

# Front Royal on my Mind...

What makes Front Royal unique? How would *YOU* define its evolving civic culture?



...The question is: What will Front Royal look like in 10, 20, or even 50 years?



The need to make improvements to the transportation network in the future is indisputable.



Residential growth in Warren County is forecast between 2% and 3% per year over the next 20 years. The County has projected that its **population will grow from 36,717 in 2006 to 65,700 by 2026** (Warren County, *Government Facilities Space Needs Analysis and Master Plan*, 2007). Leach Run Parkway will eventually be required due to the recently adopted Comprehensive Plan Amendment and By-Right residential and Industrial growth in the Town and County. The fact is it needed to be built long ago.



***Maintaining or improving*** traffic flow Level of Service (LOS) at high risk intersections is critical in the nearer term.



Above, 606 from H.C. Road.



Above, H.C. Road from 606.

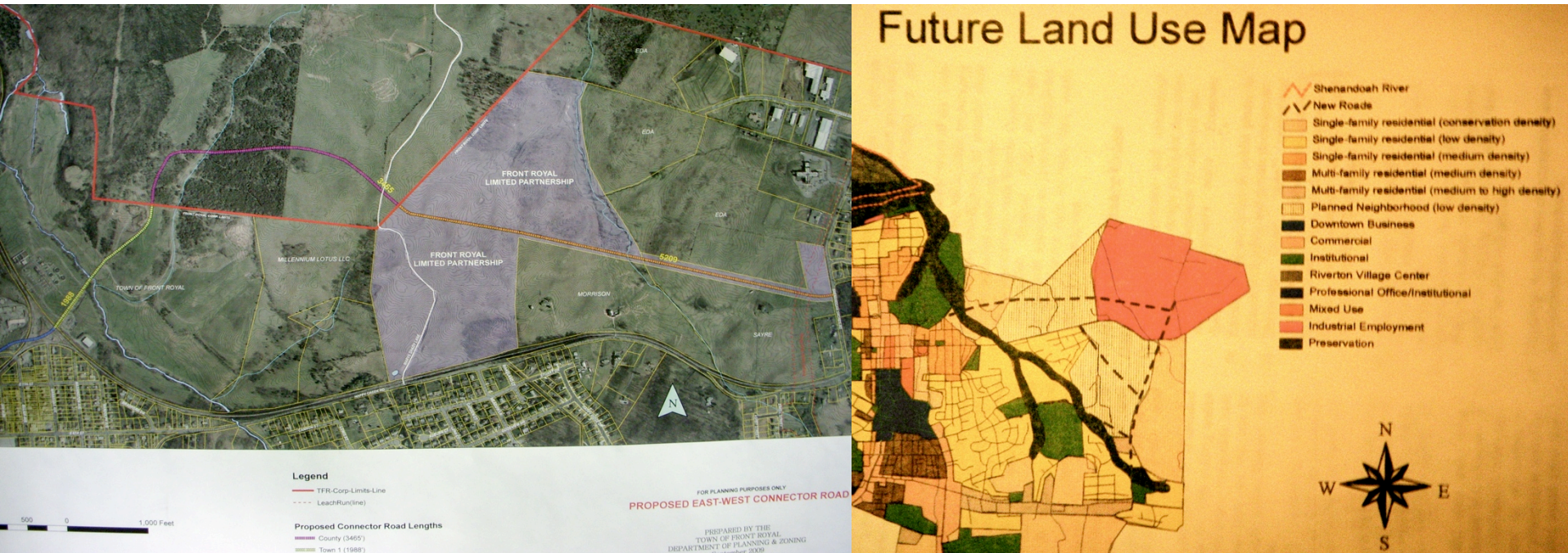


Above, the minivan is stopped on the tracks while the car in front attempts to make a left.



# ***Adding capacity*** to the transportation network is critical over the long-term.

Below, Town Staff depiction of proposed East-West Connector Road (E-W) Option. Below, right, Town Comp Plan showing E-W and Leach Run Parkway (LR).



- **Goal:** Provide a safe, efficient and economical transportation system to adequately serve all areas of the community. (Page 43, Comprehensive Plan).

For purposes of ***planning and safety*** every transportation planner that has looked at this area has recommended that ***both*** Leach Run Parkway and an East-West Connector Road be added to the transportation network in the future (most recently the Town's Traffic Consultants in 2007).



# What about Marys Shady Lane?



Above and below, the Eastbound approach to Marys Shady Lane from H.C. Road.



Above Marys Shady Lane's approach onto HC Road, and below looking left.



Marys Shady Lane encumbers approximately 10%, or 15 acres, of the total site area of the proposed rezoning. Front Royal Limited Partnership will not develop this portion of its site if it is unsuccessful in its efforts to relocate Marys Shady Lane (it would be open space).



# What About 606 and HC Road?



Above, the existing at-grade crossing. Below, the minivan is stopped on the tracks while the car in front attempts to make a left.



Above, and below, traffic conditions as a result of train traffic.



Improvements to this intersection will need to be made by Town Taxpayers or a developer in coming years. However, these improvements are only a band aid...



# ...Why do we even need Leach Run Parkway?



Residential growth in Warren County is forecast between 2% and 3% per year over the next 20 years. Historically, the Community adds between 2,500 and 3,000 housing units every ten years. Leach Run Parkway will be required due to the recently adopted Comprehensive Plan Amendment and By-Right residential and Industrial growth in the Town and County. The fact is it needed to be built long ago.