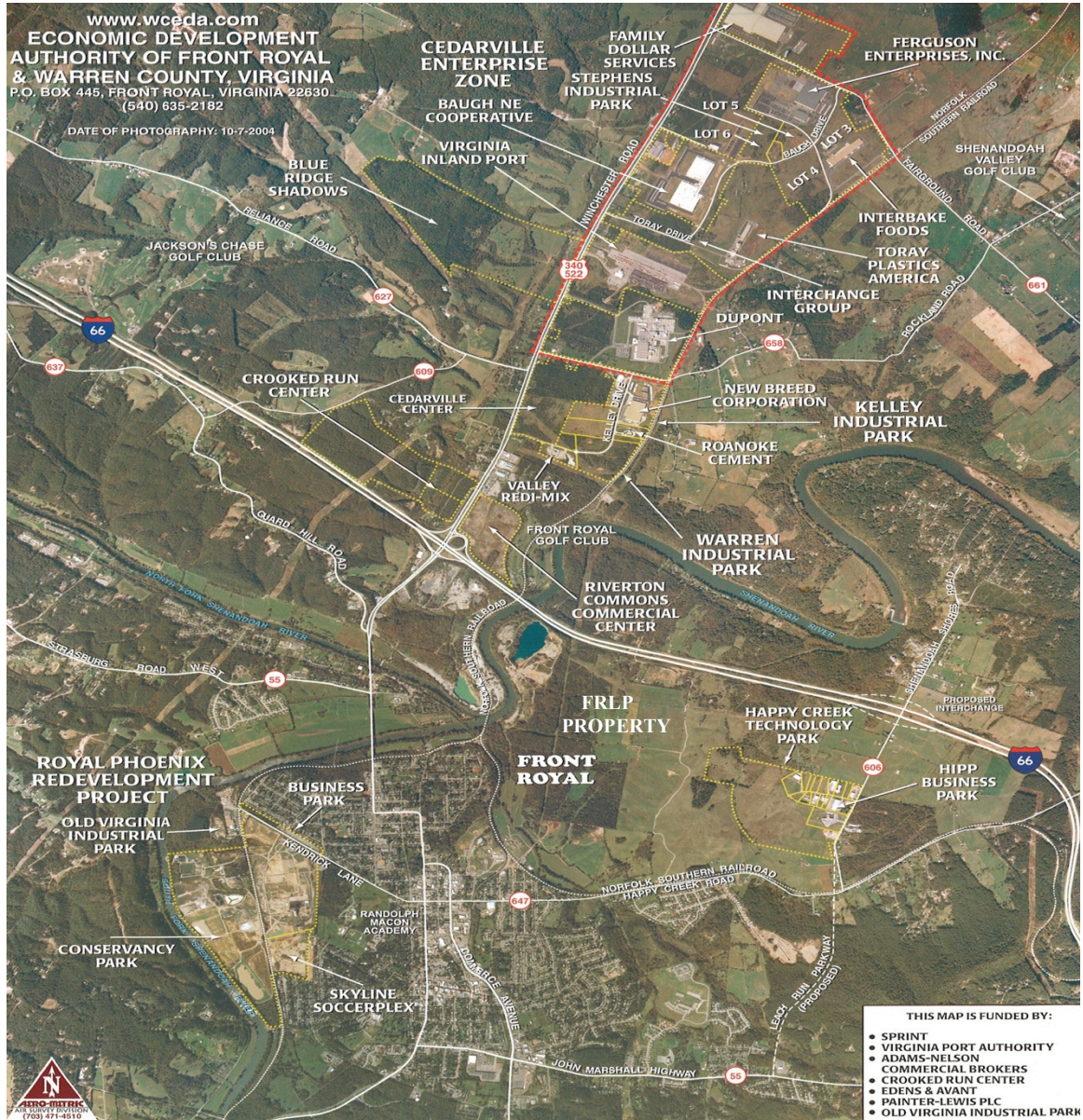


- ❖ The Urban Land Institute has estimated that by 2030 the Washington DC MSA (region) will have generated 1.6 million new jobs and have 2 million new residents, requiring an additional 833,000 housing units.<sup>1</sup>



- “Goal: Coordinate Warren County’s and the Town of Front Royal’s (and EDA’s) growth and management plans.”

<sup>1</sup> John Frece, *Reality Check Envisioning our Regions Growth*, Urban Land Institute

## **A. POPULATION GROWTH**

1. “In order to effectively develop a plan or vision for Warren County’s future, it is important to understand where the County has been, where it is now, and where it is headed.” (County Plan, page 2 – 1)

**Table 1-1 Population Growth in Warren County and Front Royal, 1960-2010**

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Warren	6,706	7,090	10,074	14,262	17,995	23,135
Front Royal	7,959	8,211	11,126	11,880	13,589	14,440
Warren County & Front Royal	14,665	15301	21200	26,142	31,584	37,575
% Residing in County	45.73%	46.34%	47.52%	54.56%	56.98%	61.57%
% Residing in Town	54.27%	53.66%	52.48%	45.44%	43.02%	38.43%

Source: U.S. Census Data and Warren County Comprehensive Plan, Table 2.3.

**Table 1-2 Population Growth by Percentage in the Town and County in the Preceding 10 years, 1970-2010**

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Warren	5.73%	42.09%	41.57%	26.17%	28.56%
Front Royal	3.17%	35.50%	6.78%	14.39%	6.26%
Warren County & Front Royal	4.34%	38.55%	23.31%	20.82%	18.97%

- *Past population growth has been consistent and has favored Warren County, which has added between 5 and 6 thousand persons per decade since 1970.*

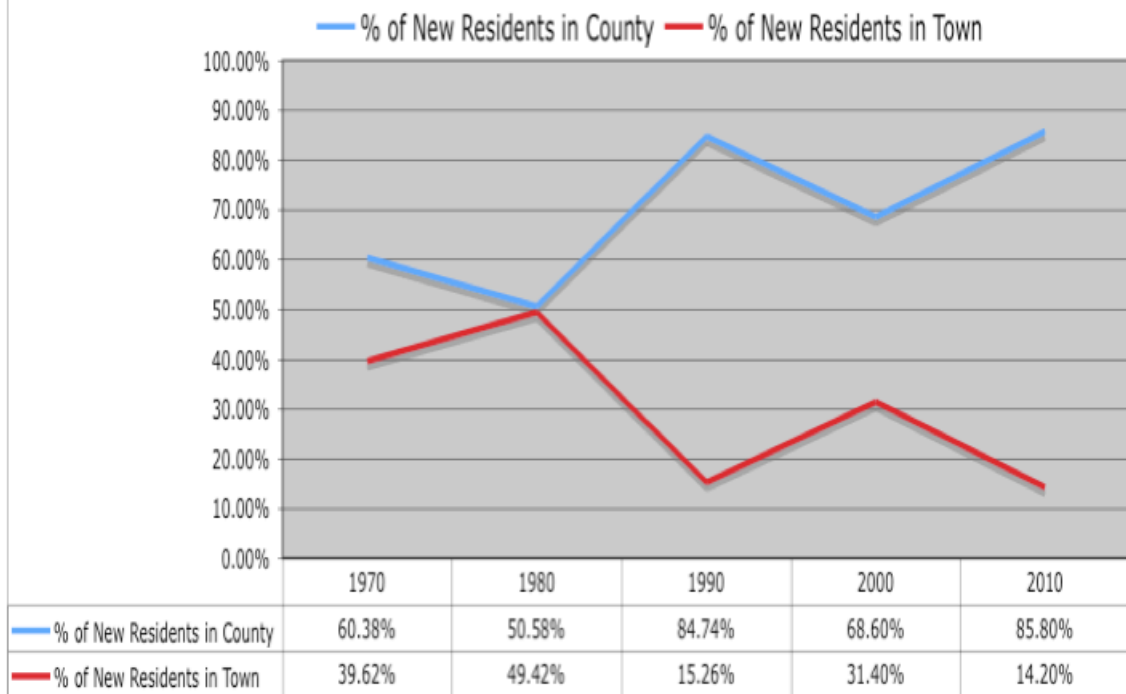
2. In it's 2007 Government Facilities Space Needs Analysis and Master Plan, Warren County projected that it would grow from 36,717 persons to 65,700 persons by 2025.

**Year Structure was Built and Total New Housing Units in Preceding 10 years**

	<b>Total New Housing Units Warren County</b>	<b>Located In Town</b>	<b>% in Town</b>
<b>1970-79</b>	2602	956	36.74%
<b>1980-89</b>	2489	954	38.33%
<b>1990-99</b>	2986	1110	37.17%
<b>2000-09</b>	2328	402	17.27%

Source: 2010 U.S. Census.

**Chart 1-2 Percent of Total New Residents Residing in the Town and County**



- *The Town and County (and State) will continue growing... The question is not if development will proceed within the community, but how it will proceed - and more importantly – where?*

## **B. CONTEXT AND AREA MAPS – HCR PLANNING AREA**

### **1. Overview**

*An increasing number of residential developments in rural parts of Warren County, characterized by either large lots on former agricultural land or mountain development, is altering the traditional pattern of compact development surrounded by open space. The scattered pattern of this development in the rural parts of Warren County is slowly robbing Front Royal residents of the public values contributed by surrounding farms and natural areas.*

**Goal:** *To direct future development into an efficient and serviceable form that will preserve the County's predominately rural character.*

**Objectives:**

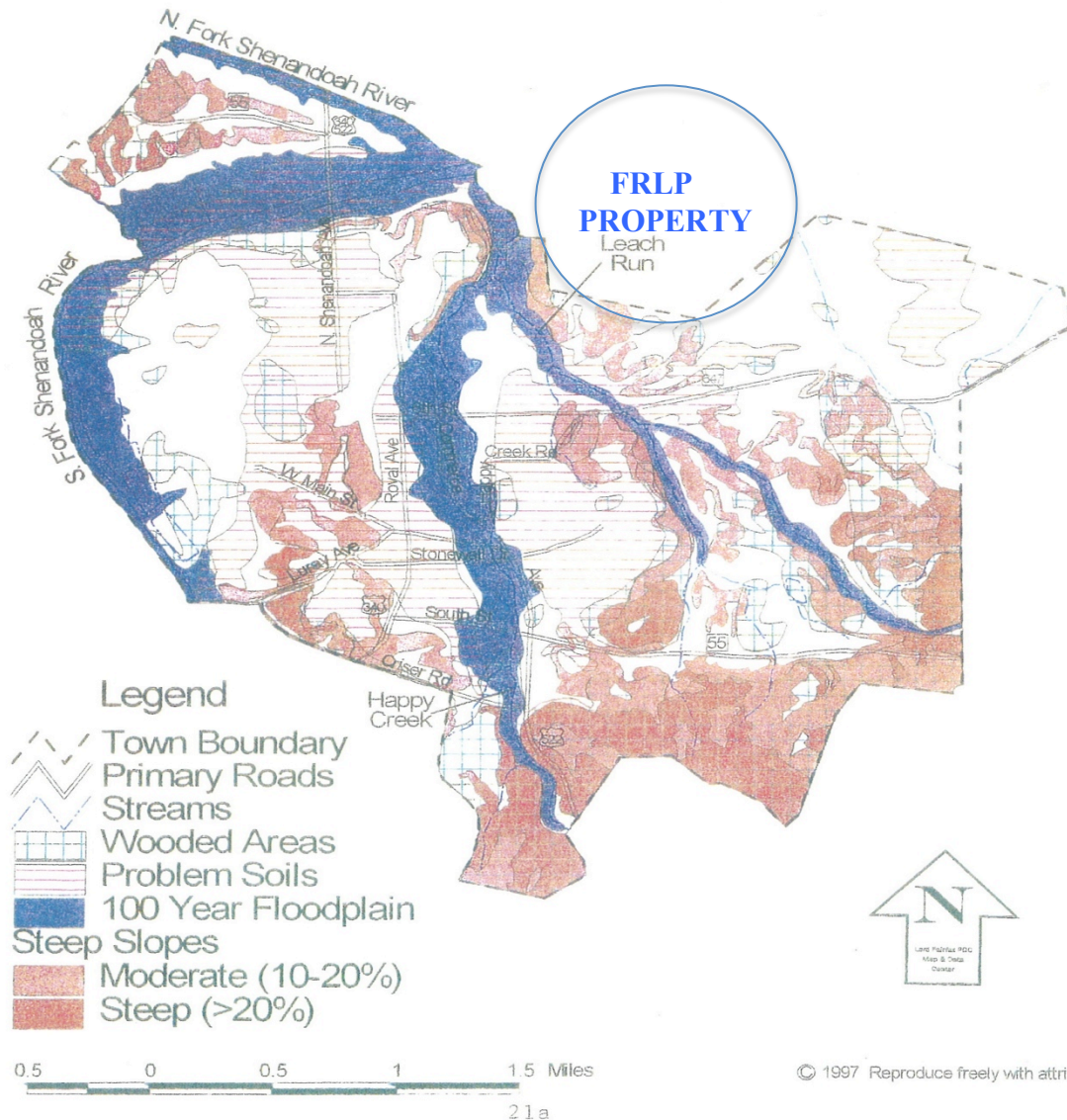
- *Direct County development to areas contiguous with Front Royal or rural villages that are served or will be served with adequate public facilities such as roads, sewer, and water.*
- *Limit future suburban sprawl in rural or agricultural areas where adequate public facilities do not exist or where their provision would not be cost-efficient.*
- *Coordinate the County's and the Town of Front Royal's growth and management plans.*

*We believe a positive solution can be found to every problem. Whenever possible we will look for the solution that benefits all sides. Confrontation, conflict and adversarial relationships are not conducive to positive resolution of problems.*

- Town of Front Royal and County of Warren Comprehensive Plans

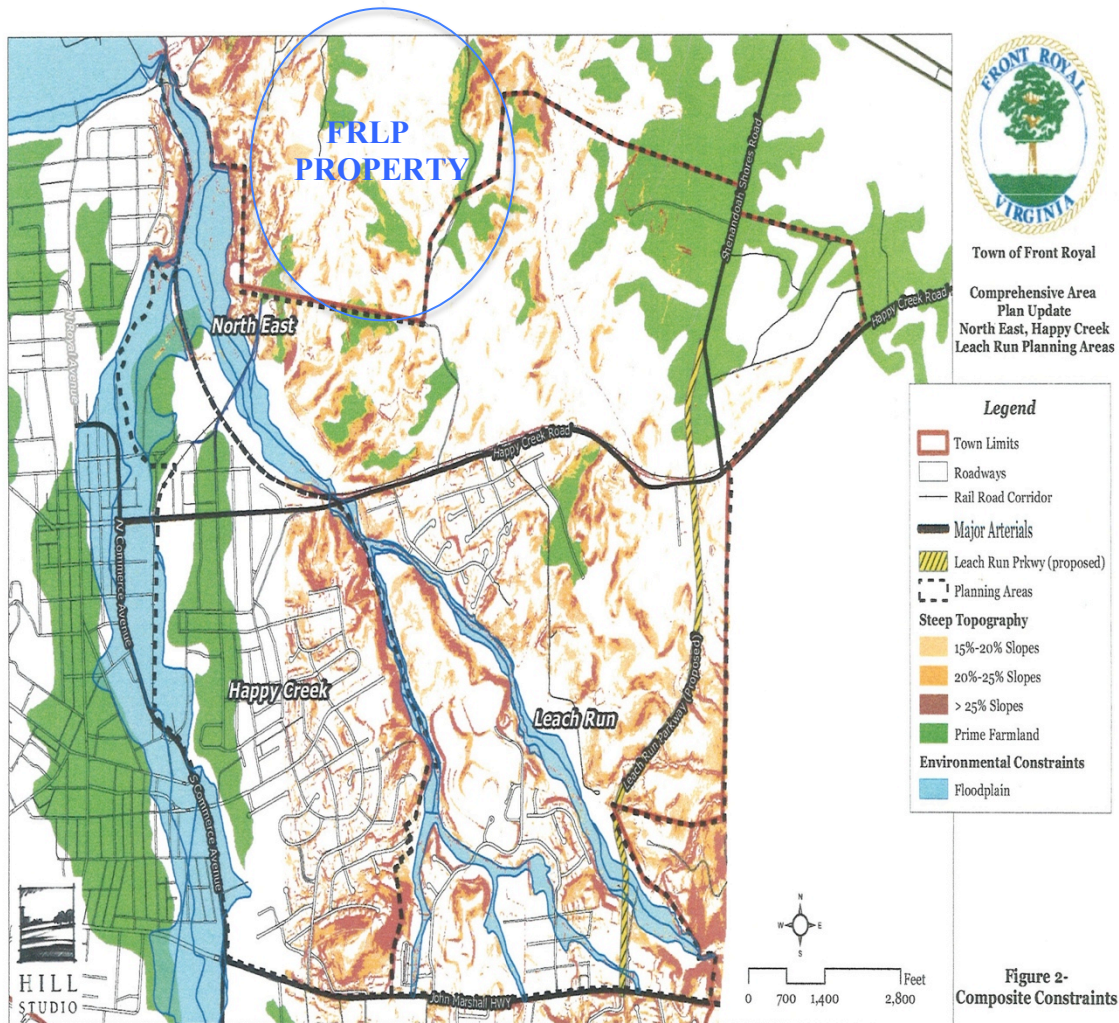
2. Town of Front Royal, Natural Features, Town Comprehensive Plan.

## Natural Features Town of Front Royal



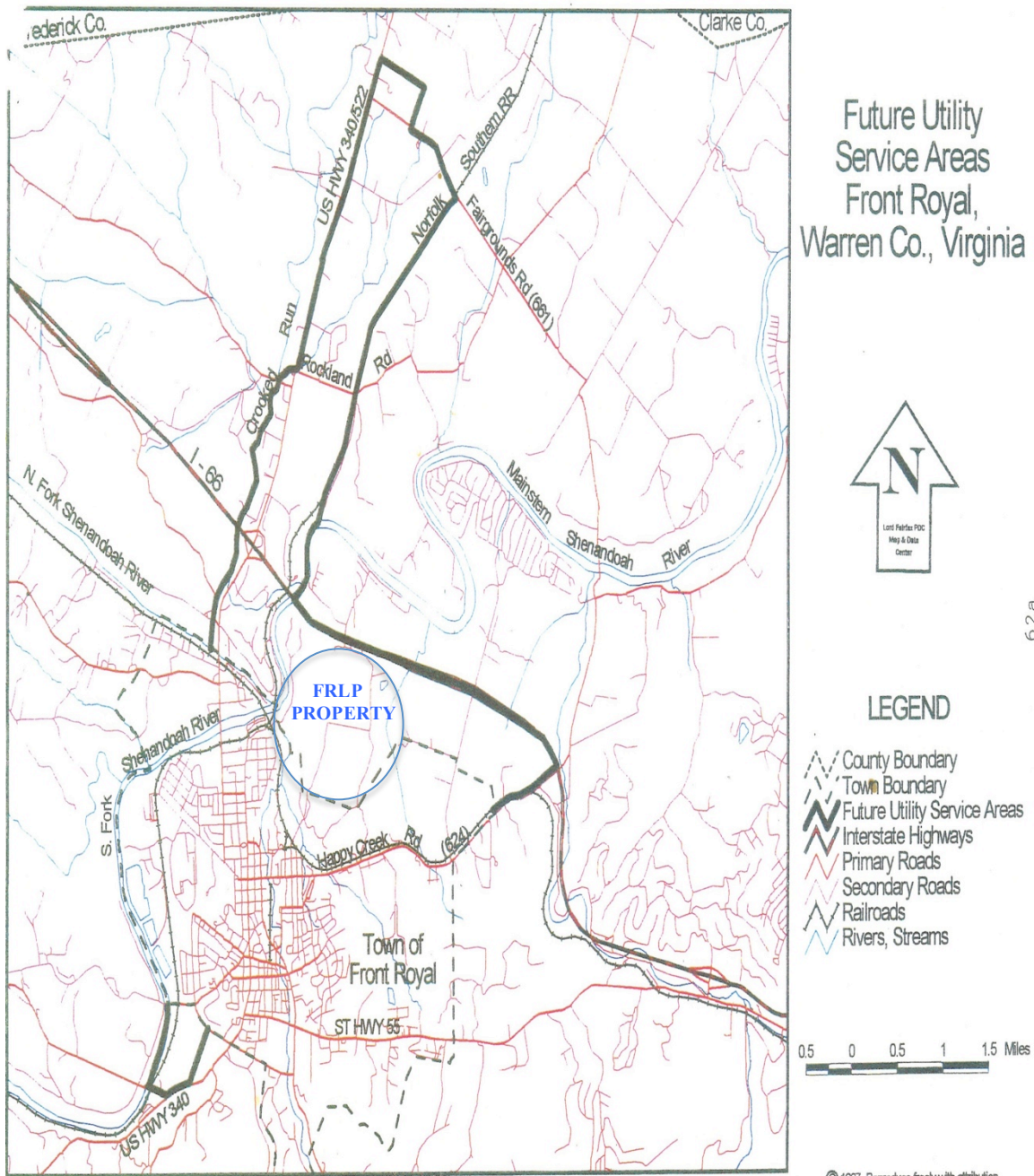
- ✓ *“Front Royal is an area in which developable land is intermingled with steep slopes, floodplains, and woodlands, creating a clear pattern of where development is socially beneficial without excessive environmental costs.” (Town Plan, Page 22)*

3. Town of Front Royal, Composite Development Constraints Map, Development Constraints Analysis February 2007.



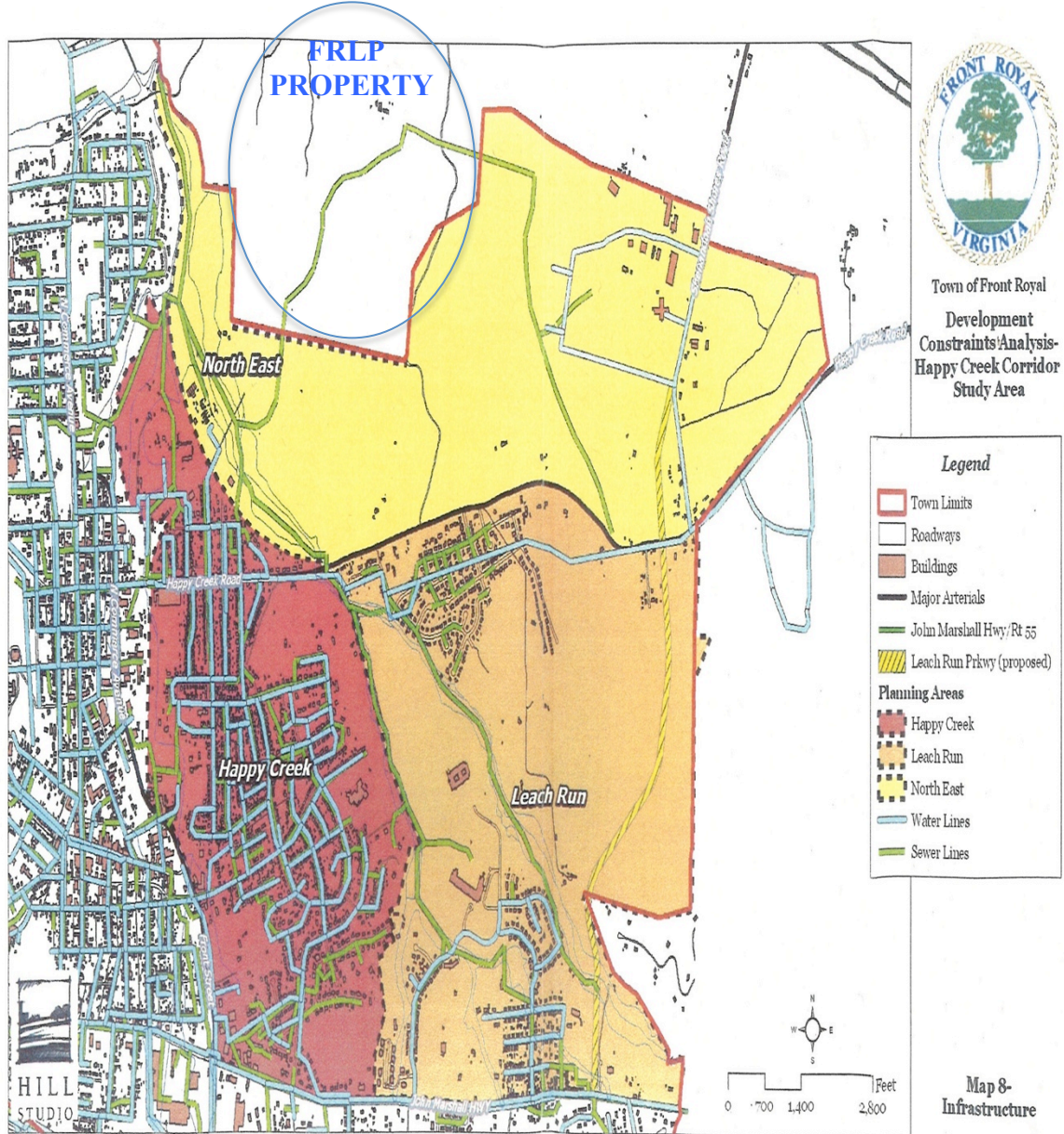
- ✓ “An increasing number of residential developments in rural parts of Warren County, characterized by either large lots on former agricultural land or mountain development, is altering the traditional pattern of compact development surrounded by open space. The scattered pattern of this development in the rural parts of Warren County is slowly robbing Front Royal residents of the public values contributed by surrounding farms and natural areas.”(Page 16)

#### 4. Future Utility Service Area Map, Town of Front Royal Comprehensive Plan, 1988-2012



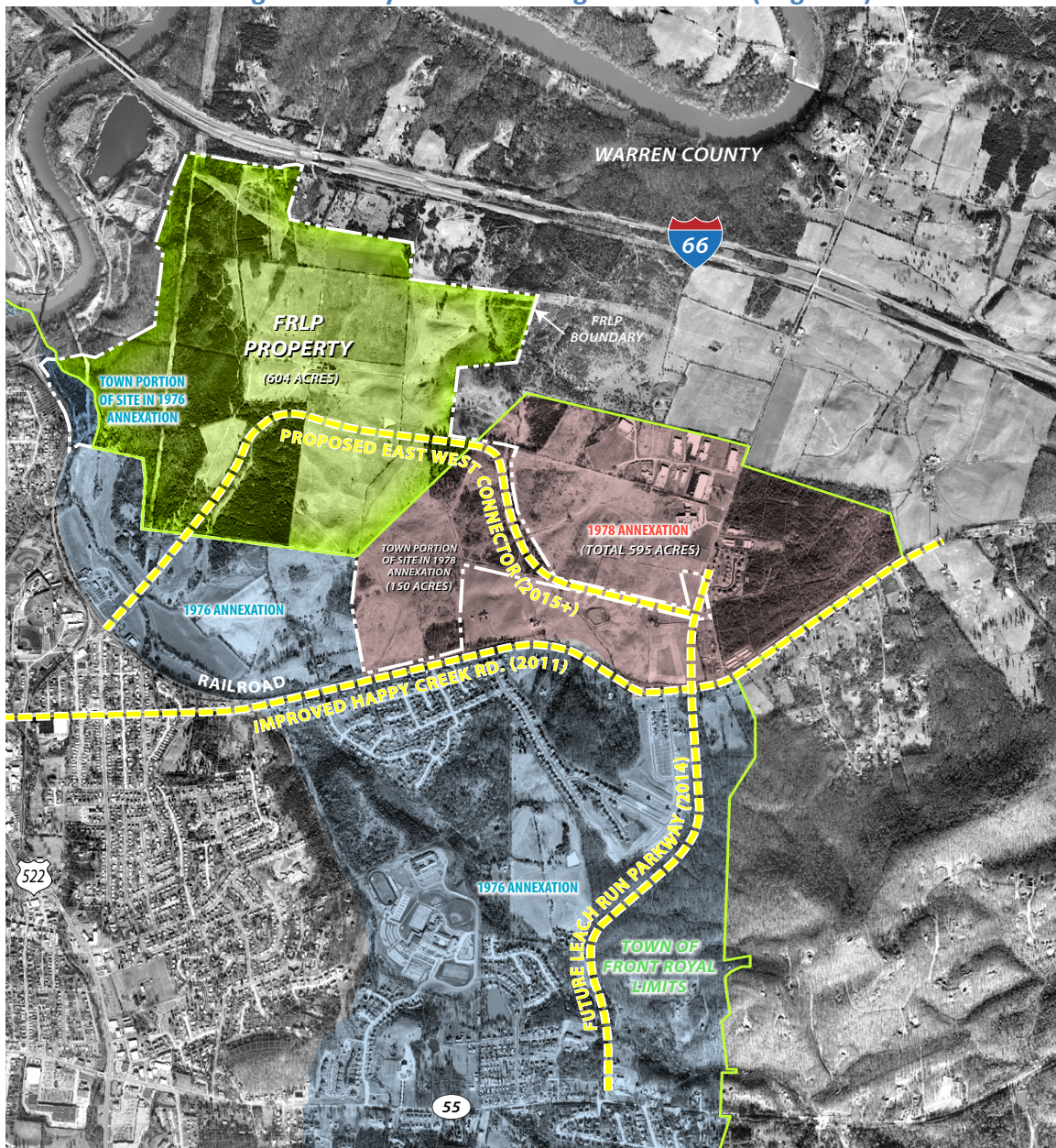
- ***“Goal: To provide safe and reliable public water and sanitary sewer systems serving every property in Town desiring connection and within extraterritorial service areas.” (Page 56)***

## 5. Town Water and Sewer Infrastructure, 2007 Town Comprehensive



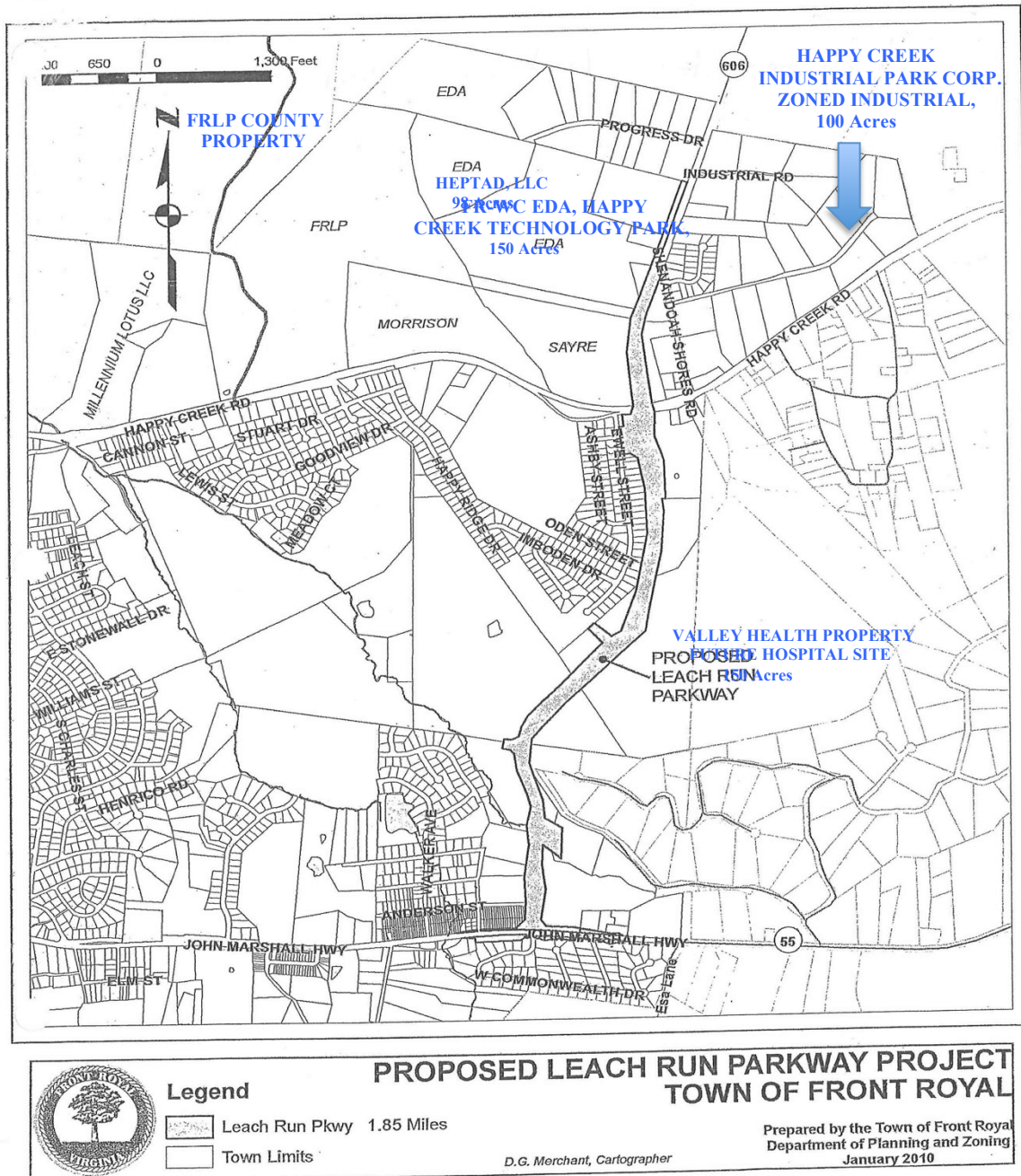
- **“Future Utility Service Areas: Area North of Happy Creek Road to I-66. This area is a logical extension of the Town’s utility service area, as the Town/County boundary is located within open farm fields and split many contiguously owned parcels. The Happy Creek Industrial Park is moving forward in the development of the land in that area.... The County’s draft Comprehensive Plan recommends the development of mixed-use in this area, which cannot be accomplished without the availability of public water and sewer service.” (Page 62)**

6. “Front Royal’s paradox is that it is on the cutting edge of growth and economic development in a comfortable ‘Norman Rockwell’ small town setting framed by its surrounding mountains.” (Page 34.)



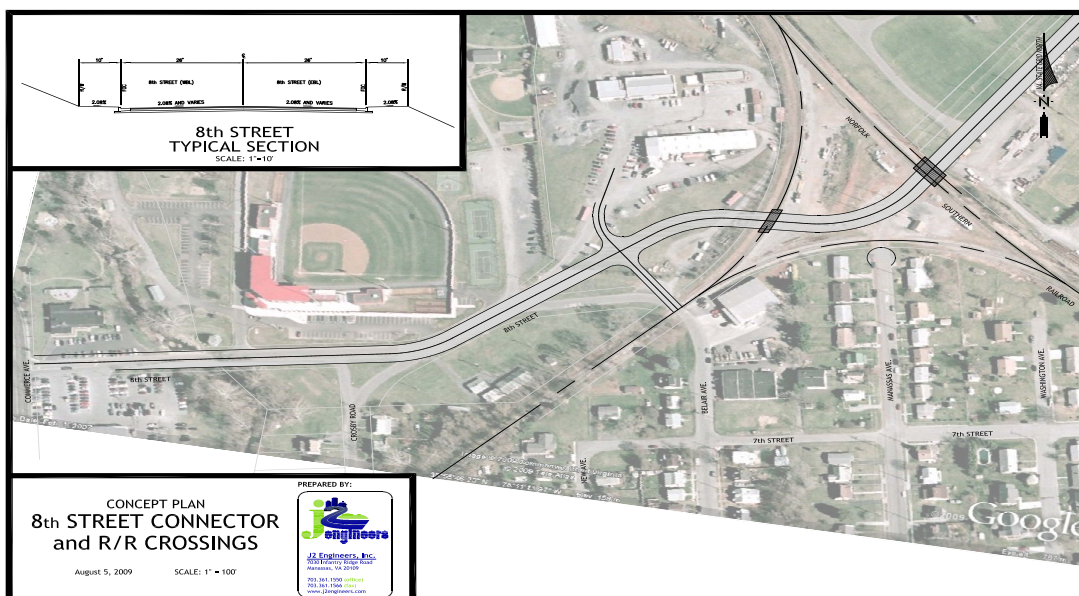
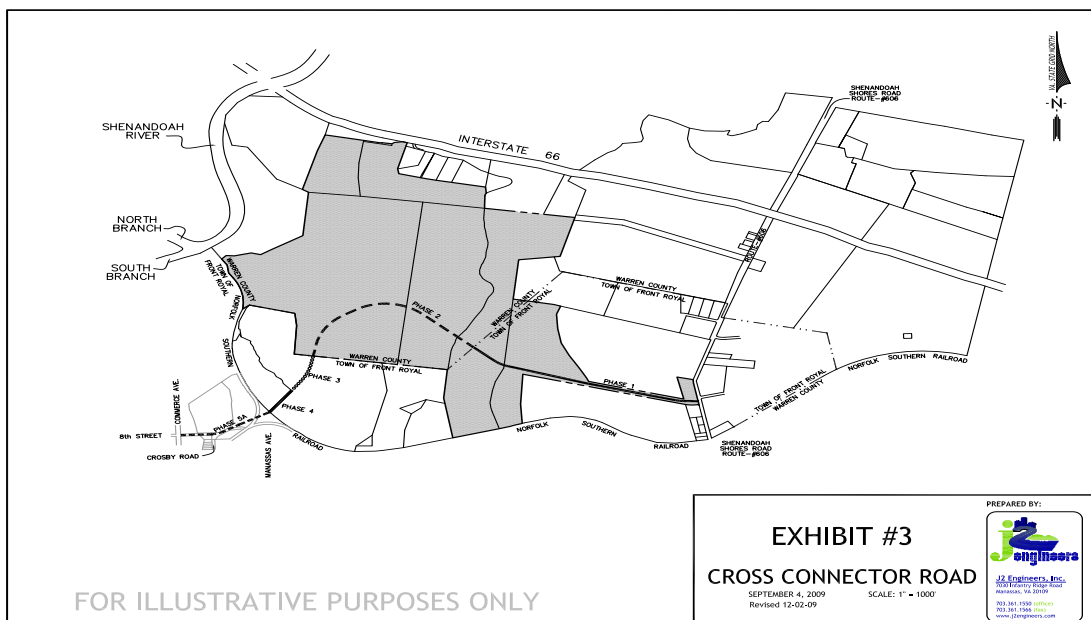
- “Future development shall be directed into areas where major public facilities are in place or proposed. Managed growth will reduce development pressures on natural systems such as wetlands and agricultural lands. In addition, guided growth will help maintain an important and desired distinction between rural and growing areas of the County.” (County Plan, page 4 – 1)

## 7. Future (2014) Leach Run Parkway



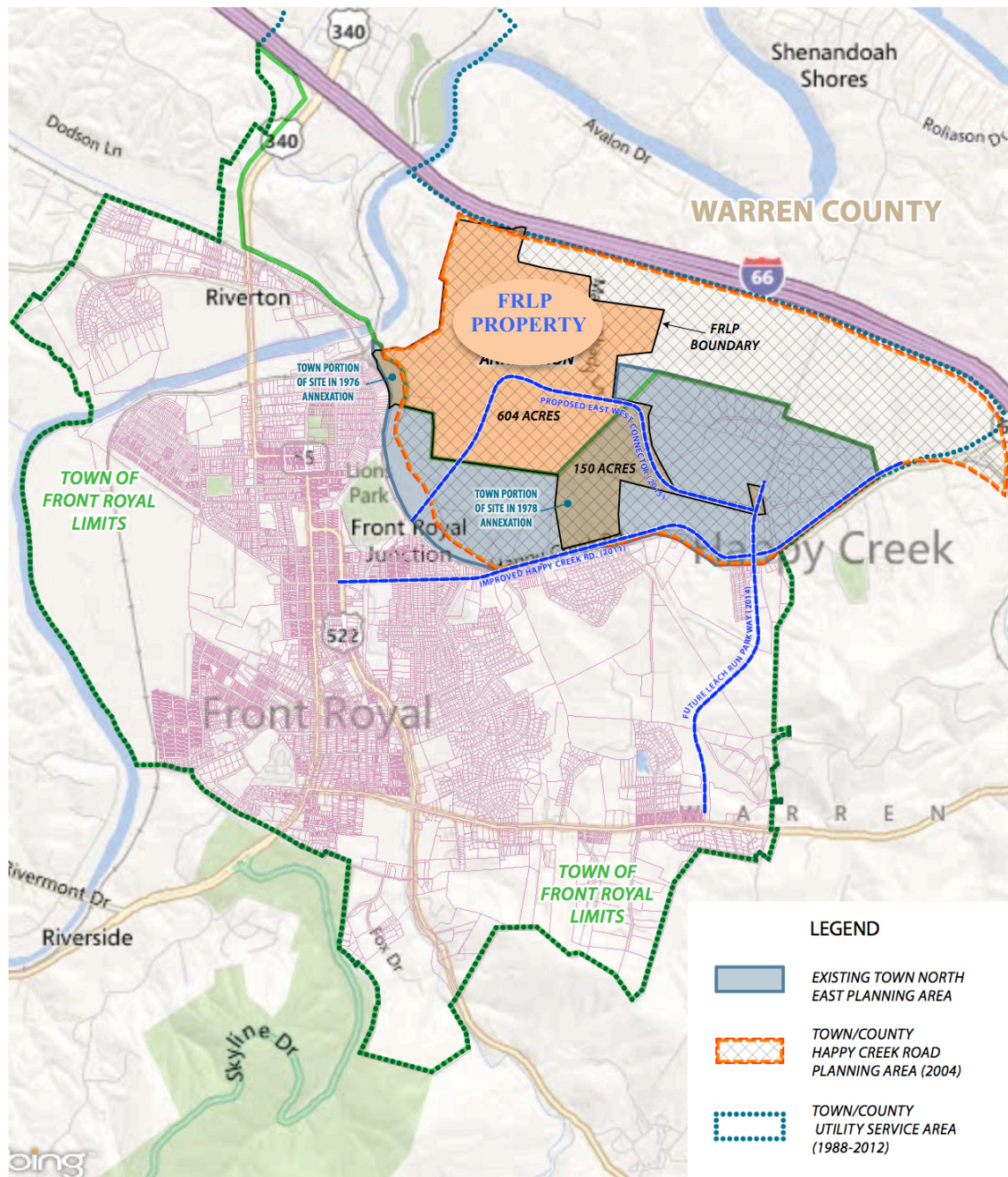
- ***“Goal: To direct future development into an efficient and serviceable form that will preserve the County’s predominately rural character. (Page 4 – 5)***

## 8. Proposed East-West Connector Road per FRLP Town Rezoning



- **“Objective: Direct County development to areas contiguous with Front Royal or rural villages that are served or will be served with adequate public facilities such as roads, sewer, and water.”**

## 9. Planning Area's Map



- ***“Objective: Limit future suburban sprawl in rural or agricultural areas where adequate public facilities do not exist or where their provision would not be cost-efficient.”***

## 10. Draft Master Plan for Happy Creek Road Planning Area, 2004 Joint Town-County Happy Creek Charrette.

### *Draft Land Use Plan*

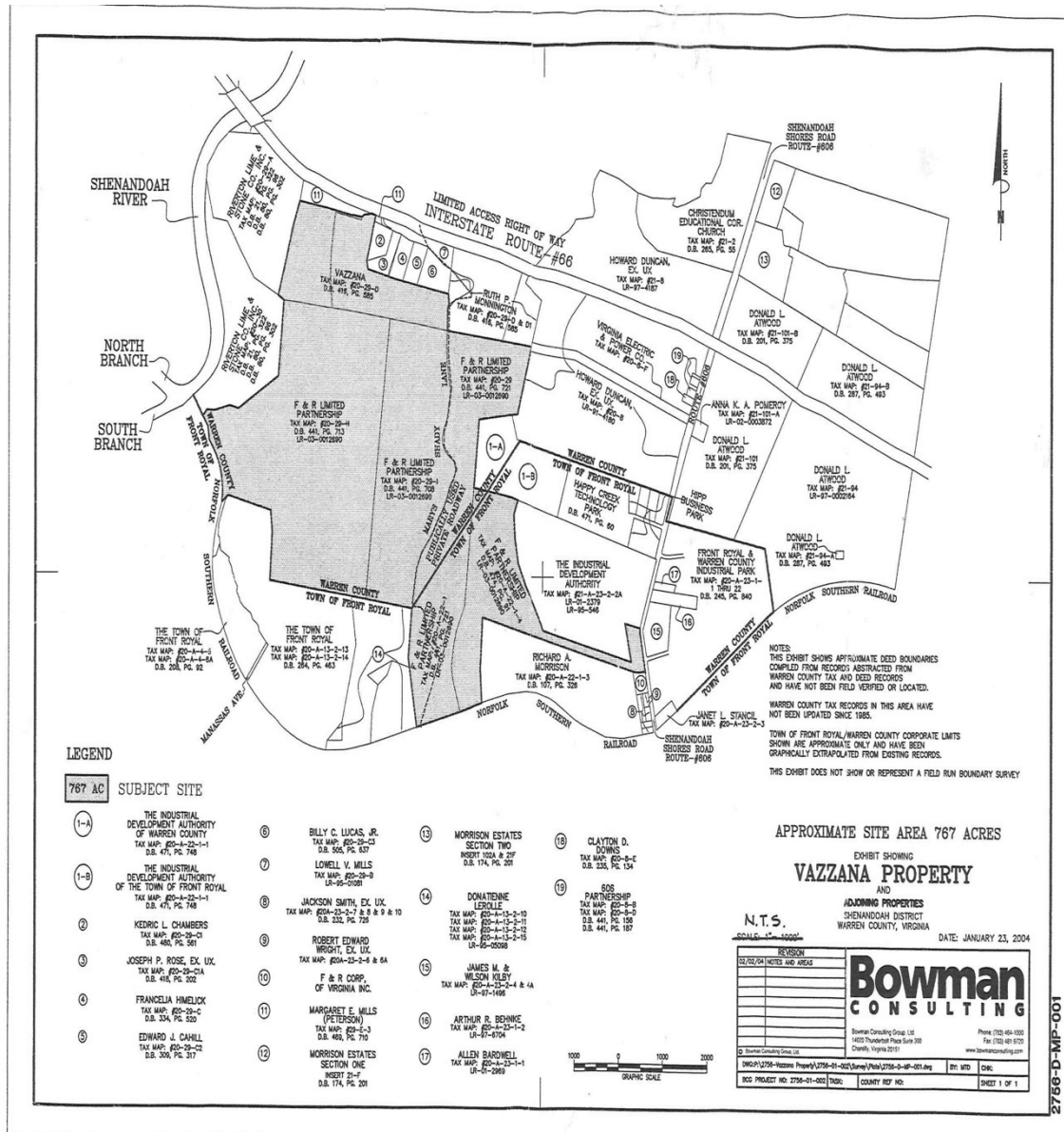
Below is the first map of the Concept Plan, the *Draft Land Use Plan for land use and circulation*, which shows general relationships of land uses and circulation elements. (A detailed land use program is shown on page 19 of this Summary).

Note that this plan reflects the basic road pattern shown in the preferred transportation scenario.



- ***“Objective: Coordinate the County’s and the Town of Front Royal’s growth and management plans.” (Page 4 – 5)***

11. The Town and County have been planning for growth in the Happy Creek Road Planning Area since the 1976 and 1978 Town annexations...



- ✓ Indeed, a review of the materials related to the 1976 and 1978 Town boundary adjustments that are archived in the Warren County courthouse reveals that all the maps associated with the files are actually incorrect, as they show the areas to be adjusted as extending all the way up to I-66.
- ✓ We believe a positive solution can be found to every problem. Whenever possible we will look for the solution that benefits all sides.

