



COUNTY OF WARREN

State of the County Address March 2014

*Douglas P. Stanley, AICP
County Administrator*



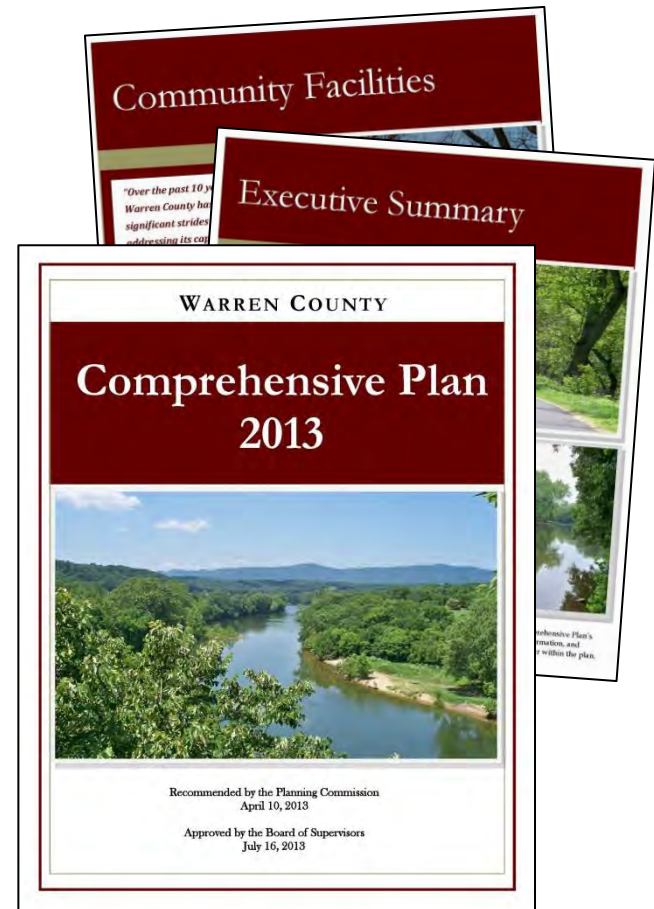
State of the County

- Comprehensive Plan Update
- Parks and Recreation System – Project Update
- CIP Update
 - RSW Regional Jail
 - Public Safety Building
 - Health and Human Services Complex
- Dominion Project
- Transportation Projects
- County Finances



Comprehensive Plan Update

- The Board of Supervisors adopted the current Warren County Comprehensive Plan in July 2013
- Current Update began in Fall 2009
- Citizen Survey
- Planning Commission Work Sessions





Comprehensive Plan Update

Major areas that are discussed in the plan:

- Growth Management
- Economic Development
- Services
- Financial Stability
- Capital Investment/Projects

Comprehensive Plan Update

Why do we need to plan?





Comprehensive Plan Update

Citizen Survey

- Online Survey- Notice of survey mailed out to every real estate property owner with their tax bill
- Survey completed electronically and by hard copy to the Planning Department
- 794 surveys submitted



Comprehensive Plan Update

Citizen Survey

Issues covered:

- Infrastructure
- Housing Preferences
- Recreational Facilities
- Land Development
- Schools
- Concerns
- Visions for the Future





Comprehensive Plan Update

Citizen Survey Results

Conclusions of Citizen Survey

- How the County has changed during the past five years in terms of a place to live
 - Changed for the better (50%)
 - Stayed the same (30%)
 - Changed for the worse (20%)
- Amount of Retail Development
 - About right (46%)
 - Could benefit from more (37%)
 - Too much (17%)
- The construction of the South Fork bridge was the most needed transportation improvement





Comprehensive Plan Update

Vision

- Plan for sustainable growth:
 - Annual residential growth rate maintained at approximately 2%, no more than 3% annually.
 - Industrial/commercial tax base sustained at 30-35%.
- Provide:
 - Quality schools;
 - Safety on our roads and in our communities;
 - A balanced tax base;
 - Equitable paying jobs;
 - Reduced out-of-county commuting;
 - Other social amenities associated with our quality of life expectations.

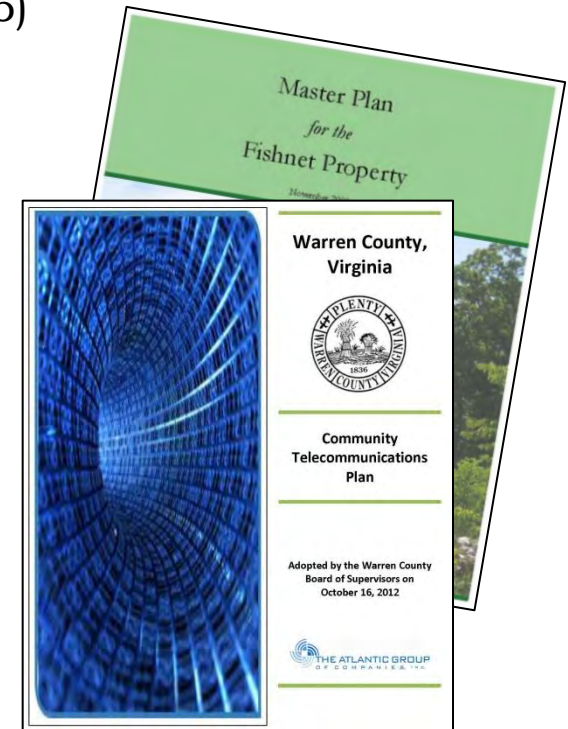




Comprehensive Plan Update

Plans to incorporate since last update:

- Government Facilities Plan (2007)
- Parks and Recreation Facilities Plan (2006)
- Telecommunications Plan (2006)
- Broadband Plan (2012)
- Hazard Mitigation Plan (NSVRC 2007)
- Rockland Park Plan (2009)
- Water Supply Plan (NSVRC-2011)
- USGS Groundwater Study (2010)
- Route 340/522 Multi-model Corridor Study (NSVRC-2010)
- Cedarville Karst Study (2006)
- Airport Layout Plan (2009)
- Springsted Fire and Rescue Study (2009)
- Urban Development Areas (2011)
- Royal Shenandoah Greenway Plan (2009)

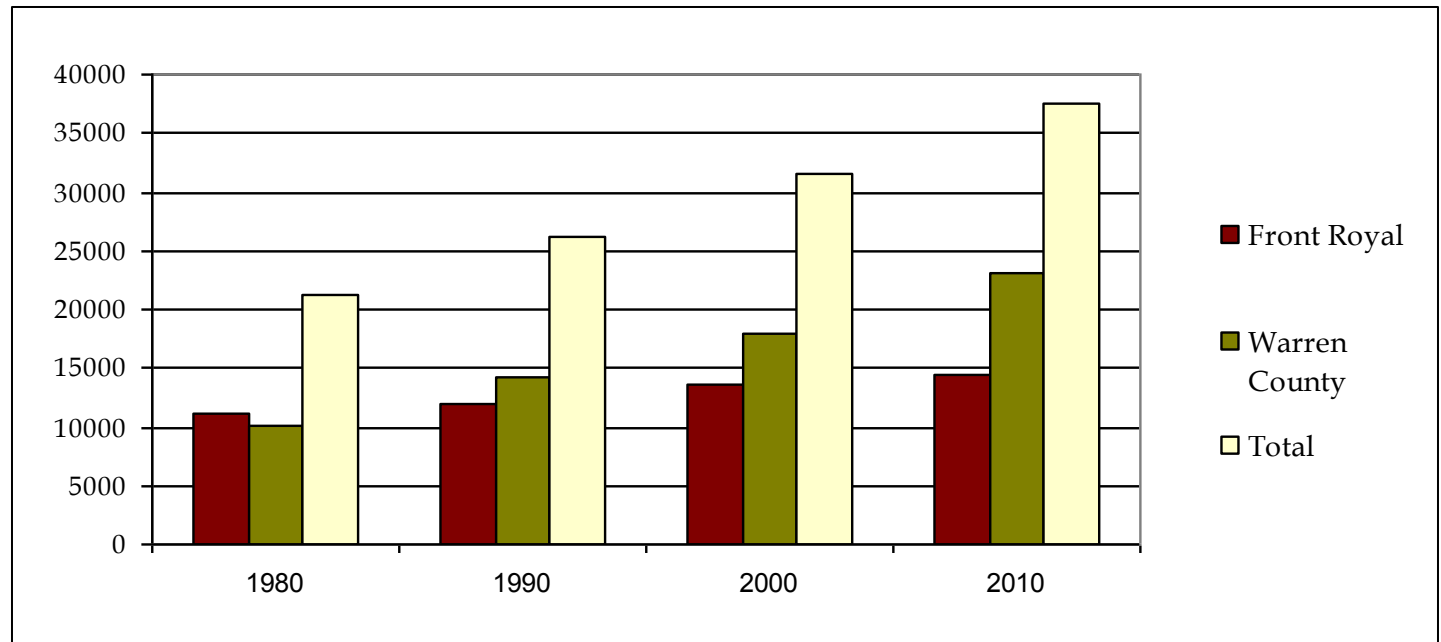




Comprehensive Plan Update

Demographics

- Between 1990-2010, County population increased 61.3% and Town population increased 21.5%.
- 38.6% of County residents live within the Town limits.

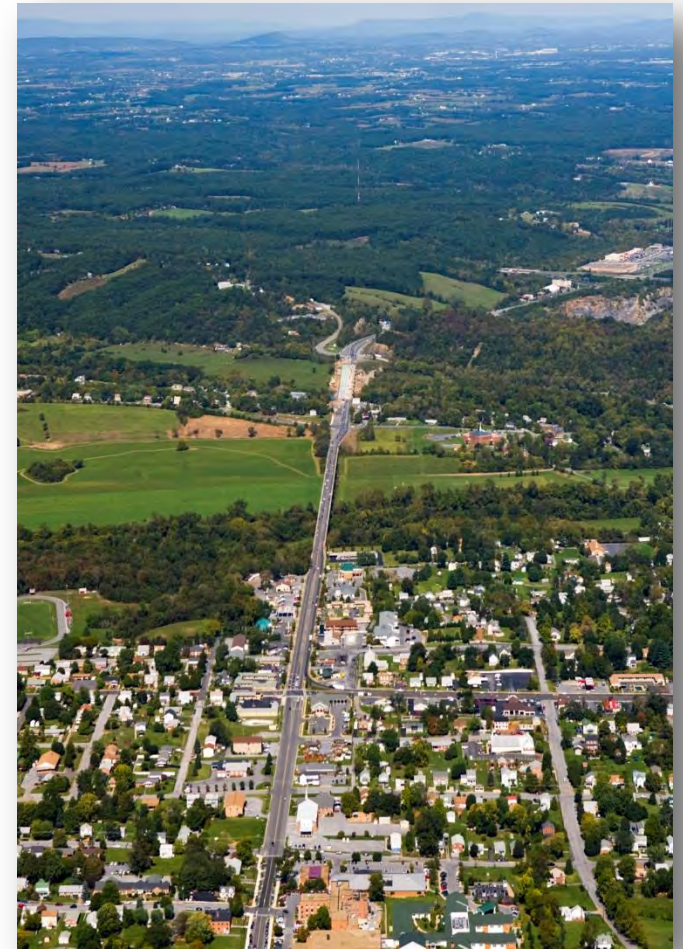




Comprehensive Plan Update

Land Use

- To direct future development into an efficient and serviceable form that will preserve the County's predominately rural character.
- Encourage orderly growth of commercial and industrial development along the Rt. 340/522 Corridor and at Rt. 55 East (Linden).
- Designate urban development areas while ensuring that the County and Town's unique sense of community is maintained and continues to prosper.





Comprehensive Plan Update

Land Use Objectives

- Require that developers pay a fair share of the associated costs for additional public facilities and services generated by the development.
- Coordinate the County's and the Town of Front Royal's growth and management plans.
- Develop land use policies and implement land use decisions in such a manner as to limit average residential growth to no more than 3% per year.

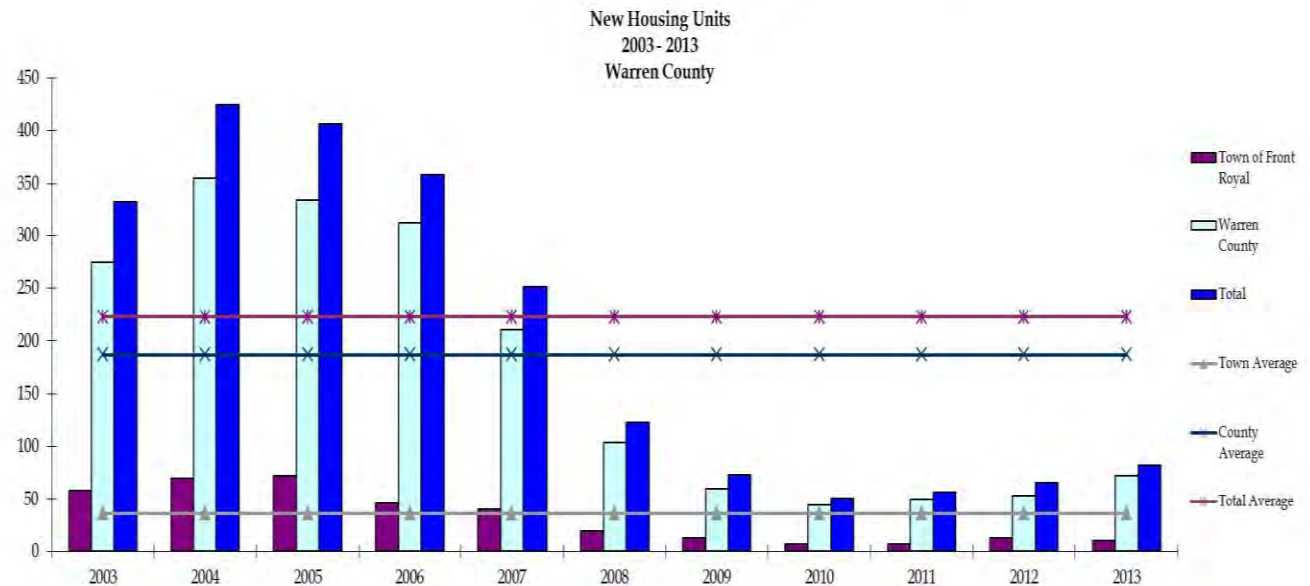




Comprehensive Plan Update

Housing Units

Housing unit additions totaled 82 in 2013. The eleven year total is 2,225 for an average annual increase of 237 units. The graph below shows the historical trend since 2003.



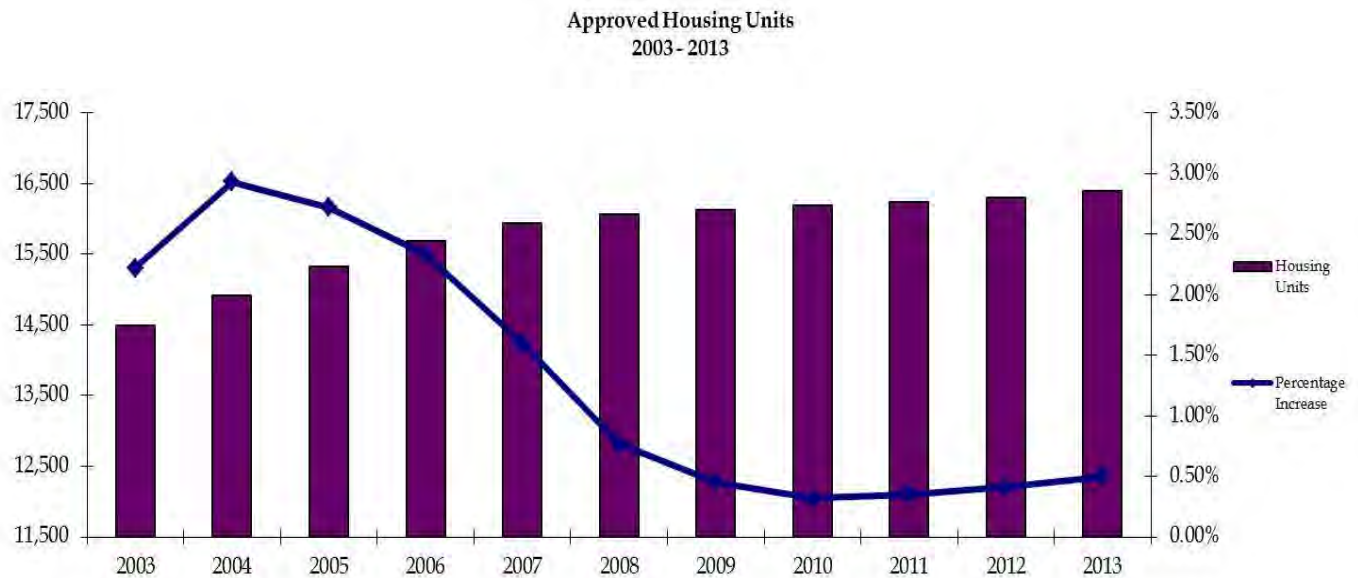
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Average
Front Royal	58	70	72	46	40	19	13	7	7	13	10	36
Warren County	275	355	334	312	211	104	60	44	50	53	72	187
Total	333	425	406	358	251	123	73	51	57	66	82	223



Comprehensive Plan Update

Approved Housing Units

Approved housing units totaled 16,389 in the year 2013. The graph below shows the historical trend since 2003 for approved housing units in Warren County. The graph also indicates the annual percentage increase in housing units. The highest annual increase is 2.93%, which occurred in 2004. The housing unit increase in 2013 was 0.50%.



	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Approved Housing Units	14,497	14,922	15,328	15,686	15,937	16,060	16,133	16,184	16,241	16,307	16,389
Annual Percentage Increase	2.22%	2.93%	2.72%	2.33%	1.60%	0.77%	0.45%	0.32%	0.35%	0.41%	0.50%



Comprehensive Plan Update

Housing Unit Permits

The graph below shows the historical trend in new housing unit permits since 1979.



	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Front Royal	48	29	22	3	30	54	40	72	50	184	108	56	55	40	58	67	72	42	42	40	55	56	50	58	70	72	46	40	14	13	7	7	13	10
Warren County	148	115	85	80	128	121	153	210	146	311	289	216	174	138	139	163	139	127	169	149	176	251	294	275	355	334	312	211	95	60	44	50	53	72
Total	196	144	107	83	158	175	193	282	196	495	397	272	229	178	197	230	197	169	211	189	231	307	344	333	425	406	358	251	109	73	51	57	66	82

*No data has been found for the year 1989.

**Years 1979 - 1991 do not include the number of mobile/manufactured homes that were permitted.



Comprehensive Plan Update

- Historic Preservation
- Parks and Recreation
- Schools
- Fire and Rescue
- Police Protection
- Library
- Solid Waste
- Government Offices





Comprehensive Plan Update

Community Facilities Goals

- To continue implementation of the EMS, Fire Services and Emergency Communications Study prepared by Springsted as adopted by the Board of Supervisors on June 16, 2009.
- Development of new school facilities and renovation of existing facilities for the Warren County Public School System.
- To mitigate the impact on historic structures and properties imposed by new development.
- Expand recreation activities and sites to all areas of the County.
- Provide waste management services consistent with the residents' needs.





Comprehensive Plan Update

Economic Development Goals

- Work with the Town of Front Royal on marketing the community.
- Provide an educational system to support industry
- Maintain an effective business environment which fosters the growth and prosperity of existing industries.
- Develop a coordinated program to target and attract business and industry to develop a diverse tax base.
- Continue to support the regional and local effort to support Agricultural tourism and development.





State of the County

Comprehensive Plan Update

What Our Citizens Want to See

- Most individuals would like to live in a single family dwelling on a lot 2 to 5 acres in size.





Comprehensive Plan Update

What Our Citizens Want to See



- Most individuals would like to see the County remain mostly open with some development like the current development patterns.





Comprehensive Plan Update

What Our Citizens Want to See

- A clear majority of individuals approve of the expansion of recreational opportunities. Individuals would most like to see nature parks with walking and biking trails.





Comprehensive Plan Update

What Our Citizens Think

- The majority of respondents feel that during the past five years, in terms of a place to live, that the County has changed for the better.





Comprehensive Plan Update

What Our Citizens Think

- Most respondents feel that future commercial development should continue to occur in the Route 340/522 North corridor.



Comprehensive Plan Update

What Our Citizens Think



The majority of individuals feel that the County is on the right track in terms of growth and development.

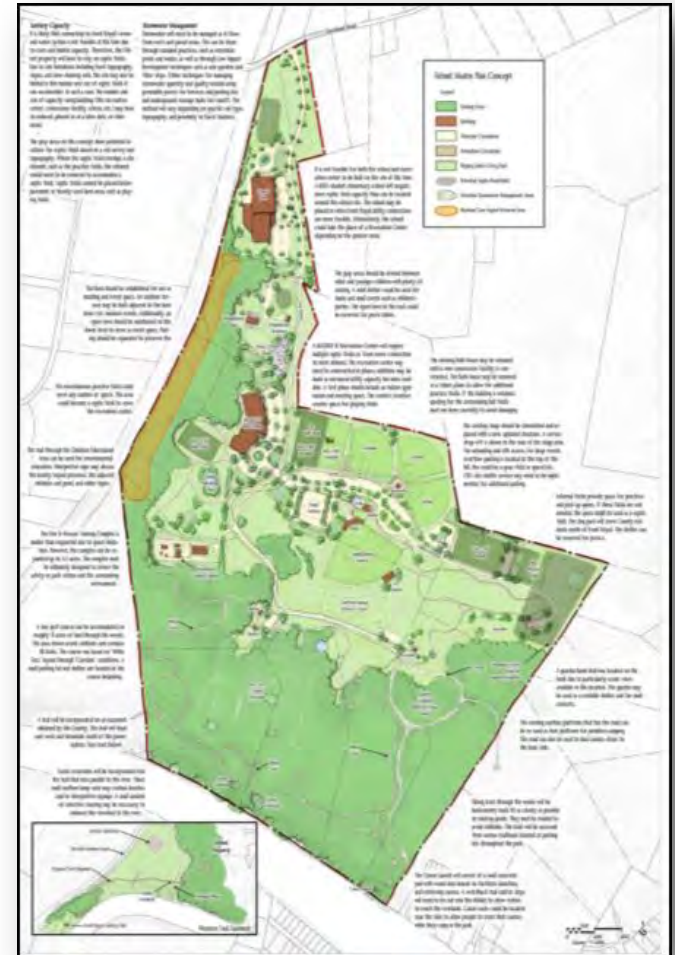


State of the County



Fishnet Master Plan

- 219 Acre Park Site
- Board adopted Master Plan for Development in December 2009





Parks and Recreation

Rockland Park: Carson Trail





Parks and Recreation

Rockland Park Master Plan

Master Plan Includes:

- Upgraded Stage/Amphitheatre Facility
- Indoor Recreation Center
- Softball, baseball, soccer, multi-use fields
- Playground, walking trails, dog park and elementary school site



Parks and Recreation

Rockland Park: Playground



- Shelter and Playground to be installed in 2014





Parks and Recreation

Fantasyland Restroom

- Old restroom was 40+ years old and filthy...
- New facility was constructed that matches Soccerplex and Chimney Field facilities
- Goal: Provide a clean restroom to improve park experience
- Cost: \$50,000
- Completed Summer 2013





Parks and Recreation

Eastham Park

PHASE ONE:

- Funded primarily through \$118,000 Transportation Enhancement Grant
- Includes DGIF boating landing, Front Royal Park, parking lot, approximately 0.5 miles of paved trail, multi-use athletic fields, and the Warren County Dog Park





Parks and Recreation

Eastham Park



PHASE ONE:

- Additional signage added to Dog Park that utilizes QR codes. If you scan the code with your smart phone it will take you to the Dog Park Rules and Etiquette page of the County's website
- Two sets of stairs have been added to allow easier access to the playing fields and the large enclosure of the Dog Park from the trail
- Four seating areas have been planned providing users with views of the River. The first bench has already been installed in memory of Commissioner of the Revenue John Smedley.



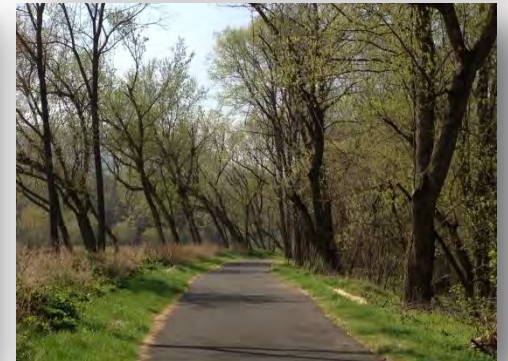


Parks and Recreation

Eastham Park

PHASE TWO:

- Funded primarily through a \$253,884 Transportation Enhancement grant
- Extended the trail an additional 0.51 miles
- Construction was completed in fall 2013
- Future amenities will include interpretive signage and benches





Parks and Recreation

Eastham Park

PHASE THREE:

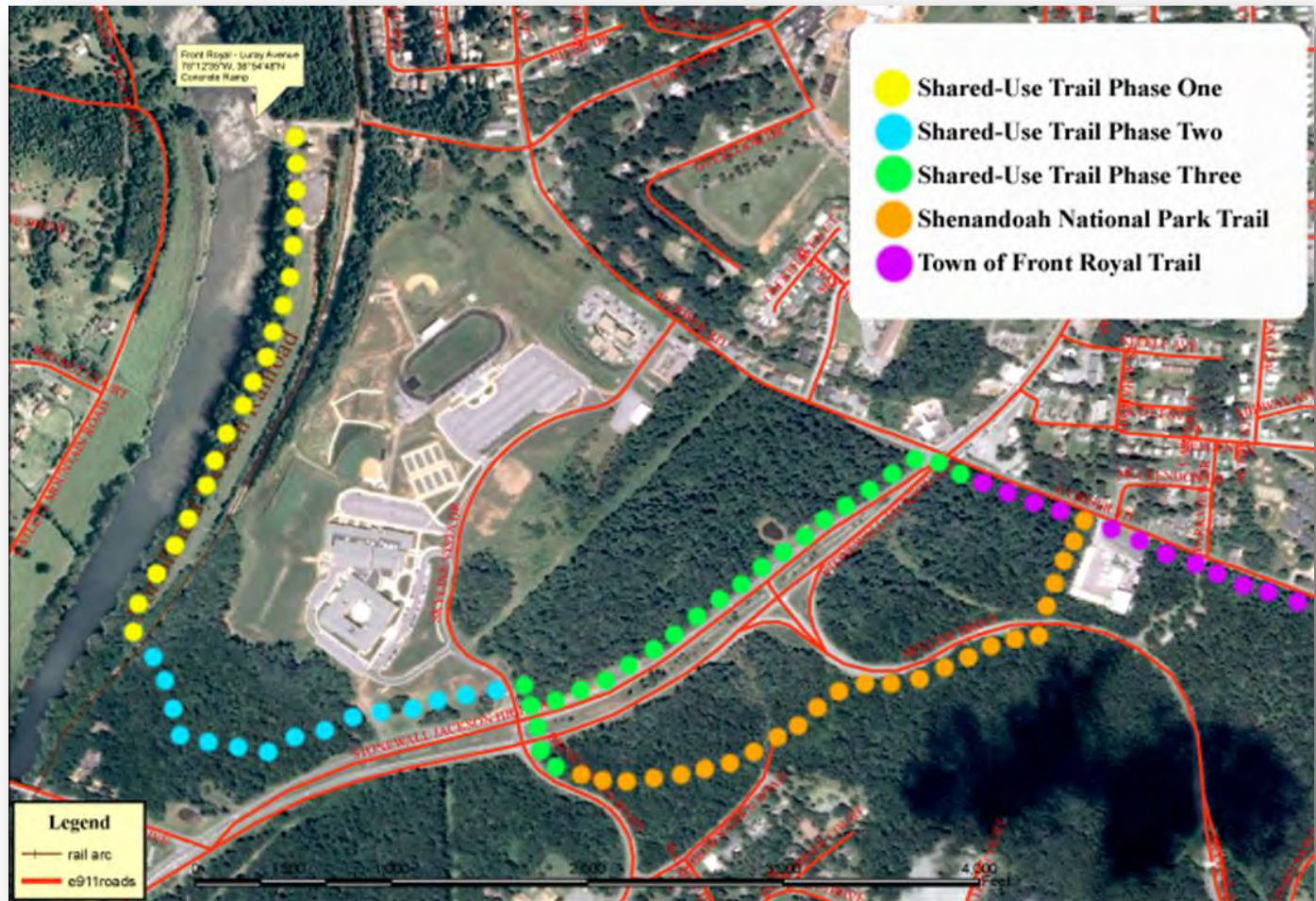
- Will be funded primarily through Transportation Enhancement grant
- Adds an additional 0.61 miles of trail
- Design and environmental reviews are underway
- Final piece of the County's portion of the Royal Shenandoah Greenway





Parks and Recreation

Eastham Park





WARREN COUNTY
PUBLIC SAFETY
BUILDING

Public Safety Building Project

Project Details:

- 44,370 square feet
- Total cost of \$15,285,390
- Construction began September 2010
- Ribbon Cutting held October 23, 2012
- Houses Sheriff's Office & Fire and Rescue
- LEED Gold Project





Public Safety Building Project





Public Safety Building Project



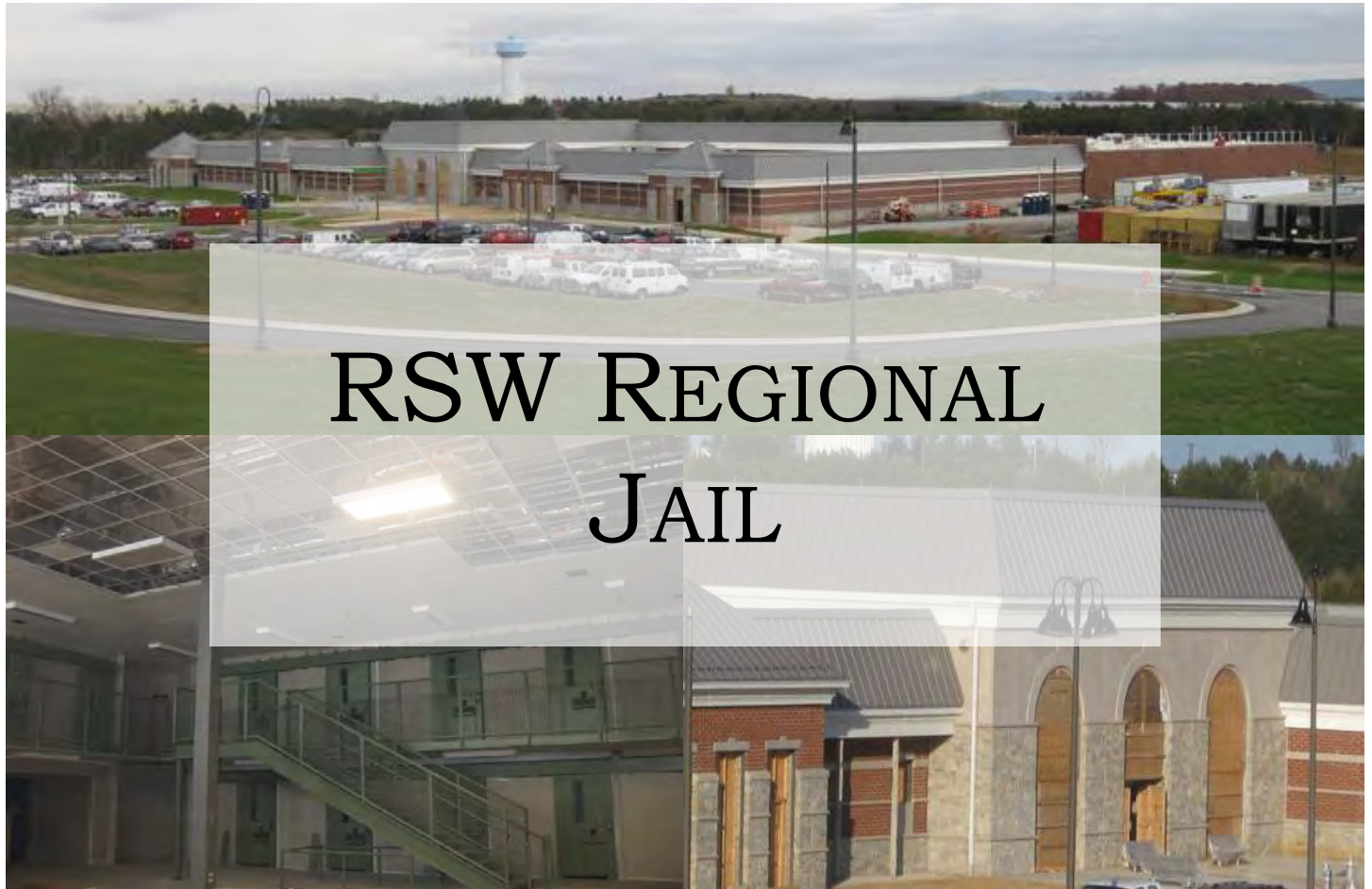


Public Safety Building Project





State of the County



RSW Regional Jail Project

- Warren County Jail located downtown is currently overcrowded
- Facility is rated to hold 79 inmates
- Currently we are incarcerating approximately 240 inmates at the jail and an additional site down Jackson Street at Dr. Eastham's Old Office





RSW Regional Jail Project

- Board approved creation of Regional Authority in October 2009
- Proposed RSW Regional Jail facility would house local inmates from Rappahannock, Shenandoah and Warren Counties
- Inmates in a local jail are those that are sentenced to 1 year or less or are awaiting transfer to State penitentiary
- We could contract excess bed space to other localities



RSW Regional Jail Project

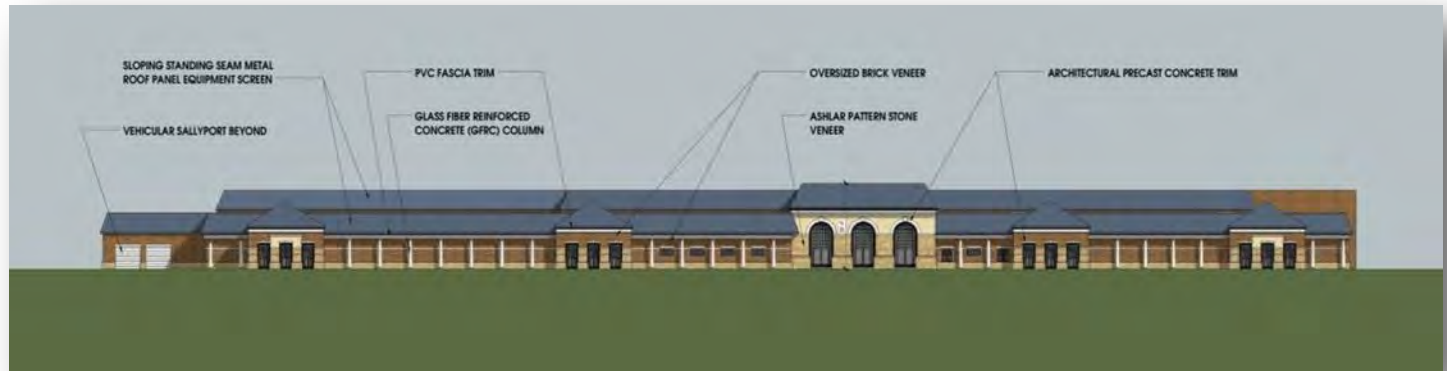
- Site has been identified on Route 340/522 North
- Site is approximately 28 acres in size
- Facility is planned to hold 375 inmates
- Facility would employ 139 persons in variety of jobs
- State will pay up to 50% of the cost of eligible construction





RSW Regional Jail Project

- 177,360 SF Facility
- 375 inmates to 670
- Expandable to 918
- Construction cost of \$55,574,800
- Total cost of \$71,309,958
- Construction started June 2012
- Completion July 2014
- LEED Project





State of the County

RSW Regional Jail Project





RSW Regional Jail Project





State of the County

Regional Jail Project





HEALTH AND HUMAN SERVICES COMPLEX



Health and Human Services Complex





Health and Human Services Complex



Facility has been planned for:

- Health Department
- Department of Social Service
- Shenandoah Area Agency on Aging
- Parks and Recreation





New Middle School

Second middle school planned for community

- Site identified off Happy Creek Road
- 25-30 acres
- 800 students
- Originally included in Schools 2005 Adopted Capital Improvements Plan as part of the switch from 1 high school, 1 junior high and 1 middle to school to 2 high schools and 2 middle schools





New Middle School

- Will allow the school system to get to ideal grade structure of K-5 (Elementary), 6-8 (Middle School) and 9-12 (High School)
- Will allow for the 8th grade to be moved out of Warren County and Skyline High Schools – thereby creating additional capacities at each of those schools
- Will create capacity at the secondary level for the next 15-20 years



New Middle School

- Site has been selected and approved by the School Board and Board of Supervisors
- Majority of the needed land has been purchased for the site as part of the Leach Run Parkway project
- School Board is currently working with Ballou Justice and Upton Architects to design the facility
- Project is proposed to be bid Summer 2014
- School to be open for FY16-17 school year
- BOS is discussing pushing back one year

New Middle School





State of the County

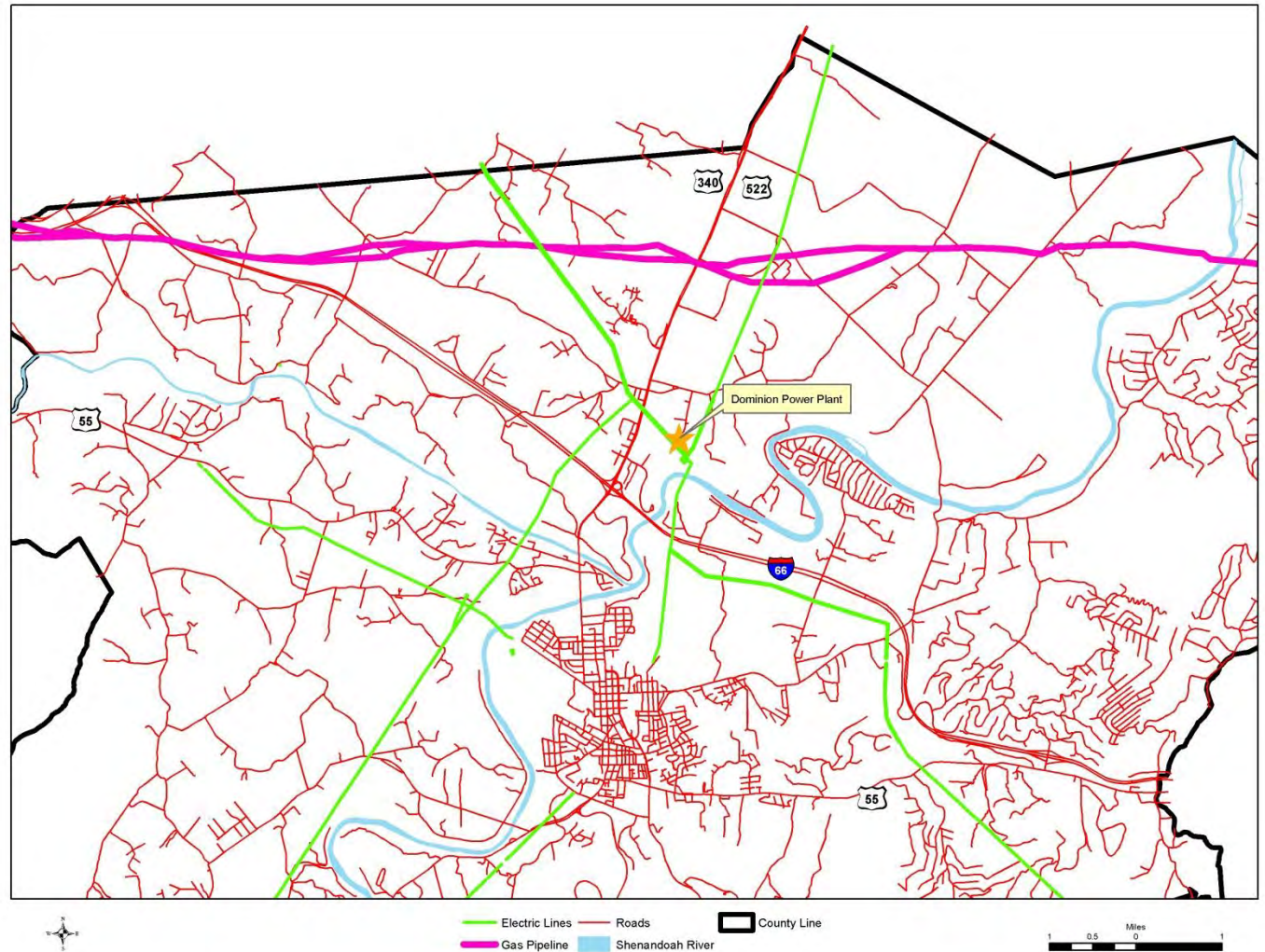


DOMINION POWER PLANT PROJECT



Dominion Power Plant Project

Location





Dominion Power Plant Project

History

- Project originated in 2000 with a power development company called Competitive Power Ventures (CPV)
- State going through Electric Industry Deregulation
- 520 MW project
- Backed by investment firm
- CPV was scouting sites in Maryland and Virginia for potential development



Dominion Power Plant Project

History

- The County has been working on this project since December 2000. The plant will be located in an industrially zoned and developed area, compatible with adjoining and nearby uses.
- The site has been identified for industrial land use since the County's first Comprehensive Plan was adopted in 1975.
- Project is within the airshed of Shenandoah National Park



Dominion Power Plant Project

History

- Dominion purchased the project in 2008
- Increased the plant size from 520MW to 1,329MW or enough energy to power approximately 325,000 homes.
- The station will have three combustion turbines and a steam turbine.
- The station will be powered solely by natural gas and will be among the cleanest fossil-fuel fired facilities in the nation.





Dominion Power Plant Project

History

- The project employs BACT (Best Available Control Technologies) for emissions controls as determined by the Virginia Department of Environmental Quality to minimize impacts on air quality.
- The proposed facility includes the installation of three advanced firing natural gas turbines in a combined-cycle mode, each provided with a Heat Recovery Steam Generator and one steam turbine generator.



Dominion Power Plant Project

History

- The project is based on “air cooled” technology.
- These air cooled condensers for cooling the waste heat from the steam turbine will significantly reduce water requirements by 85% as compared to wet cooling technology.
- The cooling process uses ambient air as the cooling medium instead of water, thereby reducing water demands required for facility operations.





Dominion Power Plant Project

History

- Based on available air quality data, Warren County is designated as an attainment area which indicates the proposed project site must meet the federal and state standards for each criteria pollutant in the National Ambient Air Quality Standards.
- Worked with the National Park service to address the impacts on Shenandoah National Park.
- Project has required 115% of NO_x offsets that directly benefit our airshed to mitigate that impact.



Dominion Power Plant Project

Current Status

- Project has just passed the 79% completion milestone with approximately 1,223 employees on-site
- Commercial operation is scheduled for late 2014 or early 2015.





Dominion Power Plant Project

Community Impacts

Impact on Housing:

- Some construction workers camping in the County's existing commercial campgrounds.
- County worked with largest campground to make modification to camping area to ensure health standards were met.
- Project has helped to occupy vacant housing units and numerous hotels.



Dominion Power Plant Project

Community Impacts

Total employment on-site as of October 1, 2013 - 1,488 employees. Original estimate was 600-800.

Total Hires – 2,506 (100%) Broken down as follows:

- Local (50mi) – 492 (20%)
- Non-Local VA – 176 (7%)
- Out-of-State – 1,838 (73%)



Dominion Power Plant Project

Community Impacts

- Many of the other employees have rented temporary or permanent housing.
- Local hotels and restaurants have seen a significant increase in business.
- Fortunately law enforcement has only had a few issues.



Dominion Power Plant Project

Community Impacts

- School system has been impacted by influx of students during the project.
- We estimated an impact of 60-65 students at all levels – about a third of the increase of 176 students from 2011-12 to 2012-13.



Dominion Power Plant Project

Community Impacts

Dominion/Zachry picked 2 Community Projects to work on:

- Riverton boat landing
- Elementary School playground project



Dominion Power Plant Project

Community Impacts



Riverton Boat Landing



Dominion Power Plant Project

Community Impacts





Dominion Power Plant Project

Community Impacts





Dominion Power Plant Project

Community Impacts





Dominion Power Plant Project

Fiscal Impacts

Since the start of construction in March 2012, the County has seen an increase in tax collections in the following categories:

- BPOL License Fees - \$300,000 increase
- Sales Tax - \$2,500,000
- Lodging Tax - \$10,000
- Meals Tax- \$50,000

Significant portion can be attributed to the Dominion project and Regional Jail Project.



Dominion Power Plant Project

Fiscal Impacts

- Original 520 MW CPV project was estimated to generate \$1.9 million in gross revenue.
- 1,329 MW project is now estimated to generate \$5.8 million.
- County will lose approximately 20% in a shift in the composite index for school funding.
- Current estimate is a net of \$4.5 million that we depreciate over the next 25 years based on SCC schedule.



State of the County



CURRENT TRANSPORTATION PROJECTS



Current Transportation Projects

VDOT Anticipated Project Timeline					
Project	Route	Road Name	Ad/Bid Date	Cost	Status
Gooney Creek Bridge	340	Stonewall Jackson Highway	Winter 2012	\$14,664,392	Under Construction
Morgan Ford Bridge	624	Morgan Ford Road	Fall 2015	\$7,200,000	Waiting for PH
Oregon Hollow	603	Oregon Hollow	Spring 2013	\$5,375,000	Under Construction
Turnlanes @ Success Road	340/522	Winchester Road	Summer 2014	\$100,000	Design
Indian Hollow Bridge	613	Indian Hollow	Spring 2013	\$5,134,833	Under Construction
Rockland Park	N/A	Fishnet Boulevard	Spring 2014	\$600,000	Design
South Fork Bridge	340/522	Winchester Road	Fall 2013	\$74,700,000	Under Construction
Leach Run Parway	N/A	Leach Run Parway	Summer 2014	\$12,000,000	Design
			Total	\$119,774,225	
County Anticipated Project Timeline					
Project	Route	Road Name	Ad/Bid Date	Cost	Status
Old Oak Lane	N/A	Old Oak Lane	Summer 2014	\$160,000.00	Design
Homestead Drive	N/A	Homestead drive	Summer 2014	\$85,000.00	Design
			Total	\$245,000.00	



Current Transportation Projects

South Fork Bridge

- Constructed in 1941
- 31,000+ VPD
- \$59.6 million project
- Bids were received on September 25, 2013 and the contract has been awarded to G.A. & F.C. Wagman Inc. of York, PA
- Construction 2014-17





Current Transportation Projects

Indian Hollow Bridge



- Constructed in 1923
- 228+ Vehicles Per Day
- \$5,134,833 project
- Bids received September 25, 2013
- Construction will take place 2013-15



Current Transportation Projects

Leach Run Parkway

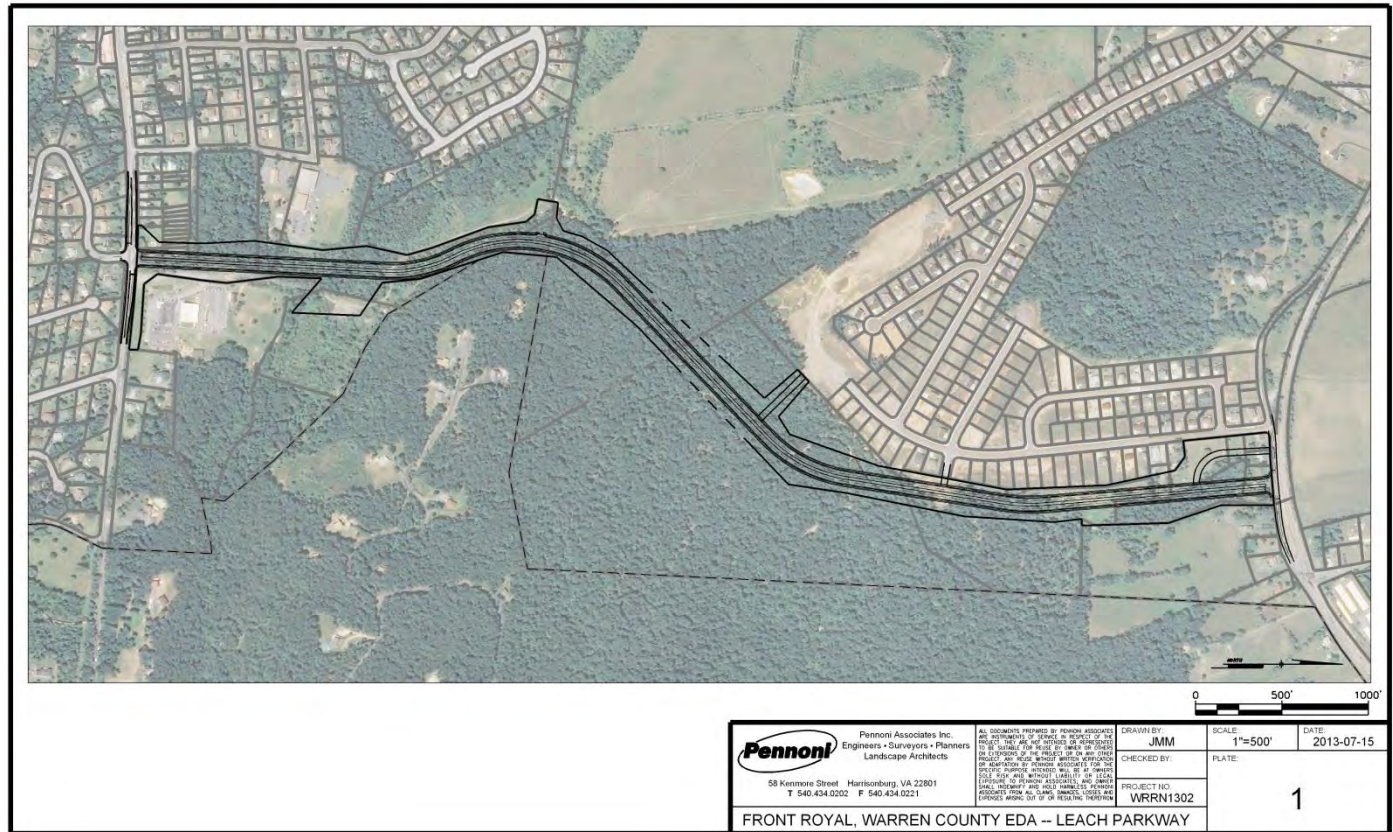
Will provide improved access to:

- Happy Creek Technology Park
- Shenandoah Shores area
- Shenandoah Farms area
- Warren County High School/HJB Elementary
- Proposed hospital site
- Proposed middle school site

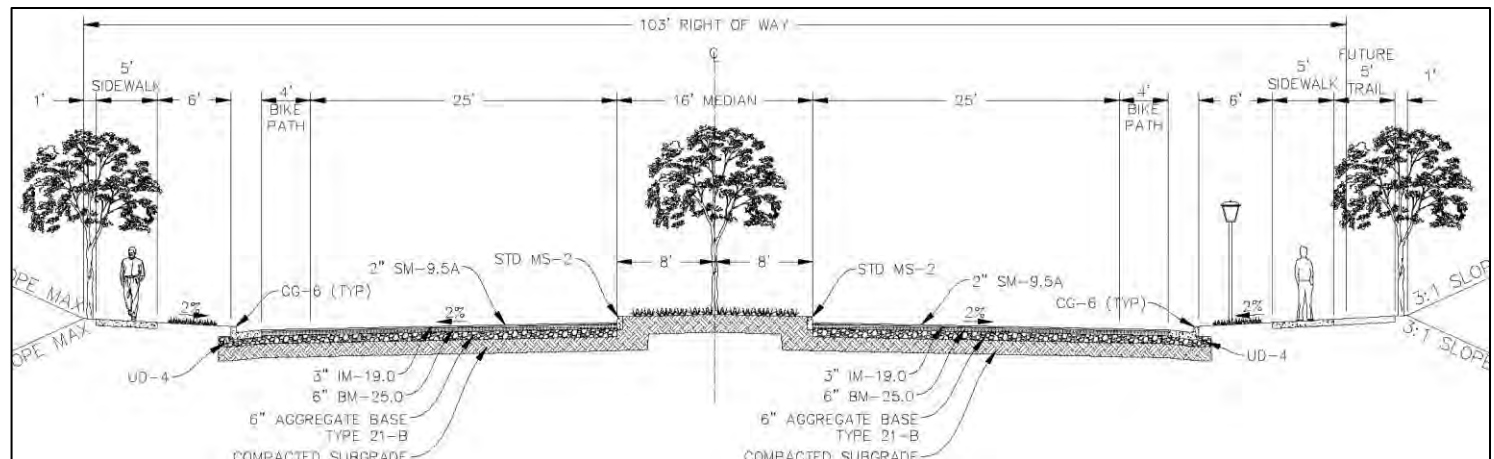


Current Transportation Projects

Leach Run Parkway



This is a technical site plan for a road improvement project. It features a central horizontal roadway with multiple lanes, indicated by dashed center lines and solid edge lines. To the left and right of the road are residential developments with numerous small rectangular plots representing lots and some larger structures. A prominent feature is a bridge crossing a waterway or deep ditch in the center of the plan. The drawing includes various engineering annotations such as stationing numbers along the road edges, dashed lines for proposed changes or utilities, and symbols for trees and landscaping. The overall style is that of a professional architectural or civil engineering drawing.





State of the County





County Finances

The County is in excellent financial shape.

- Strong fiscal policy
- Solid financial reserves (fund balance) – 15%+ of total budget
- Strong and diverse local economy
- Power plant and commercial development provide diversity



County Finances

The County adopted a finance policy in March 2005 including:

- The County will confine long-term borrowing to capital improvement projects that cannot be financed from current revenues.
- The County will repay the debt within a period not to exceed the expected useful life of the project.
- Net debt as a percentage of estimated market value of taxable property should not exceed 5.0%.



County Finances

- The ratio of debt service expenditures should not exceed 12.0%.
- The ratio of debt as a percentage of income should not exceed 12.0%.
- The County will make a down payment of at least 5 percent of total project cost from current resources.
- The County will explore the usage of special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.



County Finances

County Bond Rating Recently Upgraded:

- S&P has raised Warren County's credit rating from "AA-" to "AA" for GO bonds.
- At the same time, they raised the rating on the EDA lease revenue bonds issued for Warren County to 'AA-' from 'A+'.
- S&P considers Warren County's economy to be strong.
- It was their opinion, the county's budgetary flexibility is very strong with audited fiscal 2012 available reserves at roughly \$13.8 million or 22.7% of expenditures.
- Fitch reaffirmed the County at A+



County Finances

Locality	FY2013-2014 RE TAX RATE
CLARKE	\$0.63
FAUQUIER	\$0.98
FREDERICK	\$0.585
PAGE	\$0.64
RAPPAHANNOCK	\$0.65
SHENANDOAH	\$0.54
WARREN	\$0.59



In Summary

The County:

- According to the latest comprehensive plan survey – the County is headed in the right direction.
- The County continues to make significant improvements to our Parks and Recreation system.
- The County is making a significant investment in public safety infrastructure with the completion of the Public Safety Building and RSW Regional Jail
- The County is consolidating human services functions into the former 15th Street Middle School
- The County is continuing to implement the schools Capital Improvement Plan with the second middle school.



In Summary

The County:

- The Dominion project, which represents the largest single investment in the history of the County is nearing completion.
- Over the next few years the County will see approximately \$120 million in transportation infrastructure improvements.
- County is on solid financial standing with an improved bond rating and adequate cash reserves.

State of the County



*END
OF
PRESENTATION*