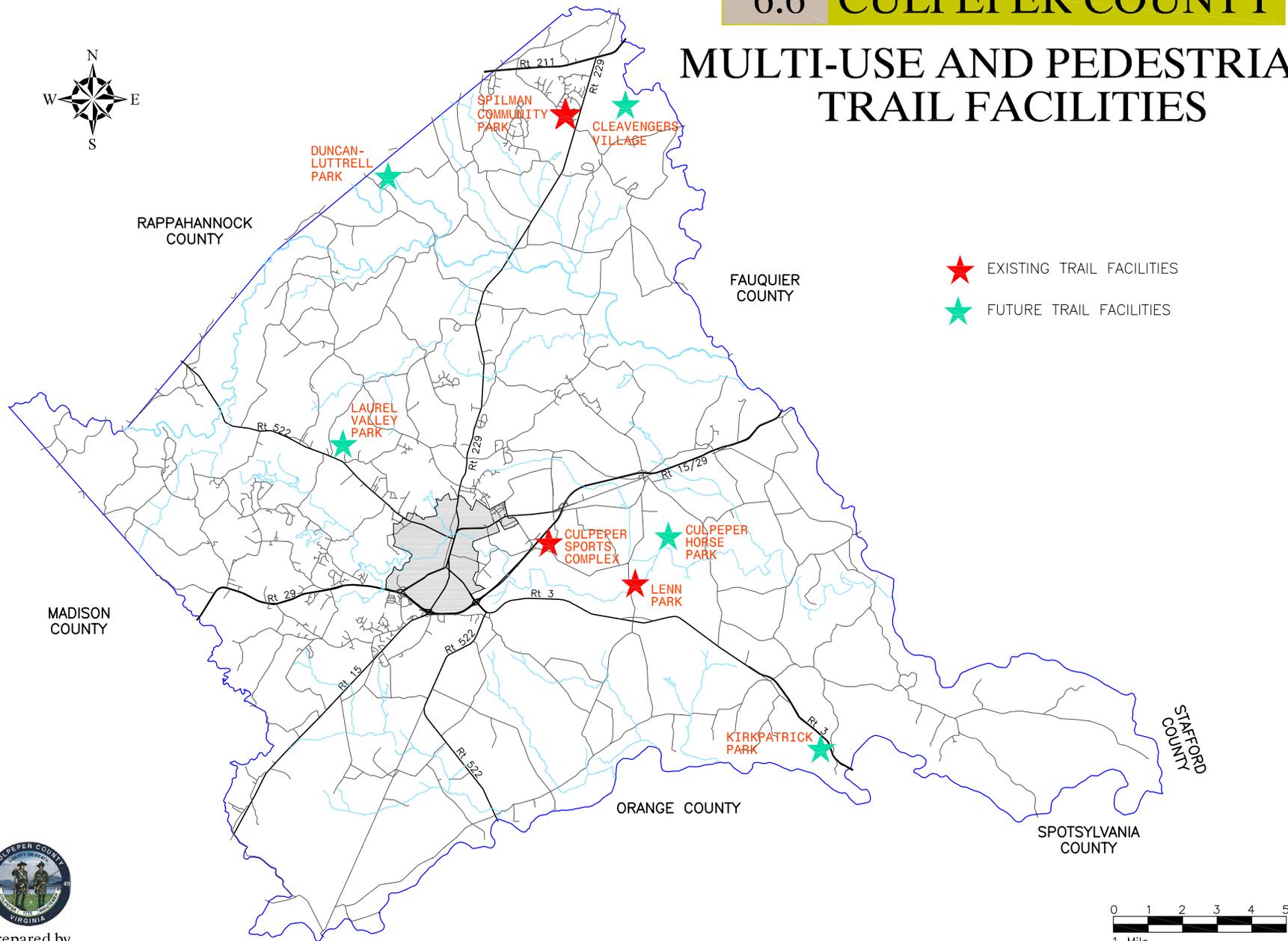


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6.6 CULPEPER COUNTY

MULTI-USE AND PEDESTRIAN TRAIL FACILITIES



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PUBLIC FACILITIES PLAN GOALS AND OBJECTIVES

Public Facilities

GOAL: PLAN FOR FUTURE LOCATIONS AND EXPANSION OF PUBLIC FACILITIES.

OBJECTIVES:

1. Locate new facilities in order to provide convenient service to the greatest number of residents consistent with contiguous land uses.
2. Use the Comprehensive Plan as a general guide for the County Capital Improvements Program.
3. Ensure equitable distribution of public facilities between established and newly developing areas of Culpeper County. Consider existing facility maintenance or replacement needs in already developed areas of the county.
4. Mitigate the impact of public facilities on adjacent planned and existing land uses.
5. Acquire sites for future public facilities as soon as possible, ideally obtaining property for facilities well in advance of the need to build.
6. Determine whether proposed public facilities are substantially in accordance with the Comprehensive Plan, as required by state law.

Education

GOAL: PLAN FOR EDUCATIONAL BUILDING SPACE NEEDS.

OBJECTIVES:

1. Plan for growth of student population. In reviewing development proposals, take into account projected capacity of the schools. Plan for new and renovated facilities to adequately address future needs.
2. Plan well in advance to replace or upgrade obsolete or inadequate facilities and reflect such plans in the County C.I.P.
3. Where feasible develop multiple use locations (e.g., joint park/ school sites).

GOAL: PROVIDE OPPORTUNITIES FOR THE PERSONAL DEVELOPMENT OF COUNTY RESIDENTS.

OBJECTIVES:

1. Expand the multipurpose use of public school facilities to support a variety of community interests.
2. Support efforts to assist the disadvantaged citizens of the County.
3. Support the Town and County Public Library.
4. Attract post-secondary institutions to locate within the County of Culpeper.
5. Support work force development by existing employers.
6. Promote technical and trade schools as education options.

Fire and Rescue

GOAL: MAINTAIN AND IMPROVE PUBLIC SAFETY THROUGH EMERGENCY SERVICES COUNTY-WIDE.

OBJECTIVES:

1. Strive to reduce emergency response time to all parts of the County.
2. Upgrade all existing and future stations to include Advanced Life Support rescue capability and equipment.
3. Update intra-county and Mutual Aid Agreements to ensure close coordination of services in the County and surrounding areas and to avoid unnecessary duplication of services.
4. Reinforce the County commitment to volunteerism through coordination with the public schools, formal recognition of volunteer efforts in the community, establishment of a program of community education about volunteer services, and provision of incentives for volunteers.
5. Coordinate future facilities and services with planned growth. Consider using future Fire and Rescue Stations for additional community uses.

Law Enforcement

GOAL: ENSURE THE PROTECTION OF THE HEALTH AND SAFETY OF THOSE RESIDING IN, WORKING IN, OR VISITING CULPEPER COUNTY.

OBJECTIVES:

1. Expand the capabilities and improve the responsiveness of civil defense in providing overall coordination of emergency services in disaster situations.
2. Improve and consolidate the communication capabilities of police, fire and rescue services in and around Culpeper County.
3. Provide adequate facilities for incarceration as required by the Virginia Department of Corrections.

Parks and Recreation

GOAL: EXPAND RECREATIONAL OPPORTUNITIES AND FACILITIES FOR ALL CITIZENS OF ALL AGES, INCLUDING THOSE THAT FALL UNDER THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.

OBJECTIVES:

1. Create and plan a wide range of quality classes and programs for residents of all ages and abilities.
2. Make reasonable efforts to provide persons with disabilities accessibility to parks, open space and facilities for leisure opportunities.
3. Foster partnerships with internal County departments, social and civic organizations, and other local, county and state governments in providing recreational opportunities.

GOAL: IDENTIFY PROSPECTIVE SITES IN THE COUNTY FOR FUTURE RECREATION FACILITIES, TO INCLUDE NEW LAND, EITHER BY COUNTY ACQUISITION OR OFFERED AS PART OF A DEVELOPMENT APPROVAL AND EXISTING ALLIED INSTITUTIONS.

OBJECTIVES:

1. Engage the public in developing a plan identifying prospective sites and establishing facility needs in the County through public hearings and workshops.
2. Protect and enhance open space corridors in residential areas.

3. Design and sequentially implement a plan for the ultimate conversion of the landfill site to recreational use.

GOAL: ESTABLISH RIVER AND BIKE TRAILS RECOMMENDED BY THE 2013 VIRGINIA OUTDOOR PLAN, AND EXPAND TRAIL SYSTEMS THROUGHOUT THE COUNTY.

OBJECTIVES:

1. Encourage and enhance the use of scenic road segments where appropriate in support of the Commonwealth of Virginia's Scenic Trails/Roads Program.
2. Provide comprehensive trail guides, signage and public outreach for the public.
3. Manage rivers in the County as water trails with public access.
4. Expand water-related opportunities in County rivers.
5. Include bicycle and pedestrian facilities in road improvement projects.

Multi-use Trails

GOAL: PROVIDE TRAIL FACILITIES WHICH PROMOTE HORSEBACK RIDING AND WALKING FOR PRIMARILY RECREATIONAL PURPOSES.

OBJECTIVES:

1. Identify and provide trails within County parks and on open lands through the use of easements.
2. Identify and provide trail routes which connect historic resources, parks and other destinations when feasible.
3. Design facilities for maximum safety such that motor vehicles do not conflict with pedestrians and horses.
4. Design facilities such that they do not conflict with adjacent land uses.

GOAL: PROMOTE TOURISM THROUGH UNIQUE TRAIL RIDING AND RECREATIONAL OPPORTUNITIES.

OBJECTIVES:

1. Develop trails near historically significant areas which emphasize historic attractions and other recreational and tourist oriented opportunities in the vicinity of the trail.

- 2. Link existing lodging and restaurants to trail promotion.

Bike Routes

GOAL: PROVIDE A NETWORK OF BICYCLE AND PEDESTRIAN FACILITIES WHICH PROMOTE BICYCLING AND WALKING FOR BOTH TRANSPORTATION AND RECREATION PURPOSES.

OBJECTIVES:

- 1. Identify and provide connections to attractive recreational destinations throughout the Town and County.
- 2. Identify and provide connections between concentrated areas of employment or shopping and residential communities.
- 3. Provide connections to all Culpeper County public schools.

GOAL: ENSURE THAT BICYCLE AND PEDESTRIAN FACILITIES EMPHASIZE SAFETY.

OBJECTIVES:

- 1. Design facilities for maximum safety where bicycles and motor vehicles share the road.
- 2. Design facilities appropriate to the skill levels of the projected users.
- 3. Design facilities that primarily avoid vehicles for maximum safety.
- 4. Include emergency vehicle access points in trail site plans.

GOAL: COORDINATE THE DEVELOPMENT OF BICYCLE AND PEDESTRIAN FACILITIES WITH THE TOWN AND COUNTY OF CULPEPER.

OBJECTIVES:

- 1. Ensure coordination between the location and sequence of construction of facilities in the Town and County.
- 2. Identify and pursue grant opportunities for the implementation of facilities that benefits both the Town and County.

ONLINE RESOURCES

[Culpeper County Library](#)

[Town of Culpeper Parks](#)

[Culpeper County Parks and Recreation](#)

[Soap Box Derby of Culpeper](#)

[Virginia Outdoors Plan](#)

[Chester F. Phelps Wildlife Management Area](#)