

# PARKWAY EMPLOYMENT CENTER

# Level of Service

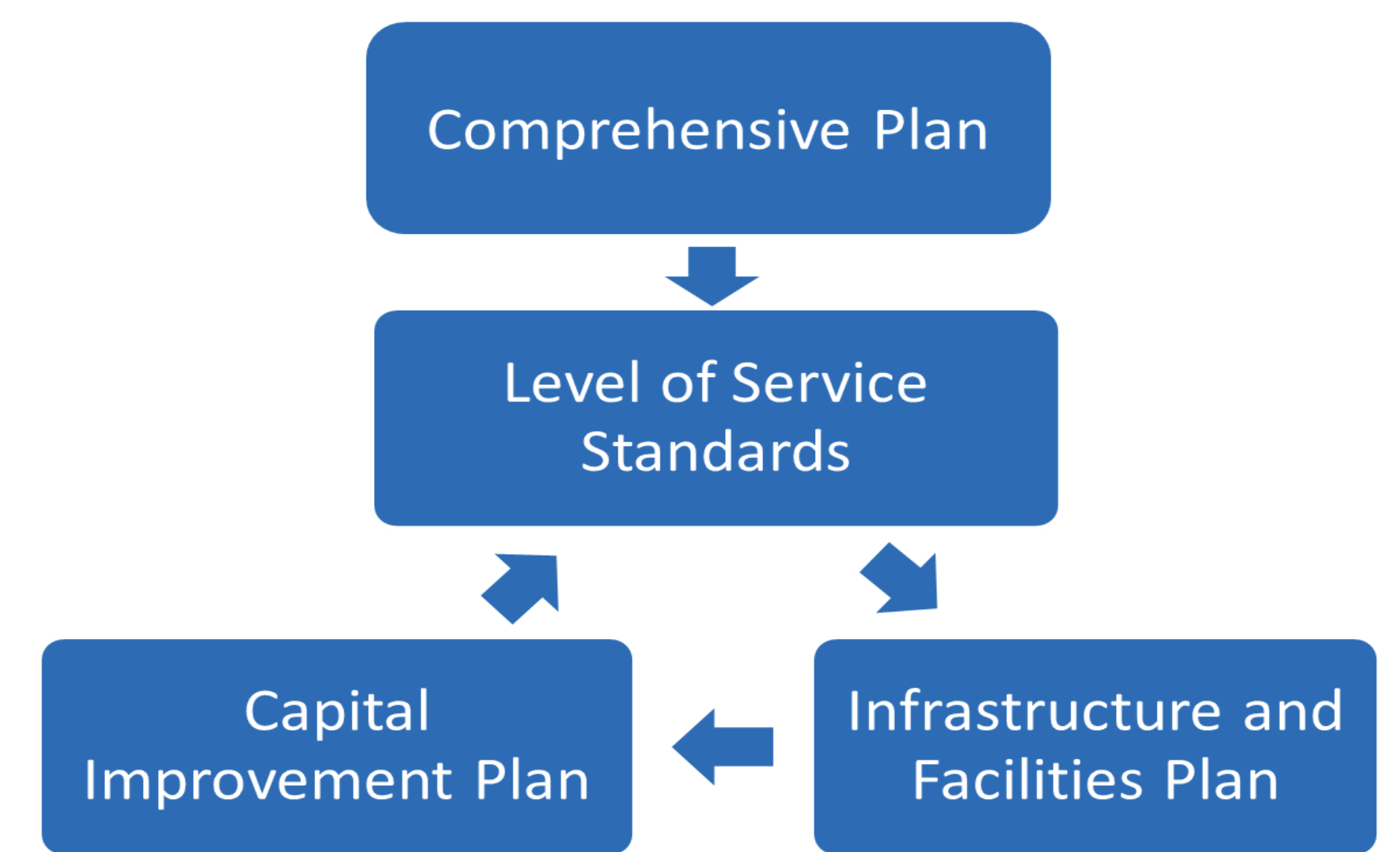
## GOAL:

Ensure an adequate number of public facilities to meet the existing and projected needs of the community.

### Level of Service (LOS) Standards Overview

#### LEVEL OF SERVICE (LOS) STANDARDS

Six of the existing Comprehensive Plan chapters address facilities and services provided by the County to its residents and businesses: Fire and Rescue, Libraries, Parks and Open Space, Police, Schools, and Transportation. The agencies responsible for these services have established level of service (LOS) standards by which each agency measures the quality of service it provides. The standards are derived from government requirements, professional or industry standards, and from citizen surveys and citizen expectation. These standards can also be used with current and future growth projections to identify new facilities needs as the county grows. These facilities are identified in the Infrastructure and Facilities Plan and then implemented through the Capital Improvement Plan. The LOS component of the North Woodbridge Small Area Plan is intended to show the additional need for public facilities in the plan boundary to reflect the increased growth proposed in the plan.



### Proposed Level of Service Standards

#### Safe and Secure Community

##### Fire and Rescue

The level of service standards for fire and rescue services are measured as travel times and workload capacity. This Small Area Plan is primarily serviced by Fire Station 20 which provides substantial conformance to both the four-minute travel time for fire suppression and basic life support (BLS) and the eight-minute travel time for advanced life support (ALS) standards. Travel times may be adversely impacted when tactical units serve more than 2000 incidents per year. Fire Station 29 is currently planned to relieve the projected capacity in the

Projected Fire and Rescue Stations by Existing and Projected Population		
Fire and Rescue Station	Existing (2019)	Additional Need by 2040
Total	1	1

##### Police

The primary need for police force expansion and the facilities to house them relates to population growth. The Small Area Plan population growth would translate to a need for about eight new police officers. The facility demand for the increase in officers can be incorporated into existing planned expansion of police facilities in the area. Additionally, a public safety satellite field office in the Town Center area, as a ground floor use in a vertically mixed-use building could increase public safety and police visibility. Animal Control and Training facilities needs projected within the Small Area Plan will be incorporated into expansion of existing countywide facilities.

Projected Police Facility Needs by Existing and Projected Population		
Facility Type	Existing (2019)	Additional Need by 2040
Police Station	1	0.22
Satellite Field Offices	0	1
Administrative Support Facilities	0	+7,001 sq. ft.
Animal Control	0	+1,009 sq. ft.
Public Safety Training Center	0	+6,90 sq. ft.

#### Education

##### Schools

The primary need for new or improved schools relates to the number of students generated by new residential development. The number of projected students varies between different housing unit types, for example single-family houses typically generate more students than multi-family units. Each housing type has a Student Generation Factor that can be applied to predict the number of students that will be generated. This Small Area Plan lies within six current school districts: three elementary schools, one middle school, and two high schools. Based on current school design standards the growth in residential population through 2040

Projected School Needs by Existing and Projected Population		
Type of School	Existing (2019)	Additional Need by 2040
Elementary	3	0.22
Middle	1	0.06
High	2	0.04
Total	6	0.32

##### Libraries

The need for library space is based on several operating criteria related to materials circulation, as well as a planning criterion related to facility size per capita. The Parkway Employment Center is currently centrally located between two existing Library facilities, Lake Ridge Neighborhood Library to the north and the Dale City Neighborhood Library to the South. The forecast Small Area Plan growth would suggest minimal need for additional Library facilities.

Projected Libraries by Existing and Projected Population		
Library Needs	Existing (2019)	Additional Need by 2040
Sq. Ft. per Capita	0	443 sq. ft.
Books per Capita	0	2,702

#### Parks and Recreation

##### Parks and Recreation

The primary focus of the Parkway Employment Sector plan was to attract high-quality employment and commercial uses. The limited existing residential development currently within the plan boundary has contributed to a lack of existing park inventory. The Parkway Employment Center Small Area Plan proposes an increase in residential density that will generate the need for parks and recreation facilities incorporating needs for active uses, such as playing fields, and passive uses that benefit both recreation and habitat protection. The projected population suggests the need for a total of ±56 acres of parkland. The environmental resource areas and existing high voltage power easements offer the opportunity to preserve natural resources and provide a robust trail system connecting plan to the surrounding area. The Town Center will create the need for walkable urban parks and open space resources, such as pocket parks and linear promenades. These will be incorporated into and refined through rezoning and site plan applications.

Projected Park Facility Needs by Existing and Projected Population		
Park Type	Existing (2019)	Additional Need by 2040
Neighborhood	0 acres	3.8
Community	0 acres	15.1
Regional	0 acres	22.6
Linear/Resource	0 acres	15.1
Total	0 acres	56.1