



*Community
Conversations
for Fauquier County*

Stepping Stones to our Future



Second Community Conversations Meeting

July 12th, 2016



what's this about?



our

Fauquier County

future.

why these conversations?



The basics on the project:

Identify Trends

Identify Constraints

Identify Key Opportunities

ACTION

Plan

“stepping stones to the future”

Advisory Committee

County Board Briefings

Community Conversations

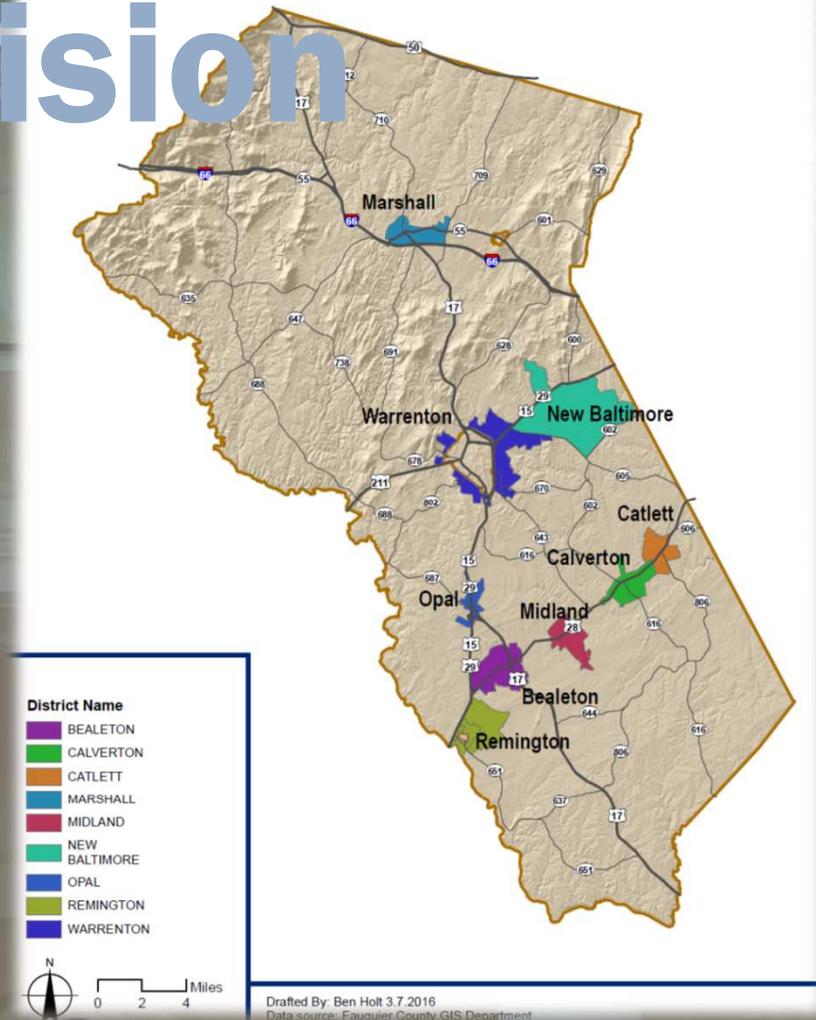
Web Surveys

research

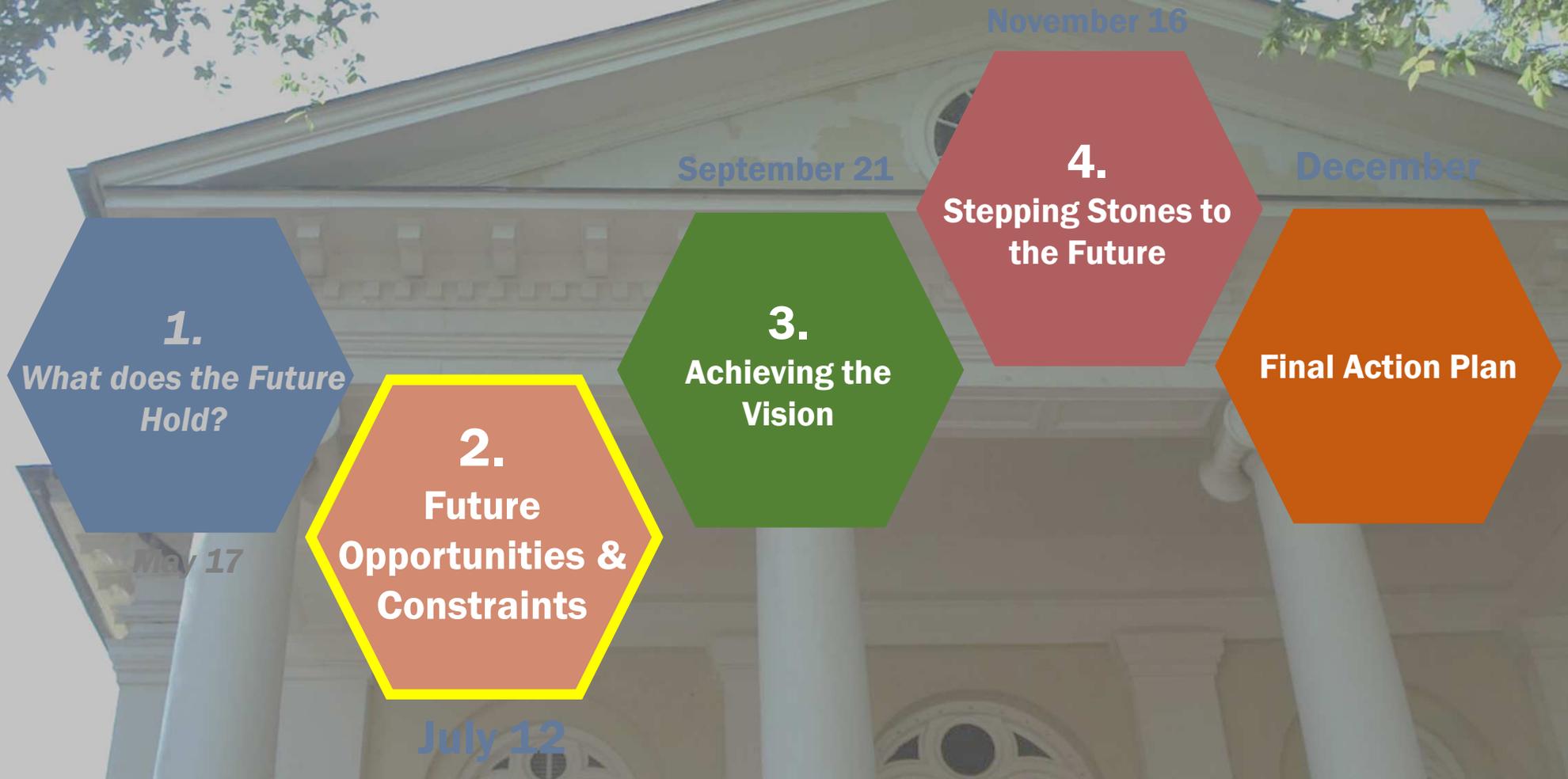
input

The County's Vision

“Fauquier County is a thriving community that honors its natural and cultural resources, agricultural heritage and rural landscape while building a sustainable economy and promoting outstanding services and growth within defined service districts.”



Schedule





Meeting One: May 17th

What we discussed

Part One: Major Trends in Fauquier County

- **Population Growth**
- **Demographic Profiles**
- **Economic Profiles**

Part Two: Major National and Global Trends

- **Technology**
- **Business**
- **Lifestyles**
- **Environment**

Meeting One

What you said

“What forces or trends do you think will most shape the county’s future?”

Telecommunications
and Technological
Infrastructure

Generational
Needs and
Preferences

Environmental
Challenges and Green
Technology

Agricultural Changes

State and Regional Economic
Challenges and Opportunities

Meeting One

What you said

“What kind of future do you want for Fauquier County?”

Managed Growth and Concentrated Development

Preserved Rural Areas and Open Spaces

Vibrant Towns and Villages

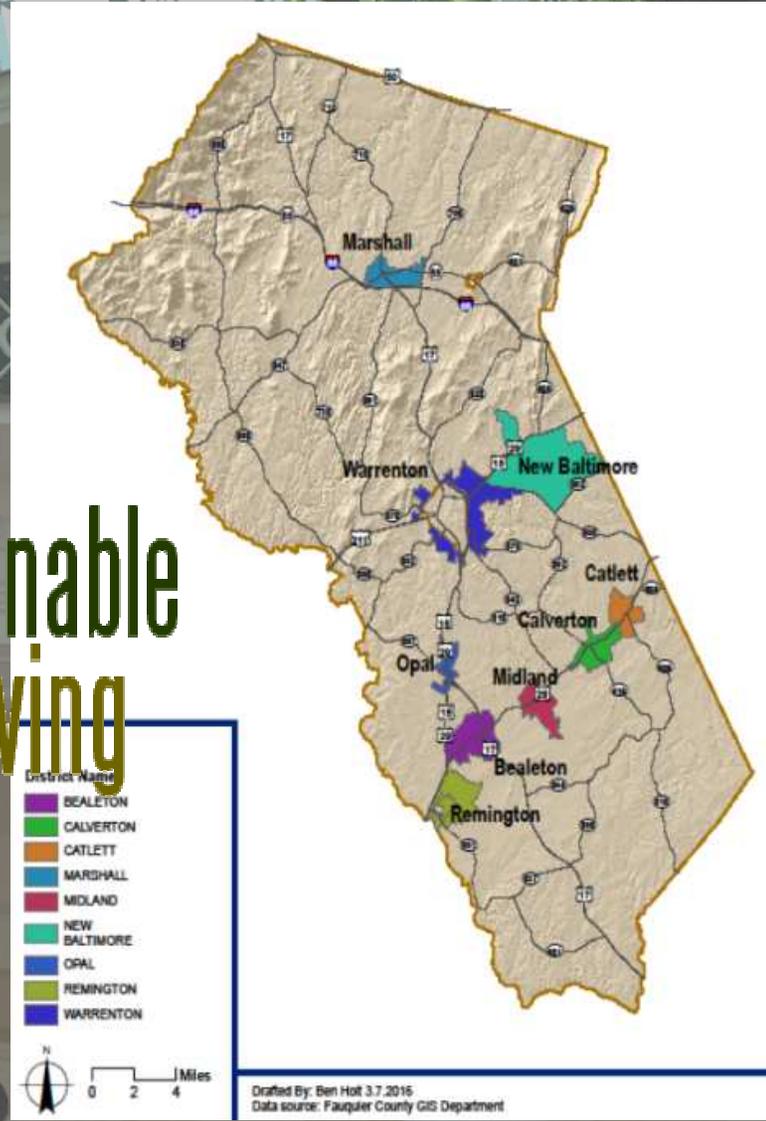
Expanding Business and Employment Opportunities

A Strong Agricultural Economy

This feedback reaffirmed

The County's Vision

economy
 rural - service
 districts
 agriculture
 Fauquier
 sustainable
 thriving
 community
 growth
 resources





Tonight's Conversation:

What are the future

Obstacles

and

Opportunities

for Fauquier County?

Part One:

Obstacles



Managed Growth and Concentrated Development

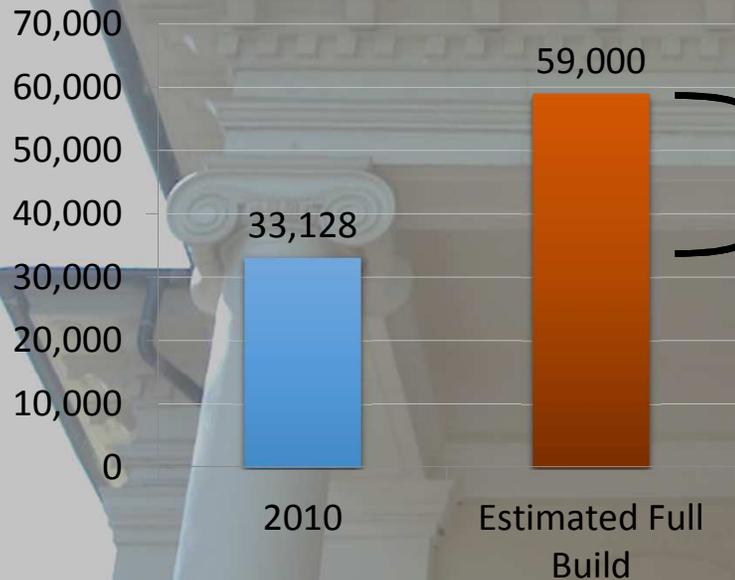


Managed Growth and Concentrated Development

Obstacle

Projected growth may exceed full-build capacity of towns and service districts

Town and Service District Populations



Approximate Additional Capacity:

26,000

But...

How can growth best be **balanced** between **service districts** and **rural areas**?

20-25 Year County Growth Projections:

24,000 – 37,000

Projected Population based on (Number of Housing Units) x 2.74 (2014 Average Household Size)

Managed Growth and Concentrated Development

Obstacle

Projected demand for water supply and water treatment is greater than existing utility capacity

Water Supply (Infrastructure Capacity)

Service District	Capacity Required for 2040 Peak Month Demand
Bealeton	100-200%
Marshall	>500%
New Baltimore	100-200%
Opal	100-200%
Remington	100-200%
Catlett	100-200%

The total **volume and extent** of groundwater resources in Fauquier County

is still **unknown** and will **constantly change**.

Wastewater Treatment

Treatment Plant	Capacity (MGD)	Projected Capacity Sufficiency
Remington	2.0	Low
Vint Hill Farms	0.95	Low
Marshall	0.64	Low

Managed Growth and Concentrated Development

Obstacle

Groundwater quantity and quality can be diminished by surface development and activities

How does development affect groundwater?

Fauquier County's

water supply

is acquired from

groundwater wells

located primarily in

Service Districts



Image Credit: www.eugene-or.gov

Moderate or High
Potential Groundwater
Contaminant Threats

Bealeton

Marshall

New Baltimore

Opal

2011 Fauquier County
Regional Water Supply Plan

Vibrant Towns and Villages

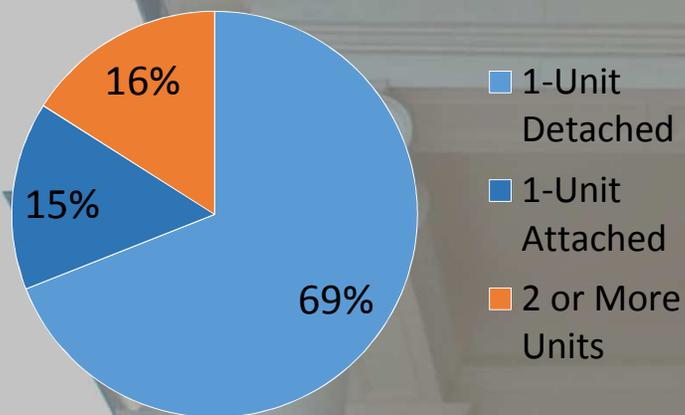


Vibrant Towns and Villages

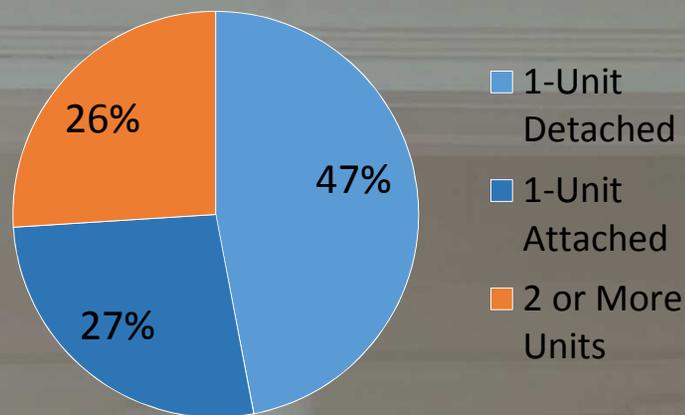
Obstacle

Limited diversity in housing stock

Town and Service District
Housing Profile



Town of Warrenton
Housing Profile



Housing Preferences

Vary with

Age

Income

Lifestyle

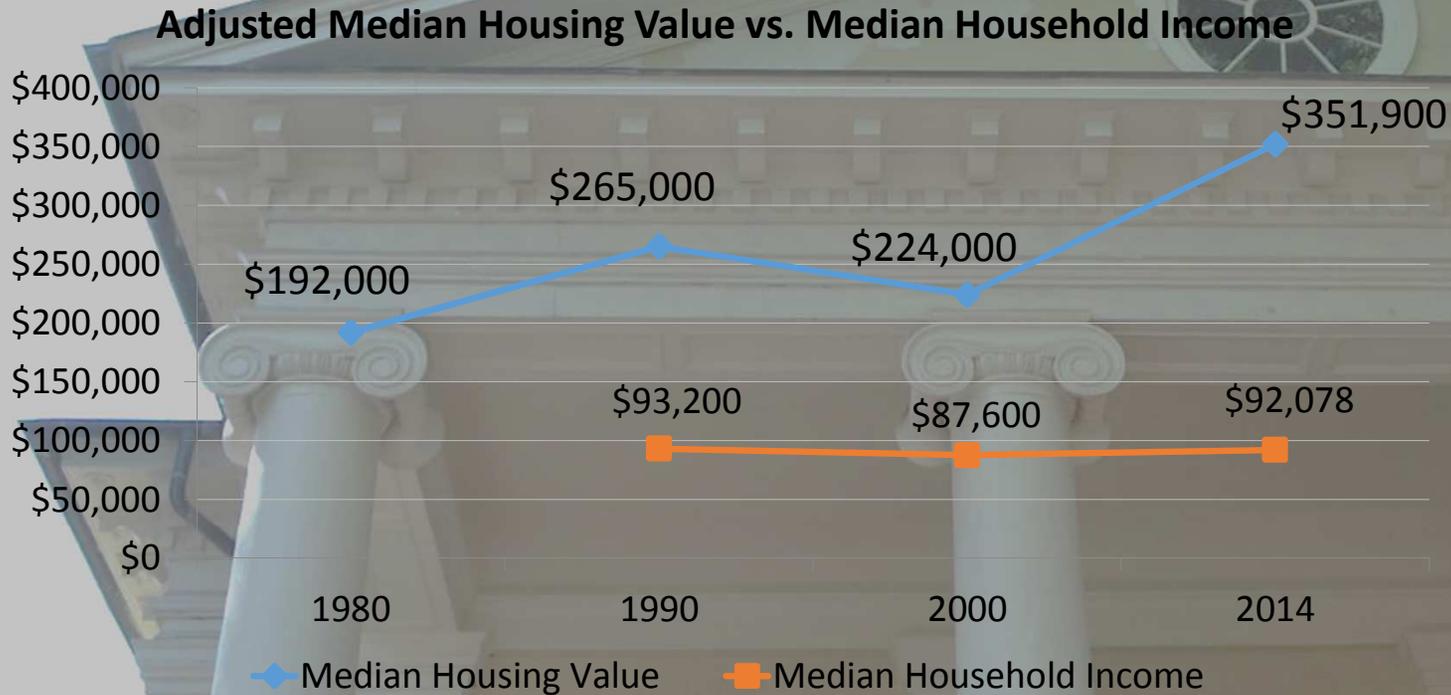
Physical Ability

Source: 2014 American Community Survey

Vibrant Towns and Villages

Obstacle

Growing cost of housing relative to income



**Households Paying
30% or More of
Income on Housing**

2000

23%

2014

34%

Prices Adjusted For Inflation. Source: US Census

Vibrant Towns and Villages

Obstacle

Limited street connectivity and sidewalk availability within towns and service districts

New Baltimore

Low Connectivity
Long Trip Lengths
Low Walkability

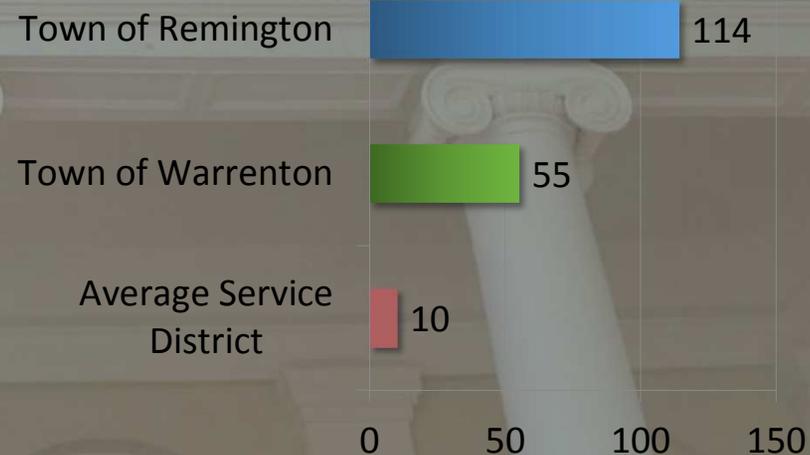


Town of Remington

High Connectivity
Short Trip Lengths
High Walkability



Intersection Density (Intersections/Square Mile)



Vibrant Towns and Villages

Obstacle

Limited central business and activity areas in most service districts

Outside of the County's towns, Marshall is the only community with a traditional "town center"



Festival in Warrenton

Image Credit: www.fauquiernow.com

Without a Center...
Limited Entertainment
and Recreation Venues

Limited Places and
Opportunities for
Social Interaction

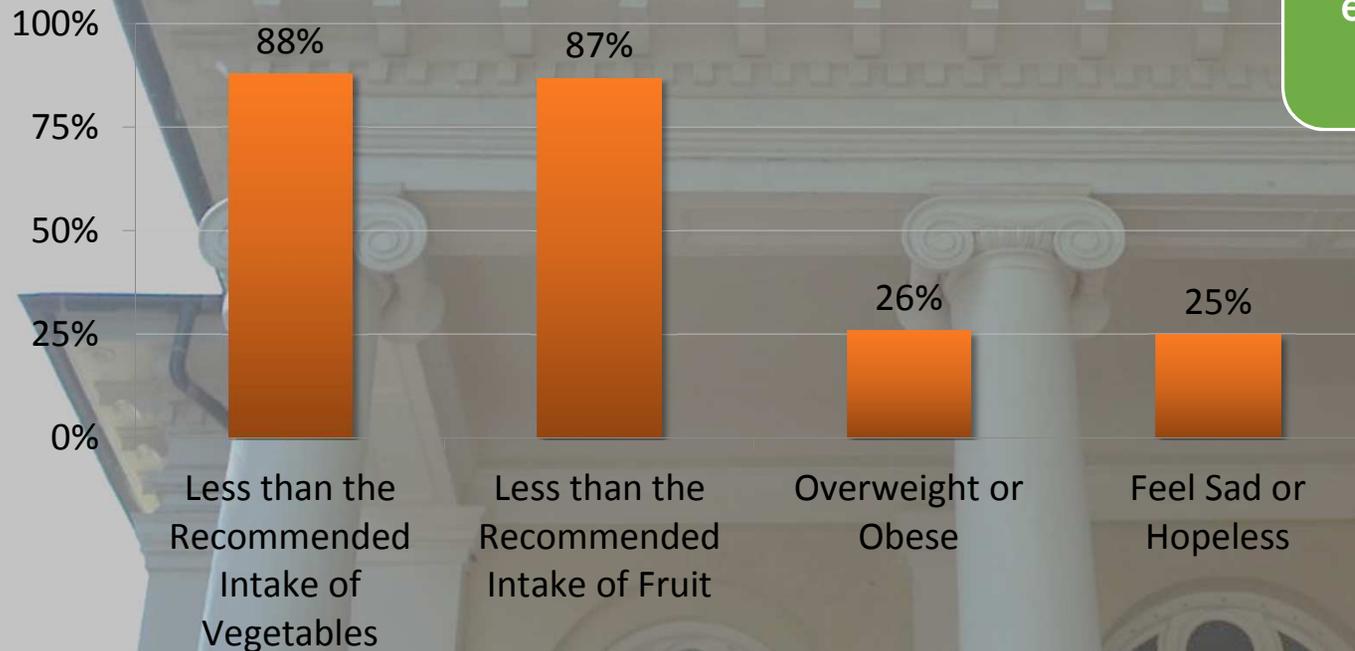
Lack of a Sense of
"Place"

Vibrant Towns and Villages

Obstacle

Significant health concerns, especially among the youth

**Selected Youth (Age 14-19) Health Risk Factors:
Fauquier County**



Concerns also include drug use-
especially the growing use of
heroin and opioids

**Increased
Healthcare Costs**

**Decreased
Energy
and Productivity**

Source: A Community Needs Health Assessment, Community Health Solutions

Expanding Business and Employment Opportunities



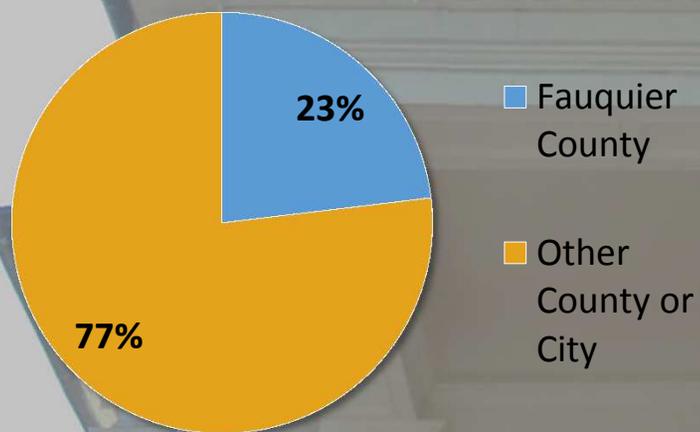
WARRENTON
PROFESSIONAL
CENTRE

Expanding Business and Employment Opportunities

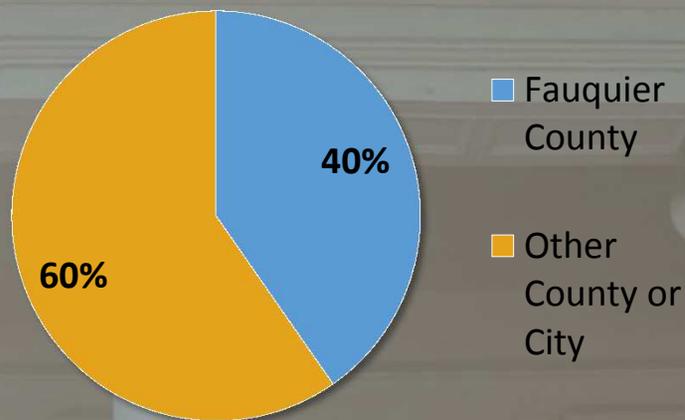
Obstacle

Disparity between workforce skills and available employment

Where do Fauquier County Residents Work?



Where do Workers in Fauquier County Live?



Most people who **Live Here** **Don't Work Here**

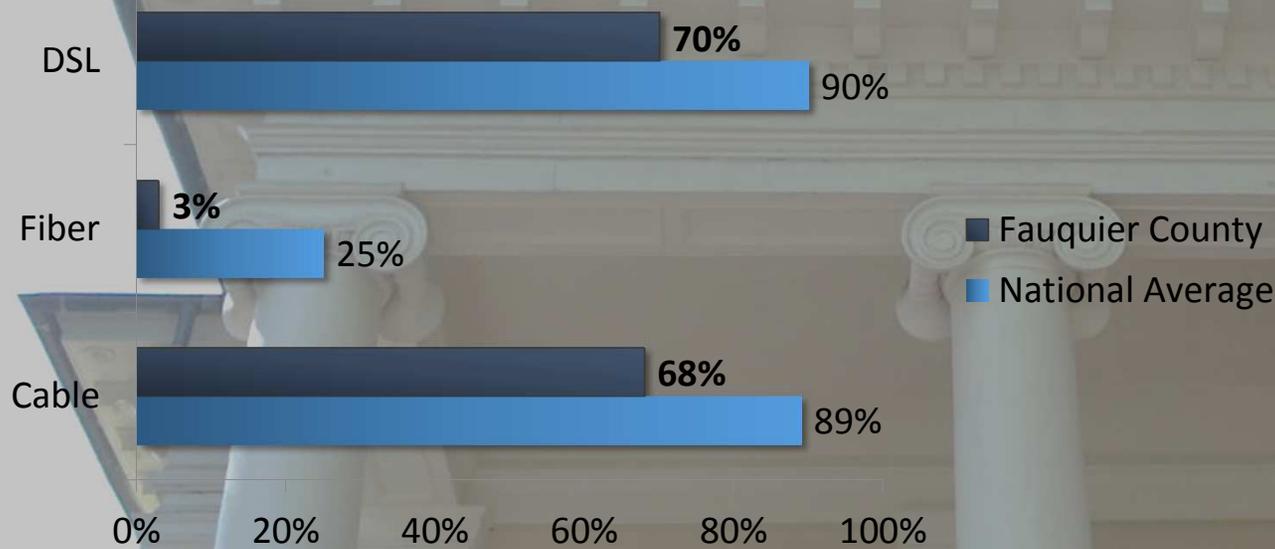
Most people who **Work Here** **Don't Live Here**

Expanding Business and Employment Opportunities

Obstacle

Broadband access remains limited in many areas of the county

Internet Technology Access: Percent of Population



Percent of Population with Wired Internet Download Speed >10 Mbps

Fauquier County
68.2%

Nationwide
92.9%

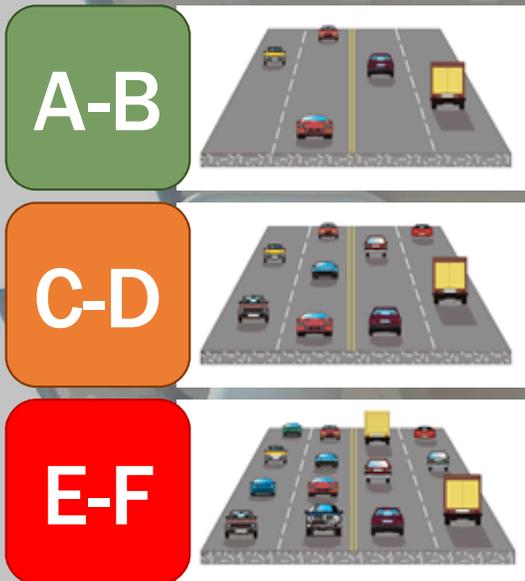
Source: www.broadbandmap.gov

Expanding Business and Employment Opportunities

Obstacle

High future levels of congestion are projected for most major highways in the county

Level of Service (LOS) Ratings:
Illustrations



Projected 2035 Peak Hour LOS

I-66	F
US 17	B to F
US 28	E
US 29	B to F
US 211	F

High Levels of Congestion can

Increase travel delays

Increase the number of accidents

Decrease Air Quality

Image Source: California Dept. of Transportation; Data Source: RRRRC Congestion Management Plan (2008)

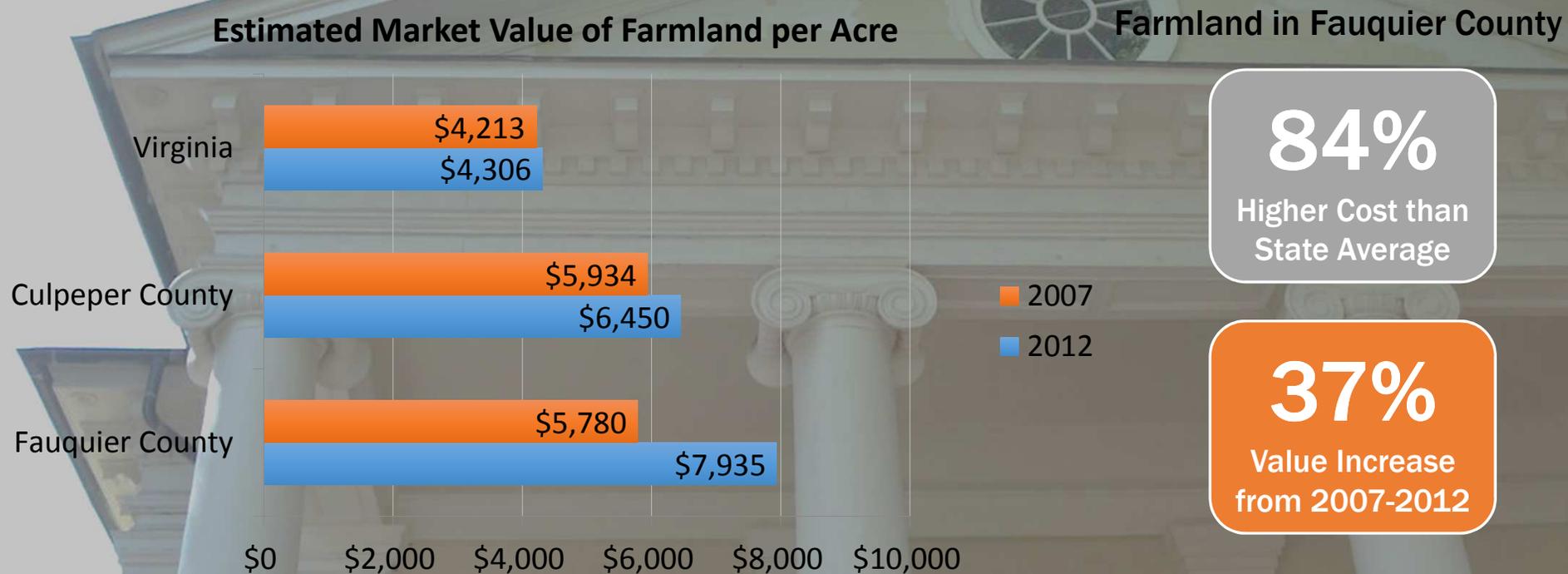
Rural and Open Space Preservation



Rural and Open Space Preservation

Obstacle

Higher than average cost of farmland



Source: 2012 Census of Agriculture

Rural and Open Space Preservation

Obstacle

Increasing pressure for non-agricultural commercial uses in rural areas



Image Source: www.vineyardscrossing.com

Currently:
Fauquier County needs to establish a stronger definition of appropriate commercial and industrial uses in rural areas.

Pressure for

Rural Commercial Developments

has been increasing due to the

Lower Costs of Rural Land

Strong Agricultural Economy



Strong Agricultural Economy

Obstacle

Lack of farmers and farm labor

Average Age

60

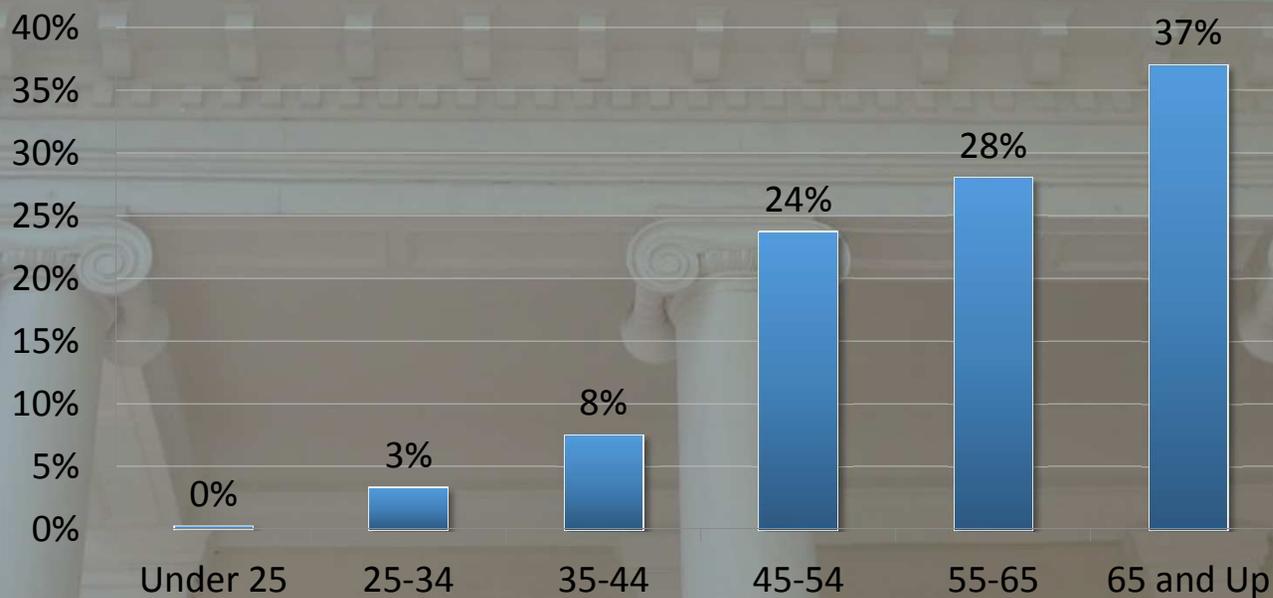
65 and Older

37%

44 and Younger

11%

Age Distribution of Principle Farm Operators:
Fauquier County



Part-Time Farm Labor

Physically Demanding

Long Hours

Low Pay

Seasonal Availability

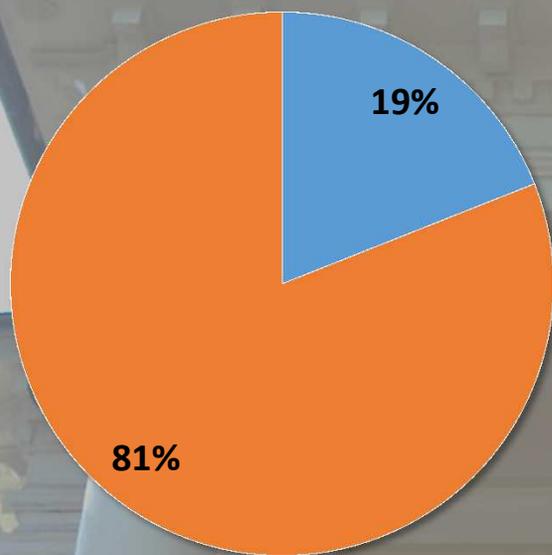
Source: 2012 Census of Agriculture

Strong Agricultural Economy

Obstacle

Lack of infrastructure for value-added agricultural processing

When you buy food, what are you paying for?



■ Farm Value

■ Value-Added Processes



Total Farm Sales
(Fauquier)

\$54

Million

Estimated Value-Added before
Consumption

\$230

Million

Most processing is performed

Outside

Fauquier County

Strong Agricultural Economy

Obstacle

Limited local food promotion and access to local markets

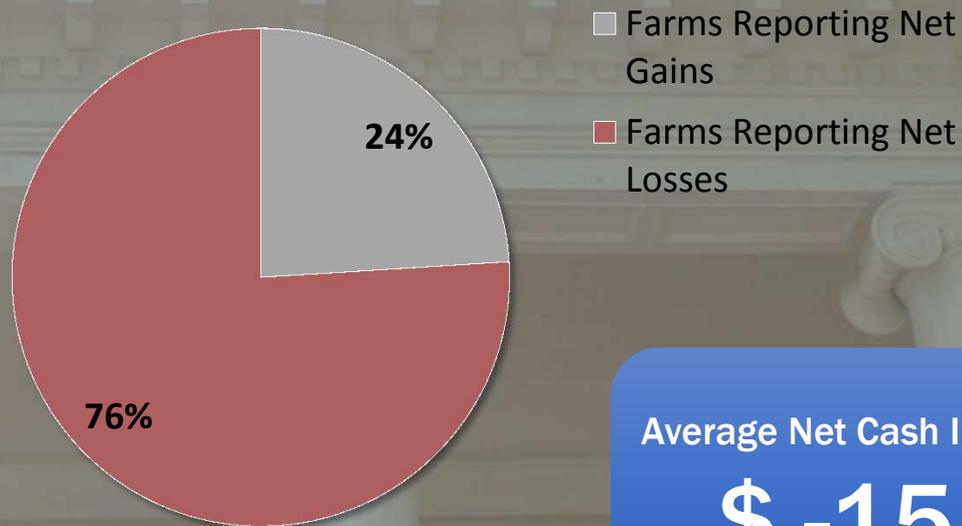
Annual Regional
Food Expenditures*
(2012)

**\$421
Million**

Percentage of Food
Grown Outside
Region

93%

Fauquier County: Net Farm Income (2012)



Average Net Cash Income Per Farm

\$ -15,854

*Rappahannock Rapidan Region

Survey results

As of July 2016



PROJECT WEBSITE: www.fauquiercommunityconversations.org

3 most important challenges to achieving the vision

1	Lack of local job growth and employment	23 / 48%
2	Development Pressure from Northern Virginia	18 / 38%
3	Changing agriculture/Loss of farmland	17 / 35%
4	Controlling location and form of development	16 / 33%
5	Desires of the Millennial generation	14 / 29%



Your Assignment

Based on this information and your own knowledge...

What are the most important

obstacles

that Fauquier County will need to address in order to achieve its vision?

Part Two:

Opportunities



Managed Growth and Concentrated Development

Opportunity

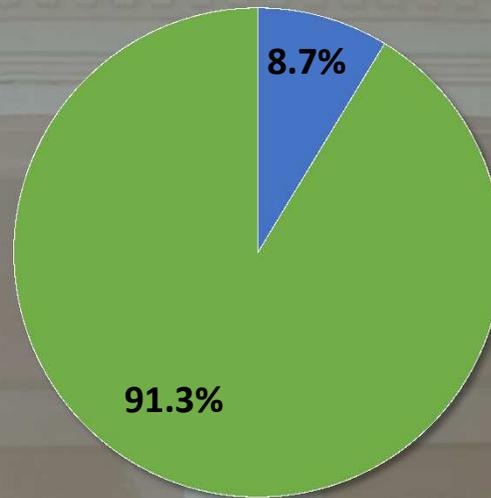
The County has established a successful growth management strategy with highly visible results

Fauquier County:
Towns and Service Districts

Population Growth Locations: 2000-2010

8%
Land Area

51%
Population



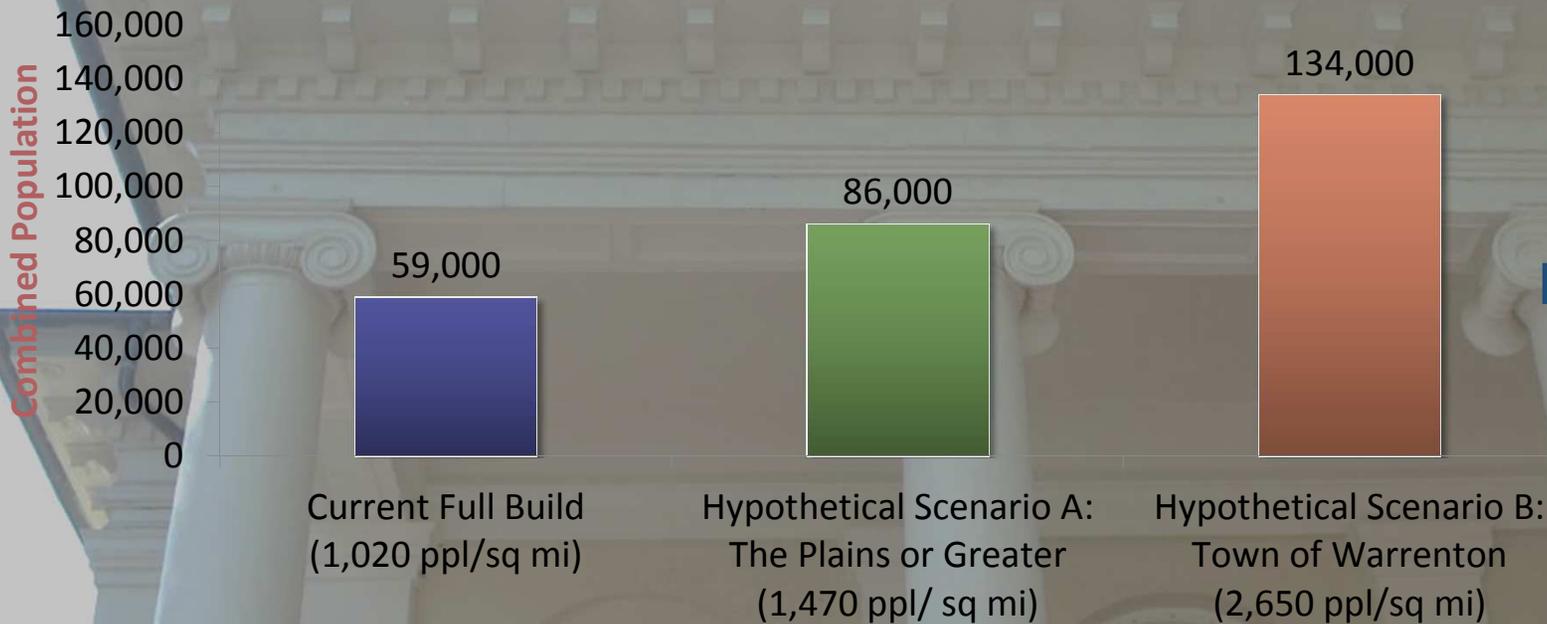
- Rural Areas and Villages
- Towns and Service Districts

Managed Growth and Concentrated Development

Opportunity

Sufficient land area within service districts to accommodate extensive additional growth

Approximate Full Build Town and Service District Populations



Increased
Densities
would require
Infrastructure
Enhancements

Density Scenarios

Vibrant Towns and Villages

Opportunity

Ability to offer a unique setting in the DC Metro Region

“Green” Space
Concentrated
Developments

“Grey” Space
Sprawling
Developments

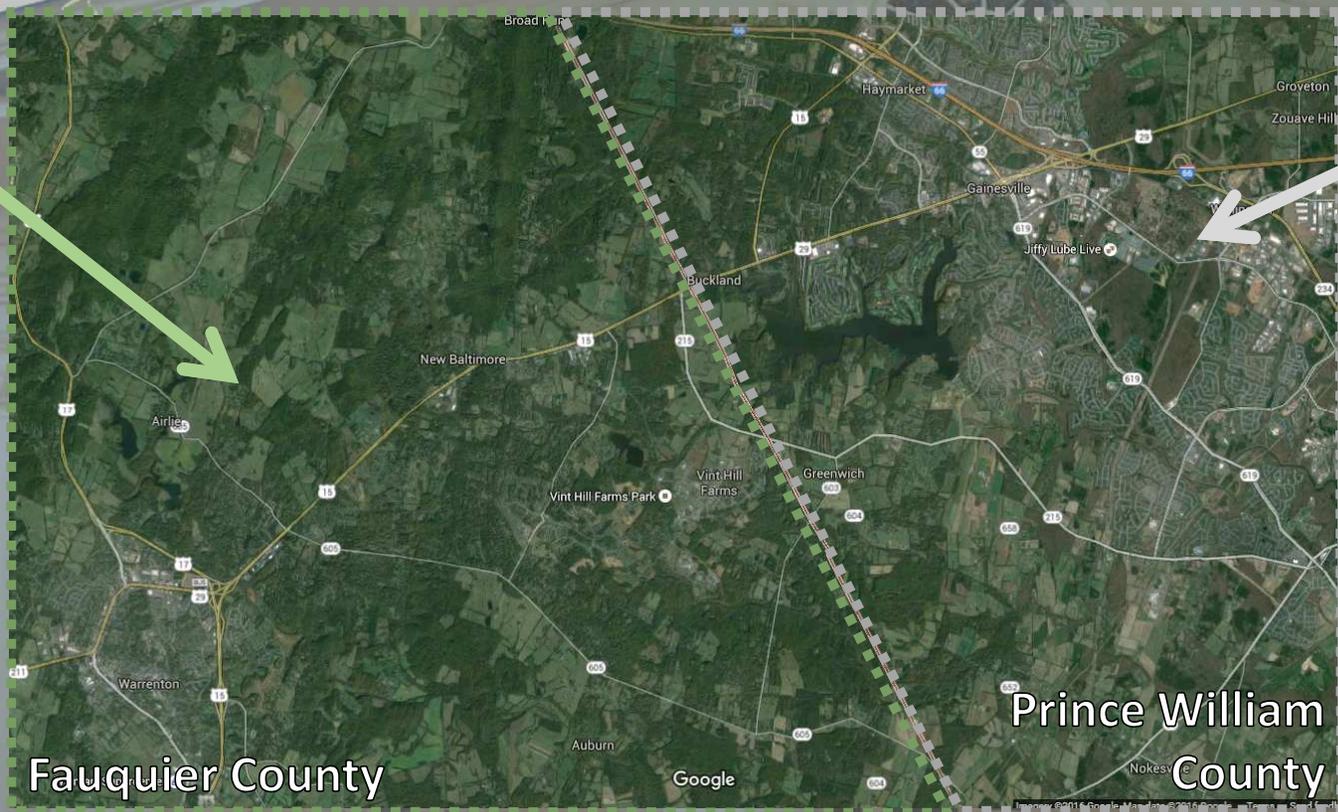


Image Source:
Google Maps

Vibrant Towns and Villages

Opportunity

Increasing federal and state funding and support for transportation alternatives

Transportation funding has been increasing for alternative modes such as walking, biking, transit, and ride-sharing.



SafeRoutes



Vibrant Towns and Villages

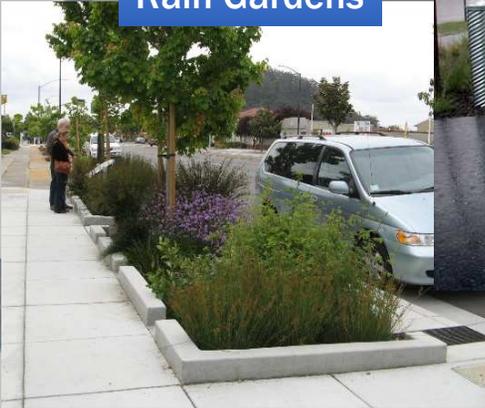
Opportunity

Innovative well-head protection and stormwater management techniques

Increase rainfall infiltration

Filter pollutants

Rain Gardens



Pervious Pavements



Bioswales



Expanding Business and Employment Opportunities

Opportunity

Job skill development through Lord Fairfax Community College

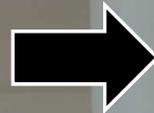
Warrenton Campus



Vint Hill Campus



More than **7,000** students
(total, all campuses)
and **75** programs of study



Collaboration Opportunities with
Local Businesses

Expanding Business and Employment Opportunities

Opportunity

Proximity to major freight routes and facilities

Located in Fauquier County

- Interstate 66
- US 29, US 17, US 211
- Warrenton-Fauquier Airport (Midland)

Located Nearby Fauquier County

- Interstates 81 and 95
- Virginia Inland Port (Front Royal)
- Washington Dulles Airport

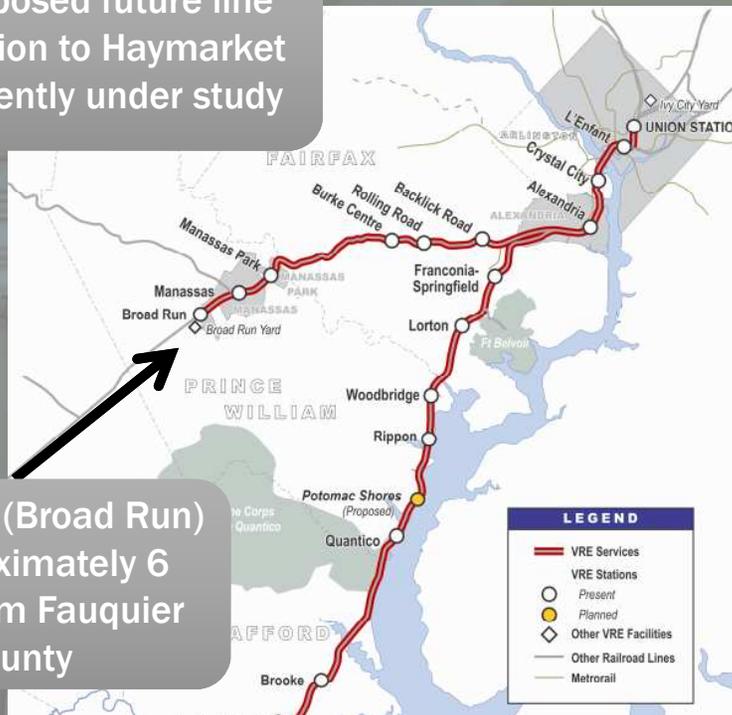


Expanding Business and Employment Opportunities

Opportunity

Nearby access to VRE rail service

A proposed future line extension to Haymarket is currently under study



Final Stop (Broad Run) is approximately 6 miles from Fauquier County

18 Trains Operated Daily (Manassas Line)
9 Inbound,
9 Outbound

Provides an alternative commuting option for those who work in DC.

Relieves congestion pressure from highways.

Rural and Open Space Preservation

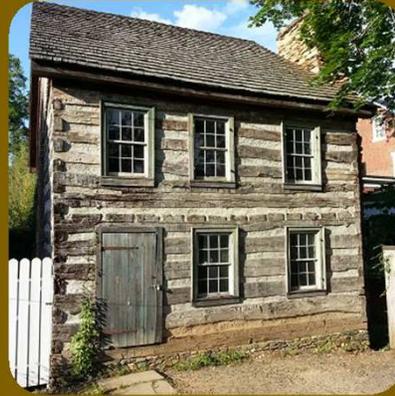
Opportunity

Preservation of tourism attractions and destinations

Eco-Tourism



Heritage Tourism



Agri-Tourism

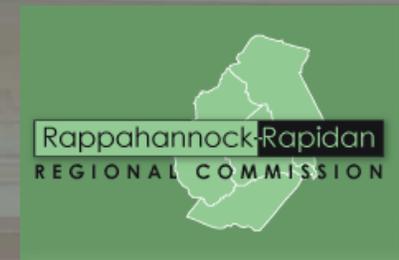


Strong Agricultural Economy

Opportunity

Organized regional and local agricultural advocacy and promotion

- Rappahannock-Rapidan Regional Food System Council
- Fauquier County Agricultural Development Department
- Regional Food System Plans
- Farm Support Programs



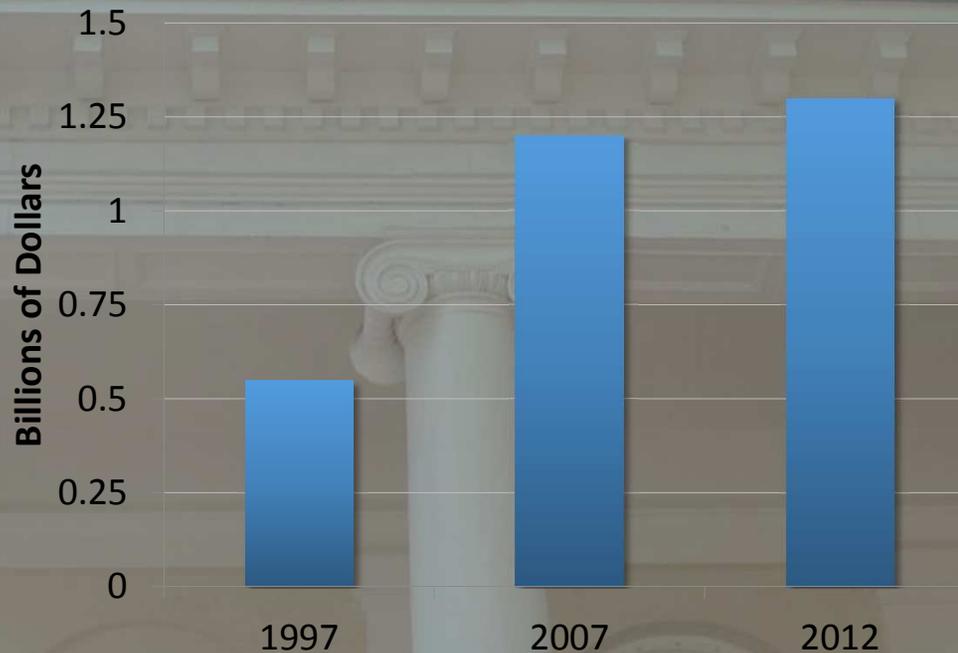
Strong Agricultural Economy

Opportunity

Proximity to large food markets with increasing appreciation of local foods

Nationally,
direct to consumer
sales are growing
faster than all other
agricultural sales

Direct to Consumer Sales (National)



Total Annual
Food Expenditures
In the
Washington DC
Metro Region
exceed

**\$14
Billion**

Source: Rappahannock-Rapidan Farm and Food System Plan

Survey results

As of July 2016



PROJECT WEBSITE: www.fauquiercommunityconversations.org

3 most important opportunities for achieving the vision

1	Telework through improved broadband service	21 / 43%
2	Focusing growth in Service Districts, Towns and Villages	19 / 39%
3	Business startups/local job growth	17 / 35%
4	Protection of rural character and open space	17 / 35%
5	Investing in infrastructure to create great places and walkable communities	15 / 31%

Survey: Matching Opportunities with Challenges

Opportunities/ Challenges

- More transportation options for aging population
- Walkable communities for aging population
- Smaller homes and lots for aging population
- Shopping, entertainment, and jobs in service districts for millennials
- Focus development and jobs in service districts to reduce commuting
- Better internet and cell service to allow for telework to reduce commuting
- Better internet to encourage jobs, business growth, and economic development
- Comprehensive development plans for towns to guide location/form of growth
- Limit infrastructure investment to limit population growth/development
- Improve infrastructure in service areas to guide location/form of growth
- Update zoning to protect rural areas and guide location/form of growth
- Educate people on where food comes from to address loss of farm land



Your Assignment

Based on this information and your own knowledge...

What are the most important

opportunities

*that Fauquier County can utilize in order to
achieve its vision?*

Schedule

