



ON THE GROUND & IN THE COMMUNITY

A REPORT ON SHENANDOAH COUNTY'S
COMMUNITY COLLABORATION SESSIONS OF 2022
HELD BY THE CITIZEN'S ADVISORY COMMITTEE

Author: Tyler Hinkle

THANK YOU TO ALL THAT HELPED:

Members of the CAC

District 1

Vito Gentile, Chair
Seth Coffman

District 2

Mike Liskey
Jacob Bowman

District 3

Jon Bennett
Brad Swank

District 4

Jessica MacDonald
Laura Bennett

District 5

Rochelle Dornatt
Joseph Bayless

District 6

Sarah Mauck
Scott Terndrup

Town Staff

Meghan Rupkey
Neil Showalter
Erick Moore
Dan Harshman
Steve Wood
Aaron Grisdale
Michelle Bixler
Jill Jefferson
Katie Mercer
Lisa Curie
Amanda Kerns
Waverly Coggsdale
Brian Otis

County Staff

Brenna Menefee
Chad Milgrim
Emily Carroll
Jason Smith
Lemuel Hancock
Summer Andes
Tyler Hinkle

TABLE OF CONTENTS

Background	2
Executive Summary	3
Layout	4
District 6: Strasburg Mayfest	10
District 6 & Strasburg Input	12
District 6: Strasburg Walking Tour	14
District 5: Toms Brook Walking Tour	16
District 5: Comments On Toms Brook	17
District 4: Woodstock Artfest	18
District 4 & Woodstock Input	20
District 4: Woodstock Walking Tour	22
District 3: Fort Valley Independence Parade	24
District 2: Mount Jackson Walking Tour	26
District 2: Comments On Mount Jackson	27
District 1: New Market Crossroads	28
District 1 & New Market Input	30
District 1: New Market Walking Tour	32
District 1/2: Orkney Springs Music Festival	34
Block Structure Comparison	36
Walks With No Attendees	37
Appendix	39
Chapter 1: Historic Resources	40
Chapter 2: Natural Resources	42
Chapter 4: Economic Development	44
Chapter 6: Housing	46
Chapter 7: Community Resources	48
Chapter 8: Transportation	50
Major Roadway Concerns: Routes 11, 211, 42, & 55	52
What Do You Think Of Corridor H In The County?	54
What Resources Do You Want On The Rail Trail?	56
What Recreational Amenities Do We Need?	58
North Fork Master Plan:	60
What's A Better Watershed?	60
What Is The Future Of Education In The County?	62
What Health Concerns Are There In The County?	64
What Infrastructure Needs Are There In The County?	66
Handouts From Walking Tours	68



District 1
Orkney Springs
August 13th, 2022



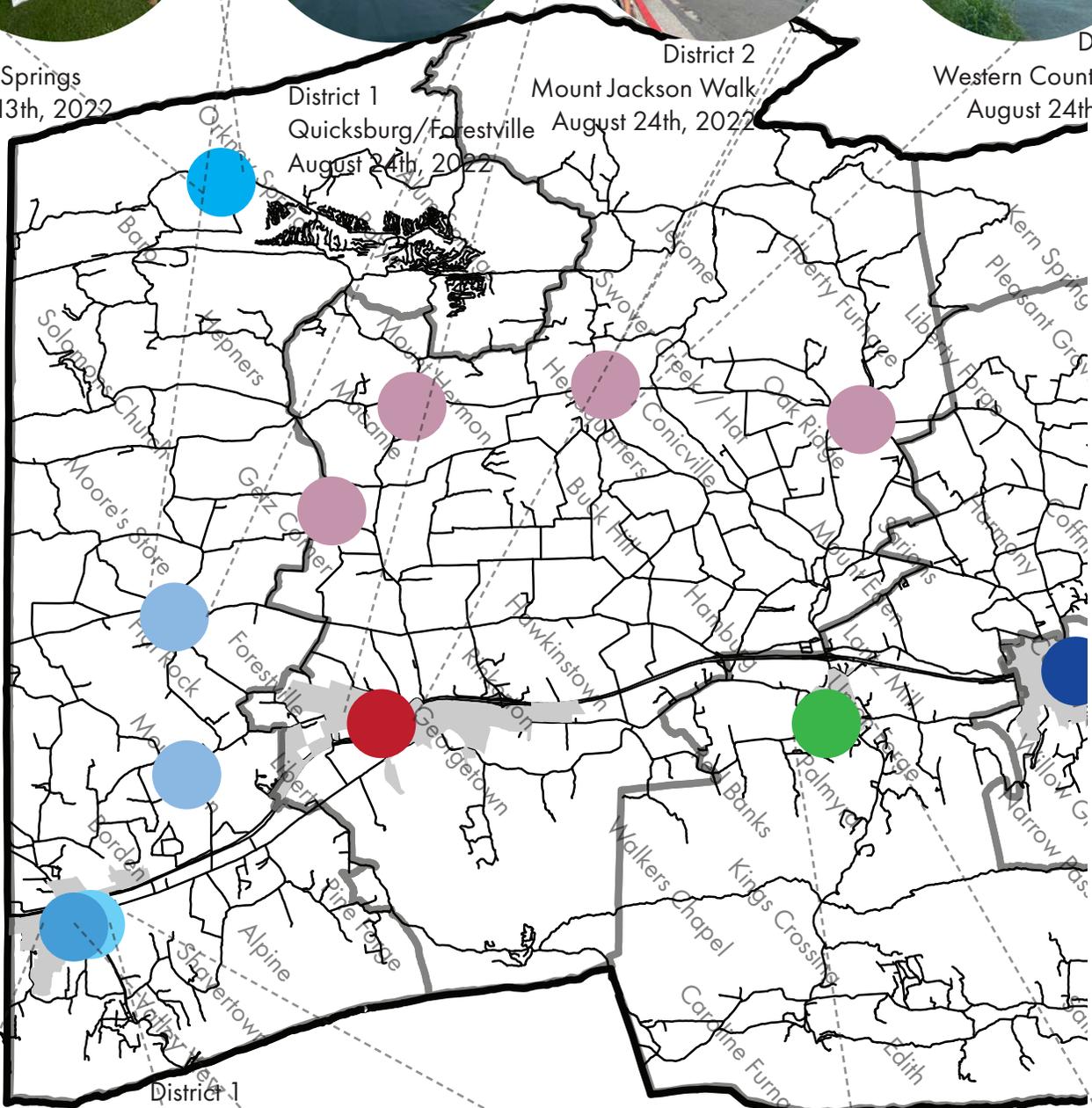
District 1
Quicksburg/Forestville
August 24th, 2022



District 2
Mount Jackson Walk
August 24th, 2022



District 2
Western County Walk
August 24th, 2022



District 1
New Market Crossroads
August 12th, 2022



District 1
New Market Walk
August 23rd, 2022



District 3
Edinburg Walk
August 19th, 2022



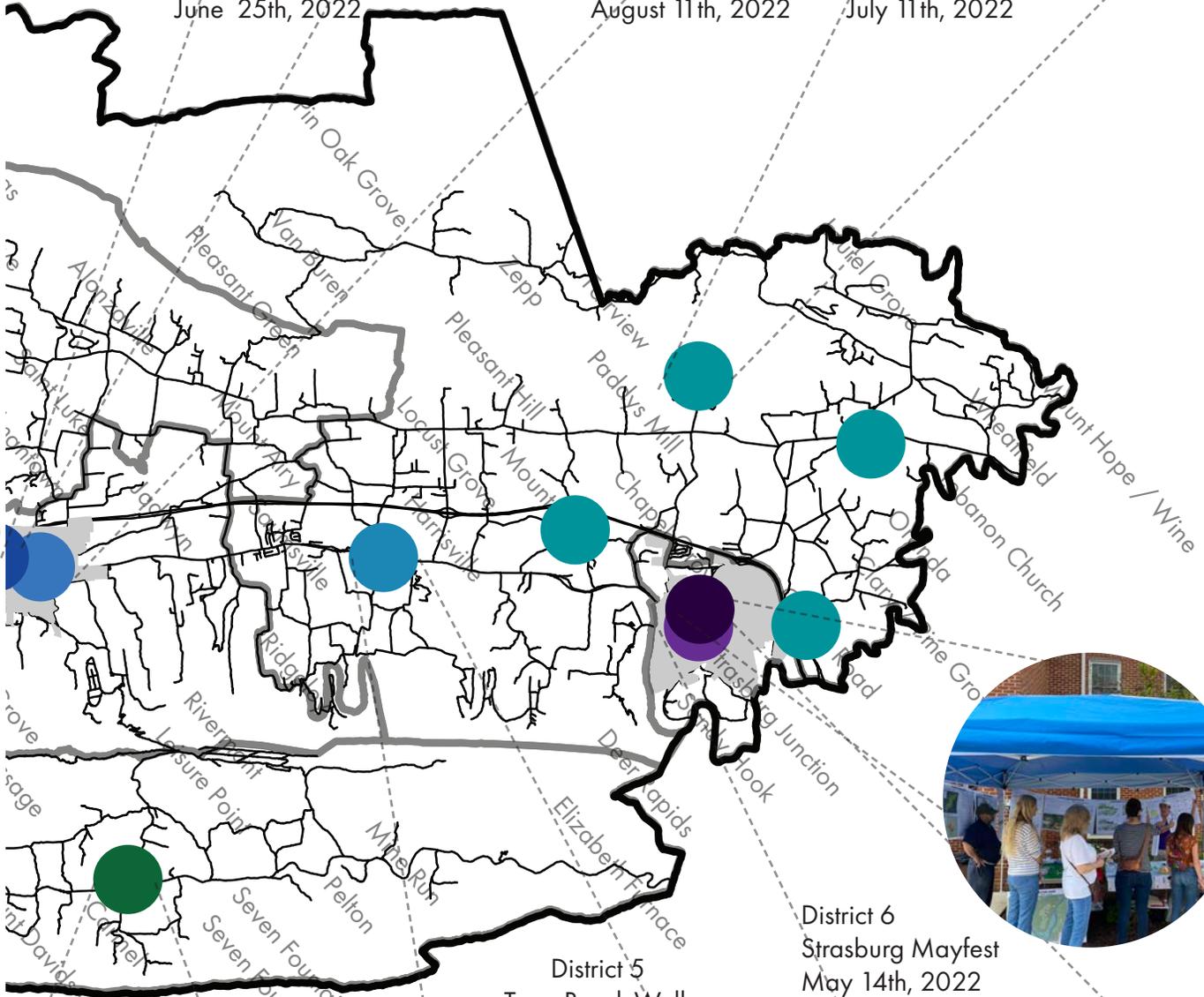
District 4
Woodstock Artfest
June 25th, 2022



District 4
Woodstock Walk
August 11th, 2022



District 5 And 6
Northern County Bus Tour
July 11th, 2022



District 6
Strasburg Mayfest
May 14th, 2022



District 3
Fort Valley Parade
July 4th, 2022



District 5
Toms Brook Walk
August 12th, 2022



District 6
Strasburg Walk
September 1st, 2022

BACKGROUND

In the spring and summer of 2022, the Citizen's Advisory Committee organized 14 public collaboration events across Shenandoah County in order to solicit ideas and guidance from the public on the future of the County. That plan for the future is called the Comprehensive Plan and it impacts every aspect of one's life from where you live and work, to where you can go out to eat, where the nearest fire station is located, and what view you see when traveling around the County. The Citizen's Advisory Committee, or more commonly known as the CAC, was first formed in 2005. They are comprised of 12 citizen members with two representatives from each of the six Electoral Districts of the County and are appointed by the Board of Supervisors. The CAC also has a representative from the Planning Commission.

The Citizen's Advisory Committee and Shenandoah County have launched Shenandoah 2045: A Future Together, a community built plan for our County and all those who have a connection to it. The planning process will unfold over the next four years with majority of the community collaboration occurring from 2020-2022, with input in 2023-2024. As the next Comprehensive Plan is developed, we invite everyone to let us and the community know their ideas on the future of Shenandoah County.

The comprehensive plan is a community's guide to the future, its north star. It represents the shared vision that the community holds from where public investments in resources such as schools and roads should go, and where private investment, such as the development of housing and businesses, should occur. While the 20-year vision serves as the, "big picture," of where the community intends to go or the ultimate development of the community, most plans focus on five year increments to ensure the goals and actions recommended are measurable and achieved.

Since 1980, the State of Virginia has required localities to adopt a comprehensive plan and perform related planning activities. The State also requires that comprehensive plans are revised in their entirety every 20 years and updated every five years with substantial updates at the ten year mark. While the State of Virginia requires every locality to have a comprehensive plan, localities benefit as they give the community a level of protection for their future, provide a picture of what the community wants to be to the outside world, and provides a path for grant and funding providers to understand the public improvements we want to make from our schools and Internet to parks.

Currently, we are in the process of updating our entire Comprehensive Plan for the next 20 years, looking to what Shenandoah County could be in the year 2045. This effort began in the fall of 2019, when we launched a community survey in March of 2020. We understand that the survey may not capture everything. For this new comprehensive plan we engaged and informed the public through 11 District Information Sessions, 14 Community Collaboration Sessions which are explained in this report, and then in 2023 we will host a set of Comprehensive Review Sessions to see if we captured the community's vision accurately.

The Comprehensive Plan is currently broken into ten chapters: History And Regional Setting, Natural Resources, Land Use, Economic Development, Population, Housing, Community Facilities, Transportation, Growth Management, and Implementation. In addition, the Comprehensive plan has a vision statement which seeks to summarize the purpose of the Plan. Shenandoah County's vision statement is that in the year 2025, Shenandoah County is and will be a primarily rural community that:

- Protects its natural resources
- Directs its growth to the towns ensuring its open, agricultural character
- Provides a variety of jobs in business, light industry, tourism, and sustainable agriculture
- Maintains moderate growth of a demographically varied population
- Supports safe and efficient interstate transportation and maintains the rural character of its primary and secondary roads
- Affords its students excellent and appropriate education
- Serves its citizens with public facilities and services that enhance their quality of life
- Ensures preservation of its natural beauty and unique, historical character by strictly adhering to the goals and objectives of the Comprehensive Plan.

This report seeks to provide a clear picture of the information gathered at the 14 Community Collaboration Sessions.

EXECUTIVE SUMMARY

Nearly 800 people attended one of the 14 Community Collaboration Sessions that were held in the spring and summer of 2022 between May 14th and Sept 1st. Participants were engaged at five existing community events and festivals and nine tours where people live. Below are the top ideas heard from these Sessions and Walking Tours:



- DOWNTOWN VALUE
- USE AND LOOK OF HISTORIC BUILDINGS
- PUBLIC SPACE
- ACCESSIBILITY AND SIDEWALKS

Participants were asked to sort their ideas into different posters including the existing chapters, potential new chapters, and some major projects that could occur in the future. The information helps answer many questions held previously including the main question from the previous report, “Where will the new jobs, housing, and improved resources go and how can the location of that growth help to protect the natural resources everyone enjoys?” The answer this report responds with is that majority of the growth should occur in the existing Towns, some growth in the existing villages, and more limited to no growth in the rural and open space areas of the County.

Data on each chapter reveals the following statements:

1. Historic resources and sites such as the battlefield and buildings should be protected.
2. Development of any kind should not disrupt farmland and the rural character should be protected.
3. We should support the growth of new and existing small businesses for a local economy.
4. Housing should be affordable in a variety of types such as apartments, shared housing and senior living.
5. We should increase river, trail, and park access as well as support new restaurants and invest in our schools.
6. Transportation investments should improve safety and access for all methods, and ShenGO is a great asset.

In addition to the chapters we heard the following statements on future projects:

- River and creek access should be improved for all, including ADA, along with water quality.
- Major community facilities serving the entire County should be centrally located.
- There is little to no support or opposition for Corridor H being built in Shenandoah County.
- Development should occur in the Towns, where people already live and resources already exist.
- A new school should be built before 2045, there is concern on the current elementary school sizes.
- Alternate routes from Rt 11/I-81 in the event of wrecks or major events on Rt 11 and I-81 should be clear.
- Towns and villages should capitalize on the rail trail with amenities and business opportunities.
- There should be a unified effort to connect, expand, and improve recreational amenities through the County.

At the Walking Tours there were common themes of why downtown is so successful:

1. Human scale buildings and facades with matching characteristics and a sense of enclosure on the street.
2. Mix of private and public space as well as a mix of uses and times of day/week so people are always there.
3. Downtown is valuable such as being a tax asset, encourage and promote infill and art where appropriate.

While this summary attempts to cover everything we heard, we encourage you to read more in the full report. As we look the future we must ask, “What should we implement or encourage first?”

LAYOUT

Community Collaboration Session Event



Overview of the event layout

There were five Community Collaboration Sessions at existing events held in the spring and summer of 2022, all of which took place over the course of 91 days between May 14th and August 13th. The layout for the Sessions was first developed in the fall of 2021 and spring of 2022 based on the desires of the CAC concerning follow up discussions from the District Information Sessions in the fall of 2021. Members expressed the need to meet people where they are and be on the ground and in the community engaging and involving the public. This proposal scrapped an original idea pitched in the fall of 2021 to have three massive engagement events at the local high schools.

The layout was finalized in two mock meetings, the first was held on March 30th and the second took place on April 27th. The mock meetings informed the CAC that there needed to be more of a variety of input opportunities for volunteers to draw from and that they would need to draw in participants with a hook like the lego table.

Purpose of Community Collaboration Sessions:

Engage multiple members of different communities in Shenandoah County at existing events while also providing a space for individuals to share their ideas for the future of where they live and the County as a whole.

First Interaction

“Hi! We need your input on the future of Shenandoah County and (Insert Town Name). You can take these Legos and place them on our table where you think stores, restaurants, factories, homes, sidewalks, roads, and parks can go in your ideal community. The Lego map doesn’t represent any place in particular, its just for you to give input on your ideal community. For each question you fill out on the questionnaire, we’ll give you an extra Lego to put in the community. In addition, we have maps here for you to write down what you like, want to see improved, and any other aspects for the future of the County. You can share your ideas with everyone else at our mapping activity table and find maps for the villages and hamlets in the County. Let us know if we can help in any way!”

Lego Table

Lego Input Table

As people entered the tent, a few Lego pieces were given to them and a questionnaire and a map of the County. Participants took the Legos and placed them on the table where they thought stores, restaurants, factories, homes, sidewalks, roads, and parks could go in their ideal community. The map did not represent any place in particular, just what they would want to see in their ideal place to live. Participants were encouraged to discuss with their neighbors why they chose to place bricks where they placed them and how it helped to improve the community. For each question they filled out on the questionnaire, we gave them an extra Lego to put in the community. Participants were guided and explained that the answers to some of the questionnaire's questions can be found on the posters around the tent.

Map The Future

Activity #1 Mapping Assets And Improvements

The table was set up with two large paper maps with one of the entire County and one of the Town/Village the event is taking place. As participants enter the tent they were given a map of the County and told that they could note the places they like, places they want improved, and other places of importance on the map. There were also paper maps for them to give input on specific villages and hamlets in the County. There were QR codes that could be scanned that took participants to an online map where they could draw their ideas for the community on a map that everyone can contribute to even after the event is over. Participants were guided and explained how the activity works and told that if they want to share their individual maps there was a drop box beside the table.

Build Your Own Community Construye Tu Propia Comunidad

Hi! Welcome to the Lego Table where you can map your ideas community in 3-D.

There are three colors that you can use to depict the types of uses you'd like to see in your community, and your community's identity is defined depending on how and where you place them.

Hola! Bienvenido a Lego Table, donde puede mapear su comunidad de ideas en 3-D.

Hay tres colores que puede usar para representar los tipos de usos que le gustaría ver en su comunidad, y la identidad de su comunidad se define según cómo y dónde los coloque.

There are no rules to the Lego board except for what the colors and bricks represent. That means that you can place blocks anywhere be them side by side, far apart, or stacked up. That also means that you can move, or remove, blocks and pieces that are already on the board. Its up to you to shape the community as you like it.

No hay reglas para el tablero de Lego excepto por lo que representan los colores y los ladrillos. Eso significa que puede colocar bloques en cualquier lugar, ya sea uno al lado del otro, separados o apilados. Eso también significa que puedes mover o eliminar bloques y piezas que ya están en el tablero. Depende de usted dar forma a la comunidad a su gusto.


Residential
Residencial


Commercial
Comercial


Industrial
Industrial


Road
Calle


Sidewalk
Acera

*Hint! Try stacking uses to make a mixed use building, also check out the specialty public buildings.
*Insinuación! Intente apilar usos para hacer un edificio de uso mixto, también consulte los edificios públicos especiales.

MAP THE FUTURE! ¡MAPA EL FUTURO!

We have three types of maps available for you to provide your input with drawing on the maps:

Tenemos tres tipos de mapas disponibles para que proporcione su entrada con el dibujo en los mapas:

1. County: Think big or small for this map.
1. Condado: Piense en grande o pequeño.
2. Town: Consider the details of where improvements go here.
2. Pueblo: Considere los detalles de dónde van las mejoras aquí.
3. Villages/Hamlets: Consider details of where improvements go here too.
3. Comunidades: Considere los detalles de dónde van las mejoras aquí también.

Mapping Legend | Leyenda Del Mapeo:

 Housing Alojamiento	 Park Parque
 Commercial Comercial	 Trees/Forest Árboles/Bosque
 Industrial Industrial	 Community Center Centro Comunitario
 Mixed Use Uso Mixto	 School Colegio
 Road Calle	 Sidewalk Acera
 Trail Sendero	 Bike Path Ciclovia
 Float Path Ruta Flotante	 Public Transit Tránsito Público

Visit shenandoahcountyva/future or scan with your phone for an online map!
Visite shenandoahcountyva/future o escanee con su teléfono para obtener un mapa en línea.



*Hint! The online map sends your input directly to us, and updates in real time so you and your friends can see your input as you draw it on the map!
*Insinuación! El mapa en línea nos envía su entrada directamente y se actualiza en tiempo real para que usted y sus amigos puedan ver su entrada a medida que la dibujo en el mapa!



Card Activity

Activity #2: Card Activity

The entire table had cards with drawings of spaces / structures that people may have interacted with in their lives or feel a certain way about them. The back of the cards were blank and allow for the participant to take a card with them and drop it in a box when they have written their experience / ideas on the back. An example of this could be different types of housing and how the individual may have stayed in a certain type of house or apartment and have fond, or not so fond memories of the space. This information helps us better understand what people enjoy or don't enjoy from their personal experiences. Participants were guided and explained how the activity worked.

Cards For Planning Tarjetas Para La Planificación

Hi! Welcome to the Card activity where you can flip through the various cards for each topic and write down ideas or memories you have, good or bad, and then drop it in the box below the table. That's all you need to do, pick a card, fill it out, and drop in the box.

We will calculate all the results from the cards we receive and it will better help us understand what people want in the County and the Towns, and what they do not want.

There's no limit to how many cards that you can put in, feel free to fill out as many as you like and be sure to check out each topic!

Hola! Bienvenido a la actividad de la Tarjeta, en la que puede hojear las diversas tarjetas para cada tema y escribir ideas o recuerdos que tenga, buenos o malos, y luego colóquelos en el cuadro debajo de la tabla. Eso es todo lo que necesita hacer, elegir una tarjeta, completarla y colocarla en la caja.

Calcularemos todos los resultados de las tarjetas que recibamos y nos ayudará a comprender mejor lo que la gente quiere en el Condado y los Pueblos, y lo que no quiere.

No hay límite en la cantidad de tarjetas que puede poner, siéntase libre de completar tantas como desee y asegúrese de revisar cada tema.

Historic & Scenic Resources Recursos Históricos Y Escénicos	Natural Resources Recursos Naturales	Economic Development Desarrollo economico
Housing Alojamiento	Community Resources Recursos de la comunidad	Transportation Transporte
Urban Design Diseño Urbano		

*Hint! Check out the "Your Idea" cards and write down ideas that we don't have in the stack, you aren't limited to how many of these too!
*¡Insiñuación! Consulte las tarjetas "Su idea" y anote las ideas que no tenemos en la pila, ¡no está limitado a cuántas de estas también!

Poster Wall

Activity #3 Poster Wall

The wall of the tents were lined with posters to provide information to participants and those who passed through the tent. There were three categories for posters based on where they were in the tent with A on the right, B on the left, and C at the back of the tent. Below is a description of the posters:

- A. Town And County Comprehensive Plans
- B. Chapter Input:
 - a. Six smaller posters each with a chapter
 - b. Corridor H, Rt 55, I-81 / Rt 11, Rt 42, Rt 211
 - c. Future Education and Recreation Facilities
- C. Specialty Posters On North Fork Master Plan, Keister Park, And Wagner Park

Community Survey And Posters Encuesta comunitaria y carteles

We have four types of areas available:

- County:** Learn about the County's planning process and give input.
- Town:** Learn about Town Planning and comment on the Town.
- Special Projects:** Provide input on projects from river access to roadways.
- Comment Box:** Under the table is a box where you can drop ideas.

How you can give input:

- Take the Survey
- Share on Facebook.
- Take the Map Survey.
- Sign up for our email newsletter.
- Help others attend an event.
- Engage your neighbors.

Cómo puedes dar tu entrada:

- Tomar la encuesta
- Compartir en Facebook.
- Realice la Encuesta de mapas.
- Regístrese para nuestro boletín electrónico.
- Ayudar a otros a asistir a un evento.
- Habla con sus vecinos.

Tenemos cuatro tipos de áreas disponibles:

- Condado:** Infórmese sobre el proceso de planificación del condado y dé su opinión.
- Pueblo:** Aprende sobre Urbanismo y comenta sobre el Pueblo.
- Proyectos Especiales:** Proporcionar información sobre proyectos como acceso al río o calles.
- Cuadro de comentarios:** debajo de la mesa hay un cuadro donde puede dejar ideas.



SCAN ME - ESCANÉAME
or shenandoahcountyva.us/future

*Hint! The comment box is a great way to give input that you don't want the public to see. We will include your input in our final analysis but it'll just be between you and us.
*¡Insiñuación! El cuadro de comentarios es una excelente manera de dar información que no desea que el público vea. Incluiremos su opinión en nuestro análisis final, pero será solo entre usted y nosotros.



Overview of the Walking Tour layout

There were nine Community Collaboration Session Walking Tours at each Town and an assortment of villages and hamlets in the summer of 2022, all of which took place over the course of 52 days between July 11th and September 1st. The layout for the Walking Tours was first developed in the spring of 2022 based on the desires of the CAC concerning follow up discussions from the District Information Sessions in the fall of 2021. Members expressed the need to be on the ground and in the community engaging and involving the public as well as better understanding the spaces that people call home. This proposal scrapped an original idea pitched in 2020 to have over 20 community meetings at various churches and other semi-public spaces in order to be in the communities we plan with.

The layout was finalized in a mock meeting held on April 27th. The mock meeting informed the CAC that there needed to be a planned route in order to touch on key aspects in the community as well as to keep the walk to a certain amount of time.

Purpose of Community Collaboration Session Walking Tours:

Provide an open space for citizens, CAC members, Planning Commissioners, Board Members, Community Partners, and staff to better understand the places people already live to note the needs of the community and see/experience models in the County for exemplary spaces.

General Notes Of Guidance

The Walking Tour will help ensure that members of the community as well as any staff and volunteers can have a better feel for the community as well as the spaces that they will be discussing on the day of the community discussion.

Key aspects to take note of while on the walking audit/tour:

- Places where people are interacting together.
- The use of spaces between formal home or business fronts.
- What can be seen from different parts of the community.
 - Buildings/structures in the community.
 - Landmarks in the distance such as mountains or hills.
- Places of standing water.
- Playgrounds and where children may be.
- Sidewalks, and foot paths.
- The quality of trees near the public right of way.
- State of the road.
- How many vehicles pass.
- What sounds can be heard.
- What smells are in the air.
- Where are your eyes drawn to?

Resources On The Tour

Staff used a preset packet of information and images to describe how downtown functions, why it looks the way it does, and how future development can capitalize on the benefits that downtown presents and maximize the amount of taxable improvements exist in Town while keeping the infrastructural costs of public services down. In general the walking tour paths involved comparing the difference between suburban based development to gridded walkable development, different types of transportation networks and how streets differ from roads, the important elements of urban spaces and how they provide a sense of here and there, the importance of the relationship of the buildings to the street and the sense of enclosure people desire, the shared characteristics in building facades and how new developments can fit into a preset character by following the legible guidelines of the street, how spaces need to take into account a variety of different users, and the importance of maximizing the use of downtown land and the lack of value in spaces such as large parking lots or vacant lots downtown.

DISTRICT 6: STRASBURG MAYFEST

Date: May 14th, 2022

Time: 10:00 am - 1:00 pm

Address: 174 E King St, Strasburg, VA 22657

Attendees: 225

Key Takeaways From The Event:

- Need another grocery store than Food-lion
- More access to North Fork of the Shenandoah River
- Variety of affordable housing types (senior, rent, etc)
- Keep the "small town feel"
- More restaurant and food options in Town
- New school located in Town north of the River



Historic Resources Poster Unavailable At Event	Natural Resources Poster Unavailable At Event	Economic Development Poster Unavailable At Event	Housing Poster Unavailable At Event
---	--	---	--

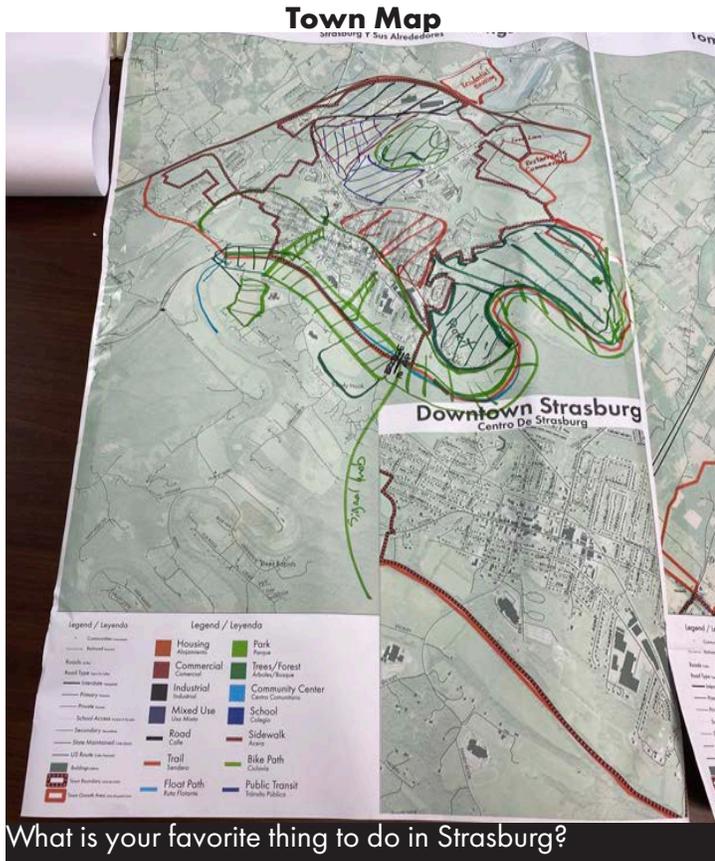
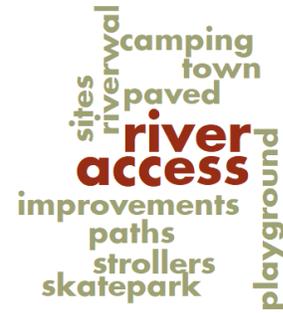
Community Facilities Poster Unavailable At Event	Education Poster Unavailable At Event	Health Poster Unavailable At Event	Public Safety & Infrastructure Poster Unavailable At Event
---	--	---------------------------------------	---

Wagner Park Poster Unavailable At Event	North Fork • More fishing around river	Keister Park • Boat launch	Transportation Poster Unavailable At Event
--	---	-------------------------------	---

Recreation <ul style="list-style-type: none"> • Trail from park to Signal Knob • More info on existing trails star tannery • Being on the river & mountains • Skateboard park • Besides "recreation" how about more entertainment? Arcade? Honky tonk? Par course? 	Additional Ideas: Poster Unavailable At Event Corridor H <ul style="list-style-type: none"> • Could bring jobs but could ruin towns. Not enough info • Blessing • More lanes on 55, people fly now, mixed feelings 	Major Roadways <ul style="list-style-type: none"> • Clear gravel off road, causes motorcycles to crash in Fort Valley • I love shengo • Shengo is great • Limit traffic on roads in Fort Valley • Reflectors along center of road in Fort Valley, lots of motorcycles 	<ul style="list-style-type: none"> • Bike lane in Fort Valley or add 3ft to road • Pave Timberlake road • Stoplight at Foodlion
--	---	---	--

DISTRICT 6 & STRASBURG INPUT

What recreational amenities would you like to see in Strasburg?



- Improvements to playground
- More river access
- Paved riverwalk paths in Town, better for strollers
- Skatepark
- more river access
- more camping sites

What could make downtown Strasburg a better place to visit?



What is your favorite thing to do in Strasburg?



- visit local shops
- EAT
- open mic at Box Office
- open mic at Box Office two times a week!
- hometown feel
- just walking around town
- river walk
- festivals
- walking around with friends
- convenient
- love the community feel of strasburg
- like the small town atmosphere, limit the growth in the future, love this town!
- small town feel
- Queen Street Diner!
- Box Office Brewery
- Everything is easily accessible
- Like it small
- More affordable things to do
- friendly good size
- movie theater
- small businesses like foxes
- Affordable housing
- fancy restaurant
- sushi/chinese restaurant
- music store open more through week
- elderly activities
- keep local businesses separate from fast food
- more businesses open on sundays
- more restaurants
- more children activities
- need more 24 hour places (like bring back Dennys)
- Affordable housing readily available

Ideas From Other Events

- New Market
 - Clothing stores and Shoe stores in Strasburg
 - Ampitheater, another grocery store, restaurants, parking in Strasburg

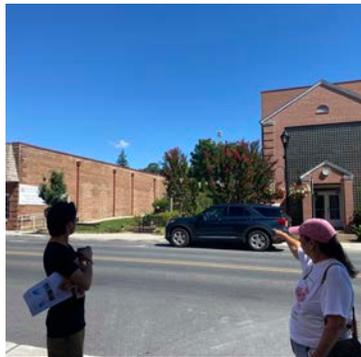
DISTRICT 6: STRASBURG WALKING TOUR

Date: September 1st, 2022

Time: 11:00am - 12:00pm

Address: 174 E King St, Strasburg, VA 22657

Attendees: 9



Pocket Parks / Main Street

The pocket park on main street provides a space for people to stop and relax or have conversations without paying for the seat at a restaurant, making downtown more affordable. The Town invested in its downtown with a street-scape project in order to encourage private investment there.



Historic Changes

Sarah Mauck provided an overview of how the intersection of Holiday Street and King Street was once the location of the central square for the Town but over time the community built over the central square. It provides an example how a community's form can evolve over time based on its needs.



Reuse Of Parking Lots

This parking lot and other parking lots could be spaces of opportunity and places for the Town to evolve. The value per acre analysis notes how valuable downtown land is and parking lots could be shrunk or structures built over them so more uses and activity could occur downtown.



Infill And Rail Trail

Discussion occurred around the potential conversion of the former railbed into a recreational trail. It was noted that there are a few places for infill on Washington Street and that the development of the trail could spur commercial growth along the street and be more accommodating to pedestrians.



Historic Structures

This log cabin is one of many original structures that reside in Town and provides a window into a different era of the Town. The Town has strong historic district guidelines that developers and landowners must follow which ensures that future generations benefit from a community built over time.



Churches

The value per acre analysis noted the impact that non-taxable land can have on the total potential financial gains from a downtown area. At the same time it was noted that having the resources from non-taxable parcels such as churches and parks can increase the value of land from access to amenities.



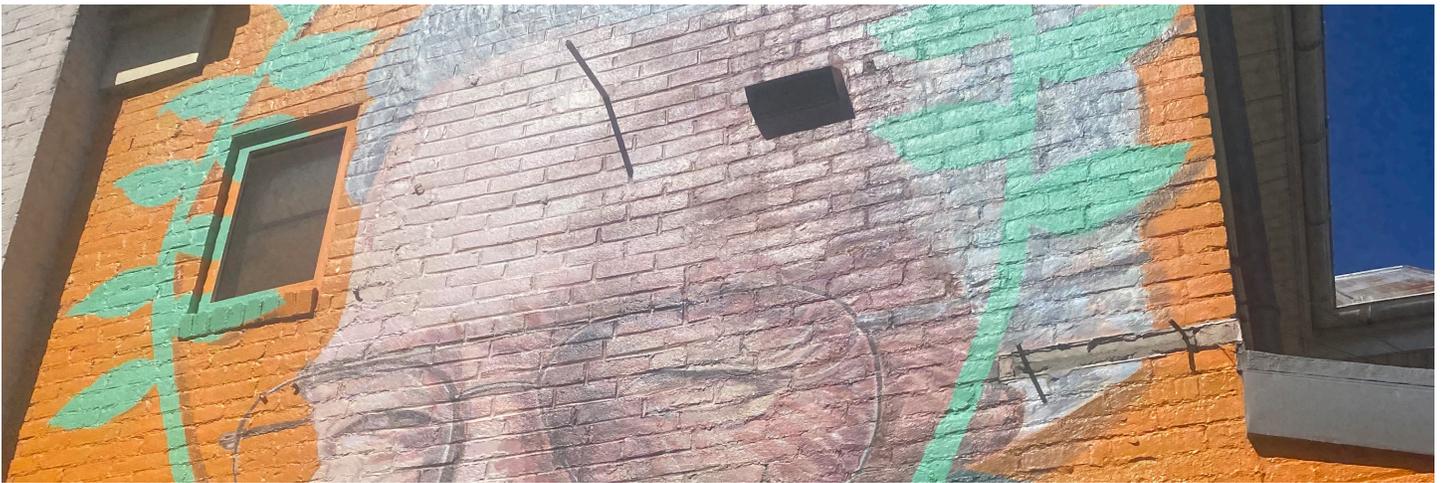
Public Art

This mural is an example of the many murals that the Town commissioned in order to redefine downtown and encourage private investment in the heart of the Town. While there are mixed feelings on the murals, they have become an iconic image representing the character of Strasburg.



Historic Markers

This Civil War marker is an example of an informational sign in Town in order to raise awareness of what happened in the past. The Town also has a robust historic walking tour guide which helps tell a complete history of the buildings you can see, and the ones you can't because they're gone.



Downtown Facades

Relation To The Street

Here And There

Rethinking The Curb

Sarah Mauck provided an overview on their facade program and the work that was done on Main Street in order to encourage private landowners to also invest in the space and redo the facades on their buildings. It was also noted that the buildings match roof lines and window heights.

It was noted that Strasburg follows the traditional main street design as can be seen in other Towns in the County as the architecture on either side of the street matches each other and provides a sense of enclosure from the street. The mix of land uses downtown also helps provide activity in the space.

Participants noted a few areas where the spires of churches or the sight of the water tower in the background provided a sense of wonder and that you are here and that is there. Aspects like these help provide interest to downtown and a desire to explore and discover areas hidden away.

It was noted that due to Route 11 also being Main Street that there can be some difficulty in finding space for outdoor seating as when it does happen it takes away from the limited sidewalk. The idea arose that some of the parking spots could be converted into outdoor seating.



Sidewalks

Quiet Streets

Crosswalks For Everyone

Trails Along Creeks

There were a few places lacking sidewalks entirely or on both sides of the road that were noted while on the walk such as Washington Street. While some streets were quieter in traffic, participants noted it was nice having the option not to walk on the road. Some people come just to walk in Town.

Participants noted that certain streets such as Washington and Holiday did not have as much traffic on them as Route 11 or 55. It was noted that because of the grid system in Strasburg and a few other Towns, there were alternatives to using Route 11 and it disperses the traffic.

On some intersections such as Holiday and King, there are advanced crosswalk signals that not only display when it is safe to cross but will also tell you either to wait or to cross once it is safe. This feature as well as the textured sidewalk helps to aid in making downtown more accessible to all.

Sarah Mauck noted that Town Run used to be used by tanneries in the Town, but now it serves as a quiet place to walk along a waterway in the middle of Town. It was noted that the sidewalk and street lights made the space feel more safe and thus more accessible to everyone in the community.

DISTRICT 5: TOMS BROOK WALKING TOUR

Date: August 12th, 2022

Time: 11:00am - 12:00pm

Address: 3342 S Main St, Toms Brook, VA 22660

Attendees: 5



Future Park On The Brook

Discussion occurred around the potential of leveraging the space along the creek Toms Brook and how public access along it could lead to trails and other recreational space to connect the community. There was also discussion on using the change in elevation for event seating.



Future Park Downtown

Discussion occurred around the potential future uses of Town owned land behind the fire department. Some general concepts revolved around picnic tables, a playground, and seating with shade for people to enjoy the outdoor space in Town.



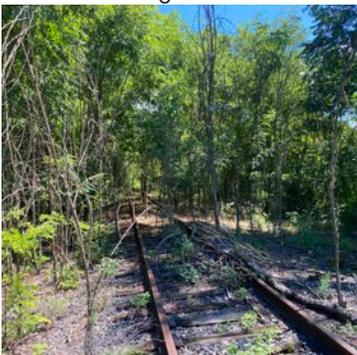
Reuse Of Former Quarry

A few ideas were discussed on the future of the former lime quarry east of Town with general concepts revolving around reusing the space for swimming, hiking, and camping and others with interpretive trails and educational signage.



Liability Concerns

Concerns arose around the use of public lands with potential liability risks such as the steep banks of Toms Brook on the Town Property or the cliffs at the quarry. There is hesitation to open land to the public without knowledge on the increased risks associated.



Future Rail Use

As progress has been made by the advocates of the Rail Trail conversion project, discussion occurred on how the Town could benefit and look to future uses of property along the rail trail with new short term rentals and small business to encourage trail uses to stop and visit the Town.



Rail Trail Entrance Gateway

This site was identified as a gateway to the rail trail if it were implemented. It was noted that a picturesque view of the rail bridge could be seen if the vegetation was cleared and that it would allow for an at grade entrance for users of the trail to enter and exit Town.



Public Art

This homemade LOVE sign was noted while on the walk and that it could be an example and model for other tasteful forms of public art throughout Town to add some interest to spaces that lack a use of the property to draw attention to it.



Historic Town Stone Wall

Citizens expressed concerns of the deterioration of the historic stone wall in Town with both the one pictured here and one that is covered by concrete on the eastern side of the street. It was noted that in many places there was not much the Town could do as the wall was privately owned.

DISTRICT 5: COMMENTS ON TOMS BROOK

Recreation	Downtown	Favorite Thing To Do	Resource Needs In The Area
------------	----------	----------------------	----------------------------

- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> • Strasburg <ul style="list-style-type: none"> • playground (like on Miller Dr - put it there) | <ul style="list-style-type: none"> • Strasburg <ul style="list-style-type: none"> • a café or diner • ice cream shop! • Woodstock <ul style="list-style-type: none"> • Indoor community pool • Stage place | <ul style="list-style-type: none"> • Strasburg <ul style="list-style-type: none"> • Enjoy my backyard, listen to creek | <ul style="list-style-type: none"> • Strasburg <ul style="list-style-type: none"> • community garden |
|--|--|---|---|



View From The Hill

While the trees and vegetation hides the true view in the image, it was noted that the view from on top of the hill in Town could be spectacular. It would allow for downtown to have all the activity it has without disrupting the view that could be enjoyed by those living on the hill or using the trail.



Relation To The Street

It was noted that Toms Brook does not have the traditional main street as can be seen in other Towns in the County as there are different types of architecture on either side of the street with more residential forms on the west and mixed use on the east.



Historic Building Design

It was noted that throughout Town there were places where the buildings shared common traits even when they were built at different time periods. Commonly the first roof line matched as well as the first and second sets of windows even if the buildings had completely different forms.



Sidewalks

It was noted that there are more sidewalks in Toms Brook than one would first expect to see in the Town. There was a desire to see more connectivity in the sidewalk system in order to encourage residents to walk around their community.



Eight Foot Streets

Participants noted the narrow streets in Toms Brook and found that they were around eight feet in width on average. This means that there would be nearly no way two cars could pass each other, but the narrow streets mean that drivers are more cautious and will drive slower.



Crosswalks

It was noted that there were no crosswalks in Town for the residents and business goes on the west side of Town to cross over onto the east side to use the only sidewalk on Main Street. There was a desire for crosswalks at the road intersections as well as the Firehall, gas stations, and the apartments.



Blind Turns

Citizens noted their concerns with the blind turns the narrow roads provide when they end on the busy Route 11 thoroughfare. It was noted that it is common for VDOT to implement mirrors to expand the range of sight of the driver yet it was noted that due to the speed on 11 it is still dangerous to exit.

DISTRICT 4:

WOODSTOCK ARTFEST

Date: June 25th, 2022

Time: 2:00pm – 5:00pm

Address: E Court St, Woodstock, VA 22664

Attendees: 170

Key Takeaways From The Event:

- More restaurant and food options in Town
- More access to North Fork of the Shenandoah River
- Athletic pool for school events
- More bike infrastructure and resources
- More stores and shopping like downtown
- Invest in our schools and make it safer to get to school

Historic Resources	Natural Resources	Economic Development	Housing
No Input	<ul style="list-style-type: none"> • Less divisions on land • Conduct groundwater resource inventory • More solar farms and renewable energy • No subdivisions • Expand State Park to include more trail connections to National Forest and River put ins • Less farmland lost, protect 	<ul style="list-style-type: none"> • Bring in clean and light industry to broaden tax base and reduce tax burden on County Citizens • Focus on industrial sites that are environmentally friendly 	<ul style="list-style-type: none"> • Price of housing too high due to rentals • Building easier in Town/Villages to stop displacement • Retirement communities and Senior living with condos, housing, clubhouse, etc like Lake Frederick

Community Facilities	Education	Health
<ul style="list-style-type: none"> • restaurants in Basye • More places for Spanish speakers to interact • Sepenate Pool or school pool for meets 	<ul style="list-style-type: none"> • Space utilization studies to allocate space adequately • Our schools, especially on the elementary level, are too big in terms of student population • Need a true performing arts site for both students and others • Pools and auditoriums at each high school • More variety of classes 	<ul style="list-style-type: none"> • Urgent care in each town, more medical resources

Public Safety & Infrastructure

- Internet!! No good service at Saint Luke

Recreation	North Fork	Keister Park
<ul style="list-style-type: none"> • Too scared to bike on the side of the road • More community centers and playgrounds • Park with bike route for kids and playground in Basye • Hard to bike on Back Road • Fund 7 Bends State Park • Like upkept trails and parks • Conversion of railroad 	<ul style="list-style-type: none"> • River cleanliness • Habitat planting along the river • Take care of the environment, especially the River • Creek quality is key • River is clean, it will bring people out here and lead to more tourism • Concerns over lack of public 	No Input

Wagner Park

- Mountain biking trails

Transportation	Major Roadways	Corridor H	Additional Ideas:
<ul style="list-style-type: none"> • Connect ShenGO to other transit corridors • Nice to see ShenGO, great thing to be invested in 	<ul style="list-style-type: none"> • Too much transportation pressure on Hoover Drive • Sound barrier installation between I-81 and Town for sound mitigation 	No Input	No Input

Educational Facilities

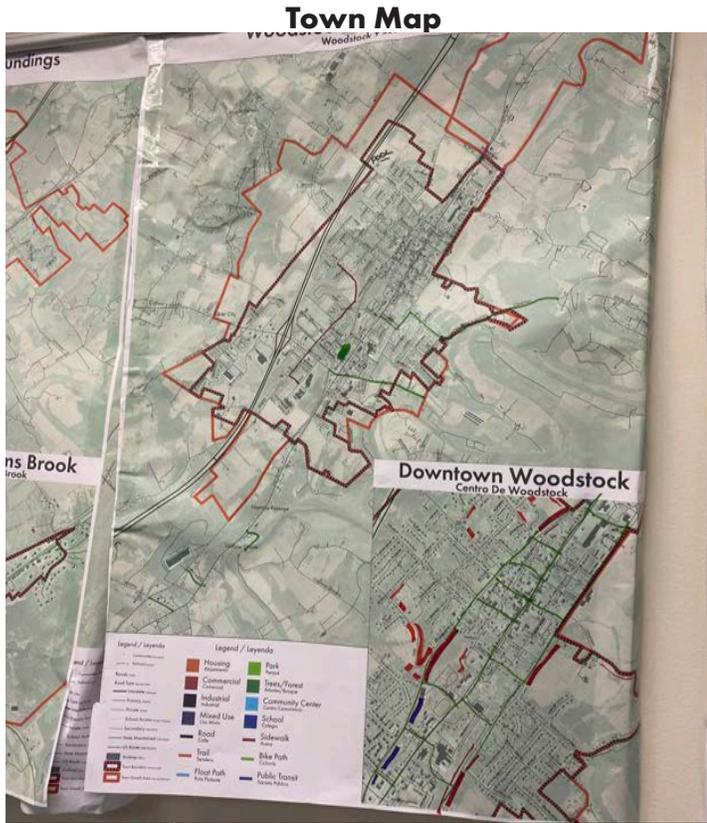
- Security for kids at school
- Activity bus for the kids

DISTRICT 4 & WOODSTOCK INPUT

What recreational amenities would you like to see in Woodstock?

camping
senior
creek
sidewalks
kids
center
river
bends
park
access

- More sidewalks for kids
- More river/creek access
- Senior center
- Camping at 7 bends park



What could make downtown Woodstock a better place to visit?

railroad
treatment
pad businesses
cap
rink
fix
downtown
put
nonfast
occupied
open
pool
food
smell
steens
roller
restaurants
tracks
trail
bookstore
plant stores
entertained

- More local businesses downtown like a bookstore
- Fix Woodstock treatment plant so it doesn't smell, put a cap on it
- Keep teens occupied/entertained
- Roller rink
- More non-fast food restaurants
- Build the trail over the railroad tracks
- Agreed to build the trail over the railroad tracks
- Downtown stores open more on Sundays
- Splash pad
- Pool
- Pedestrian-focused vs car-focused ex: walking to school
- Indoor pool!!
- Internet

What is your favorite thing to do in Woodstock?

rides
eat
festivals.
enjoys
river
natural
trails
carnival

- Love festivals
- Enjoys nature, river, and trails
- eat
- Carnival rides

Ideas From Other Events

- Fort Valley
 - Weekly bus to Washington DC
 - Swimming pool
- New Market
 - More funding to Woodstock Hospital
- Orkney
 - More restaurants in Woodstock
 - Good cheese shop in Woodstock
 - Aldi and trader joes in Woodstock
 - Filling in resource and entertainment gap between Harrisonburg and Winchester through Woodstock
- Convert outdoor parking lot into a drive in theater, like Walmart or Northern Woodstock Shopping center



- More shopping downtown
- Chicfila
- Thai restaurant
- Canes chicken
- Convenient Shopping, miss that from the city
- More restaurants
- Restaurants with vegan options
- Chicfila on Hamburger hill
- Shopping outside of groceries, more local businesses
- Sit down restaurants like applebees or carrabas
- Thai food
- Better grocery stores
- Chicfila
- Clothing stores
- chipotle
- more casual dining
- traffic to restaurants on 42 should enter/exit off warren/fairgrounds road

All Ideas On Woodstock



DISTRICT 4: WOODSTOCK WALKING TOUR

Date: August 11th, 2022

Time: 10:00am to 11:00am

Address: 103 N Main St, Woodstock, , VA 22664

Attendees: 9



Public Plazas

Stormwater Treatment

Reuse Of Former Buildings

Rail Trail And Commerce St

Woodstock is the only Town in the County with a Courthouse and it benefits from the historic courthouse and circuit courthouse both from the lunch traffic to local restaurants as well as the public plaza downtown with benches and local history markers built into the design.

Lemuel Hancock provided an overview of the stormwater capture project that was done downtown as a response to the flooding that occurred in 2015. The remodel of the parking lot behind Woodstock Cafe both served as a way to prevent downtown flooding and provide an event space plaza.

The building in the background was once a church but since then was renovated into apartments. This, as well as the renovation of the former school and bank buildings represent ways that housing needs can drive the renovation and reuse of building if the renovation is allowed by local code.

Discussion occurred around the potential conversion of the former railbed into a recreational trail. It was noted that there are few commercial uses active on Commerce Street but that the development of the trail could spur commercial growth along the street and be more accommodating to pedestrians.



Split Zones

Churches

Public Art

Timed Uses

It was noted that Church Street serves as the boundary of a zoning district in Town so that one side of the street may look a certain way and the other side would look differently. It was noted that most localities today try to split zones in the middle of blocks rather than along streets.

The value per acre analysis noted the impact that non-taxable land can have on the total potential financial gains from a downtown area. At the same time it was noted that having the resources from non-taxable parcels such as churches and parks can increase the value of land from access to amenities.

This homemade tiny library was noted while on the walk and that it could be an example and model for other tasteful forms of public art throughout Town to add some interest to spaces that lack a use of the property to draw attention to it.

Different uses in Downtown attract traffic at different times of the day. For example the Circuit Courthouse and Town Hall generate traffic 9-5 Monday through Friday while the theater, cafe, and brewhouse generate traffic mostly during lunch and after 5pm so the parking can be shared.



Downtown Facades

Relation To The Street

Here And There

Density Downtown

Katie Mercer with the Town provided an overview on their facade program and noted that property owners can apply to have their costs reimbursed if they follow certain material guidelines as for example vinyl window are not reimbursable but glass windows are because of the quality of the material.

It was noted that Woodstock follows the traditional main street design as can be seen in other Towns in the County as the architecture on either side of the street matches each other and provides a sense of enclosure from the street. The mix of land uses downtown also helps provide activity in the space.

Participants noted a few areas where the spires of churches or the sight of the mountains in the background provided a sense of wonder and that you are here and that is there. Aspects like these help provide interest to downtown and a desire to explore and discover areas hidden away.

These townhouses were a relatively recent addition to the Town being built around 2006-2007. They provide an insight into how development that typically occurs on farmland or at the edge of Town could be done downtown and bring more people to the area using the downtown space.



Sidewalks

Quiet Streets

Street Trees

Community Center

There were a few places lacking sidewalks entirely or on both sides of the road that were noted while on the walk such as Church Street and Commerce Street. While some streets were quieter in traffic, participants noted it was nice having the option not to walk on the road.

Participants noted that certain streets such as Church and High did not have as much traffic on them as Route 11 or Commerce Street. It was noted that because of the grid system in Woodstock and a few other Towns, there were alternatives to using Route 11 and it disperses the traffic.

On some streets such as this image from Commerce Street, there were no buildings to provide a sense of enclosure. Instead of buildings, the trees help frame the space as well as cool down the sidewalks as areas of the sidewalk open to the sun were difficult to stand in for extended times.

Citizens noted their desires for a community center downtown, a place for events and community activities to take place. While there were no buildings that stood out as ideal candidates for a community center, it was noted that the renovation of an older building could have a public use to it.

DISTRICT 3:

FORT VALLEY INDEPENDENCE PARADE

Date: July 4th, 2022

Time: 10:00am – 12:00pm

Address: 7091 Fort Valley Rd, Fort Valley, VA 22652

Attendees: 75

Key Takeaways From The Event:

- Don't turn into Northern Virginia
- Development should occur in certain areas
- Increase access to Passage Creek
- Create more restrictive zoning for Fort Valley
- New housing should be tucked away from public view
- Encourage rooftop solar & protect agricultural land

Natural Resources

- Ag land is special and should be used as so
- Tuck development away if houses do come in
- Different zoning in zepp, jerome, fort valley
- Stricter zoning to prevent land from being split up
- Reduce NOVA and FED influence
- Reduce NOVA / FED influence
- When you buy here, become part of the culture
- Keep development low, make it leanient for current land-owners
- Farms being chopped
- Higher level scrutiny for development
- Make sure you can't see development in fort valley from the road
- Designate areas for preservation and for development
- No development on mountain sides, altitude cap
- County zoning is too lienent
- Encourage people to not subdivide property with incentives
- Tuck houses in the woods

Historic Resources

No Input

Economic Development

- Reduce NOVA / FED influence
- No chain stores or fast food restaurants in Fort Valley

Community Facilities

No Input

Health

- Reduce NOVA and FED influence

Housing

No Input

Education

No Input

Public Safety & Infrastructure

- Solar on all volunteer fire departments
- No solar farms, put solar on all houses
- More options for internet and communication (not just shentel monopoly)

Recreation

- Park headquarters
- Kennedy peak parking expansion
- Protect national forest, no electrics
- Free camping and shelters southside

North Fork

- Portage around dams
- Passage creek so low hard to swim
- Stock Passage Creek
- North Fork possible scenic river
- Handicap access to passage creek
- More public access to water, making it easier to access passage creek

Keister Park

No Input

Wagner Park

No Input

Transportation

- Improving woodstock tower for emergency services
- Reduce NOVA and FED influence
- Reduce NOVA influence

Major Roadways

No Input

Additional Ideas:

- Don't turn into NOVA, I am a refugee from NOVA

Ideas From Other Events

- Strasburg
- Clear gravel off road, causes motorcycles to crash in Fort Valley
- Limit traffic on roads in Fort Valley
- Reflectors along center of road in Fort Valley, lots of motorcycles
- Bike lane in Fort Valley or add 3ft to road

Corridor H

No Input

Educational Facilities

No Input

DISTRICT 2: MOUNT JACKSON WALKING TOUR

Date: August 24th, 2022

Time: 12:30pm- 1:30pm

Address: 5901 Main St, Mt Jackson, , VA 22842

Attendees: 5



Public Spaces

Mount Jackson's downtown is different than most because it's not on a street grid, it doesn't always have buildings on either side, and there is a large amount of public space. From Mayors Park where music festivals occur to Veterans Park above there is a lot of places you can spend time at for free.



Contrast In Space

The cemetery located in the heart of downtown provides a completely different feeling from that on Main Street. In the cemetery the traffic noise goes away and there is a sense of peace while you can see downtown right over the hedge. This helps make downtown a more interesting place.



Reuse Of Buildings

The building above was once a feed mill and store in Town and benefited from the rail service behind it. The owner has a vision to see the site restored into a farmers market and nursery like Blue Ribbon Nursery in Broadway. It was noted that downtown land is the most valuable tax generating land.



Rail Trail And Town Hall

Discussion occurred around the potential conversion of the former railbed into a recreational trail. It was noted that the Town Hall was designed for any future of the rail road as the Town has a front face to Route 11 and one to the rail road. In addition, Town Hall was based on a rail station design.



Multiuse

Different uses in Downtown attract traffic at different times of the day. For example the cafe, barber, and yoga studio generate traffic 9-5 Monday through Saturday while the homes and apartments generate traffic in the morning and evening so the street parking can be shared.



Churches

The value per acre analysis noted the impact that non-taxable land can have on the total potential financial gains from a downtown area. At the same time it was noted that having the resources from non-taxable parcels such as churches and parks can increase the value of land from access to amenities.



Public Art

This mural was noted while on the walk and that it could be an example and model for other tasteful forms of public art throughout Town to add some interest to spaces that lack a use of the property to draw attention to it. This helps make downtown more marketable as people will post more pictures.



Route 11 As Main Street

Participants asked the question, why can't our main street be more like downtown Winchester? Others noted that the heavy traffic on Route 11 deters people from visiting main street and it was noted that there is no alternative to Route 11 in Mount Jackson, which is an issue for accidents and parades.

DISTRICT 2: COMMENTS ON MOUNT JACKSON

Recreation Downtown

- | | |
|---|---|
| <ul style="list-style-type: none"> • New Market <ul style="list-style-type: none"> • Dedicated horse trails similar to Montgomery County, Maryland in open and forested land • ATV trails like Hatfield and McCoy's • Access to the knob x3 • More park space, especially downtown! • Trail along river and mill creek | <ul style="list-style-type: none"> • New Market <ul style="list-style-type: none"> • Fixing the old theater • Good place to eat like a steakhouse • Need more fast food places and restaurants, especially Taco Bell • More living options like studios and cheap apartments • Orkney <ul style="list-style-type: none"> • Bar downtown • Brewery with live music and simple food • See movie theater re-opened • Keep bowling open |
|---|---|

Resource Needs In The Area

- Orkney
- Better hair cut opportunities



Downtown Facades **Relation To The Street** **Here And There** **Infill Opportunities**

It was noted that throughout Town there were places where the buildings shared common traits even when they were built at different time periods. Commonly the first roof line matched as well as the first and second sets of windows even if the buildings had completely different forms.

Mount Jackson's main street is unlike most as its buildings are not reflected on either side, rather the buildings are reflected with open space and trees the height of the buildings. Places like the Corner in Charlottesville balance this with providing pockets of seating and private plazas.

Participants noted a few areas where the spires of churches or the sight of the mountains in the background provided a sense of wonder and that you are here and that is there. Aspects like these help provide interest to downtown and a desire to explore and discover areas hidden away.

The value per acre analysis notes the value of land downtown and the potential from maximizing its use. Spaces such as this public parking lot provide a need but an underground parking lot covered with apartments, stores, or offices could increase activity and land value downtown.



Sidewalks **Quiet Streets** **Crosswalks And Safety** **Private Extends Out And In**

Mount Jackson has the most extensive sidewalk network in the County running from Triplett Tech to Food Lion and it was noted that it is to be expanded further north soon. Having access to sidewalks encourages walking and accommodates a variety of people in the community.

Participants noted that certain streets such as King and Bridge streets did not have as much traffic on them as Route 11 or Daniel Gray. It was noted that while there is no alternative to Route 11 in Town, the lack of automobile-focused uses on these streets decreased the amount of traffic.

This image across Daniel Gray road is an example of where there could be crosswalks added to the Town, an additional location noted was at the Union Church and at Town Hall. While it may not slow drivers, it lets pedestrians know they are welcome and encouraged to be downtown.

There are a few places downtown where the private space extends out such as this deck, or where the private extends in such as the ticket booth area at the Nelson Theater. These variations from the flat face of the buildings helps make downtown more interesting and allows more activity.

DISTRICT 1:

NEW MARKET CROSSROADS

Date: August 12th, 2022

Time: 6:00pm - 8:00pm

Address: 9184 John Sevier Rd, New Market, VA 22844

Attendees: 150

Key Takeaways From The Event:

- More restaurant and food options in Town
- More walking trails tied into Town
- Stores like hardware, grocery, and pharmacy
- Variety of housing types (senior resort, apts, etc)
- Protect farmland, development to occur in Town
- More activity, stores, and events downtown

Historic Resources	Natural Resources	Economic Development	Housing
<ul style="list-style-type: none"> • Protect and expand battlefield • More public access to battlefield • Protect historic buildings and character 	<ul style="list-style-type: none"> • Removing invasive plants like kudzu and japanese stiltgrass • No development in farms, develop downtown • Limit conversion of farm to solar • Limit loss of farm land conversion overall 	<ul style="list-style-type: none"> • More activity in Forestville and sidewalks • More job opportunities in County well paid • Chickfilla and other restaurants in County • Buffets 	<ul style="list-style-type: none"> • More housing in Town, protect rural view • More housing downtown near stores and places to eat • Senior resorts • Many options like apartments and small homes that are cheaper

Community Facilities	Education	Health	Recreation
<ul style="list-style-type: none"> • Olive garden and larger chain restaurants 	<ul style="list-style-type: none"> • Reuse old schools in Towns • Build a tripllett for the arts and music 	<ul style="list-style-type: none"> • Reach out to elderly and underprivileged who have no money for their basic needs • Birthing options in the County • More funding to Woodstock Hospital • More urgent care options with valley health insurance 	<ul style="list-style-type: none"> • Using the parking in and around the County • Cell service in national forest for public safety • Ampitheater in Maurertown Park

Public Safety & Infrastructure

No Input

North Fork	Keister Park	Wagner Park	Transportation
<ul style="list-style-type: none"> • Boat landing • Keep cows out of the river • walking trails to get down to the river 	<ul style="list-style-type: none"> • Keister needs to be developed 	<ul style="list-style-type: none"> • Experimental farm, demonstration farm 	<ul style="list-style-type: none"> • Public transit • ShenGO mountain to Town • 211 and 11 sidewalks

Major Roadways	Corridor H	Educational Facilities	Additional Ideas:
<ul style="list-style-type: none"> • Yard crawl is precarious with 81 wrecks • Love ShenGO, need mountain from town route • Yard crawl traffic • Yard crawl traffic • Centralized place for yard crawl • Reducing number of accidents 	<ul style="list-style-type: none"> • Not sure • Don't want more interstate travel through County 	<ul style="list-style-type: none"> • More funding for schools and teachers supplies • Opportunities for health care education for students • Money to music, arts, and vocational education 	<p>No Input</p>

What Amenities Do You Want Along The Rail Trail?

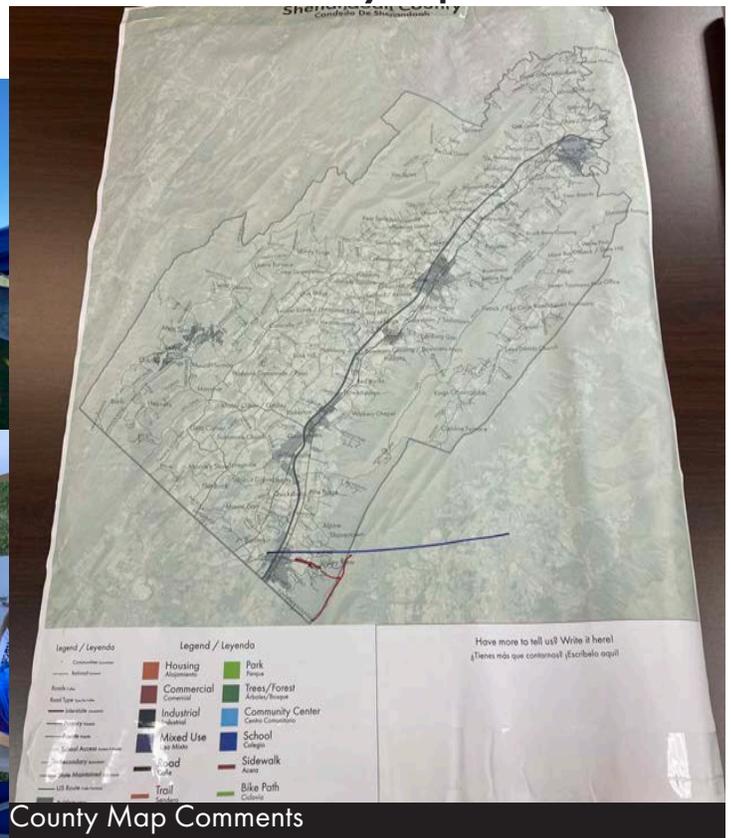


- Rail trail would be great for horse riding trails
- Concerned on security at night
- Put in rail trail, need little stops, eateries, and connections to Town
- Crime due to trail
- Connect to Town
- Trespassing on agricultural land concern
- Rail trail benches and trees with shade
- Rail trail bring in people, really cool
- prevent trespass

All Ideas From The Event



County Map



County Map Comments

- Resources from birth to death
- Clothing stores and Shoe stores in Strasburg
- Amphitheater, another grocery store, restaurants, parking in Strasburg

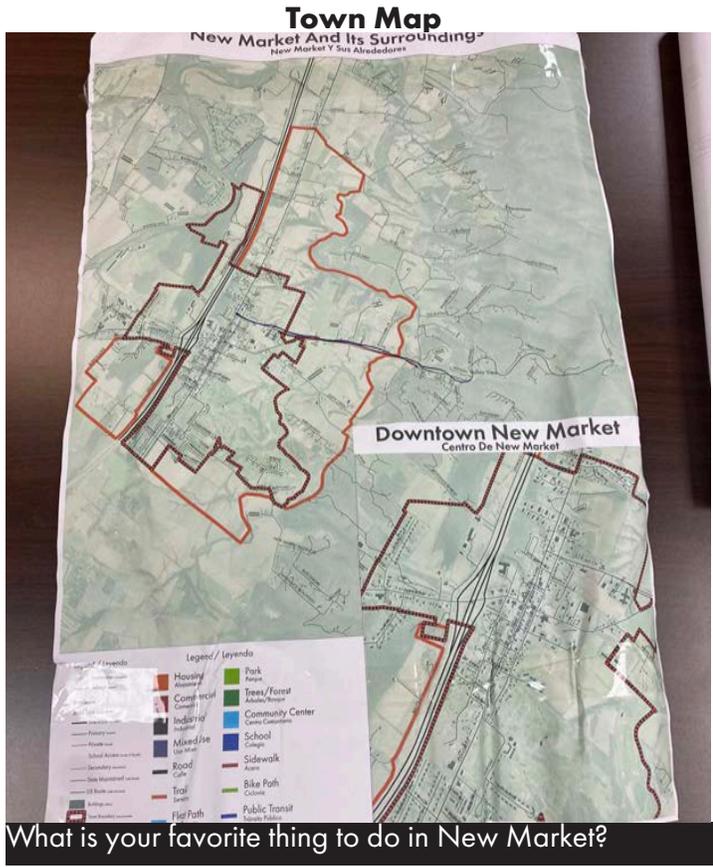


DISTRICT 1 & NEW MARKET INPUT

What recreational amenities would you like to see in New Market?



- Nature trails
- more spaces for outdoor recreation
- paved trails brings people in
- Big/large trash pick up in Town
- Dog Park
- Walking trails
- Dance lessons in Community Center
- Don't tear down Community Center
- Handicap exit on cafeteria
- No apartments in Community Center
- Mountain biking trails
- Shooting range, could be used to train police



What could make downtown New Market a better place to visit?



- Quant mom and pop stores with variety
- Aquatic center private-public
- Renovating old buildings
- More affordable housing
- Housing for the elderly
- More places to eat
- More places like Buttercup
- Nice restaurants that are open later
- More restaurants in main street, bring more activity
- Bowling alley
- More events like crossroads
- More live entertainment venues
- Band competitions
- Music in the park
- Movie theater
- New grocery store
- Better restaurants
- More concerts x3
- High end retirement community in Downtown

What is your favorite thing to do in New Market?

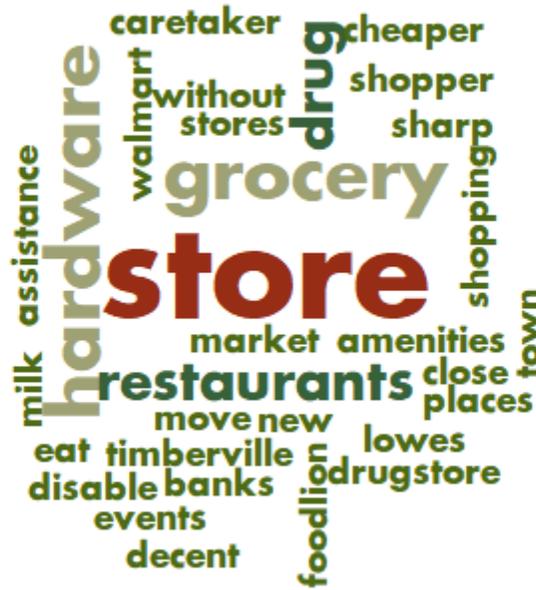


- More concerts
- Quaint feel small
- Family and kid related activities
- Protect view and open space
- Shenandoah Caverns visitors at local events
- Pool open

Ideas From Other Events

No Input

What type of business do you travel more than 15 minutes to get that you can't get in New Market?



- Move walmart from Timber-ville to New Market
- Won't get people without amenities
- Banks
- hardware stores
- Grocery store
- More shopping
- Foodlion
- Drugstore
- Hardware
- restaurants
- Grocery store
- drug store
- Hardware store like lowes
- Sharp shopper
- Disable caretaker assistance
- Events close to Town
- Cheaper milk
- Grocery store
- Drug store
- Places to eat
- Decent restaurants

All Ideas On New Market



DISTRICT 1: NEW MARKET WALKING TOUR

Date: August 23rd, 2022

Time: 12:30pm - 1:30pm

Address: 9418 John Sevier Rd, New Market, , VA 22844

Attendees: 4



Private Plazas

New Market had an excellent example of a private plaza where a set of private buildings form the frame of a shared space for communal gathering. The space also had a water feature and served as an access route to the communal laundry area. This encourages a sense of community.



Downtown Shops

It was noted that there are a fair amount of shops downtown which bring activity throughout the day and the week. Spaces like the Buttercup fill a niche shopping of local, vintage, handmade goods, and quality materials that locals and visitors enjoy. Each shop shares a similar quality.



Grocery Stores

New Market has a plethora of grocery stores compared to other Towns in the County. There's John Henry's general store, a Latinx Market, and a local grocery store and all of them are on main street in downtown. Each fill different needs but each help improve the quality of life in Town.



Backfill Opportunities

Spaces such as the one above shows how buildings could be constructed right behind those on main street and it would add to the character of the space and provide a height that matches the typical height of buildings downtown. Infill such as this helps increase activity downtown.



Infill Opportunities

The space above on main street is an example of where the senior resort residents asked for could go, or it could be a park. Another example was seen at the former hardware store on 211 and the massive empty parking lot beside it. These vacant spaces could improve downtown and the tax base.



Historic Downtown

There is historic signage throughout downtown as well as a guide for a historic walking tour. Aspects such as this provides educational materials to students and the public and helps visitors learn and appreciate the buildings and spaces downtown and why they are the way they are today.



Public Art & Pocket Park

The pocket park on main street provides a space for people to stop and relax or have conversations without paying for the seat at a restaurant, making downtown more affordable. The restored artwork also shows how murals could be done tastefully and honor the history of the community.



Parking Lots

This public parking lot and the attached parking lot on 211 previously could be spaces of opportunity. The value per acre analysis notes how valuable downtown land is and parking lots could be shrunk or structures built over them so more uses and activity could occur downtown.



Downtown Facades

Relation To The Street

Here And There

Alleyway Opportunities

It was noted that throughout Town there were places where the buildings shared common traits even when they were built at different time periods. Commonly the first roof line matched as well as the first and second sets of windows even if the buildings had completely different forms.

It was noted that New Market follows the traditional main street design as can be seen in other Towns in the County as the architecture on either side of the street matches each other and provides a sense of enclosure from the street. The mix of land uses downtown also helps provide activity in the space.

Participants noted a few areas where the spires of churches or the sight of the mountains in the background provided a sense of wonder and that you are here and that is there. This alleyway is an opportunity to showcase the western mountains and help make downtown more interesting.

This alleyway is another example of an opportunity as it provides a view of the eastern mountains and Town Hall. It could serve as a direct access to Town Hall, increase walkability without improving the roadways, while also providing a new experience and way to discover downtown.



Sidewalks

Quiet Streets

Street Trees

Crosswalks and Safety

There were a few places lacking sidewalks entirely or on both sides of the road that were noted while on the walk. Residents also noted issues with concrete slabs out in the sidewalk. New Market has sidewalks all through main street, yet many side streets don't have full coverage.

Participants noted that certain streets such as Lee and John Sevier did not have as much traffic on them as Route 11 or 211. It was noted that because of the grid system in New Market and a few other Towns, there were alternatives to using Route 11 and it disperses the traffic.

New Market lost many of its older street trees and currently has a lot of younger trees that will provide shade in the future. It was noted that it was noticeably cooler in the shade and that having more shade downtown could improve the experience and make the walk more pleasant.

Participants noted that it can be difficult crossing Route 11 and crosswalks at stop lights make the pedestrians wait on the cars rather than the other way around. The crosswalk at the pocket park works inversely and allows for pedestrians to cross on their own time.

DISTRICT 1/2: ORKNEY SPRINGS MUSIC FESTIVAL

Date: August 13th, 2022

Time: 6:00pm - 8:00pm

Address: 81 Shrine Mont Circle Basye, VA 22810

Attendees: 130

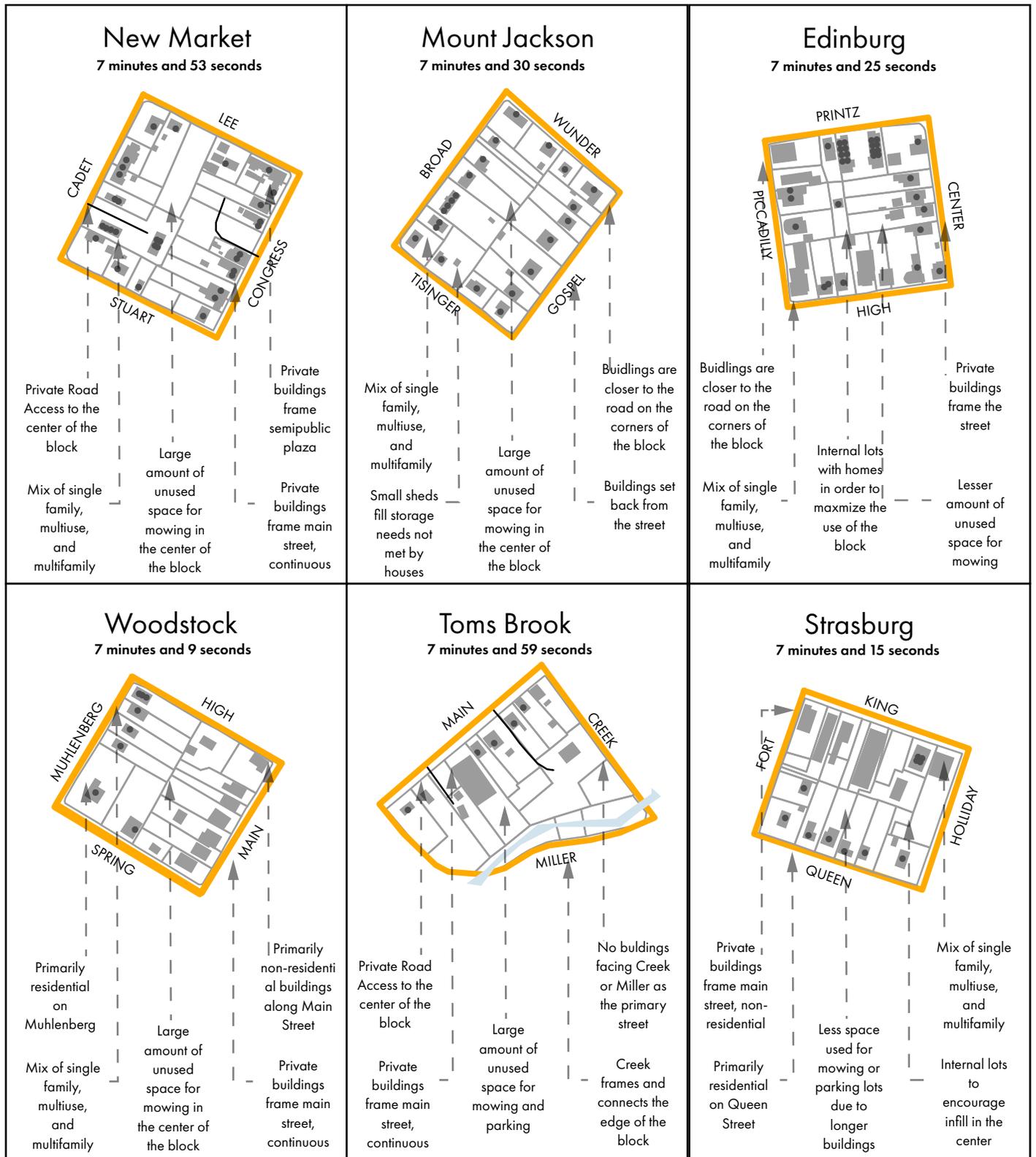
Key Takeaways From The Event:

- More amenities and resources in Woodstock
- Improve roads in and out of Basye
- Protect the rural beauty of Shenandoah County
- Grow the resort, connect with local businesses
- Increase access to walking trails
- New development should have small town feel

Historic Resources <ul style="list-style-type: none"> • Protect battlefields 	Natural Resources <ul style="list-style-type: none"> • Keep shenandoah county rural • Development should have a small town feel • Small town feel • Rural nature and natural beauty should be protected • Protect rural open natural view in County • Keep rural natural beauty 	Economic Development <ul style="list-style-type: none"> • Campgrounds and resorts • Better job with advertizing • Well paid jobs year round • Winery tours • Programs to connect skilled retirees to community members • Small business development center with volunteers
Housing <ul style="list-style-type: none"> • Keep builder money out of politics • Need places with less than \$1k rent • Affordable housing in the County • Studio apartments • Senior commune • Senior resort all inclusive 	Community Facilities <ul style="list-style-type: none"> • Good cheese shop in Woodstock • Aldi and trader joes in Woodstock • Brewery and cidery in Columbia Furnace • Better craft breweries • More restaurants in Woodstock • Bring a Wegmans? 	Public Safety & Infrastructure No Input
Recreation <ul style="list-style-type: none"> • Hiking trails 	North Fork <ul style="list-style-type: none"> • Keep it healthy • Increased funding for riparean buffers • Handicap/ADA accessibility to the river • Keep cattle out of streams • Walking trails along the river • More boat landings • Stop/limit run off from pesticides and agricultural uses 	Transportation <ul style="list-style-type: none"> • Improve and widen wolf gap road, make it so it is not a cliff • Improve the approach to airports
Keister Park No Input		Corridor H No Input
Wagner Park No Input		
Major Roadways <ul style="list-style-type: none"> • Uber • Lyft • Train to DC • Train to access resources • Improve secondary roads with painted lines • Train service 	Additional Ideas: No Input Ideas From Other Events <ul style="list-style-type: none"> • Woodstock • restaurants in Basye • Park with bike route for kids and playground in Basye 	
Educational Facilities No Input		

BLOCK STRUCTURE COMPARISON

While all of the Towns were not founded in the same time period, each Town has a block that takes close to seven minutes to walk the perimeter. A later report will analyze the block structure of each downtown as the blocks pictured below are not the average block size in each Town. This page will compare how each Town uses the space in the blocks in order to understand the best block a community could have.



WALKS WITH NO ATTENDEES

DISTRICT 3:

EDINBURG WALKING TOUR



Date: September 30th, 2021

Time: 6:00 pm

Address: 3342 S Main St, Toms Brook, VA 22660

Attendees: 0

Tour Notes:

Since there were no attendees for the Tour, Mayor Dan Harshman, Vice Mayor Steve Wood, and County Planner Tyler Hinkle met in Town Hall. Key items of note were historic buildings falling into disrepair, loss of Shentel downtown, Town beautification programs and their success, the future of the reservoir as a Town asset, sewer and water upgrades in Town, historic district guidelines and allowances such as zero lot line setbacks, and the potentials from the rail trail.

COMMENTS ON EDINBURG

What would you like to see happening in Edinburg?

- Woodstock
 - More restaurants and stores downtown edinburg
 - Need more grocery shopping
 - Need more restaurants

Other Comments

- Woodstock
 - No solar farm in Edinburg

VILLAGE TOUR 1: QUICKSBURG & FORESTVILLE



Date: September 30th, 2021

Time: 6:00 pm

Address: 3342 S Main St, Toms Brook, VA 22660

Attendees: 0

Tour Notes:

Since there were no attendees for the Tour, County Planner Tyler Hinkle made notes while on the site. The density in Quicksburg and Forestville is comparable to places in Towns yet these places have no public water or sewer systems and a notable number of homes had visible outhouses which could indicate a lack of running water. Also, historically commercial sites like the mill and general store in Forestville are zoned residential, so commercial use isn't permitted.

VILLAGE TOUR 2: MOUNT CLIFTON, HUDSONS CROSSROADS, CONICVILLE, AND COLUMBIA FURNANCE



Date: September 30th, 2021

Time: 6:00 pm

Address: 3342 S Main St, Toms Brook, VA 22660

Attendees: 0

Tour Notes:

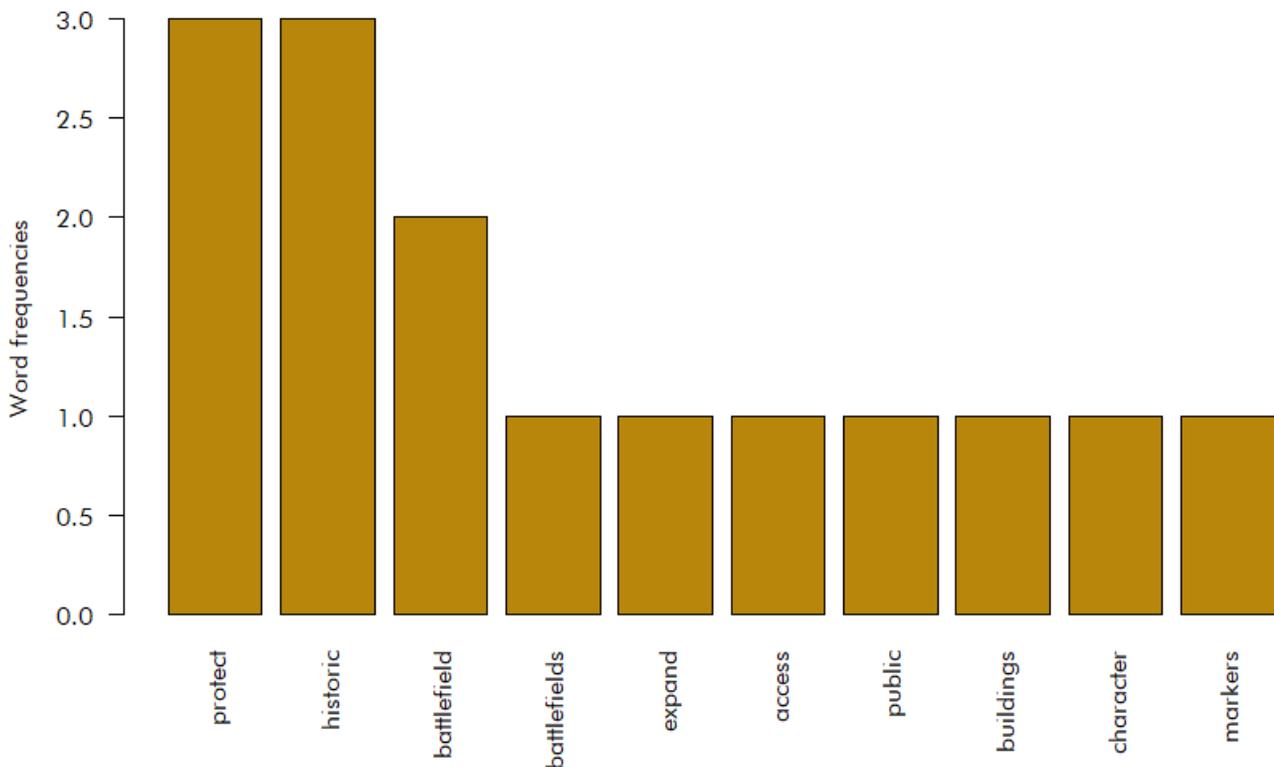
Since there were no attendees for the Tour, County Planner Tyler Hinkle made notes while on the site. Densities in these communities were also comparable to the Towns, yet there was no public water or sewer. Conicville was noted having a sidewalk yet it was overgrown and not publicly maintained. These places struggle with busy Route 42 being Main Street.

APPENDIX

CHAPTER 1: HISTORIC RESOURCES



Most frequent words



Protect battlefields

Protect and expand battlefield

More public access to battlefield

Protect historic buildings and character

Historic markers to tell story of Shenandoah County

Connect historic sites to rail trail

Less divisions on land

Conduct groundwater resource inventory

More solar farms and renewable energy

No subdivisions

Expand State Park to include more trail connections to National Forest and River put ins

Less farmland lost, protect agriculture

Ag land is special and should be used as so

Tuck development away if houses do come in

Different zoning in zepp, jerome, fort valley

Stricter zoning to prevent land from being split up

Reduce NOVA and FED influence

Reduce NOVA / FED influence

When you buy here, become part of the culture

Keep development low, make it leanient for current landowners

Farms being chopped

Higher level scrutiny for development

Make sure you can't see development in fort valley from the road

Designate areas for preservation and for development

No development on mountain sides, altitude cap

County zoning is too lienent

Encourage people to not subdivide property with incentives

Tuck houses in the woods

Removing invasive plants like kudzu and japanese stiltgrass

No development in farms, develop downtown

Limit conversion of farm to solar

Limit loss of farm land conversion overall

Keep shenandoah county rural

Development should have a small town feel

Small town feel

Rural nature and natural beauty should be protected

Protect rural open natural view in County

Keep rural natural beauty

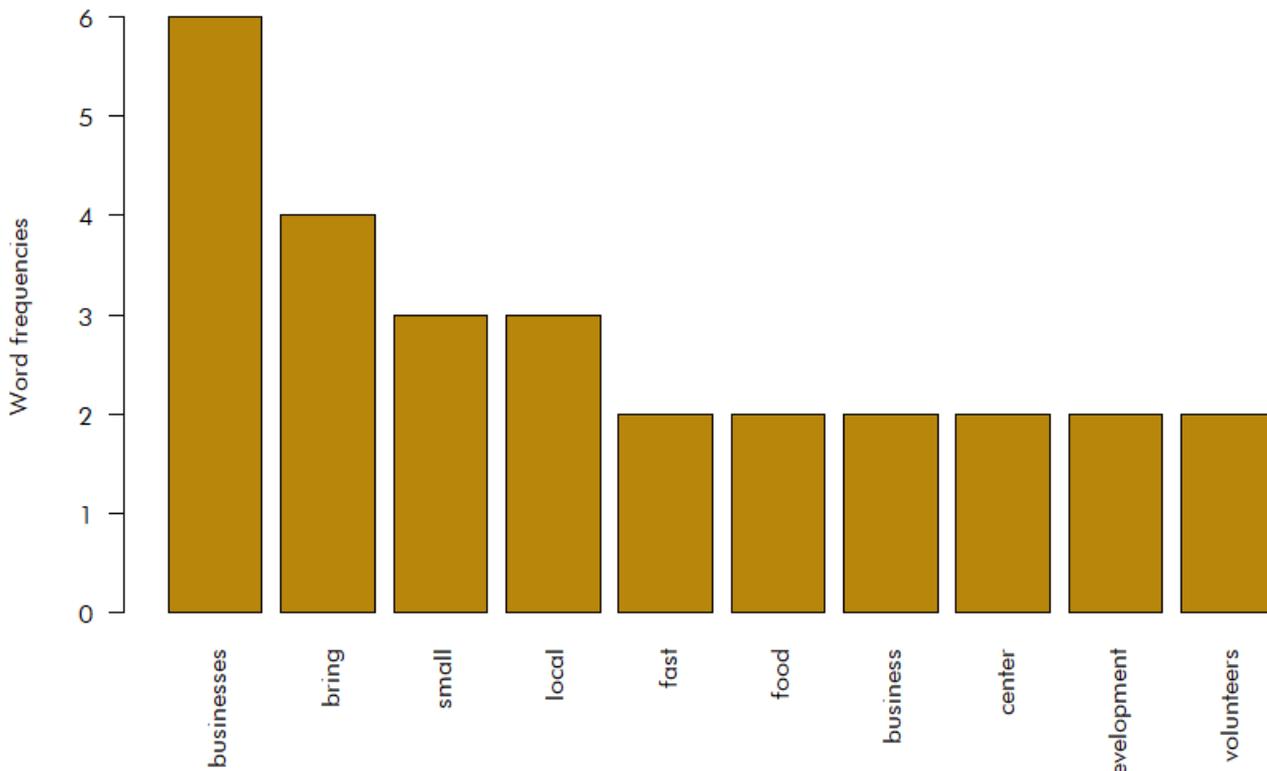
Do solar with goat farming

Keep large solar away from residential areas

CHAPTER 4: ECONOMIC DEVELOPMENT



Most frequent words



Bring in clean and light industry to broaden tax base and reduce tax burden on County Citizens

Focus on industrial sites that are environmentally friendly

Reduce NOVA / FED influence

No chain stores or fast food restaurants in Fort Valley

More activity in Forestville and sidewalks

More job opportunities in County well paid

Chickfilla and other restaurants in County

Buffets

Campgrounds and resorts

Better job with advertizing

Well paid jobs year round

Winery tours

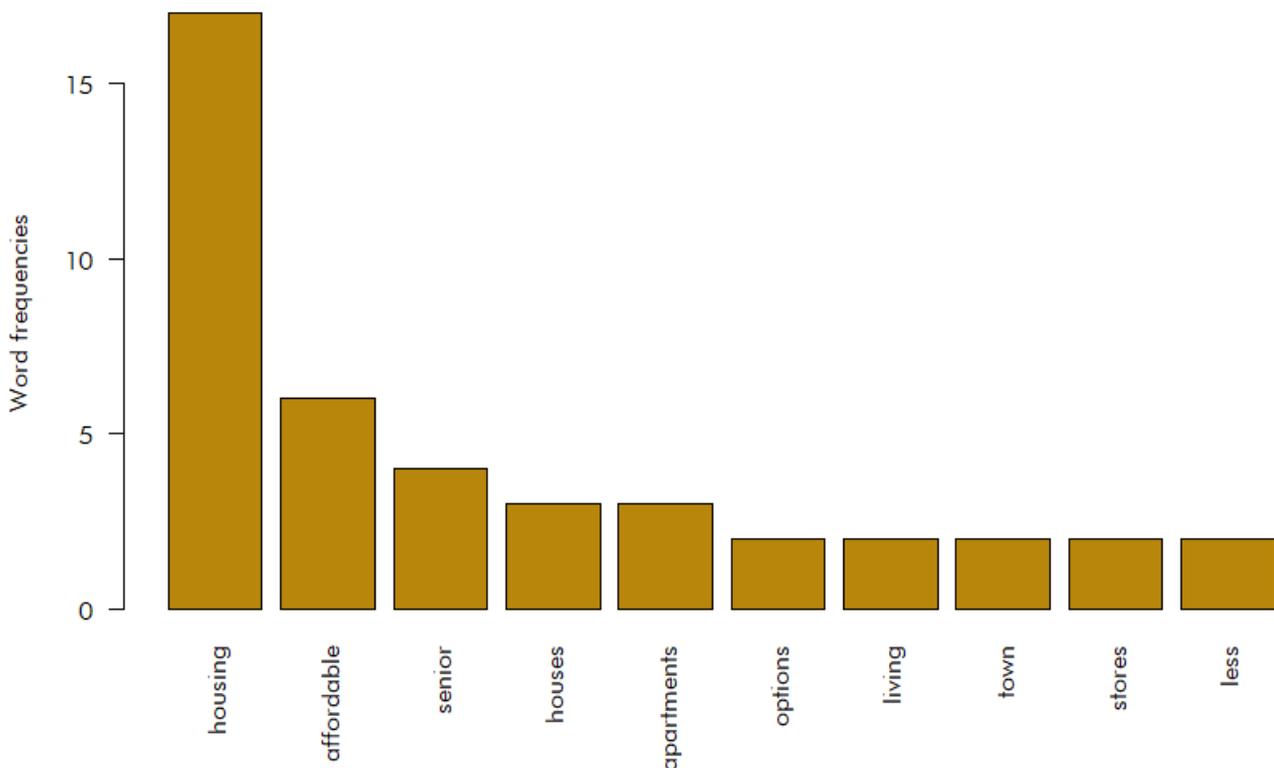
Programs to connect skilled retirees to community members

Small business development center with volunteers

CHAPTER 6: HOUSING



Most frequent words



Price of housing too high due to rentals

Building easier in Town/Villages to stop displacement

Retirement communities and Senior living with condos, housing, clubhouse, etc like Lake Frederick

More housing in Town, protect rural view

More housing downtown near stores and places to eat

Senior resorts

Many options like apartments and small homes that are cheaper

Keep builder money out of politics

Need places with less than \$1k rent

Affordable housing in the County

Studio apartments

Senior commune

Senior resort all inclusive

restaurants in Basye

More places for Spanish speakers to interact

Separate Pool or school pool for meets

Olive garden and larger chain restaurants

Good cheese shop in Woodstock

Aldi and trader joes in Woodstock

Brewery and cidery in Columbia Furnace

Better craft breweries

More restaurants in Woodstock

Bring a Wegmans?

Aldi

Trader Joes

More places to buy in bulk

Multimillion dollar performing arts center

Filling in resource and entertainment gap between Harrisonburg and Winchester through Woodstock

No town events during Shenandoah Valley Music Festival

Convert outdoor parking lot into a drive in theater, like Walmart or Northern Woodstock

Shopping center

Large indoor event center

Indoor event venue

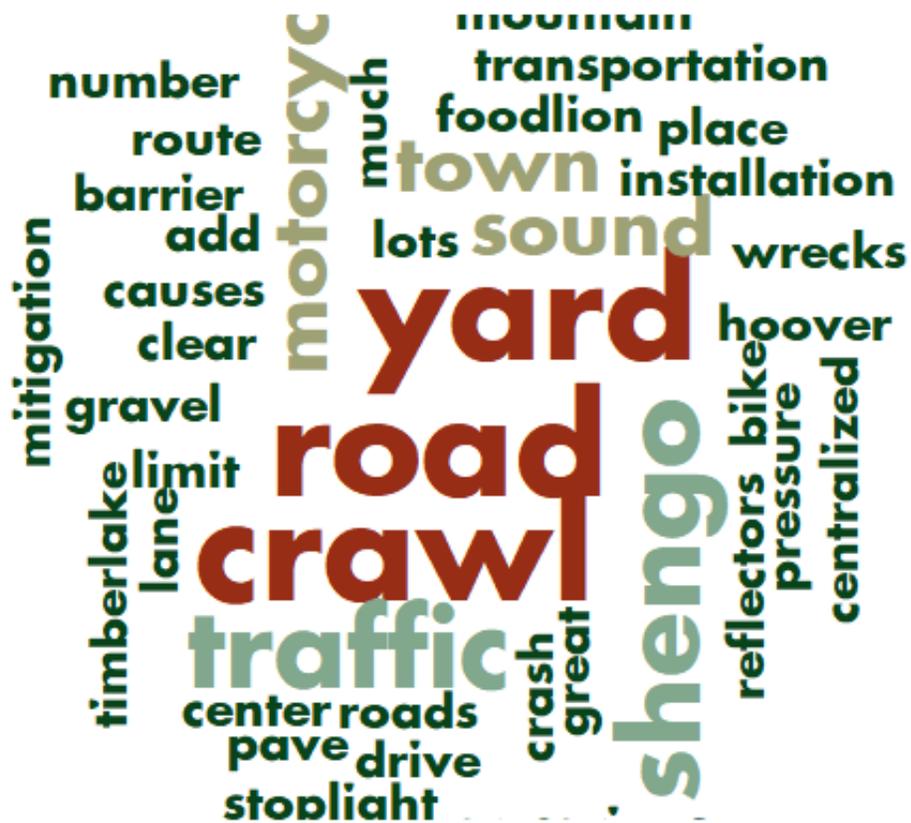
Connect ShenGO to other transit corridors
Nice to see ShenGO, great thing to be invested in

Improving woodstock tower for emergency services
Reduce NOVA and FED influence
Reduce NOVA influence

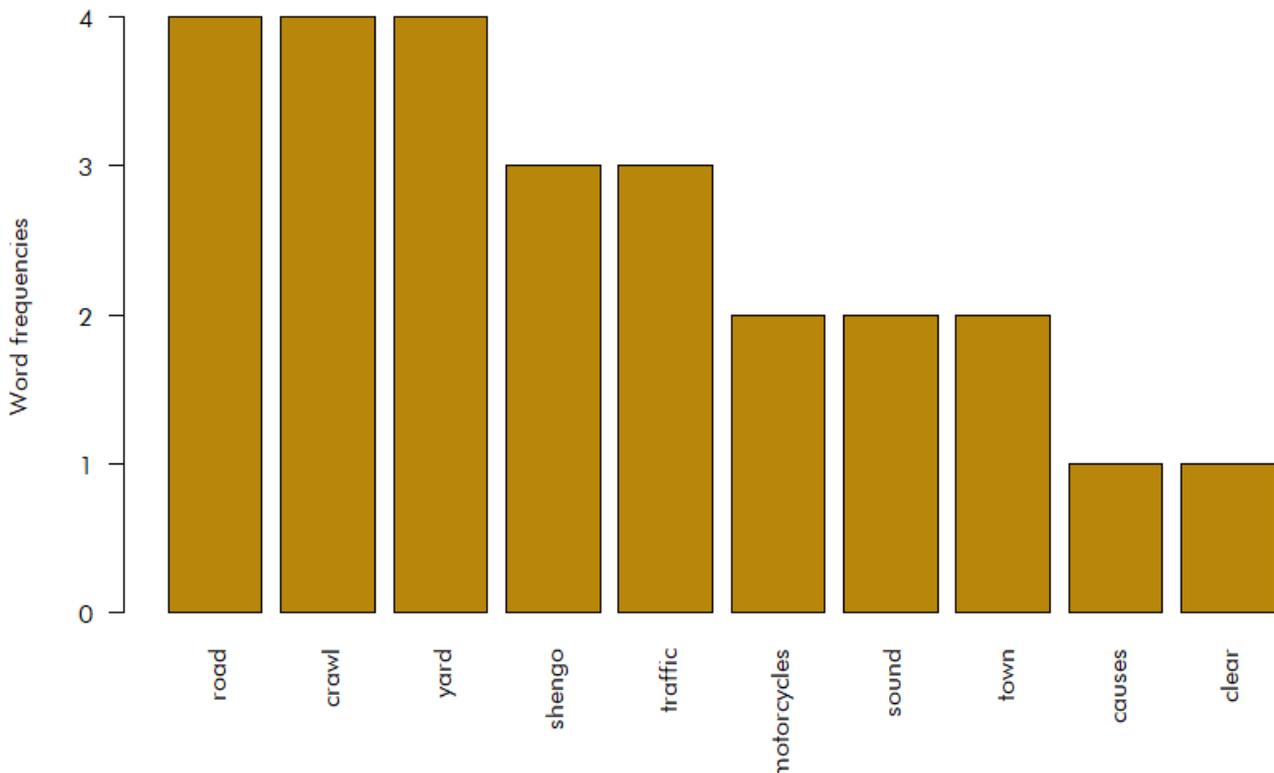
Public transit
ShenGO mountain to Town
211 and 11

Improve and widen wolf gap road, make it so it is not a cliff

MAJOR ROADWAY CONCERNS: ROUTES 11, 211, 42, & 55



Most frequent words



Clear gravel off road, causes motorcycles to crash in Fort Valley

I love shengo

Shengo is great

Limit traffic on roads in Fort Valley

Reflectors along center of road in Fort Valley, lots of motorcycles

Bike lane in Fort Valley or add 3ft to road

Pave Timberlake road

Stoplight at Foodlion

Too much transportation pressure on Hoover Drive

Sound barrier installation between I-81 and Town for sound mitigation

Yard crawl is precarious with 81 wrecks

Love ShenGO, need mountain from town route

Yard crawl traffic

Yard crawl traffic

Centralized place for yard crawl

Reducing number of accidents

Uber

Lyft

Train to DC

Train to access resources

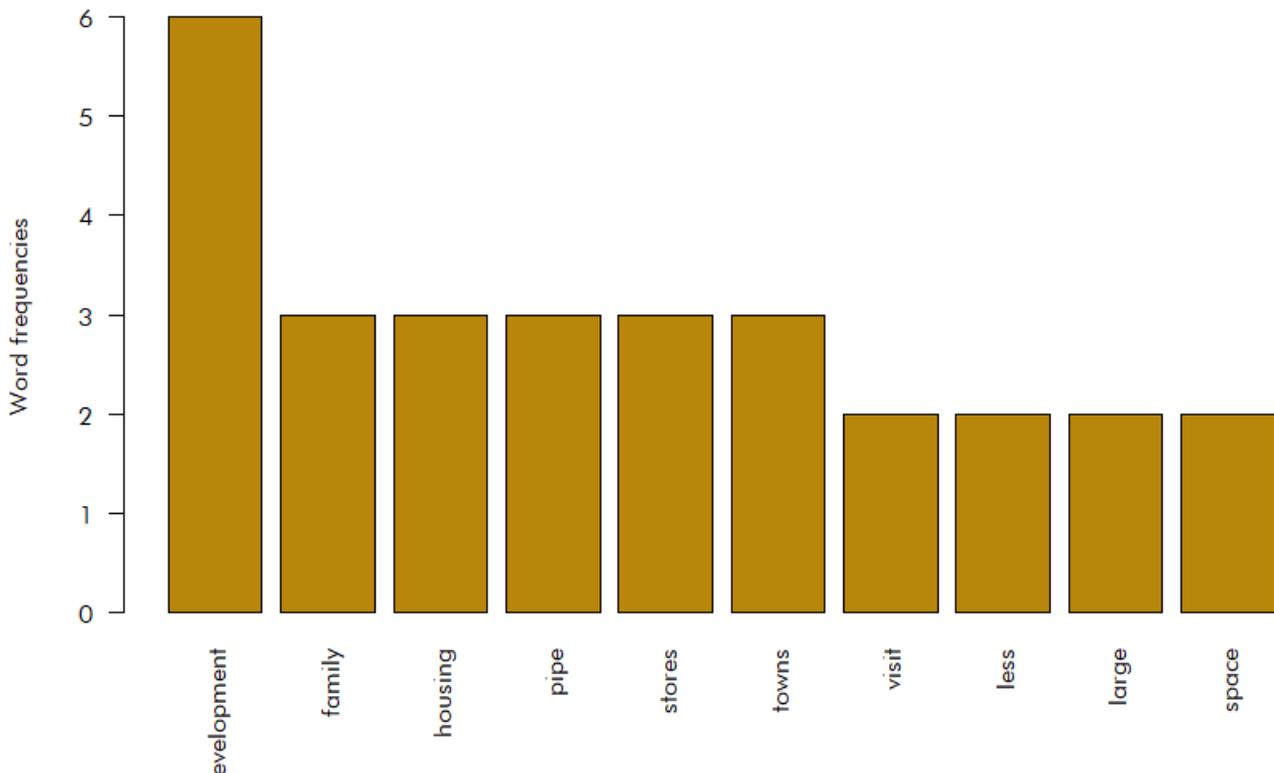
Improve secondary roads with painted lines

Train service

WHAT DO YOU THINK OF CORRIDOR H IN THE COUNTY?



Most frequent words



Could bring jobs but could ruin towns. Not enough info

Blessing

More lanes on 55, people fly now, mixed feelings

Not sure

Don't want more interstate travel through County

Bike and repair shop
Emergency phones along trail
Places to get snacks
Overlooks for views
Bathrooms
Breweries
Paths from trail to stores and restaurants
Parking along the line
Allow horses (and water for them)
Bathrooms
Benches
restaurants
Food trucks
Street musicians
Bathrooms
restaurants
Shops
Places for dogs
Encourage growth around rail trail
Plant trees along the way
Watering stations for dogs!
Benches
Historic markers to tell story of Shenandoah
County
Water stations for hydration

Rail trail trails in parks
Bike racks
Multiple access points including Mount Olive
Road and Pughs Run/Artz Road
Access to subdivisions and businesses in
Towns along Route 11
Bike repair (self) stations
Trash cans
24 hour bike repair,sidegig for mechanics
Breweries
Bathroom
Phone Charging
Stand for rent with Food trucks and other
vendors to give them space for an informal
start
This is a great concept - hopefully implemen-
tation can begin soon

Love Rail Trail, need water stations
Access to Towns along trail

Rail trail would be great for horse riding
trails
Concerned on security at night
Put in rail trail, need little stops, eateries, and
connections to Town
Crime due to trail
Connect to Town
Trespassing on agricultural land concern
Rail trail benches and trees with shade
Rail trail bring in people, really cool
prevent trespass

Sooner the better
Connect historic sites
Love the trail, restaurants along it
Ride the rail with a cart
Connect it to Basye
Try to keep spurs of the rail for playing
Very excited, need restrooms, water sta-
tions, and places to play like parks
Trailer bikes
Resources for people when they get off

Trail from park to Signal Knob

More info on existing trails star tannery

Being on the river & mountains

Skateboard park

Besides "recreation" how about more entertainment? Arcade? Honky tonk? Par course?

Too scared to bike on the side of the road

More community centers and playgrounds

Park with bike route for kids and playground in Basye

Hard to bike on Back Road

Fund 7 Bends State Park

Like upkept trails and parks

Conversion of railroad

Park headquarters

Kennedy peak parking expansion

Protect national forest, no electrics

Free camping and shelters southside

Using the parking in and around the County

Cell service in national forest for public safety

Ampitheater in Maurertown Park

Hiking trails

More fishing around river

River cleanliness

Habitat planting along the river

Take care of the environment, especially the River

Creek quality is key

River is clean, it will bring people out here and lead to more tourism

Concerns over lack of public access to the river, lead to overload of public areas

Portage around dams

Passage creek so low hard to swim

Stock Passage Creek

North Fork possible scenic river

Handicap access to passage creek

More public access to water, making it easier to access passage creek

Boat landing

Keep cows out of the river

Keep it healthy

Increased funding for riparian buffers

Handicap/ADA accessibility to the river

Keep cattle out of streams

Walking trails along the river

More boat landings

Stop/limit run off from pesticides and agricultural uses

Post water conditions at the access site

Make land along the river public

Improve access

Picnic tables

Make it so there is easy access everywhere

New elementary school
New access road to schools
New elementary school + updated middle school
Community + parent support for teachers!
Sols suck
More arts
Later start times
Better teacher pay
Montesory forest school
No more vandalism and better actions
New schools on town side of river

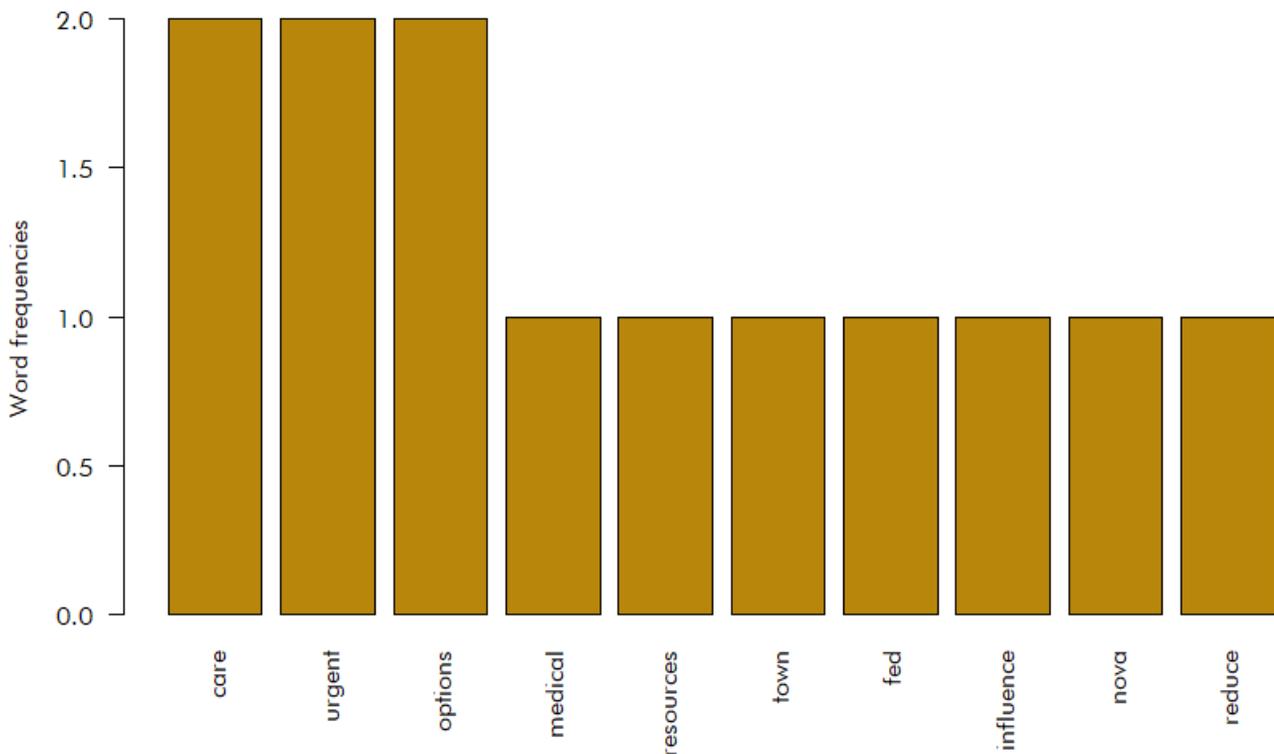
Space utilization studies to allocate space adequately
Our schools, especially on the elementary level, are too big in terms of student population
Need a true performing arts site for both students and others
Pools and auditoriums at each high school
More variety of classes
Pool
Focus on delivery of education and grade allocation
School facilities lacking, need more improvements and investment
Vast mileage makes distance to schools difficult
Music lessons
Swimming lessons
Security for kids at school
Activity bus for the kids

More funding for schools and teachers supplies
Opportunities for health care education for students
Money to music, arts, and vocational education
Reuse old schools in Towns
Build a triplett for the arts and music

WHAT HEALTH CONCERNS ARE THERE IN THE COUNTY?



Most frequent words



Urgent care in each town, more medical resources

Reduce NOVA and FED influence

Reach out to elderly and underprivileged who have no money for their basic needs

Birthing options in the County

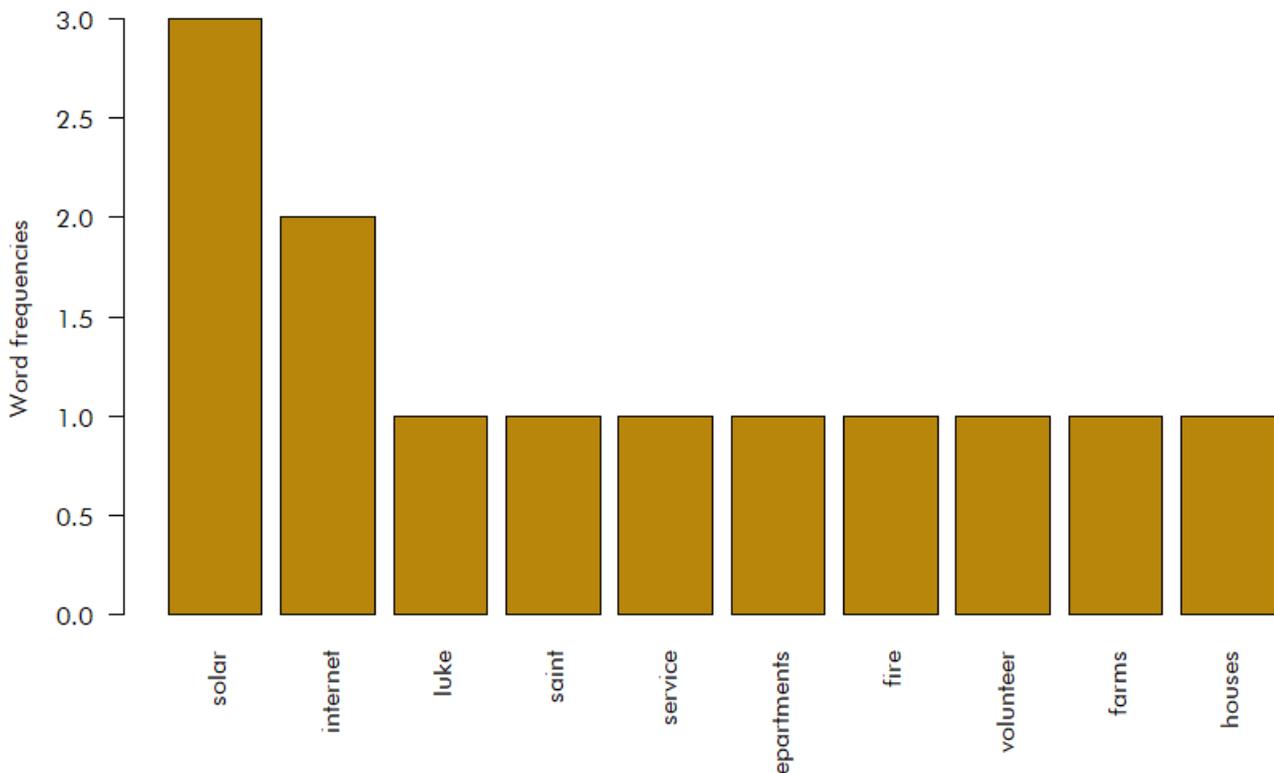
More funding to Woodstock Hospital

More urgent care options with valley health insurance

WHAT INFRASTRUCTURE NEEDS ARE THERE IN THE COUNTY?



Most frequent words



Internet!! No good service at Saint Luke

Solar on all volunteer fire departments

No solar farms, put solar on all houses

More options for internet and communication (not just shentel monopoly)

Exhibit 1: Poor Investment = Poor Connectivity

SUBURBAN SPRAWL

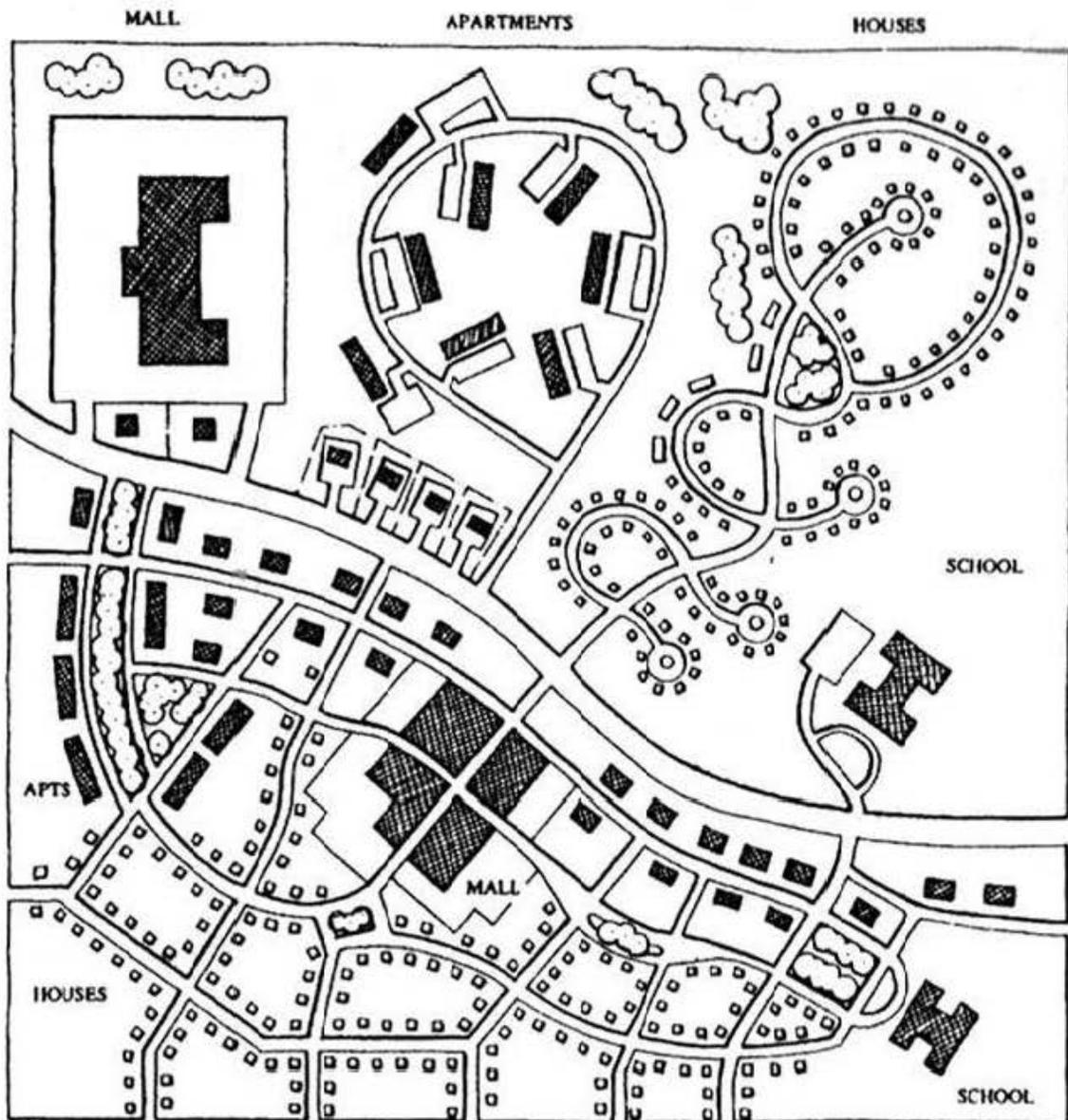
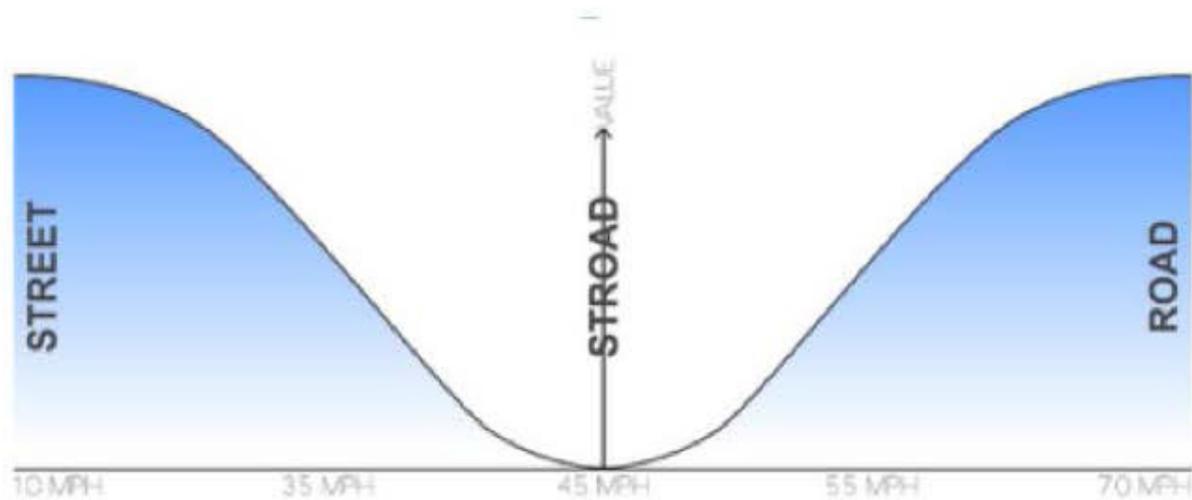


Exhibit 2: Streets, Roads, and Stroads

HIGH ROI

LOW VALUE

HIGH MOBILITY



SAFE <----- DANGEROUS -----> SAFE



STREET



STROAD



ROAD

Streets are meant to be places where people live and can access resources by any method of transportation

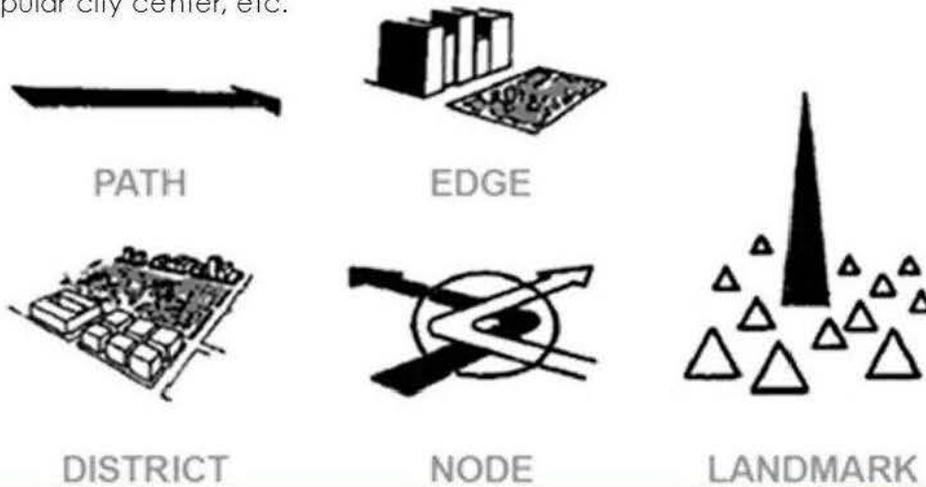
Roads are meant to take you from point A to point B

Stroads attempt to do both yet fail to achieve either

Exhibit 3: Elements Of The City

ELEMENTS OF THE CITY DEFINED BY LYNCH :

- Along with actual city, mental representations contain many unique elements.
- **PATHS** : Channels by which people move along. Eg: roads, sidewalks, rails, etc
- **EDGES** : Dividing lines between 2 phases. Eg: seashores, railway lines, etc.
- **DISTRICTS** : Are medium to large sections of the city, characterized by a wealthy neighborhood. Eg: suburbs, college campuses, etc.
- **LANDMARKS** : Point of reference. it makes one orient oneself. E.g: signs, buildings, stores, etc.
- **NODES** : Area of strategic spots where extra focus is given. E.g: busy intersection, popular city center, etc.



KEVIN LYNCH PRICIPLES

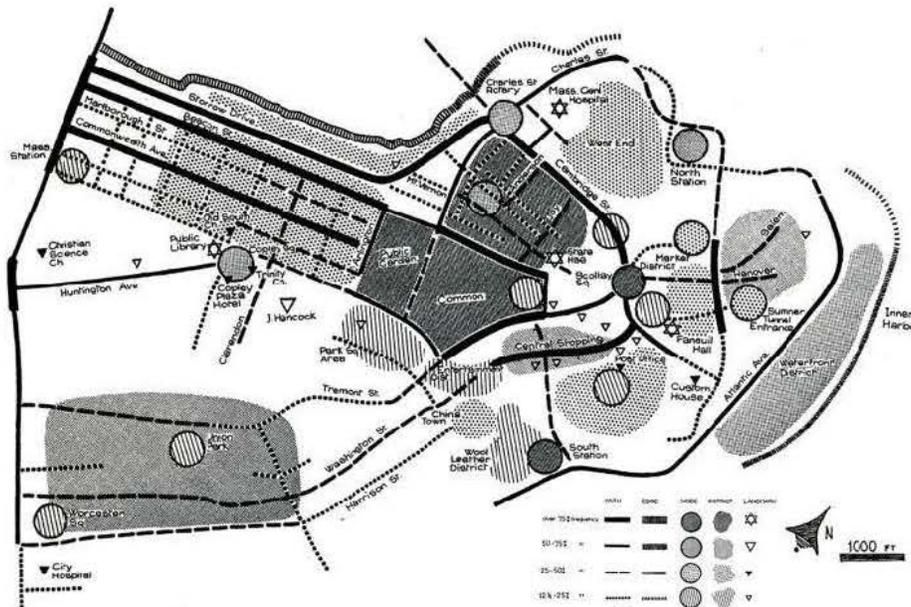
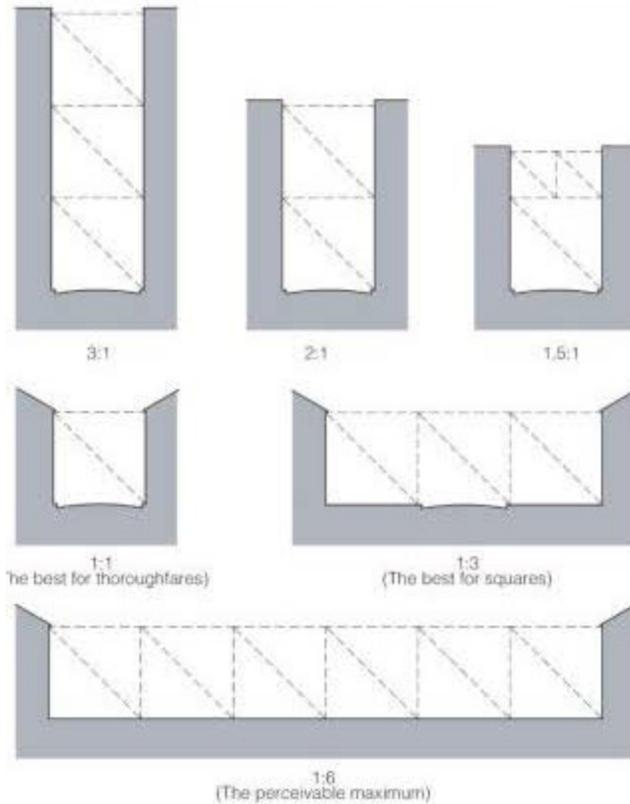


Exhibit 4: Human Scale

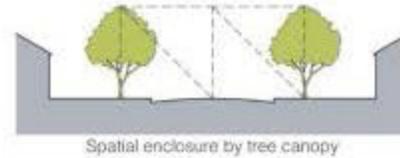
SPATIAL DEFINITION BY HEIGHT-TO-WIDTH RATIO



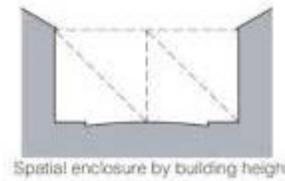
Spatial Definition: the fabric achieved when enfronting facades are aligned in a coherent manner and the defined space does not exceed a certain height-to-width ratio.

Height-to-Width Ratio: the proportion of spatial enclosure related to the physiology of the human eye. If the width of space is such that the cone of vision encompasses less street wall than open sky, the degree of spatial enclosure is slight. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. See: **Sense of Place**

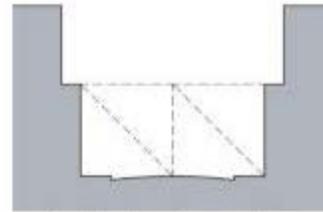
SPATIAL DEFINITION IN SECTION



Spatial enclosure by tree canopy



Spatial enclosure by building height

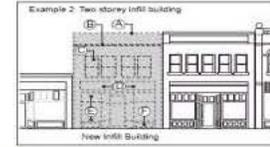
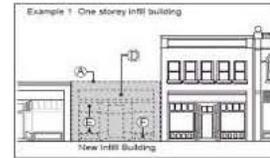
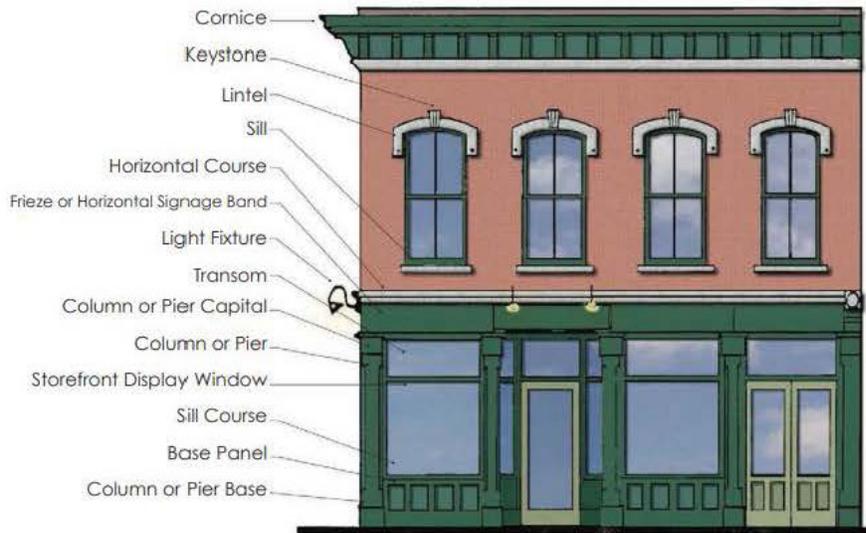


Spatial enclosure by recess line

Spatial Enclosure: the physical definition of thoroughfares and open spaces contributing to a sense of place. It is shaped, as an outdoor room, by walls of buildings; their facades. Controlling the degree of enclosure is one of the principal variables in the creation of an urban-to-rural Transect. Enclosure is adjusted through the selection of frontage types or by a build-to line specifying the minimum building frontage and the minimum building height. It can also be extended on very wide thoroughfares by aligning regularly-spaced trees to provide spatial enclosure by tree canopy.

Figure 2: Height/Width Ratios from 'The Lexicon of New Urbanism' by Duany Plater-Zyberk

Exhibit 5: Facades & Connected Narratives



LEGEND:

- A - Roof Line
- B - Façade Ornament
- C - Upper Windows
- D - Signband
- E - Storefront Windows
- F - Bulkhead Panels

The architecture of a storefront has an important role in a business's marketing strategy by establishing the business as a unique place. The storefront should entice customers into the building and promote the business in an effective way.



Early to Mid 1800s
 Post and Beam Frame
 Divided Display Windows
 Simple Decoration



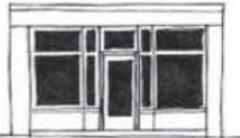
Mid to Late 1800s
 Boldly Decorated Cornice
 Cast Iron Columns
 Large Display Windows



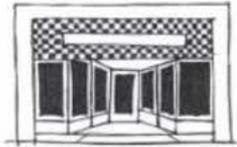
Early to Mid 1800s
 Lintels over Windows
 Small Window Panes



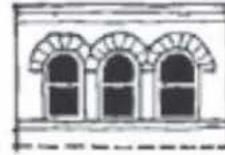
Mid to Late 1800s
 Window Hoods
 Two over Two Windows



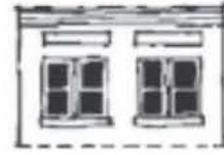
Late 1800s to Early 1900
 Simple Cornice
 Transom Windows
 Recessed Entrance



Early 1900s to 1930s
 Metal Window Frames
 Structural Glass
 Recessed Entrance



Late 1800s to Early 1900s
 Window Hoods
 Large Arched Windows



Early 1900s to 1930s
 Large Window Openings
 with Multiple Units

Exhibit 6: Users Of The Street

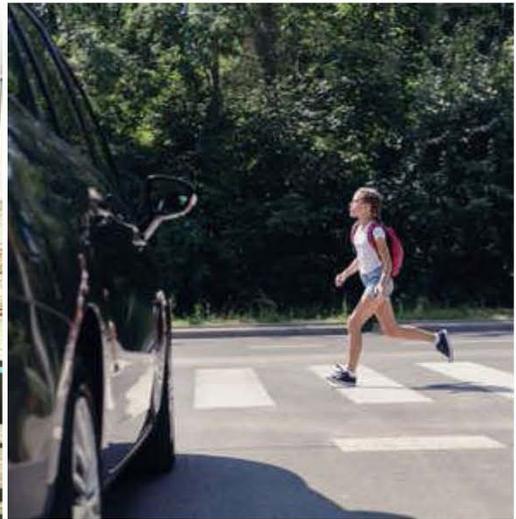


Exhibit 7: Townscape/Villagescape

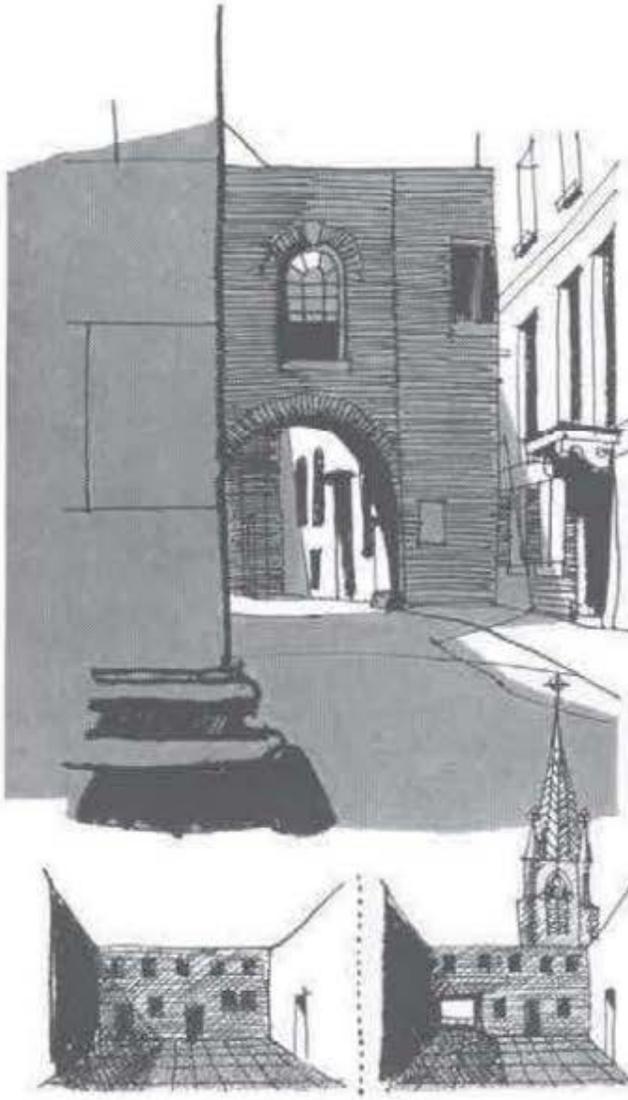


Fig. 1. Here and There. Man-made enclosure, if only of the simplest kind, divides the environment into Here and There. On this side of the arch, in Ludlow, we are in the present, uncomplicated and direct world, our world. The other side is different, having in some small way a life of its own (a withholding). And just as the prow of a boat visible over a wall tells you of the proximity of the sea (vast, everlasting) so the church spire turns simple enclosure (left), into the drama of Here and There (right).

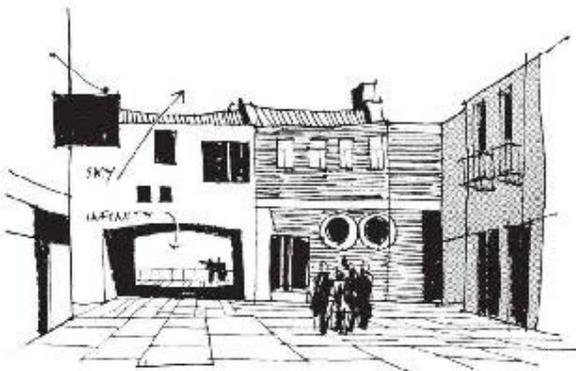


Fig. 2. Space and Intensity. The effect of intensity is not necessarily dependent on the area covered. For it is by the quality of the lines and the degree to which they are deployed to define space that the drama is created.

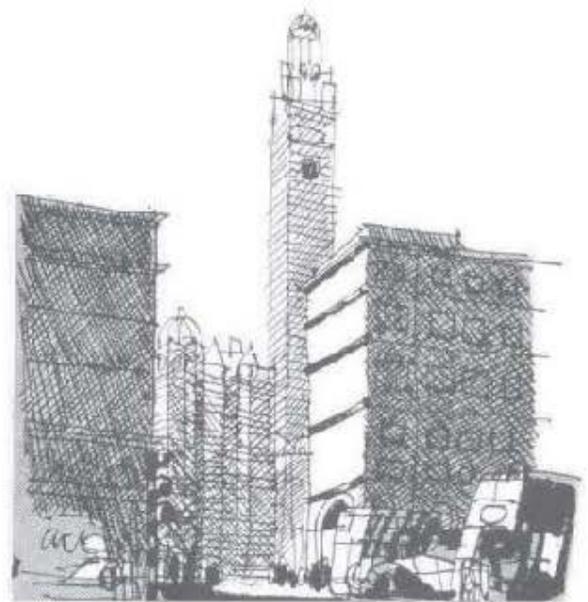


Fig. 4. Public and Private. Emphasizing this difference are the various qualities attached to parts of the environment, qualities of character, scale, color, etc. In this case the change is from a public Here (Victoria Street) to a private or precinctual There (Westminster Cathedral).

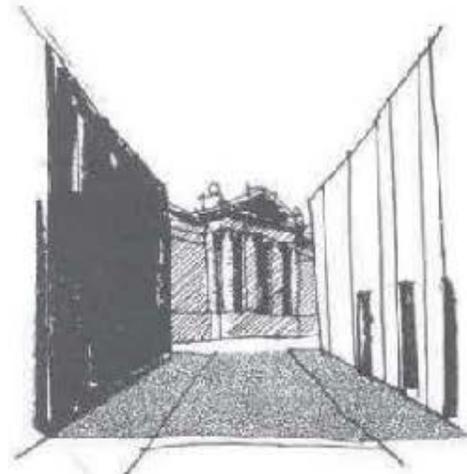
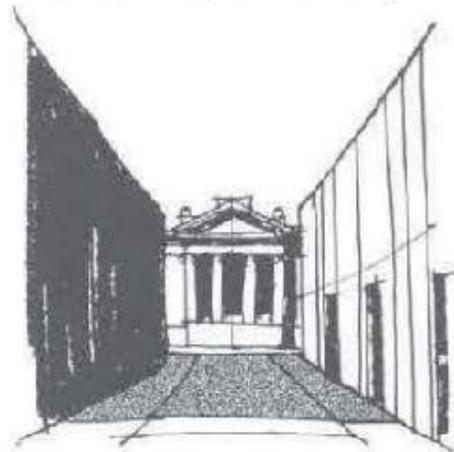


Fig. 9. Deflection. Where a view is terminated by a building at right angles to the axis then the enclosed space is complete. But a change of angle in the terminal building, as here in Edinburgh, creates a secondary space by implication. A space which you cannot see but feel must be there, facing the building.

Exhibit 8: Infill

Before



After



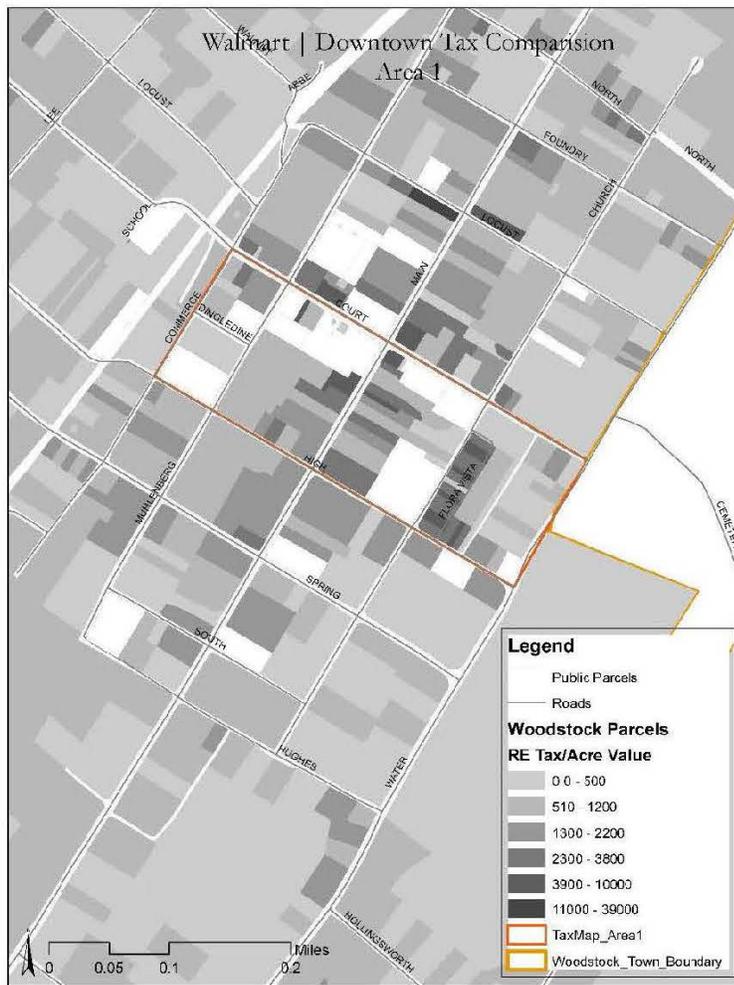
[Visioning Infill In Woodstock, Virginia](#)

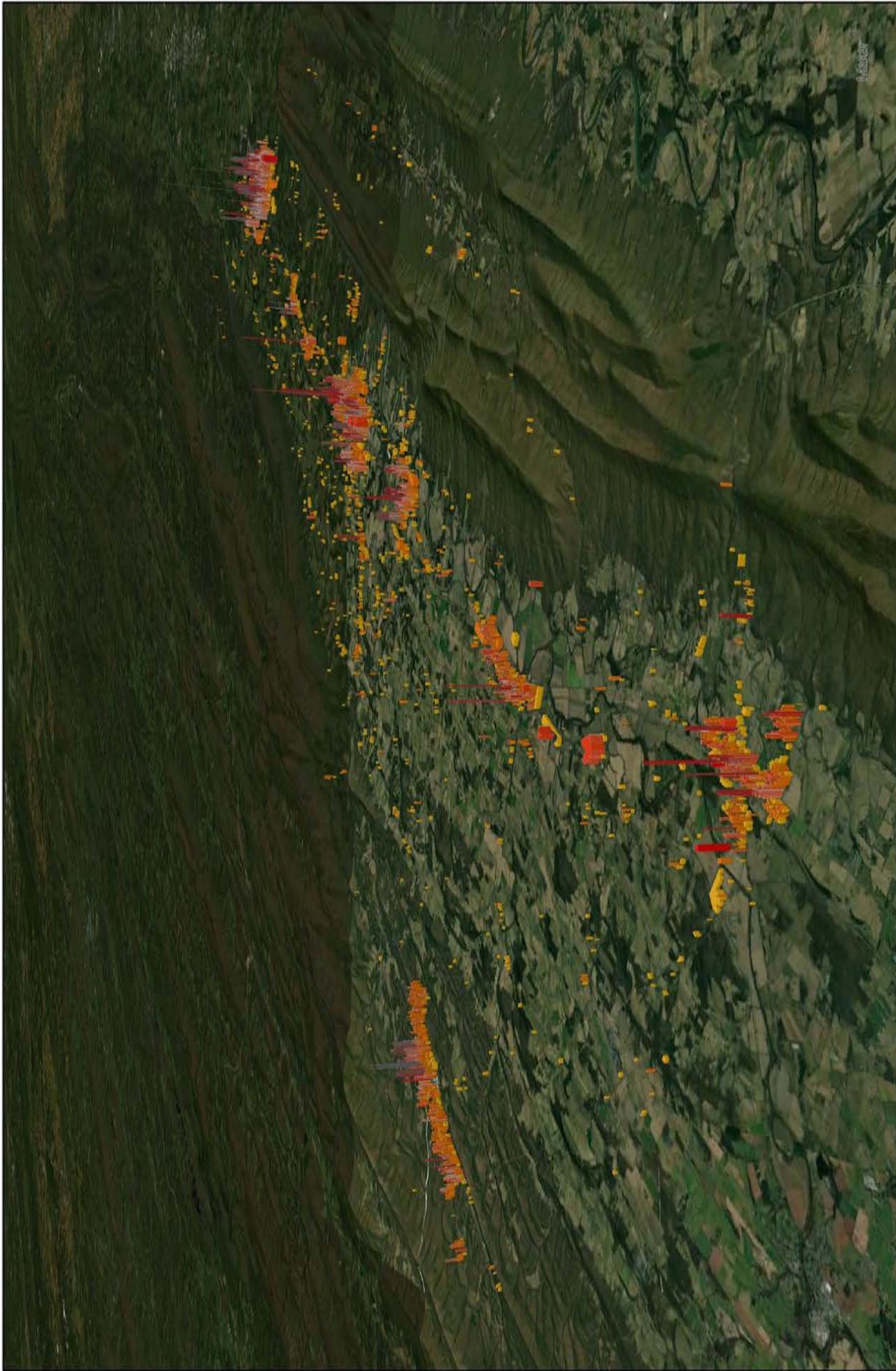
Authors: Harrison Premen, Kyle Kelly, Jinzhao Chen

Exhibit 9: Tax Productivity

Walmart Downtown Comparison Area 1			
WalMart Parcel		Downtown	
Number of Parcels	1	Number of Contributing Parcels	82
Total Acres	22.152	Taxable Acres	13.755
Parcel Value	\$ 8,673,100.00	Parcel Value	\$ 12,758,300.00
Parcel Tax Value	\$ 13,876.96	Parcel Tax Value	\$ 20,413.28
Parcel Tax Value/Acre	\$ 626.44	Parcel Tax Value/Acre	\$ 2,029.18
		Total Number of Parcels	100
		Total Acres	26.673
		Total Parcel Value	\$ 22,306,200.00
		Tax Exempt Number of Parcels	18
		Tax Exempt Acreage	12.9183

Re-presenting the data by value per acre shifts our perspective on the most valuable property in town.



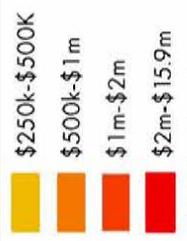


Value Per Acre Analysis

Source: Shenandoah County GIS

Author: Tyler Hinkle

Date: 8/23/2022



Value Per Acre Analysis

Value Per Acre Adjusted For 3d



Note: This map displays the taxable value of land per acre, which shows that the highest tax revenue land is within the downtowns of each Town, revealing that downtown is the best place for future private investment to take place. While the outskirts of towns have moderate values, they pale in comparison to the value of Downtown..